

# Appendix D - Site Summary Sheets

Please use the following link to [view maps of the SHELAA sites on the Council's Open Spatial mapping data](#)

SHELAA Survey Ref: BA002

## Site Information

Address: Green Lane

Settlement: Bolton Abbey

Settlement Hierarchy Tier: 4b

Site Area (Ha): 5.12

Current Land Use: Mixed use

Previously developed or Greenfield Land: Mostly PDL

Planning status: No relevant consents

## Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
164	150	14		

## Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 is acceptable (site identified for development under policy EC4A in Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Chatsworth Settlement Trustees

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Bolton Bridge  
Settlement: Bolton Abbey  
Settlement Hierarchy Tier: 4b  
Site Area (Ha): 5.27  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
169		150	19	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 is acceptable (site identified for development under policy EC4A in Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Chatsworth Settlement Trustees

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Holly Tree House and land to the rear

Settlement: Bradley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.495

Current Land Use: Gardens and grassland/agricultural land associated with private residence

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: Extant planning consent on site (Ref. 18873)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
16	16			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr. Andrew Nelson

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: South of Lidget Road  
Settlement: Bradley  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.63  
Current Land Use: Vacant, open space  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
20	20			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs R Braime

Agent Name: Rural Solutions, James Ellis

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: South west of Matthew Lane  
Settlement: Bradley  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 1.147  
Current Land Use: Vacant/grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 17657)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
37	37			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr C W Throup

Agent Name: c/o Luke Binns, David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land at College Farm  
Settlement: Bradley  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.617  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: Extant planning consent on site (Ref. 18868)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
20	20			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr R F Maude

Agent Name: c/o Duncan Hartley, Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land adjacent to Ryefield House, Skipton Road  
Settlement: Bradley  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 1.948  
Current Land Use: Agricultural and disused quarry  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 20934 OUT); Current Application (Ref. 23312 RM)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
62	62			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (south part of site). North part of site withdrawn from SHLAA

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs Christine Roberts

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - south part of site. North part of site - No. Withdrawn from SHLAA

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land south west of Crag Lane  
Settlement: Bradley  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.452  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
14	14			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs R Braime

Agent Name: Rural Solutions, James Ellis

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land to the west of Gilders and Langholme, Skipton Road, Bradley

Settlement: Bradley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.095

Current Land Use: Agricultural

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Barron Family Trust

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to the west of Gilders and Langholme, Skipton Road, Bradley

Settlement: Bradley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.095

Current Land Use: Agricultural

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: W J Barron

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to the west of Gilders and Langholme, Skipton Road, Bradley

Settlement: Bradley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.095

Current Land Use: Agricultural

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs Anne Barron

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Richard Thornton's CE Primary School

Settlement: Burton in Lonsdale

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.74

Current Land Use: School buildings and playing fields

Previously developed or Greenfield Land: Mostly PDL

Planning status: Extant Planning Consent on Site (Ref. 20873); Current Application (Ref. 22109)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
24		24		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Dr E A Whitworth (as Trustee and Warden)

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land at former Rectory  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.536  
Current Land Use: Residential  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Under Construction (Ref. 12472)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
17	17			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: R N Wooler & Co

Agent Name: c/o Rural Solutions

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land East of Heslaker Lane  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 5.99  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
192	150	42		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the west of The Wend  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.809  
Current Land Use: Grassland/Gardens  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consents on site (Refs. 21973, 22497)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
26	26			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Gordon John and Ann Middleton

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Grundy Farm, east of Park Lane Terrace  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 1.07  
Current Land Use: Residential and agricultural  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Under Construction on north part of site (Ref. 9965)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
34	34			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o James Ellis Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: North of Dale Crescent, west of Beckside Farm  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.86  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
28	28			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Andrew and Lesley Smith

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Carla Beck Farm  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.979  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 18073)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
31	31			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Barrie Birch

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the East of The Old Byre, Carla Beck Lane  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.673  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consents on site (Refs. 19767, 20199)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
22	22			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Luke Binns on behalf of David Hill LLP

