

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB011 Primary school, east of Robin Lane, west of Lowcroft, Higher Bentham 0.962ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB011 Primary school, east of Robin Lane, west of Lowcroft, Higher Bentham 0.962ha	0	0	++	++	++	++	0	+	++	+	++	0	++	+	+	++	++	0	+	+	The school has been replaced and is now redundant. The main building is within and the playing fields/open space are adjoining the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. The landowner, North Yorkshire County Council, has identified the site for a development of approximately 70 units of extra care housing.	Continue to consider in comparison with other sites and with mitigation: 5a

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB011 is the top-ranking site in High Bentham, which returns mostly positive, some neutral and no negative results in the analysis. Its central location offers easier access to town centre services and facilities, reduced need to travel and minimal impact on the wider landscape. Safe road access can be provided and flood risk is low. The site presents an opportunity for regeneration of a redundant site, re-use of brownfield land and avoidance of grade 3 agricultural land. Positive conservation and good design will need to be employed in the formulation of detailed proposals to ensure that the effect on undesignated heritage assets (primarily the recommended conservation area) is at least neutral. North Yorkshire County Council owns the site and is pursuing a development of 70 extra care homes for older people in partnership with an extra care provider.

Net Developable Area: 0.962 hectares (all of available SHLAA site).

Number of Dwellings Generated: 70 dwellings approximately.

Development Principles:

- The site will provide approximately 70 units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs;
- Development will conserve heritage assets, including those revealed in the Assessment of High Bentham for Conservation Area designation (August 2016);
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site may be gained from Robin Lane and Low Croft;
- Development proposals for this site must accord with local plan policies H2 and INF6 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB023 (part) North of Low Bentham Road, High Bentham 1.659ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB023 (part) North of Low Bentham Road, High Bentham 1.659ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, but the southwest corner is at risk from surface water flooding (30, 100 and 1000 year extent). The site satisfies the local highway authority and makes no contribution to the recommended conservation area for High Bentham, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	West

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	West

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

Based on a revised boundary and developable area of 1.659ha, site HB023 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include safe road access, nil impact on heritage assets and low impact on biodiversity. Flood risk is low with surface water risk limited to the southwest corner of the site. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant (although it should be noted that the site is close to the town's new primary school). Land within the site is also of greater agricultural value (grade 3). Omission of the eastern part of the original site has avoided all areas of heritage value and some areas of surface water flood risk – remaining risk can be mitigated through design, layout, landscaping and SuDS.

Net Developable Area: 1.659 hectares (53% of available SHLAA site).

Number of Dwellings Generated: 53 dwellings (1.659 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment is required, as a surface water hazard has been identified within part of the site area. Surface water flood risk will be addressed in the design, layout and landscaping of the development and the development will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Low Bentham Road (B6480);
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB024 North of Lakeber Drive, High Bentham 0.872ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB024 North of Lakeber Drive, High Bentham 0.872ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. A public footpath crosses the site.	Continue to consider in comparison with other sites and with mitigation: 4

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB024 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access and nil impact on heritage assets. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). A public footpath crosses the site. This could form a framework for the design of on-site public open space, which would provide enhanced green infrastructure, a connection to open countryside to the north and associated well-being benefits. This site and adjoining preferred sites HB052 and HB044 provide an opportunity to secure additional benefits by linking on-site green infrastructure.

Net Developable Area: 0.872 hectares (all of available SHLAA site).

Number of Dwellings Generated: 27 dwellings (0.872 hectares x 32 dwellings per hectare).

Development Principles:

- Development of the site will provide a means for emergency vehicles to access the adjoining allocated site, HB052, from Lakeber Drive;
- The public right of way (PROW) through the site will be protected and will not form part of the vehicular access. Measures will be taken to provide a separate route for pedestrians. The PROW will form a framework for the design of on-site public open space to provide enhanced green infrastructure, a connection to open countryside to the north and associated well-being benefits. Development of this site and adjoining allocated sites HB052 and HB044 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;
- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB025 Rear of 38-54 Robin Lane and east of Butts Lane, High Bentham 2.807ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB025 Rear of 38-54 Robin Lane and east of Butts Lane, High Bentham 2.807ha.	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, but is partly at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence is 25-50%. The site makes no contribution to the recommended conservation area for High Bentham. The local highway authority advises that access can be provided from Butts Lane, but not Robin Lane, which may necessitate omission of the northern part of the site. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North-east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North-east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB025 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include nil impact on heritage assets. Flood risk is low on the southern part of the site, with limited surface water risk along the eastern site boundary. The northern part is subject to more extensive surface water flood risk. The risk of groundwater emergence is medium throughout. Safe road access cannot be provided from Robin Lane, but can be provided from Butts Lane into the southern part of the site. The site is located on the edge of the settlement, in a fairly prominent position, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). Omission of the northern part of the site from any allocation would provide significant mitigation against these drawbacks and further mitigation should be possible on the southern part of the site through good design, layout, landscaping and SuDS.

Net Developable Area: 1.015 hectares (36% of available SHLAA site).

Number of Dwellings Generated: 32 dwellings (1.015 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment is required, as a surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Butts Lane;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB026 North of Springfield Crescent and east of Butts Lane, High Bentham 2.577ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB026 North of Springfield Crescent and east of Butts Lane, High Bentham 2.577ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1. Part of the site boundary touches an area of surface water flood risk. Risk of groundwater emergence is 25-50%. About half the site is grade 3 agricultural land. The site makes no contribution to the recommended conservation area for High Bentham. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North-east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North-east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB026 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access, nil impact on heritage assets and lower agricultural value (about half the site is grade 4). However, the site is located on the edge of the settlement, in a fairly prominent location, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. The site is also subject to a medium risk of groundwater emergence and is close to an area of surface water flood risk. Some mitigation of these drawbacks should be possible through good design, layout, landscaping and SuDS.

Net Developable Area: 2.577 hectares (all of available SHLAA site).

Number of Dwellings Generated: 82 dwellings (2.577 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment may be required as a surface water hazard adjoins part of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Springfield Crescent;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB036 Land to the East of Robin Lane, High Bentham 0.502 ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB036 Land to the East of Robin Lane, High Bentham 0.502 ha	0	0	-	-	-	+	0	-	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement, has a risk of groundwater emergence of 25-50% and is grade 3 agricultural land. The site is approved for overflow parking etc for the golf club (decision no. 08/2013/13979) and is located at an entrance to the town. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB036 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access and nil impact on heritage assets. However, the site is located on the edge of the settlement, where development may have a greater impact on the town's northern entrance and wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3) and is subject to a medium risk of groundwater emergence. Some mitigation of these drawbacks should be possible through good design, layout, landscaping and SuDS.

Net Developable Area: 0.502 hectares (all of available SHLAA site).

Number of Dwellings Generated: 16 dwellings (0.502 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment may be required as there is some risk of groundwater emergence within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location at the town's northern entrance will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Robin Lane, at the south end of the site;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB038 Land south of Low Bentham Road, High Bentham. 0.891 ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB038 Land south of Low Bentham Road, High Bentham. 0.891 ha.	0	0	-	-	-	+	+	-	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. The education authority, North Yorkshire County Council, has identified part of the site (0.3ha) for development of a primary school extension.	Continue to consider in comparison with other sites

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	West

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	West

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB038 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access, nil impact on heritage assets and the provision of land for an extension to Bentham Primary School. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant (although the site is next door to the primary school). Land within the site is also of greater agricultural value (grade 3). The detail of any proposal would need to take account of the site's visible location alongside the B6480.

Net Developable Area: 0.891 hectares (all of available SHLAA site, including 0.591 ha for housing and 0.3 ha for a primary school extension).

Number of Dwellings Generated: 19 dwellings (0.591 ha hectares x 32 dwellings per hectare).

Development Principles:

- The eastern part of the site (0.3 ha of land) is allocated for the provision of an extension to Bentham Primary School;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from the B6480;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB044 Land to west of Goodenber Road, High Bentham 1.870 ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB044 Land to west of Goodenber Road, High Bentham 1.87 ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, is grade 3 agricultural land and makes no contribution to the recommended conservation area. The local highway authority advises that the site has no direct connection/frontage to a public highway and is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. Access via the adjoining site HB052 (possibly in conjunction with HB024) may offer a solution. Development of the site would be likely to have a low impact on biodiversity value. Provision of a new public footpath across the site would create a useful link in the local network and enhance local green infrastructure.	Continue to consider in conjunction with HB052 and HB024, in comparison with other sites and with mitigation: 4

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North-west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North-west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after

comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB044 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk and nil impact on heritage assets. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). Access to the site is likely to depend on securing a road connection from the adjoining preferred site HB052. Provision of a new public footpath across the site would create a useful link in the local network, would improve the site's accessibility to local services (including the town centre and primary school) and would enhance local green infrastructure – particularly if combined with on-site public open space. This site and adjoining preferred sites HB052 and HB024 provide an opportunity to secure additional benefits by linking on-site green infrastructure.

Net Developable Area: 1.870 hectares (all of available SHLAA site).

Number of Dwellings Generated: 59 dwellings (1.870 hectares x 32 dwellings per hectare).

Development Principles:

- Development will provide a means of access between the site and the adjoining allocated site, HB052;
- The adjacent public right of way will be protected;
- A new public footpath link will be created across the site and will be combined with on-site public open space, in order to enhance the public rights of way network, the site's accessibility to local services (including the town centre and primary school) and local green infrastructure provision. Development of this site and adjoining allocated sites HB052 and HB024 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: HB052 Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham 13.129ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB052 Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham 13.129ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access can be provided on Robin Lane. The site is in FZ1, but parts are at risk from surface water flooding (30, 100 and 1000 year extents). The site is relatively large, on the edge of the settlement and is grade 3 agricultural land. It makes no contribution to the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. Two public footpaths cross the site.	Continue to consider in comparison with other sites and with mitigation: 2,4,9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	

less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as

one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

HB052 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include safe road access and nil impact on heritage assets. Overall flood risk is low, but parts of the site are at risk from surface water. The site is large and located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). It is not necessary for development to spread northwards and westwards, across the site's full extent, in order to meet local housing requirements and omission of those areas from any allocation would provide significant mitigation against the site's drawbacks. Further mitigation should be possible on the remaining area through good design, layout, landscaping and SuDS. Two public footpaths cross the site. These could form a framework for the design of substantial on-site public open space, which would mitigate landscape impact, provide enhanced green infrastructure and biodiversity, a connection to the open countryside and well-being benefits. This site and adjoining preferred sites HB044 and HB024 provide an opportunity to secure additional benefits by linking on-site green infrastructure.

Net Developable Area: 5.742 hectares (44% of available SHLAA site), including 2.054 hectares of additional green infrastructure.

Number of Dwellings Generated: 118 dwellings (3.688 hectares x 32 dwellings per hectare).

Development Principles:

- Development will provide a means of access between the site and each of the adjoining allocated sites, HB024 and HB044;
- Public rights of way through the site will be protected;
- Development of the site will contribute to the improvement and growth of green infrastructure and to achieving net gains in biodiversity. Existing public rights of way that cross the site will form a framework for the design of substantial on-site public green space, which will mitigate landscape impact, enhance local green infrastructure, achieve a net gain in biodiversity, provide a connection to the open countryside and secure well-being benefits. Development of this site and adjoining preferred sites HB044 and HB024 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;

- A Flood Risk Assessment is required, as a surface water hazard has been identified within parts of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's size and prominent location on the town's northern periphery will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Robin Lane;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bentham

Site Number and Address: LB012 Wenning View, Low Bentham Road, Low Bentham 0.566ha

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB012 Wenning View, Low Bentham Road, Low Bentham 0.566ha	0	0	0	0	0	+	0	0	++	-	+	+	++	0	+	0	0	0	+	+	The site is in FZ1 with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that access onto the B6480 is acceptable. The site is partly developed, partly classified as grade 3 for agriculture and located between existing ribbon development. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 5b.

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Low Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Low Bentham if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South-east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South-east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Low Bentham, the site is considered suitable as the **Preferred Site** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

Narrative of Site Analysis

LB012 returns a mixture of positive and neutral results in the analysis with only one negative. Advantages of the site include low flood risk, safe road access and nil impact on the recommended conservation area for Low Bentham. Furthermore, whilst the site is located close to the edge of the settlement, where development may have a greater impact on the wider landscape, it is also fairly close to the village centre, partly brownfield and between existing ribbon development. The site contains some land of greater agricultural value (grade 3) and is of some archaeological interest. The latter is likely to require further and more detailed consideration or investigation.

Net Developable Area: 0.566 hectares (all of available SHLAA site).

Number of Dwellings Generated: 18 dwellings (0.566 hectares x 32 dwellings per hectare).

Development Principles:

- The developer is required to arrange an investigation and assessment of the site's archaeological interest, which may necessitate the carrying out of ground works before and/or during development. The findings of the investigation and assessment will be taken into account in the proposals and any necessary mitigation measures will be incorporated into the development, in the interests of archaeological conservation;
- Access to the site will be gained from the B6480.
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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

BR016: Land to the west of Gilders and Langholme, Skipton Road; 1.28ha.	0	0	+	+	+	+	0	+	++	0	0	0	+	-	+	0	+	+	+	-	<p>Level 3: Sufficient frontage is available on site to allow for a safe access. The site is entirely within Flood Zone 1. To ensure the sustainability of the site in terms of connectivity to the village, it is recommended that the southern section of the site is developed only. The site provides a strong contribution to the character and appearance of the area, to the south east of the site it provides some or no/negligible contribution to the character and appearance of the area. The site is located on the edge of the settlement and is greenfield land.</p>	5a, 5b, 7, & 9
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Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Bradley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Bradley if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	

C. The site lies in the Health & Safety Executive inner zone.	
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Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Bradley, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

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

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

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

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

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

Development Principles:

- Siting and design of development on the site to conserve the significance of conservation area setting;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution quality, noise pollution;
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Access to the site is to be gained from Skipton Road;

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Burton in Lonsdale																						
BU012 Richard Thornton's CE Primary School, Burton in Lonsdale 0.74ha.	0	0	+	+	+	+	0	0	++	0	+	0	0	0	+	+	+	+	+	-	<p>Level 3: The site is located on the edge of the settlement, but it is a brownfield site which has good links to the centre of Burton in Lonsdale. Access is acceptable from southern frontage but the access road would need widening within site. Acceptable from south east corner but roadside wall will require setting back and may be listed. This site is wholly within Flood Zone 1 and has no concerns regarding surface water flooding. The site plays no contribution to the character and appearance of the area within the CA appraisals, however there is a Grade II Listed Building on site. The Heritage Impact Assessments undertaken in October 2016 identify that the school is a heritage asset of High Heritage Significance and the site is within the Burton in Lonsdale Conservation Area, this has a Medium Heritage Significance. Land to the west of the Conservation Area and surrounding the school do not make a significant contribution to the setting or character of the Conservation Area. However,</p>	5a, 5b, 7, 9

[illegible]

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Burton in Lonsdale, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Burton in Lonsdale if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	West

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	West

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

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

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

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

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

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

Development Principles:

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

- Green infrastructure shall be provided on the site to protect the setting of the Grade II Listed Building;
- Ground work assessment may be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from the A687;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations	
Cononley																							
CN006 Station Works, north of Cononley Lane, Cononley 2.168ha.	-	-	+	+	+	+	0	+	0	0	+	-	0	-	+	+	+	+	+	+	+	<p>Level 3: Access to the site is deemed to be acceptable subject to some improvements. A small portion of the site to the east is located within Flood Zones 3a and 3b. Surface water flooding is found within the centre of the site but this is only slight. This site has a strong contribution towards the character and appearance of the area. Within the Heritage Impact Assessment 2016 it is identified that the conversion of the historic mill buildings, the demolition of the buildings of neutral or negative heritage interest and the redevelopment of the site has the potential to deliver Large Beneficial Impacts on the setting of the Conservation Area. Within the Employment Land Review it is recommended that the site is allocated for mixed use opportunity, therefore although there will be some loss of employment space some will be retained through a mixed use development. The site is located on the opposite side of the railway lines and is a brownfield site.</p>	1b, 2, 5a, 5b, 6, 7, 8 & 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Cononley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Cononley if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	East

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	East

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

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

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

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

Development Principles:

- The site should be promoted as partly 'employment led' to ensure the delivery of the Council's socio-economic objectives set out in the Local Plan;
- Siting and design of development on the site to conserve the significance of heritage assets (site adjacent to conservation area) and their settings, including retention and conversion of Mill buildings in accordance with the advice in Historic England's *Engines of Prosperity: new uses for old mills* (2016);
- Ground work assessment may be required as part of the on-site works to investigate areas thought to be of archaeological significance;

- A Flood Risk Assessment is required, as a significant fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- As the site has very good accessibility to key services and public transport, proposals for development should maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- Access to the site is to be gained from Cononley Lane;
- Any redevelopment of the site, including the site of buildings which have not been identified as being heritage assets should be informed by a study of the historic grain and pattern of development of the adjacent part of the Cononley CA;
- No new buildings should be constructed to the E of Buildings A and D or in any other in positions or of a height which obstructs identified key views of the heritage assets on the site;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Crosshills and Glusburn																						
SC037 (a) Land at Ashfield Farm, Skipton Road, Cross Hills 13.06 ha.	0	0	0	0	0	+	0	+	-	-	-	0	0	-	+	0	+	0	+	-	Level 3: Include in pool of sites. The site boundary excludes areas of Flood Zone 2 and 3a but has a small area at risk of surface water flooding around the existing farm buildings. Access is acceptable onto Skipton Road. The site is on the edge of the settlement on brownfield land.	2, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Crosshills and Glusburn if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	East

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	East

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

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

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

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

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

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

Development Principles:

- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- The site has very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- Access to the site is to be gained from Skipton Road.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Crosshills and Glusburn																						
SC085 Land at Malsis, Glusburn 12.66 ha.	0	0	+	+	+	+	0	+	+	0	+	+	0	-	+	0	0	0	+	-	<p>Level 3: Include in pool of sites. This site combines the previous SC058, SC059, SC060 and SC065 sites, and is on the edge of a settlement. The site was previously in use as an independent preparatory school and pre-prep, therefore, the part of the site occupied by the school is brownfield. the school is now closed and the buildings, many of which are listed, are currently vacant. The site has a number of designated heritage assets of high heritage significance as identified within the Heritage Impact Assessment 2016. Conversion of the historic buildings has potential to deliver large beneficial impacts on the designated heritage assets of high heritage significance at the site, and prevent them falling into disrepair through prolonged vacancy. New development in the grounds would have to be carefully considered to prevent adverse impacts on the designated heritage assets. The north of the site is slightly within Flood Zones 2 and 3a. A small portion of the site to the north and then a portion to the east does have a 100 year extent of surface water flooding. Access to the site can be gained from</p>	2, 3, 4, 5a, 5b, 7, 8, 9

B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	West
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(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	West

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

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

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

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

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

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

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

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

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

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

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

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

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

Development Principles:

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

- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Colne Road;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA004; Neville House, Neville Crescent.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
GA004; Neville House, Neville Crescent; 0.423 ha.	0	0	+	++	+	++	0	++	+	0	+	(+)	(++)	+	+	+	+	0	+	+	Level 3 (Pass): Site offers a very good opportunity to redevelop an available brownfield site in the centre of Gargrave. The site has a low flood risk and is close to key services in the town. The site is also close to the Leeds-Liverpool canal for recreational opportunities. Development of the site would be likely to have a low impact on biodiversity value.	5b, 6

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites**, with mitigation measures and recommendations. The site is a candidate for the Preferred Sites list for Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Gargrave if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site GA004 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Gargrave's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site is currently used for elderly care provision (as of November 2017), and therefore it would be a brownfield site which would be suitable for re-development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary, and therefore it performs comparatively well against some other options in the Pool of Sites for Gargrave, regarding Stage 2 analysis outlined above.