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Barn and Croft, Brook View  
Settlement: Carleton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.113  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 18190)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to the south of Clapham, bounded by Station Road

Settlement: Clapham

Settlement Hierarchy Tier: 4b

Site Area (Ha): 0.136

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consent on site (Ref. 17399)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Fountain House Farm, The Green

Settlement: Clapham

Settlement Hierarchy Tier: 4b

Site Area (Ha): 0.163

Current Land Use: Residential

Previously developed or Greenfield Land: 100% PDL

Planning status: Extant planning consents on site (Refs. 18171, 21775)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Allotment Site, Cross Haw Lane

Settlement: Clapham

Settlement Hierarchy Tier: 4b

Site Area (Ha): 0.237

Current Land Use: Allotments

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consent on site (Ref. 20785 OUT); Current Application (Ref. 22898 RM)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the south of Netherghyll Lane

Settlement: Cononley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.155

Current Land Use: Vacant

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction on part of larger SHLAA site (Refs. 17854, 19691)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
37	37			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr & Mrs W Naylor

Agent Name: David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



### Site Information

Address: East of Meadow Close and at Moorfoot Lane

Settlement: Cononley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.332

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Ref. 14583); Extant planning consents on site (Refs. 15985, 16967, 18492);  
~~Current Applications (Refs. 22789, 23241)~~

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
43	43			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to west of Skipton Road  
Settlement: Cononley  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.198  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: James Edward Naylor

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the west of Cedarville, Netherghyll Lane  
Settlement: Cononley  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.14  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consents on site (Refs. 20401, 22218)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs Naylor

Agent Name: David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Dick Lane

Settlement: Cowling

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.354

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Site Partially Developed (Ref. 15767); Extant planning consents on site (Refs. 17439 OUT, 20427)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Ryan Homes and Development Limited

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: South of Colne Road, east of Welbeck House  
Settlement: Cowling  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 2.934  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
94	94			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mrs Kath Swinson

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: South of Colne Road, east of Welbeck House  
Settlement: Cowling  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 2.934  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
94	94			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Graham Broughton

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: South of Colne Road, east of Welbeck House  
Settlement: Cowling  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 2.934  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
94	94			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Peter Broughton

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Former sewerage works and adjoining land at Woodside Farm

Settlement: Cowling

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.535

Current Land Use: Disused sewage works

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
49	49			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: C A and J Ridsdale

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: West of Fold Lane, east of Carr Mill  
Settlement: Cowling  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 1.01  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
32	32			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr R A Browne

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Manor Park

Settlement: Cowling

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.12

Current Land Use: Vacant grassland (infill site)

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Lapsed planning consent on site (Ref. 10894); Extant planning consent on site (Ref. 19451 OUT)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Ian Dale

Agent Name: Planet Architecture Ltd

Number of Landowners: 1

Conclusion on Availability: No

Conclusion on Achievability:

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Langdale Nursing Home, 233 Keighley Road  
Settlement: Cowling  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.139  
Current Land Use: Former nursing home (now vacant) and grounds  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: Extant planning consent on site (Ref. 16444)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Welbeck House, Keighley Road  
Settlement: Cowling  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.16  
Current Land Use: Residential curtilage  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability:

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Laurel Croft, south and east of Village Hall  
Settlement: Embsay  
Settlement Hierarchy Tier: 4b  
Site Area (Ha): 0.747  
Current Land Use: Open Space  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 19386)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
24	24			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part of site - 0.39 ha)

Owner Name: Jonathan Brooksbank

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land bounded by Shires Lane and Low Lane  
Settlement: Embsay  
Settlement Hierarchy Tier: 4b  
Site Area (Ha): 1.298  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 15886 OUT, 20654 RM)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
42	42			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o J.O. Steel Consulting

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the south of Shires Lane  
Settlement: Embsay  
Settlement Hierarchy Tier: 4b  
Site Area (Ha): 2.871  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Refs. 17297, 18839)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
92	92			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Neville House, Neville Crescent  
Settlement: Gargrave  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.423  
Current Land Use: Sheltered Flats  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
14	14			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council c/o Shaun Wilson Corporate Property Management