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

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

Development Principles:

- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Access to the site is to be gained from the existing access onto Neville Crescent.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA009; Land off Eshton Road, north of Canal.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Gargrave																						
GA009; Land off Eshton Road, north of Canal; 3.759 ha.	0	0	+	+	+	++	0	+	-	-	+	+	(++)	+	+	0	+	0	+	+	<p>Level 3 (pass): This site should not be completely developed over its whole land area due to the current FRZ3 zone in the southern part of the site, adjacent to the canal. This is Grade 3 agricultural land which is of importance. Potential for community recreational use adjacent to the canal to the southern boundary. Development of the site would be likely to have a low impact on biodiversity value.</p>	2, 4, 5b, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites**, with mitigation measures and recommendations. The site is a candidate for the Preferred Sites list for Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Gargrave if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	Yes
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	northeast

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	northeast

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

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

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

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

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (conservation area) on the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure adjacent to the Leeds & Liverpool Canal;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancements effects are implemented;

- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from Eshton Road.
- Development proposals for this site must accord with local plan policies H2, INF3 and (which set out requirements for contributions towards affordable housing, and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA031; Land to the west of Walton Close.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Gargrave																						
GA031; Land to the west of Walton Close; 1.798 ha.	0	0	+	0	+	+	0	0	++	-	0	0	(++)	-	+	-	0	0	+	+	Level 3 (Pass): A positive site in terms of flood risk, this is a site which, if developed, would result in an extension of the built area of Gargrave to the southwest. It is slightly more difficult to access the key services in the town centre by pedestrian means given its location. A Transport Impact Assessment is likely to be required to assess the impacts on Marton Road if all of the site were to be allocated. Marton Road has enough visibility for access. Development of the site would be likely to be have a low impact on biodiversity value.	5b, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites**, with mitigation measures and recommendations. The site is a candidate for the Preferred Sites list for Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Gargrave if a surplus of sites exists.

Stage 2: District Level Analysis

- (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	southwest

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	southwest

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

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

Net Developable Area: 1.38 hectares

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

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (conservation area and scheduled ancient monuments) near the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. . Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from Marton Road.

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies

Craven Local Plan: Residential Site Selection Process

Settlement Name: Giggleswick

Site Number and Address: SG014; Land adjacent to Lord's Close and Sandholme Close.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG014; Land adjacent to Lord's Close and Sandholme Close; 1.096 ha.	0	0	+	+	-	+	0	+	+	0	+	0	++	0	+	+	+	0	+	+	Level 3 (Pass): There is currently an outdoor sports facility on the site, and an alternative sports facility may be required elsewhere if development here was to be approved. There is a medium risk of surface water flooding on the site which would require a flood risk assessment. Development of the site would be likely to have a low impact on biodiversity value.	2, 5b, 6

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Giggleswick, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Giggleswick if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Delivery of Affordable Housing

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
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B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses, and it can be potentially a Preferred Site. Giggleswick is not to be allocated any Preferred Sites under the draft Local Plan, as the village was given a percentage allocation under the local plan's spatial strategy which it has reached with recent previous planning permissions obtained since this Local Plan process began in 2012. However, this site at Lord's Close is viewed as an exception in Giggleswick, as it is deemed to be related to the improvements of the playing pitch to the west of Raines Road which would add a wider community benefit in and beyond Giggleswick, in terms of high quality sports and recreation provision. This is hence to be a preferred site.

Narrative of Site Analysis

There is currently an outdoor sports facility on the site, and an alternative sports facility may be required elsewhere if development here was to be approved. There is a medium risk of surface water flooding on the site which would require a flood risk assessment. Development of the site would be likely to have a low impact on biodiversity value. Giggleswick as a village is not allocated any proposed sites in the Local Plan. The village was given a percentage allocation under the plan's spatial strategy which it has reached with recent previous planning permissions obtained since this Local Plan process began in 2012. The site at Lord's Close is viewed as an exception in Giggleswick as it is deemed to be related to the improvements of the playing pitch to the west of Raines Road which would add a wider community benefit in and beyond Giggleswick.

Net Developable Area: 1.096 hectares (all of available SHLAA site).

Number of Dwellings Generated: 35 dwellings (1.096 hectares x 32 dwellings per hectare).

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

Development Principles:

- The site is a village centre site with good accessibility to key services and public transport. Proposals for development should therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;

- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from Lord's Close.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Ingleton																						
IN006; CDC Car Park, Backgate; 0.179 ha.	0	0	+	+	+	+	0	++	0	0	0	-	+	0	+	+	+	0	+	+	Level 3 (Pass): The majority of the site is in FRZ1. There is a medium level surface water risk. The site is in the Conservation Area. There is an existing, suitable access.	5b

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	Yes

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site IN006 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Ingleton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site has been used previously as a car park, and therefore it is a brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

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

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

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (conservation area and listed buildings) on the site and their settings;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from Backgate;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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

IN010; Caravan Park, north of River Greta; 0.628 ha.	0	0	+	+	+	+	0	+	-	0	0	++	+	0	++	+	+	0	+	+	Level 3 (Pass): This is a good opportunity to improve the visual built character of Ingleton on a prominent site underneath the viaduct. There are areas of FRZ2 and FRZ3 on the site, and some areas of medium surface water flooding risk. Therefore a Flood Risk Assessment would be required for any future development.	2, 5a, 5b, 9
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Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	Yes
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

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

Net Developable Area: 0.35 hectares.

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

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) on the site and their settings where appropriate;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from the B6255;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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

IN028; Between Ingleborough Park Drive and Low Demense; 6.4 ha.	0	0	+	+	+	+	0	+	-	-	-	-	+	-	+	+	+	0	+	+	Level 3 (Pass): The majority of the site is in FRZ1. There is medium and high flood risk in the southwest corner. There is an area of biodiversity and landscape character value in the western portion of the site. There are landscape heritage views that may need to be considered. It is a large site, and a selected sub-section for development may be the most suitable option.	2, 3, 4, 5a, 5b
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Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	Yes
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

The majority of the overall site is in FRZ1. There is medium and high flood risk in the southwest corner. There is an area of biodiversity and landscape character value in the western portion of the site. There are landscape heritage views that may need to be considered. It is a large site, and a selected sub-section for development is deemed to be the most suitable option. Site access is subject to the resolution of a ransom strip, and hence it is deemed the site's development would likely to be in the long-term, and will be reviewed as necessary.

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

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

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented;
- The site is in a prominent location and in close proximity to the National Park boundary. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;

- Access to the site is to be gained from Ingleborough Park Drive;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Ingleton																						
IN029; East of New Village and south of Low Demense; 15.85 ha.	0	0	+	+	+	+	0	+	-	-	-	-	++	-	+	+	+	0	+	+	Level 3 (Pass): The majority of the site is in FRZ1, but FRZ3 in the southern section. There is a medium and high risk of surface water flooding in the southern area of the site. This area coincides with an area of high landscape character. It is a large site, and a selected sub-section for development may be the most suitable option. Development of the site would be likely to have a low impact on biodiversity value.	2, 3, 4, 5b

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	Yes
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	southeast

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	southeast

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

The majority of the site is in FRZ1, but FRZ3 in the southern section. There is a medium and high risk of surface water flooding in the southern area of the site. This area coincides with an area of high landscape character. It is a large site, and a selected sub-section for development (southwest) is deemed to be the most suitable option. Development of the site would be likely to have a low impact on biodiversity value.

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

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

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings appropriate;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained Low Demesne;

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

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

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Ingleton																						
IN049; Former playing fields, Ingleton Middle School; 0.653 ha.	0	0	+	+	-	+	0	+	0	+	0	0	++	0	+	+	+	0	+	+	Level 3 (Pass): The site consists of former playing fields. However, it would otherwise be a suitable town centre site for development. It may be a potential site for extra care units. Development of the site would be likely to have a low impact on biodiversity value.	6

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	south

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	south

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

The site consists of former playing fields. However, it would otherwise be a suitable town centre site for development. It may be a potential site for extra care units. Development of the site would be likely to have a low impact on biodiversity value.

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

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

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from Laundry Lane.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG021, Land to the rear and west of the Ambulance Station, off Cammock Lane.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SG021 Land to the rear and west of the Ambulance Station, off Cammock Lane, Settle 1.378 ha	0	0	0	0	0	+	0	+	++	-	-	-	0	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. When considered in conjunction with SG066 and SG080 to the north and south of the site, there are suitable access points.	3, 5a, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	Yes

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South-west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South-west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG021 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south-west of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site would be considered in conjunction with parts of SG066 and SG080. The part of SG021 which joins SG066 and SG080 would be utilised for development. The remainder (i.e. to the east of Penny Green and to the north of SG066) is not considered suitable for development due to topographical and landscape issues. Taking the above into account the middle section of the site area submitted to the SHLAA database, which connects SG066 and SG080, should be utilised.

Net Developable Area: 0.134 hectares (middle section of available SHLAA site).

Number of Dwellings Generated: 4 dwellings (0.134 hectares at 32 dwellings per hectare)

Development Principles for SG021, SG066, SG080:

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure corridor along the south-eastern border of the net developable area of the site, to mitigate impact on the Settle-Carlisle Conservation Area to the east, and wider views of the site from the National Park. Existing dry stone boundary walls to be retained on site.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG025; Land to the south of Ingfield Lane, Settle

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG025 Land to the south of Ingfield Lane, Settle 10.273 ha	+	+	0	0	0	+	0	+	+	-	-	0	-	-	+	0	0	0	+	-	Level 3 (Pass): The site falls within FZ1 although large parts of the site are at high risk of surface water flooding. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. When taking into account the heritage and landscape assets surrounding the site, the HIA shows only a slight adverse impact on the rural setting of the nearby conservation area, listed building and YDNP.	2, 3, 4, 5a, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG025 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

As significant surface water flooding has been identified on site a Flood Risk Assessment would be required to determine the most appropriate areas of development and mitigate local flood risk. A large portion of the SHLAA site to the south-east has already been granted planning permission for the development of a surface water management scheme (flood meadows) to help mitigate surface water flood risk issues on site. This area should be retained as green infrastructure to the south of the site to soften the impact on the nearby National Park. Landscape impact mitigations should also be introduced into site design for the remained of the SHLAA site to include fingers of green infrastructure along the south eastern boundary edge to mitigate impact on the nearby National Park. The north-west corner and a corridor of land from this point down south through the site should be left free from development to allow sightlines through from the Grade II listed building to the north (the Falcon Manor Hotel). A corridor of green infrastructure should also be left free in the south-west section of the site to allow sightlines through from the B6480 to the north to reduce impact on the grade II listed Ingfield Lodge. Regard should also be had to the nearby Settle-Carlisle Conservation Area to the west when determining building heights to ensure the site, which currently sits lower than the railway embankment, does not impede on the long term views from the railway line. There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. Taking the above into account the majority of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 3.91 hectares (majority of available SHLAA site).