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land off Eshton Road, north of Canal  
Settlement: Gargrave  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 3.76  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
120	120			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing, extra care, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council c/o Shaun Wilson Corporate Property Management

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Fred Green and Son Ltd, Canal Warehouse , Eshton Road

Settlement: Gargrave

Settlement Hierarchy Tier: 3

Site Area (Ha): 1.125

Current Land Use: Caravan park, warehouse, office

Previously developed or Greenfield Land: Mostly PDL

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36		36		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area in the Local Pla

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 0.81 ha) and Employment (part - 0.31 ha) (B1, B2 and B8)

Owner Name: Covey Whitham

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: West of primary school, east of Anchor Bridge  
Settlement: Gargrave  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.93  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 15663); Current Application (Ref. 22919)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
30	30			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name: Mr M Johnson, Dacres

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Garage site, off Smithy Croft Road

Settlement: Gargrave

Settlement Hierarchy Tier: 3

Site Area (Ha): 0.14

Current Land Use: Garage site

Previously developed or Greenfield Land: 100% PDL

Planning status: Site Partially Developed; Extant planning consent on northern part of site (Ref. 20016); Current application on northern part of site (Ref. 22876)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the west of Walton Close  
Settlement: Gargrave  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 1.798  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
58	58			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Joe Isle

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Higher Land House, West Street  
Settlement: Gargrave  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.18  
Current Land Use: Residential and agricultural  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Site Fully Developed (Ref. 16566)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: No

Conclusion on Achievability: N/A - Site Fully Developed

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Primary school, east of Robin Lane, west of Lowcroft

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.962

Current Land Use: Primary school

Previously developed or Greenfield Land: Mostly PDL

Planning status: Under Construction (Ref. 18715)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
31	31			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing, extra care, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council

Agent Name: c/o Shaun Wilson

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land adjacent to Lairgill House, Mount Pleasant  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.11  
Current Land Use: Garden  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 18745)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr V Craven

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land to east of Lairgill Row on Butts Lane  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.426  
Current Land Use: Car park  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
14		14		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Bigber Farm  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 1.812  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
58	58			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs E A Metcalfe

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability:

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Low Bentham Road, rear of Furness Drive  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 3.143  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
101		101		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Jonathan Alban Burns

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: North of Lakeber Drive  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.872  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
28	28			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Milepeal Ltd, Building Contractors

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Rear of 38-54 Robin Lane and east of Butts Lane  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 2.807  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
90		90		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr T Marshall

Agent Name: c/o Thorfinn Caithness, Edwardson Associates

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Rear of 38-54 Robin Lane and east of Butts Lane  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 2.807  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
90		90		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs E A Metcalfe

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Springfield Crescent and east of Butts Lane  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 2.577  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 13808) SE corner of site

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
82		82		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs F Mason

Agent Name: Stuart Booth

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land off Mount Pleasant

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.098

Current Land Use: Grassland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 18982, 18983, 20318, 20319, 22461)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs Peter Longton

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land off Mount Pleasant

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.098

Current Land Use: Grassland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 18982, 18983, 20318, 20319, 22461)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Maiden Enterprises Ltd

Agent Name: c/o Janet Dixon Town Planners Ltd

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Station Road and south-west of Pye Busk  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 10.884  
Current Land Use: Agricultural and auction mart  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
348	150	150	48	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area and part of site

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 8.97 ha) and Employment (part - 0.59 ha) (B1, B2 and B8)

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Station Road and south-west of Pye Busk  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 10.884  
Current Land Use: Agricultural and auction mart  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
348	150	150	48	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area and part of site

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 8.97 ha) and Employment (part - 0.59 ha) (B1, B2 and B8)

Owner Name: Bentham and District Farmers' Auction Mart Co Ltd

Agent Name: Richard Turner and Son

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Station Road and south-west of Pye Busk  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 10.884  
Current Land Use: Agricultural and auction mart  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
348	150	150	48	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area and part of site