Number of Dwellings Generated: 125 dwellings (3.91 hectares at 32 dwellings per hectare)

Development Principles:

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area. Development proposals for this site will incorporate landscape mitigation(s) including green infrastructure corridors through the centre of the site and western edge of the site and connecting to the approved 'water meadows' surface water management scheme to the south and east of the site. Mitigation along the south-eastern boundary will include a softening of the built form with gaps and planting of tree blocks between clusters of dwellings which will be front facing towards the YDNP.

Dwelling heights will be restricted to two storeys in height. Mitigation measures are to mitigate impact on the special qualities of the YDNP, the Settle-Carlisle Railway Conservation Area and the heritage assets of the Falcon Manor Hotel and Ingfield Lodge.

- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Development proposals will minimise impacts on air quality, noise and light pollution.
- Siting and design of development on the site to conserve the significance of heritage assets (Grade II listed building of Falcon Manor Hotel, the undesignated heritage asset of Ingfield Lodge, and the Settle-Carlisle Railway Conservation Area) surrounding the site and their settings. A comprehensive landscaping scheme is required to detail how views of the development from the west will be filtered.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- Access to the site is to be gained from Austwick Close and Skipton Road (B6480).
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG027; South of Ingfield Lane, east of Brockhole View.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG027 South of Ingfield Lane, east of Brockhole View, Settle 0.554ha.	0	0	0	0	0	+	0	+	++	+	-	0	0	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points.	5b, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South-east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG027 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site, considered jointly with SG068 which is under the same ownership, is situated directly to the south-east of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. A green infrastructure strip will extend up from SG068 into the western section of SG027 as landscape mitigation against the nearby YDNP. Otherwise, the majority of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.494 hectares (majority of available SHLAA site).

Number of Dwellings Generated: 16 dwellings (0.494 hectares x 32 dwellings per hectare).

Development Principles for SG027 and SG068:

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape mitigation(s) including fingers of green infrastructure in the southern part of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. Green infrastructure will also be incorporated along the eastern boundary of the site to protect the rural nature of Brockhole Lane. Mitigation along the southern and eastern boundaries will result in a softening of the built form and will include planting of tree blocks of native species, and gaps between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. Mitigation measures are to mitigate impact on the special qualities of the YDNP.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.

- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deepes SSSI) is required.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Development to protect the rural nature of the PROW along the western and eastern boundaries of the site.
- Access to the site is to be gained from Brockhole View and Brockhole Lane.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle. **Site Number and Address:** SG032; Car park off Lower Greenfoot and Commercial Street.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Settle																						
SG032 Car park, off Lower Greenfoot and Commercial Street, Settle 0.412 ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	Level 3 (Pass): Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 6, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	

less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG032 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Settle's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site is currently being used as a car park, and therefore it is a brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary which lies to the north and east of the settlement. The site also performs satisfactorily regarding the District level analysis.

Considering the town centre location of the site and its close proximity to services and facilities there may be opportunities for further intensification of the use within the site in terms of housing density. In addition there may be a need to consider the impact on the Conservation Area and mitigate where required. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.412 hectares (all of available SHLAA site).

Number of Dwellings Generated: 13 dwellings (0.412 hectares x 32 dwellings per hectare).

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation areas) on the site and their settings.
- Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site.
- Access to the site is to be gained from Lower Greenfoot.
- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG035; F H Ellis Garage, Duke Street

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG035 F H Ellis Garage, Duke Street, Settle 0.16ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	Level 3 (Pass): Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 6, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	Yes
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	

less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG035 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Settle's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site has been used previously as a garage, and therefore it is a brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site also performs satisfactorily regarding the District level analysis.

Considering the town centre location of the site and its close proximity to services and facilities there may be opportunities for further intensification of the use within the site in terms of housing density. In addition there may be a need to consider the impact on the Conservation Area and nearby listed buildings and mitigate where required. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.162 hectares (all of available SHLAA site).

Number of Dwellings Generated: 32 dwellings (specialist accommodation for older people), (0.162 hectares x 200 dwellings per hectare).

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation areas) on and adjacent to the site and their settings.
- Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site.
- Access to the site is to be gained from High Hill Grove Street to the rear.
- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG042; NYCC Depot, Kirkgate.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG042 NYCC Depot, Kirkgate, Settle 0.245 ha	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	Level 3 (Pass): Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 5b, 6, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	Yes

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG042 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Settle's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site has been used previously as a depot, and therefore it is a brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site also performs satisfactorily regarding the District level analysis.

Considering the town centre location of the site and its close proximity to services and facilities there may be opportunities for further intensification of the use within the site in terms of housing density. In addition there may be a need to consider the impact on the Conservation Area and mitigate where required. There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.245 hectares (all of available SHLAA site).

Number of Dwellings Generated: 8 dwellings (0.245 hectares x 32 dwellings per hectare).

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation areas) on the site and their settings.
- Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- Development to protect the PROW running through the site.
- Access to the site is to be gained from and Church Street car park and Kirkgate.

- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG066; Land north of Penny Green.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG066 Land North of Penny Green, Settle 0.252 ha	0	0	0	0	0	+	0	+	++	-	-	-	-	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points.	3, 5a, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	Yes

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South-west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South-west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG066 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south-west of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site would be considered in conjunction with parts of SG021 and SG080. Taking the above into account the whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.251 hectares (all of available SHLAA site).

Number of Dwellings Generated: 8 dwellings (0.251 hectares at 32 dwellings per hectare)

Development Principles for SG021, SG066, SG080:

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure corridor along the south-eastern border of the net developable area of the site, to mitigate impact on the Settle-Carlisle Conservation Area to the east, and wider views of the site from the National Park. Existing dry stone boundary walls to be retained on site.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.

- Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG068; Land to the west of Brockhole Lane.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG068 Land to the west of Brockhole Lane, Settle 2.102 ha.	0	0	0	0	0	0	0	0	++	+	-	-	0	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1 (with small amount of low surface water flooding on southern boundary of site). The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points.	2, 3, 4, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South-east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG068 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site, considered jointly with SG027 which is under the same ownership, is situated directly to the south-east of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site is within close proximity to the National Park boundary to the east and has been identified in the Settle Carlisle Conservation Area appraisal as having an impact on the conservation area to the west. As such the site should be reduced in size to take account of landscape mitigation. This reduction of the site area includes the part of the site which has been identified as having surface water flood risk to the south of the site and introduces 'fingers' of green infrastructure up through the site to soften the southern and eastern edges. Site design should aim to soften the southern and eastern boundary edges to mitigate impact on the nearby National Park and respect the rural nature of the adjacent Brockhole Lane. As such the northern and middle sections of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 1.268 hectares (northern and middle sections of available SHLAA site).

Number of Dwellings Generated: 41 dwellings (1.268 hectares x 32 dwellings per hectare).

Development Principles for SG027 and SG068:

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape mitigation(s) including fingers of green infrastructure in the southern part of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. Green infrastructure will also be incorporated along the eastern boundary of the site to protect the rural nature of Brockhole Lane. Mitigation along the southern and eastern boundaries will result in a softening of the built form and will include planting of tree blocks of native species, and gaps between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. Mitigation measures are to mitigate impact on the special qualities of the YDNP.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Development to protect the rural nature of the PROW along the western and eastern boundaries of the site.
- Access to the site is to be gained from Brockhole View and Brockhole Lane.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG079; Land to the north of Town Head Way, Settle

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG079 Land to the north of Town Head Way, Settle 1.745 ha.	0	0	0	0	0	+	0	+	++	0	-	0	++	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value. When taking into account the heritage and landscape assets surrounding the site, the HIA shows only a very slight adverse impact on the rural setting of the nearby conservation area, listed buildings and YDNP.	3, 5a, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
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B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North-east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North-east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG079 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the north-east of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site is within close proximity to the National Park boundary to the east and has been identified in the Settle Carlisle Conservation Area appraisal as having an impact on the conservation area to the west. As urban form is not wholly alien to this railway conservation area, the development of the site would not have a huge adverse impact on this heritage asset. Site development could have the added benefit of restoring and opening up the tunnel through the embankment immediately to the west of the west boundary of the site. This tunnel is an important feature of the railway but is almost hidden from view at present and is not used. Opening up and restoring the tunnel would enhance the heritage asset of the tunnel and provide much improved pedestrian permeability between each side of the railway. Considering the proximity of the National Park to the east, development on site should be set back from the National Park boundary and include a corridor of green infrastructure to protect this area from future development. Considering the proximity of the grade II listed Barrel Sykes Farmhouse to the north, development on site should be set back from the northern boundary and include a section of green infrastructure, enclosed by dry stone walls to mimic existing paddocks to the north at Barrel Sykes Farm. As such the south-western section of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.802 hectares (south-western section of available SHLAA site).

Number of Dwellings Generated: 26 dwellings (0.802 hectares x 32 dwellings per hectare).

Development Principles:

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape mitigation(s) including a green infrastructure corridor along the eastern and northern boundaries of the site to mitigate impact on the National Park and the adjacent grade II listed building, Barrel Sykes Farm. The layout of the site will be designed to leave gaps through the site from east to west to retain views from the National Park to the Barrel Sykes Farm and the undesignated heritage asset of Watershed Mill chimney beyond. The layout of the site will also ensure that views from Town Head Way north towards Barrel Sykes Farm and the Watershed Mill chimney are retained.

- Siting and design of development on the site to conserve the significance of the adjacent Settle-Carlisle Railway Conservation Area to the west and the grade II listed Barrel Sykes Farm to the north.
- The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be created east to west across the site to enclose the northern strip of green infrastructure in order to maintain the setting of the adjacent heritage asset of the grade II listed Barrel Sykes Farm and to provide a clear definable edge to the development.
- Development proposals on site will include an improved and enhanced pedestrian link from the site via the adjacent tunnel through the railway embankment.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Access to the site is to be gained from Town Head Way.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Settle

Site Number and Address: SG080; Land to the west of Skipton Road and railway.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG080 Land to the west of Skipton Road and railway, Settle 6.9 ha	0	0	0	0	0	+	0	+	++	-	-	0	-	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilities. Access is acceptable but will need careful sighting to comply with visibility requirements.	3, 4, 5a, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South-west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South-west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SG080 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south-west of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access onto Penny Green with good sightlines available and a new safe access can be created onto the B6480, allowing good sightlines. As the site is to the south-west of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary to the east. The site also performs satisfactorily regarding the District level analysis.

The site would be considered in conjunction with part of SG021 and all of SG066. Landscape impact mitigations should be introduced into site design to mitigate impact on the group of buildings to the south of the site (including a grade II listed building, Anley Hall), the Settle-Carlisle Conservation Area to the east, the main road approach to Settle, and the existing PROW along the eastern boundary of the site. This should include a buffer of green space in the south-eastern half of the site, from the B6480 up to the ridge of the incline, beyond the existing drystone wall (to maintain the long distance views from the YDNP of this distinctive hilltop wall). The potential new access road from the B6480 up to development beyond the ridge should be landscaped with tree planting to mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle. This buffer of green space would also help to maintain an open feel to the existing PROW running along the eastern boundary of the site. Taking the above into account and considering the level of housing need in Settle approximately half of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 2.12 hectares (north-west section of available SHLAA site. Net developable area excludes potential access road to the B6480).

Number of Dwellings Generated: 68 dwellings (2.12 hectares x 32 dwellings per hectare).

Development Principles for SG021, SG066, SG080:

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure corridor along the south-eastern border of the net developable area of the site, to mitigate impact on the Settle-Carlisle Conservation Area to the east, and wider views of the site from the National Park. Existing dry stone boundary walls to be retained on site.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: East of Aldersley Avenue and south of Moorview Way

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK013; East of Aldersley Avenue and south of Moorview Way; 7.777 ha.	0	0	+	0	++	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	<p>Level 3 (Pass): This large site can contribute to the housing requirements of Skipton, and there are existing accesses that can be extended from Moorview Way in the residential development on the northern boundary of this site. Access is acceptable from Moorview Way cul-de-sacs. There is an opportunity to provide a pedestrian link from Aldersley Avenue, across the site to access the existing park located to the north west of the site. This would help link the top end of Shortbank Road to the existing green corridor network running through Skipton. It is considered that the developable area should be confined to the central and western part of the SHLAA site to prevent new residential development from encroaching into the open moorland to the east. An area at medium risk of surface water flooding runs through the west of the site. Development is likely to have a low impact on biodiversity value.</p>	2, 4, 5b, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	East

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	East

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	

C. The site lies in the Health & Safety Executive inner zone.	
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Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement. The site passes all four Macro Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site SK013 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated adjacent to the edge of an existing residential area of Skipton. The site has an existing, safe access with good sightlines available. The site is located to the east of Skipton, however it is considered that development of the site for residential or mixed uses would not have a negative impact on the nearby the National Park, SPA, SAC or Ramsar sites. The site is not located in or near HSE zones in the district.

There is an opportunity to create green infrastructure within the overall site boundary in the and south east of the site to provide a buffer to the open moorland to the south and east. The provision of an area of green infrastructure in the west of the site would provide an opportunity to create a connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site. This would help link the top end of Shortbank Road to the existing green corridor network running through Skipton. It is considered therefore that the net developable area should be confined to the central and western part of the SHLAA site to prevent new residential development from encroaching into the open moorland to the east.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Net Developable Area: 3.112 hectares

Number of Dwellings Generated: 100 dwellings (3.112 hectares x 32 dwellings per hectare).

Development Principles:

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development proposals for this site will incorporate green infrastructure in the west, south and south east of the site to provide a buffer to the open moorland to the south and east, enhance biodiversity and provide a new PROW connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Moorview Way. A traffic impact assessment will be required.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Cefn Glas and land to southeast, Shortbank Road

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK015; Cefn Glas and land to southeast, Shortbank Road; 1.132 ha.	0	0	+	0	+	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	Level 3 (Pass): The eastern part of the SHLAA site is considered to be more rural in nature and encroaches into the open countryside/moorland. As such this part of the site is not considered suitable as a preferred site in Skipton. This site can contribute to the housing requirements of Skipton, and Shortbank Road can be extended to serve the site. With no road going east, all traffic generated would be forced onto Shortbank Road, and therefore particular consideration would need to be given to a transport management scheme for this site. South west of the site is adjacent to an area of medium to high surface water flooding. Development is likely to have a low impact on biodiversity value.	5b, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

- (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	East

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	East

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, part of the site relating to the dwelling known as Cefn Glas and residential curtilage is considered suitable as one of the **Preferred Sites** in this settlement as this part of the site is considered to be in line with the existing built form of this part of Skipton. The eastern part of the SHLAA site is considered to be more rural in nature and encroaches into the open countryside/moorland. As such this part of the site is not considered suitable as a preferred site in Skipton. The preferred site is likely to deliver 11 or more dwellings and therefore ensuring the provision of affordable housing.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Net Developable Area: 0.442 hectares (part of available SHLAA site).

Number of Dwellings Generated: 14 dwellings (0.442 hectares x 32 dwellings per hectare).

Development Principles:

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset
- Access to the site is to be gained from Shortbank Road.
- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Former allotments and garages, Broughton Road;

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK044; Former allotments and garages, Broughton Road; 0.591 ha.	0	0	+	+	+	+	0	+	-	0	0	0	++	0	+	+	+	0	+	+	<p>Level 3 (Pass): Opportunity for residential development here to improve the appearance of an existing site in the Skipton urban area. There are no significant physical barriers, but access along Ings Lane can be improved. Access road is unadopted so could serve up to 5 dwellings with landowners permission. Ings Lane could be made up to adoptable standard. Alternatively the site can be accessed via Niffany Gardens & Station Rd. Eastern part of the sites lies adjacent to an area at medium risk of surface water flooding. Development is likely to have a low impact on biodiversity value.</p>	2, 6, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	Yes
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK044 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access from Niffany Gardens and Station Road. If access is from the un-adopted Ings Lane, only up to 5 dwellings can be served from this access point. The site has formally been used for garaging and as allotments therefore part of the site is brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary. The whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.591 hectares (all of available SHLAA site).

Number of Dwellings Generated: 19 dwellings (0.591 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- Air quality, noise pollution and/or light pollution measures to be included in the design and layout of the scheme on the site;
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- Access to the site is to be gained from Niffany Gardens & Station Road.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Whitakers Chocolate Factory Site, Keighley Road

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK058; Whitakers Factory Site, Keighley Road; 0.492 ha.	-	-	+	+	+	+	0	0	++	0	+	0	++	0	+	+	+	0	+	+	Level 3 (Pass): Site is potentially suitable for residential development. Safe access can be achieved and site has low flood risk. Development of this site for residential would result in a loss of existing employment use. Site not recommended for retention as an existing employment use in the ELR 2017. Development is likely to have a low impact on biodiversity value.	5a, 5b, 6,7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK058 has numerous positive aspects which have determined the site's selection as a Preferred Site. The main negative aspect of identifying this site as a preferred site is the potential loss of existing employment land (Whitakers Chocolate Ltd), however the last Land Availability Questionnaire indicates that the site is still available for residential development. The site is a brownfield field site situated in the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.492 hectares (all of available SHLAA site).

Number of Dwellings Generated: 16 dwellings (0.492 hectares x 32 dwellings per hectare).

Development Principles:

- Proposals for the redevelopment of this site will conserve the character and appearance of this part of the Skipton Conservation Area. Any proposals for the demolition of the existing building will retain and convert the two villa- style houses, retain the boundary walls on Upper Union Street, and will not exceed the scale and massing of the existing buildings.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be included in the design and design and layout of the scheme on the site;
- Access to the site is to be gained from Keighley Road.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Business premises and land west of Firth Street

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK060; Business premises and land west of Firth Street; 1.688 ha.	-	-	+	++	+	++	0	++	+	0	0	+	++	0	+	+	+	0	+	+	<p>Level 3 (Pass): The ELR 2017 recommends the wood yard to the south of this site be retained for employment use. The remainder of the site is 1.323ha in area. The majority of the site is in FRZ1 with the western boundary deemed to have medium to high surface water flooding risk. There may be opportunities for appropriate intensification of the site's residential density subject to further site specific analysis. The site is in the Conservation Area. The Heritage Impact Assessment, Oct 2016 states that conversion of buildings and the construction of new buildings on site would have a large beneficial impact on the Conservation Area. Access to the site should have visibility of 60m x2m. Development of this site for residential would result in a loss of existing employment use. Development is likely to have a low impact on biodiversity value.</p>	1a, 2, 5a, 5b, 6, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	Central

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	Central

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK060 has numerous positive aspects which have determined the site's selection as a Preferred Site. The main negative aspect of identifying this site as a preferred site is the potential loss of existing employment land (Merritt & Fryers Ltd), however the last Land Availability Questionnaire indicates that the site is still available for residential development. The site is a brownfield field site situated in the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The Employment Land Review 2017 (ELR) recommends that the wood yard to the south of this site be retained for employment use, therefore 1.323ha of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 1.323 hectares (all of available SHLAA site).