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 8.97 ha) and Employment (part - 0.59 ha) (B1, B2 and B8)

Owner Name: Richard Turner and Son

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Cample Hatcheries, Low Bentham Road

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.501

Current Land Use: Residential and business use

Previously developed or Greenfield Land: Mostly PDL

Planning status: Under Construction (Ref. 19190); Extant planning consent on site (Ref. 17887 OUT)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
16	16			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Eric Persson

Agent Name: c/o Brown and Whittaker Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land south of Low Bentham Road  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.891  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
29	29			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr T Marshall

Agent Name: c/o Gemma Edwardson, Edwardson Associates

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land between Springfield Crescent and Tatterthorn Road

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.996

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
32	32			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: E and M Metcalfe and Son

Agent Name: c/o John C Prickett, Richard Turner and Son

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land between Pye Busk and Belle Bank  
Settlement: High Bentham  
Settlement Hierarchy Tier: Open Countryside  
Site Area (Ha): 0.475  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
15	15			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: E and M Metcalfe and Son

Agent Name: c/o John C Prickett, Richard Turner and Son

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land to west of Goodenber Road  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 1.87  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
60		60		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs A Harrison

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the east of Duke Street  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.154  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 21311)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: CDC Property Services

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to south of Mount Pleasant

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.896

Current Land Use: Grassland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 18982, 18983, 20319); Current Application (Ref. 20318)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
29	29			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Victor B Craven

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land Adjacent To Springfield Crescent  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.216  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: Under Construction (Ref. 13808)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to north west of Bank Head Farm and south of Ghyllhead Farm

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 13.129

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
420	150	150	120	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs A Harrison

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: The Red House, Gas House Lane

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.159

Current Land Use: Residential

Previously developed or Greenfield Land: 100% PDL

Planning status: Site Partially Developed (Ref. 16496); Extant planning consent on site (Ref. 21938)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: N/A on part of site which is developed. Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Former Nat West Bank, Station Road

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.17

Current Land Use: Offices

Previously developed or Greenfield Land: 100% PDL

Planning status: Under Construction (Ref. 16812); Extant planning consents on site (Refs. 18461, 21514, 22150 RM)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Lakeber Drive  
Settlement: High Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.104  
Current Land Use: Amenity land and garages  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 21310)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes (B1 may be acceptable)

Vehicular Access Conclusion:

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land south of Park Avenue adjacent to railway line  
Settlement: Hellifield  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 2.144  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
69			69	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: South of Sunningdale House and Hellifield House  
Settlement: Hellifield  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 1.225  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 11691); Site Partially Developed (Ref. 16308)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
39		39		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land south of Townson Tractors, off Kendal Road  
Settlement: Hellifield  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 1.887  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 20933)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
60	60			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Thornview Road, off Skipton Road (plus Thorndale Street Recreation Ground)

Settlement: Hellifield

Settlement Hierarchy Tier: 4a

Site Area (Ha): 2.26

Current Land Use: Football grounds; Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
72		72		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: To be determined via consultation with NYCC Highways (site boundary altered since

Part 2 Suitability Conclusion: To be determined following SHELAA site consultation with NYCC Highways

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to east of Gisburn Road

Settlement: Hellifield

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.764

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Refs. 11691, 12106); Extant planning consent on site (Ref. 21312)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
56	56			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts

Agent Name: c/o Ian Swain, WBW Surveyors

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: CDC Car Park, Backgate  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.179  
Current Land Use: Overflow car park, informal open space  
Previously developed or Greenfield Land: 100% PDL  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council c/o Rachel Sewell, Property Manager

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Caravan Park, north of River Greta  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.628  
Current Land Use: Caravan park  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
20			20	

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr Terry S Greenwood and Linda Greenwood

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Corner of Main Street and Laundry Lane  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.537  
Current Land Use: Grassland  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Under Construction (Ref. 17387)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
17	17			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr and Mrs P J Brennan