Number of Dwellings Generated: It is considered that this large brownfield site located within the centre of Skipton has potential to provide new dwellings from both new build and conversion. As such a higher density of 32 dwellings per hectare can be achieved. In order to calculate the a realistic possible yield from this site planning permissions for new build residential development on land to the north of Firth Street Mill and the conversion of Firth Street Mill have been looked at. The scheme with consent for residential new build on this site (Sackville Mills) to the north of site SK060 is at a density of 82 dwellings per hectare. The Firth Street Mill conversion scheme is at a density of 250 dwellings per hectare. It is considered that the existing three storey stone building on the site (measuring approximately 0.094ha) has potential for conversion. If this building was converted at a density of 250 dwellings per hectare the building would yield 23 units. If the remainder of the site (1.22ha) was developed at 82 dwellings per hectare, this part of the site could yield 100 units. Given this context it is considered that site SK060 could yield a minimum of 123 dwellings.

Development Principles:

- Proposals for the redevelopment of this site will conserve the character and appearance of this part of the Skipton Conservation Area. The historic Mill Buildings identified in the Heritage Impact Assessments will be retained and converted as will the stone boundary wall along Firth Street;
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- Air quality, noise pollution and/or light pollution measures to be included in the design and layout of the scheme on the site;
- A Traffic Impact Assessment will be required;
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- Access to the site is to be gained from Firth Street;
- Connectivity of the canal corridor for wildlife will be enhanced through the use of sensitive planting and low level lighting within any proposed scheme;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: East of Canal, west of Sharpaw Avenue

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK061; East of Canal, west of Sharpaw Avenue; 3.66 ha.	0	0	0	0	0	+	0	+	-	0	0	-	+	0	+	+	+	0	+	+	Level 3 (Pass): A suitable large site on the edge of the town which is deemed suitable for residential development. Safe access can be achieved onto Cawder Road. The western edge of the site falls in flood zone 3a. The west and southern part of the site is within a medium/low area of surface water flooding. The site is located in the Conservation Area. The Heritage Impact Assessment, Oct 2016 states that residential development of the site would have a slight adverse impact on the setting of the Conservation Area and the Leeds Liverpool Canal.	2, 4, 5a, 5b, 6, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	Yes
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK061 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated south of the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. Safe access can be achieved onto Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. It would therefore be recommended that a bridge be built/widened to serve the new housing. As the site is slightly south of central Skipton, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary.

Development on this site should be set back from the Leeds Liverpool Canal to mirror the existing residential development located immediately to the north of the site. This set back area would then provide an area of green infrastructure within the site.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 2.781 hectares

Number of Dwellings Generated: 89 dwellings (2.781 hectares x 32 dwellings per hectare).

Development Principles:

- Siting and design of development on the site to conserve the setting of the conservation area, which adjoins the western boundary of the site and includes the Leeds & Liverpool Canal corridor.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development on this site should be set back from the Leeds & Liverpool Canal to mirror the residential development located immediately to the north of the site and to provide an area of green infrastructure within the site;

- A PROW will be created along the proposed green infrastructure corridor to promote short walks for exercise and recreation, and to provide pedestrian links from the site to the surrounding footpath network;
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development proposals for the site will therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required;
- Connectivity of the canal corridor for wildlife will be enhanced through the use of sensitive planting and low level lighting within any proposed scheme;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Land north of Gargrave Road and south of A65

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK80a: Land north of Gargrave Road and south of A65; 2.581ha	0	0	+	+	+	+	0	+	++	0	0	0	++	-	+	+	+	0	+	+	<p>Level 3 (Pass): The northern edge of the site is not suitable for residential development due to the presence of the SINC and also the presence of the adjacent A road (A65), which would have some noise and air quality impacts from passing traffic. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the northern boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK081, SK108 & SK082 and this green infrastructure corridor would extend through these adjoining sites. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. The site performs well regarding any flood risk. Development is likely to have a low impact on biodiversity value.</p>	3, 4, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK080a is a greenfield site located immediately to the east of the A65 roundabout.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK080a is located within the north west of this group of sites. The site analysis set out below relates to all these sites.

These sites are in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects development may have on these areas residential development should be set back from the north west boundary of the site, providing an opportunity to provide a green infrastructure corridor linking the existing public right of way and green infrastructure network to the north, south and east of these sites. In order to provide such a green infrastructure corridor it is considered that site SK080a be incorporated within this corridor in the west of the site. The preferred housing site known as Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton includes sites SK081, SK082 & SK108 and incorporates site SK080a.

There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. The site performs well in terms of flood risk. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated this group of sites are a possible location for a new primary school in Skipton.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Net Developable Area: Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. Given the impact of development on the YDNP the SINC it is considered that site SK080a be incorporated into a proposed green infrastructure corridor within this wider site and excluded from the net developable area of sites SK081, SK082 & SK108. The preferred housing site known as Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton includes sites SK081, SK082 & SK108 and incorporates site SK080a. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

Number of Dwellings Generated: 0 dwellings generated from site SK080a. 324 dwellings generated from sites SK081, SK082 & SK108.

Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.
- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.
- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.

- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Land west of Parkwood Drive and Stirtonber

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK081; Land west of Parkwood Drive and Stirtonber; 4.963 ha.	0	0	+	+	+	+	0	+	+	0	0	-	++	-	+	+	+	0	+	+	<p>Level 3 (Pass): A large part of this site is recommended for LGS. The site is a relatively tranquil site within the Skipton urban area. The western and southern boundary of the site is immediately adjacent to Skipton Conservation Area. The only part of this site that is considered suitable for allocation is the eastern part of the site. Existing tree copse within this part of the site should be protected through the creation of green infrastructure areas in the centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. The site is in very close proximity to the YDNP boundary and a SINC. It is envisaged that this site would be developed in conjunction with sites SK080a, SK108 & SK082 and this green infrastructure corridor would extend through these adjoining sites. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. The eastern part of the site is within a medium risk of surface water flooding. Development is likely to have a low impact on biodiversity value.</p>	3, 4, 5a, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
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B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North west
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(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK081 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the west of Skipton adjacent to an existing residential area. A large part of site SK081 is proposed as Local Green Space Designation (LGS) given the existing wildlife value and historic significance of this site. The only part of site SK081 that is considered suitable for allocation is the eastern part of the site.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK081 is located within the south of this group of sites. The site analysis set out below relates to all these sites.

An acceptable safe access can be achieved to the site. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school in Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. An area of this size has been identified to the north west of the net development area of this group of sites.

The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor within the site, along the western boundary of the site in order to provide a buffer to the SINC & the YDNP. Existing tree copses within the site should be protected through the creation of green infrastructure areas in the centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. These proposed areas of green infrastructure within the site would provide links to the existing PROW network to the north of this group of sites.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC, the recommendation of part of this site as LGS designation and the proposed location for a new primary school a smaller part of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

Number of Dwellings Generated: 324 dwellings generated from sites SK081, SK082 & SK108.

Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.

- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.
- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.
- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Land bounded by White Hills Land and A65

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK082; Land bounded by White Hills Land and A65; 0.843 ha.	0	0	+	+	+	+	+	+	++	0	0	0	++	-	+	+	+	0	+	+	<p>Level 3 (Pass): The site performs well regarding flood risk. The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the western boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK080a, SK108 & SK081 and this green infrastructure corridor would extend through these adjoining sites. Links may be developed with the existing childrens' outdoor play facilities on land to the south east. Potential site for new primary school provision in Skipton located to the south east of the site (within site SK108). There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. Development is likely to have a low impact on biodiversity value.</p>	3, 4, 5b, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK082 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the west of Skipton.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK082 is located within the north of this group of sites. The site analysis set out below relates to all these sites.

An acceptable safe access can be achieved to the site. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school in Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. An area of this size has been identified to the north west of the net development area of this group of sites.

The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor within the site, along the western boundary of the site in order to

provide a buffer to the SINC & the YDNP. Existing tree copses within the site should be protected through the creation of green infrastructure areas in the centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. These proposed areas of green infrastructure within the site would provide links to the existing PROW network to the north of this group of sites.

The southern portion of the site running parallel to Gargrave Road is recommended as a LGS designation.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC, the recommendation of part of this site as LGS designation and the proposed location for a new primary school a smaller part of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

Number of Dwellings Generated: 324 dwellings generated from sites SK081, SK082 & SK108.

Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.

- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.
- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.
- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: SK087; Land to north of A6131 and south of A65.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK087; Land to the north of A6131 and south of A65; 2.11 ha.	0	0	+	+	0	+	0	+	++	0	0	-	++	0	+	0	0	0	+	+	<p>Level 3 (Pass) : Site has a listed milestone on its southeastern boundary. The site performs well regarding any flood risk. In terms of highway access, sight lines are acceptable in both directions but the site will require a footway link alongside the A6131 to the bus stop at Overdale Static Caravan Site as a minimum requirement</p> <p>Development is likely to have a low impact on biodiversity value.</p>	2,3,4,5b,7,9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

- (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK087 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area known as Overdale Caravan Park. This site is separated from Overdale Caravan Park by a track running along the northern boundary of the site and opportunities exist for the links to be made to the existing PROW which runs along the track. The site is in close proximity to the YDNP boundary and a SINC. This site is a protected road approach under saved policy BE2: Protection of Road Approaches to Skipton, within the 1999 Craven adopted Local Plan. Part of the area protected as a road approach in the 1999 Local Plan is proposed as Local Green Space Designation (LGS) given the existing wildlife value of this site. The area of LGS designation is proposed immediately to the south, north east and west of the site.

An acceptable access can be achieved from Harrogate Road (A6131).

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

The net developable area of the site would form a smaller part of the site area submitted in the SHLAA.

Net Developable Area: 1.104 hectares (excludes the western tip of the SHLAA site)

Number of Dwellings Generated: 35 dwellings (1.104 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;

- Development proposals will seek to maximise opportunities for links to be made to existing green infrastructure networks to the existing PROW which runs along the track located immediately to the north of the site. Landscaping along the northern boundary of the site to be provided to enhance the amenity of the PROW and to filter long distance views from the Yorkshire Dales National Park.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Dwellings on the southern boundary will be front-facing, but set back from the A6131 to maintain an attractive entrance to this north eastern part of the town;
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Access to the site is to be gained from Harrogate Road (A6131) and a footway link alongside the A6131 to the bus stop at Overdale Static Caravan Site shall be provided.
- Development proposals for this site must accord with local plan policies ENV10, H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Hawbank Fields, North of Otley Road and south of A6132

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK088; Hawbank Fields, North of Otley Road and south of A6132; 12.252 ha.	0	0	+	0	-	+	0	+	-	-	0	0	++	-	+	0	0	0	+	+	<p>Level 3 (Pass): It is considered that the eastern part of the site has strong landscape visual character. It is recommended that the central part of the site is suitable for residential development. Parts of the southern half of the site is within flood zone 2 & 3a and is at medium/high risk of surface water flooding (along Skibeden Back). This southern area also has strong landscape visual character and biodiversity value, which should be retained to protect this existing entrance to the town. There is an opportunity to create a green infrastructure corridor within the site parallel to the west site boundary, linking to existing green infrastructure networks within Skipton. Otley Road, to the site's southern boundary, is also a busily trafficked road with relatively poor sightlines in this area. Acceptable access can be achieved from Harrogate Road with visibility of 120m x 2m and footway link provided. Development is likely to have a low impact on biodiversity value.</p>	2, 3, 4, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK088 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area, however the site is separated from this residential area by the railway line. The site is in close proximity to the YDNP boundary and a SINC. The eastern section of the site is more elevated and visible than the central and western part of the site, therefore it is considered that residential development on the eastern section would have a negative impact on landscape character, however the impact of development on the central and western parts of the site would be minimal as any new residential development would be located on a less elevated part of the site. Development would form an extension to the existing built-up residential area to the west of the site. This proposed site allocation includes the central and western sections of the site and excludes the eastern section due to the impacts development of this part of the site would have on existing landscape character. In order to mitigate against the negative effects and pressure development may have there are opportunities for the creation of approximately 4.114ha of green infrastructure in the north, south and east of the site, including the protection of the existing area of wood land in the south west of the site. The creation of green infrastructure within the site provides opportunities for links to be made to existing green infrastructure networks to the north, south and west of the site. The creation of a green corridor in the north of the site would continue the existing pattern of residential development on Green Acres where the dwellings are set back from Harrogate Road. An acceptable access can be achieved from Harrogate Road (A6131) and Greenacres.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP and the SINC the net developable area of the site would form a smaller part of the site area submitted in the SHLAA.

Net Developable Area: 4.484 hectares (central and western part of SHLAA site)

Number of Dwellings Generated: 143 dwellings (4.484 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. Development proposals for this site will incorporate landscape mitigation(s) including approximately 4.144ha of green infrastructure in the north, south and east of the site, which shall include the protection of the existing area of woodland in the south west of the site.
- Development proposals will seek to maximise opportunities for links to be made to existing green infrastructure and PROW networks to the north, south and west of the site. The creation of a green corridor in the north of the site will continue the existing pattern of residential development on Green Acres where the dwellings are set back from Harrogate Road.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Harrogate Road (A6131) with an opportunity for pedestrian access to be provided onto the site from Greenacres to the west.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Land at Elseycroft, south of Otley Road

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK089; Land at Elseycroft, south of Otley Road; 12.115 ha.	0	0	+	0	-	+	0	+	+	-	0	0	++	-	+	-	0	0	+	+	<p>Level 3 (Pass): A small part of flood zone 2 lies adjacent to the north west boundary of the site. The central and south east part of the site is in an area of medium to high risk of surface water flooding. Access to the site is acceptable in principle from Otley Road and Elsey Croft. The site provides opportunities to create areas of green infrastructure in the north and south of the site. A green infrastructure corridor in the north of the site would complement the southern portion of SK088 across Otley Road to retain this existing approach to the town. Development is likely to have a low impact on biodiversity value. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.</p>	2, 3, 4, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK089 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area. It is envisaged that site SK089 would be developed in conjunction with site SK090. The site analysis set out below relates to all these sites.

These sites are in close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on this area there is an opportunity for the creation of green infrastructure corridors. An area of green infrastructure is proposed in the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, which provides links to the east of Skipton and beyond. An area of green infrastructure is also proposed within the site boundary adjacent to the northern boundary of site SK089, providing the continuation of a proposed green buffer to the north of Otley Road (site SK088). These green corridors would protect this road approach to Skipton by maintaining the existing open, rural feel of this approach to Skipton up to the railway bridge on Otley Road. A third green infrastructure corridor is also proposed within the site running adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area would also maintain an open feel to the existing PROW running along the southern boundary of the site. An acceptable access can be achieved from Otley Road and Elsey Croft.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school to serve the east of Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC a smaller part of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: Sites SK089 & SK090 (Land to the north of Airedale Avenue & Elsey Croft and east of Railway Line, Skipton) are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 10.591ha. The net developable area of this group of sites is 6.807 hectares, which excludes 1.984ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

Number of Dwellings Generated: 218 dwellings (6.807 hectares x 32 dwellings per hectare).

Development Principles (relating to sites SK089 & SK090 as a single preferred site allocation):

- A new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090 to meet the educational requirements for Skipton over the plan period.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary. Development proposals for this site will incorporate landscape mitigation(s) including green infrastructure corridors. A green infrastructure corridor along the northern boundary of the site along Otley Road will be provided to maintain the existing open, rural feel of this approach to Skipton up to the railway bridge. A green infrastructure corridor will also be provided to the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A third green infrastructure corridor will also be provided adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to site SK090 is to be gained from Wensleydale Avenue, Otley Road and Elsey Croft
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Land north of Airedale Avenue east of railway line

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK090; Land north of Airedale Avenue east of railway line; 2.394 ha.	0	0	+	0	-	+	0	+	-	-	0	0	++	-	+	-	0	0	+	+	<p>Level 3 (Pass): 63/2007/7981 - approval for construction of 5 dwellings, now completed. SHLAA site boundary has been amended to exclude this area. The western portion of the site has valuable open green space with an existing footpath leading down towards the railway bridge. This path links to other existing green infrastructure networks within Skipton. The site provides opportunities to create areas of green infrastructure in the west and south of the site. The site is accessible from Wensleydale Avenue. Flood zone 2 lies along part of the western boundary of the site. The site is in a medium/high risk of surface water flooding. Development is likely to have a low impact on biodiversity value. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.</p>	2, 3, 4, 5b, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK090 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area. It is envisaged that site SK090 would be developed in conjunction with site SK089. The site analysis set out below relates to all these sites.

These sites are in close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on this area there is an opportunity for the creation of green infrastructure corridors. An area of green infrastructure is proposed in the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, which provides links to the east of Skipton and beyond. An area of green infrastructure is also proposed within the site boundary adjacent to the northern boundary of site SK089, providing the continuation of a proposed green buffer to the north of Otley Road (site SK088). These green corridors would protect this road approach to Skipton by maintaining the existing open, rural feel of this approach to Skipton up to the railway bridge on Otley Road. A third green infrastructure corridor is also proposed within the site running adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area would also maintain an open feel to the existing PROW running along the southern boundary of the site. An acceptable access can be achieved from Otley Road and Elsey Croft.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school to serve the east of Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC a smaller part of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: Sites SK089 & SK090 (Land to the north of Airedale Avenue & Elsey Croft and east of Railway Line, Skipton) are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 10.591ha. The net developable area of this group of sites is 6.807 hectares, which excludes 1.984ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

Number of Dwellings Generated: 218 dwellings (6.807 hectares x 32 dwellings per hectare).

Development Principles (relating to sites SK089 & SK090 as a single preferred site allocation):

- A new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090 to meet the educational requirements for Skipton over the plan period.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary. Development proposals for this site will incorporate landscape mitigation(s) including green infrastructure corridors. A green infrastructure corridor along the northern boundary of the site along Otley Road will be provided to maintain the existing open, rural feel of this approach to Skipton up to the railway bridge. A green infrastructure corridor will also be provided to the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A third green infrastructure corridor will also be provided adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to site SK090 is to be gained from Wensleydale Avenue, Otley Road and Elsey Croft
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Land bounded by Carleton Road, railway line, and A629

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK094; Land bounded by Carleton Road, railway line, and A629; 11.325 ha.	0	0	+	0	-	+	0	+	-	-	-	0	+	-	+	0	0	0	+	+	<p>Level 3 (Pass): This site is suitable only in part, as the flood risk is significant, with FR22 and FR23 present on the site. The central and northern areas are more suitable. Areas at medium/high risk of surface water flooding exist throughout the site. A pedestrian bridge connects to the southern area which is used recreationally by Skipton residents. This southern area has also landscape value. This site is located close to the A629 to the south, and hence residential development should be set back from this A road in any case. Safe access can be achieved. There is a current application on this site proposing residential development for 67 houses, parking, access road and cycle circuit track. (63/2016/17465).</p>	2, 3, 4, 5b, 7

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

- (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK094 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the south of Skipton's built up area and is adjacent to an existing residential area. The sites location allows relatively good access to the town's services, and hence improving connectivity and reducing the need for travel. Safe access can be achieved to the site. It also performs favourably regarding a likely low level of potential impact on the Yorkshire Dales National Park, SPA, SAC or RAMSAR sites given the fact that the site is located to the south of Skipton. The area of land to the south of this preferred site falls in Flood Risk Zones 3a and 3b. There is an area in the east, west and south of the site that is located within flood risk zone 2 & 3, which provides an opportunity to incorporate an area of open space/green infrastructure into any scheme for this site.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the flooding constraint on the site the northern and central parts of the SHLAA site is identified as a preferred site.

Net Developable Area: 3.082 hectares

Number of Dwellings Generated: 99 dwellings (3.082 hectares x 32 dwellings per hectare).