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



### Site Information

Address: Adjacent to southern edge of industrial estate, off New Road

Settlement: Ingleton

Settlement Hierarchy Tier: 3

Site Area (Ha): 3.004

Current Land Use: Grassland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (part of site allocated for employment and part of site designated as an existing employ

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Mr S Heald (TO COMPLETE ALL FIELDS ONCE LAQ SCANNED)

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Between Ingleborough Park Drive and Low Demesne

Settlement: Ingleton

Settlement Hierarchy Tier: 3

Site Area (Ha): 6.4

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs A Morphet

Agent Name: c/o Luke Binns, David Hill

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Between Ingleborough Park Drive and Low Demesne  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 6.4  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs T E Brown

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Between Ingleborough Park Drive and Low Demesne  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 6.4  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr A Horner

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Between Ingleborough Park Drive and Low Demesne  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 6.4  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Rachel Sewell Craven District Council

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: East of New Village and south of Low Demesne  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 15.052  
Current Land Use: Agricultural and residential  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Site Partially Developed (Ref. 10183)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
482	150	150	150	32

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Rachel Sewell, Property Manager

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A on part of site which is developed

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Between industrial estate off New Road and Tatterthorn Lane

Settlement: Ingleton

Settlement Hierarchy Tier: 3

Site Area (Ha): 1.994

Current Land Use: Temporary Pipeline Contract Site

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for employment in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (allocated for employment in the Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Anthony Brown

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

SHELAA Survey Ref: IN047

Due to an administrative error during the production of the SHELAA Update 2021, Site IN047 was mistakenly omitted from the Schedule of Deliverable Sites. This error has been rectified and the Site summary sheet for IN047 can be found at the end of this Appendix.

### Site Information

Address: Former playing fields, Ingleton Middle School  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.653  
Current Land Use: Former school playing fields  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
21	21			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council, c/o Shaun Wilson, Property Service

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



### Site Information

Address: Land to south of Thacking Lane  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 3.85  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
123	123			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: To be determined via consultation with NYCC Highways (new site)

Part 2 Suitability Conclusion: To be determined following SHELAA site consultation with NYCC Highways

Owner Name: Ian Hackett

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Glenholme, Thacking Lane  
Settlement: Ingleton  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.116  
Current Land Use: Residential  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Extant planning consent on site (Ref. 20525)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land west of Barrel Sykes  
Settlement: Langcliffe  
Settlement Hierarchy Tier: Open Countryside  
Site Area (Ha): 2.014  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
64	64			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o Samantha Howe

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: West of Greenfoot Lane  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.367  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 20657)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
12	12			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr. Roger Wheildon

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Greenhead, Cross Lane

Settlement: Low Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.221

Current Land Use: Garden/small holding

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 17369, 18616); Current Application (Ref. 22292)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Edward Metcalfe

Agent Name: c/o Richard Turner and Son

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Wenning View, Low Bentham Road  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.566  
Current Land Use: Residential dwelling and curtilage  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Current Application (Ref. 23212 OUT)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs K Brownsord

Agent Name: Luke Binns, David Hill

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Harley Close  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.547  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Martyn Staveley

Agent Name: N/A

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Harley Close  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.547  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: N J Nute

Agent Name: N/A

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable? ☒



### Site Information

Address: North of Harley Close  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.547  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Giles Moore

Agent Name:

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Harley Close  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.547  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Erica Wright

Agent Name:

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Harley Close  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.547  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: E J Fletcher

Agent Name: N/A

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Sandy Hill  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 2.191  
Current Land Use: Agricultural and residential  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 20048)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
70	70			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: J P Jowett

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Low Bentham Primary School  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.208  
Current Land Use: Former school building and associated playing fields  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: Extant planning consent on site (Ref. 17775)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Phillip Jarman & High Sugden

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Green Head Offices, Cross Lane  
Settlement: Low Bentham  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.143  
Current Land Use: Office and commercial storage  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: Extant planning consent on site (Ref. 18764)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land at corner of Skipton Road and Keighley Road