Development Principles:

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including approximately 7.4 ha of green infrastructure in the east, west and south of the site, providing an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track. This part of the site lies within flood risk zone 2 & 3, which incorporates an existing PROW along the southern boundary of the site. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider area.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Siting and design of development on the site to conserve the setting of the adjacent Conservation Area.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- As the site is in a prominent position on the edge of Skipton, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Carleton Road and Burnside Crescent.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: East of Keighley Road and south of Cawder Lane

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK101; East of Keighley Road and south of Cawder Lane; 3.999 ha.	0	0	-	-	0	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	Level 3 (Pass): The site can be accessed from the north and access exists to the pedestrian and cycle walkway along the canal via Horse Close bridge. Acceptable visibility to site can be achieved. It would be recommended that a bridge be built to serve the new housing. This would need a wider traffic assessment undertaking. The western boundary is adjacent to flood zone 3a. Areas of medium/high risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	4, 5b, 6, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	Yes
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK101 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated on the edge of south Skipton. Given this southern location it performs favourably regarding a likely low level of potential impact on the National Park boundary, SPA, SAC or Ramsar sites. Access exists from the site via Horse Close Bridge to the pedestrian and cycle walkway along the canal, providing access to the town's services to the north, and hence improving connectivity and reducing the need for travel. Acceptable visibility to site can be achieved onto Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. It would therefore be recommended that a bridge be built/widened to serve the new housing.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Net Developable Area: 3.422 hectares

Number of Dwellings Generated: 110 dwellings (3.422 hectares x 32 dwellings per hectare).

Development Principles:

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Siting and design of development on the site to conserve the setting of the conservation area, which adjoins the western boundary of the site and includes the Leeds & Liverpool Canal corridor.
- Connectivity of the canal corridor for wildlife will be enhanced through the use of sensitive planting and low level lighting within any proposed scheme.
- Development on this site will be set back from the Leeds & Liverpool Canal to provide an area of green infrastructure within the site, which will promote urban short walks for exercise & recreation.

- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- Access to the site is to be gained from Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development proposals for the site will therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Land west of Park Wood Drive and Stirtonber

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK108; Land west of Park Wood Drive and Stirtonber; 10.964 ha.	0	0	+	+	+	+	+	+	++	-	0	0	++	-	+	+	+	0	+	+	<p>Level 3 (Pass): Site now excludes the revised Skipton conservation area that covered the southwestern area of the site. The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the western boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK080a, SK081 & SK082 and this green infrastructure corridor would extend through these adjoining sites. An 1.8ha area of land within this site has been safeguarded for a new primary school in Skipton. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. Development is likely to have a low impact on biodiversity value.</p>	3, 4, 5a, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	North west

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	North west

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Site SK108 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the west of Skipton adjacent to an existing residential area.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK108 is centrally located within this group of sites. The site analysis set out below relates to all these sites.

An acceptable safe access can be achieved to the site. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school in Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. An area of this size has been identified to the north west of the net development area of this group of sites.

The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor within the site, along the western boundary of the site in order to provide a buffer to the SINC & the YDNP. Existing tree copses within the site should be protected through the creation of green infrastructure areas in the

centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. These proposed areas of green infrastructure within the site would provide links to the existing PROW network to the north of this group of sites.

The southern portion of the site running parallel to Gargrave Road is recommended as a LGS designation.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC, the recommendation of part of this site as LGS designation and the proposed location for a new primary school a smaller part of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

Number of Dwellings Generated: 324 dwellings generated from sites SK081, SK082 & SK108.

Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.
- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.

- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.
- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.

- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Cawder Gill/Horse Close

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK114; Cawder Gill/Horse Close; 9.919 ha.	0	0	0	0	0	+	0	+	++	0	-	0	++	-	+	-	-	0	+	+	<p>Level 3 (Pass): Only southern half of this site is available after a planning application for residential development was approved for the northern half (63/2015/15503). Access could be achieved via site SK124 (gargage site) or via existing reservoir track from Whinny Gill Road, which provides access to scheme 63/2015/15503. This scheme has not yet been implemented, therefore the site has been assessed on this basis. Two wooded ghylls exist on the site. One running east to west across the north boundary of the site (immediately to the south of the northern portion of SHLAA site SK116, subject to planning consent 63/2015/15503), and the other running east to west across the middle of the site. These areas are proposed as a green infrastructure corridors within the site, providing links to the existing PROW network. The site slopes steeply to the east and the most north eastern part of the site is characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI proposed running east to west across the northern boundary of the site, characterised by the existing wooded ghyll. Site in FRZ1. Development is likely to have a low impact on biodiversity value.</p>	4, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

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

Narrative of Site Analysis

Sites SK124 & SK114 (Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton) are being considered together as a potential housing allocation. Site SK124 is located within the west of this group of sites. The site analysis set out below relates to both these sites:

Site SK114 is a greenfield site situated in the edge of an existing residential area to the south east of Skipton. Site SK124 is a brownfield site situated in the edge of an existing residential area to the south east of Skipton. Access could be achieved via site SK124 (CDC owned garage site) or via existing reservoir track from Whinny Gill Road, which provides access to scheme 63/2015/15503, which is located in the northern section of site SK114. Note: this scheme has not yet been implemented and therefore the site has been assessed on this basis. If access to the site is achieved via site SK124 the two sites are currently in two different ownerships, however both owners have indicated that both sites are potential development sites to be sold for future development. The site is not in the north or north-east of the settlement, closest to the National Park's boundary. An area in the east of the original SHLAA site has been excluded given the topography of this part of the site (steeply sloping to the east). The eastern boundary of the site has been drawn to follow a continuation of built development given consent under application 63/2015/15503 to the north of site.

Two wooded ghylls exist on the site. One running east to west across the north boundary of the site (immediately to the south of the northern portion of SHLAA site SK116, subject to planning consent 63/2015/15503), and the other running east to west across the middle of the site. These areas are proposed as a green infrastructure corridors within the site, providing links to the existing PROW network. The site slopes steeply to the east and the most north eastern part of the site is characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI proposed running east to west across the northern boundary of the site, characterised by the existing wooded ghyll.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The majority of the site submitted to the SHLAA database can be utilised. This excludes the area with planning permission (63/2015/15503).

Net Developable Area: The total site allocation is 4.571ha. The net developable area of this group of sites is 3.489 hectares, which excludes 1.082ha of green infrastructure

Number of Dwellings Generated: 112 dwellings (3.489 hectares x 32 dwellings per hectare).

Development Principles (relating to sites SK124 & SK114 as a single preferred site allocation):

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including three green infrastructure corridors. Two existing wooded ghylls on the site in the north and central part of the site are identified as areas of green infrastructure, providing links to the existing PROW network to the north. The most north eastern part of the site is steeply sloping and characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI running east to west across the northern boundary of the site.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to the site is to be gained from the Cawder Road garage site located in the south west of the site. Alternatively there is the potential to access the site via existing reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development

proposals for the site should therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required.

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Skipton

Site Number and Address: Garages off Cawder Road

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK124; Garages off Cawder Road; 0.084 ha.	0	0	0	0	0	+	0	+	++	0	0	0	++	+	+	+	+	0	+	+	Level 3 (Pass): The site is too small to pass Stage 1 on its own, but it can be developed as a suitable access to service any potential development on the southern end of SK114. Brownfield site. Safe access can be achieved. Site in FRZ1.	4, 5b, 7, 9

Result: Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	No
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	South east

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	No
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	South east

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

Result: The site does not pass all four District Level Analyses, as this site would not deliver any affordable housing, given the site size. It is envisaged that this site would be development in conjunction with site SK114 as this site would provide access to the larger site SK114 to the west. After a comparison with other Pool of Site options in Skipton, sites SK124 and SK114 are considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Sites SK124 & SK114 (Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton) are being considered together as a potential housing allocation. Site SK124 is located within the west of this group of sites. The site analysis set out below relates to both these sites:

Site SK124 is a brownfield site situated in the edge of an existing residential area to the south east of Skipton. Site SK114 is a greenfield site situated in the edge of an existing residential area to the south east of Skipton. The last use of the site was as a garage site owned by Craven District Council. Access could be achieved via site SK124 or via existing reservoir track from Whinny Gill Road, which provides access to scheme 63/2015/15503, which is located in the northern section of site SK114. Note: this scheme has not yet been implemented and therefore the site has been assessed on this basis. If access to the site is achieved via site SK124 the two sites are currently in two different ownerships, however both owners have indicated that both sites are potential development sites to be sold for future development. The site is not in the north or north-east of the settlement, closest to the National Park's boundary. An area in the east of the original SHLAA site has been excluded given the topography of this part of the site (steeply sloping to the east). The eastern boundary of the site has been drawn to follow a continuation of built development given consent under application 63/2015/15503 to the north of site.

Two wooded ghylls exist on the site. One running east to west across the north boundary of the site (immediately to the south of the northern portion of SHLAA site SK116, subject to planning consent 63/2015/15503), and the other running east to west across the middle of the site. These areas are proposed as a green infrastructure corridors within the site, providing links to the existing PROW network. The site slopes steeply to the east and the most north eastern part of the site is characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI proposed running east to west across the northern boundary of the site, characterised by the existing wooded ghyll.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The majority of the site submitted to the SHLAA database can be utilised. This excludes the area with planning permission (63/2015/15503).

Net Developable Area: The total site allocation is 4.571ha. The net developable area of this group of sites is 3.489 hectares, which excludes 1.082ha of green infrastructure

Number of Dwellings Generated: 112 dwellings (3.489 hectares x 32 dwellings per hectare).

Development Principles (relating to sites SK124 & SK114 as a single preferred site allocation):

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including three green infrastructure corridors. Two existing wooded ghylls on the site in the north and central part of the site are identified as areas of green infrastructure, providing links to the existing PROW network to the north. The most north eastern part of the site is steeply sloping and characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI running east to west across the northern boundary of the site.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to the site is to be gained from the Cawder Road garage site located in the south west of the site. Alternatively there is the potential to access the site via existing reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development proposals for the site should therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.