Settlement: Cross Hills

Settlement Hierarchy Tier: 3

Site Area (Ha): 0.266

Current Land Use: Retail - antiques/furniture shop

Previously developed or Greenfield Land: 100% PDL

Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
9	9			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: M H and S A Webster

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Works and land at Low Fold, Manor Way

Settlement: Sutton

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.346

Current Land Use: Employment

Previously developed or Greenfield Land: Mostly PDL

Planning status: Under Construction (Ref. 15475); Extant planning consent on site (Ref. 20329)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs Maureen E Green

Agent Name: Michael Allison - Allison-Macrae

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: East of Green Lane and west of Black Abbey Lane

Settlement: Glusburn

Settlement Hierarchy Tier: 3

Site Area (Ha): 3.028

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Site Partially Developed (Ref. 15768); Extant planning consents on site (Refs. 19939, 20573)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
97	97			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Trustees of J Binns Settlement

Agent Name: David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Ashfield Farm, Skipton Road  
Settlement: Cross Hills  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 13.06  
Current Land Use: Agricultural and residential  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Lapsed planning consent on site (Ref. 4645)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
418	150	150	118	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 0.8 ha) and Employment (part - 12.26 ha) (B1)

Owner Name: Mr B W Kidd

Agent Name: c/o Luke Binns, David Hill

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Between Clayton Hall Road and Old Lane/ Holme Beck

Settlement: Cross Hills

Settlement Hierarchy Tier: 3

Site Area (Ha): 11.3

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: I L, D A and R J Thompson

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (access)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Between Clayton Hall Road and Old Lane/ Holme Beck

Settlement: Cross Hills

Settlement Hierarchy Tier: 3

Site Area (Ha): 11.3

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Keith Martyn Sharp

Agent Name: C/o Caroline Sunter, David Hill

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (access)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land adjacent to The Old Cornmill, Malsis School  
Settlement: Glusburn  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 1.723  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 17097)

**Development Potential**

Estimated Site Capacity See SC085	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis School

Agent Name: c/o Mrs M Rishworth, Bursar

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Former Farmyard and Workshops, Malsis School  
Settlement: Glusburn  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.796  
Current Land Use: Car park, driveway and grassland associated with school  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 14387); Under Construction (Ref. 17097)

**Development Potential**

Estimated Site Capacity See SC085	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis School

Agent Name: c/o Mrs M Rishworth, Bursar

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land north of the A6068, Colne Road, Malsis School  
Settlement: Glusburn  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.703  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 17097)

**Development Potential**

Estimated Site Capacity See SC085	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis School

Agent Name: c/o Mrs M Rishworth, Bursar

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to west of Glusburn Corn Mill  
Settlement: Glusburn  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 1.078  
Current Land Use: Grassland  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
34	34			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Philip Rainford

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land to the West of Green Lane  
Settlement: Glusburn  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.192  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 17488)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Michael Stead

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Ling Haw Hill, Cononley Road

Settlement: Cross Hills

Settlement Hierarchy Tier: 3

Site Area (Ha): 0.93

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 17327, 18104, 22357); Appeal lodged against non determination (Ref. 22027)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
30	30			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Brian and Elizabeth Green

Agent Name: c/o Ian Hayfield

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Malsis

Settlement: Glusburn

Settlement Hierarchy Tier: 3

Site Area (Ha): 12.66

Current Land Use: School and grounds

Previously developed or Greenfield Land: Half PDL, half Greenfield

Planning status: Extant planning consent on site (Ref. 14387); Under Construction (Ref. 17097)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
405	150	150	105	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing, heritage led, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis Ltd

Agent Name: c/o James Ellis Rural Solutions

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: St Peter's Methodist Church, Main Street  
Settlement: Cross Hills  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.18  
Current Land Use: Church  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Implemented (Ref. 18527)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Valyn, The Acres  
Settlement: Sutton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.193  
Current Land Use: Residential  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Extant planning consent on site (Ref. 18958)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Croft Head Farm, Ryecroft Road  
Settlement: Glusburn  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.4  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 18875)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
13	13			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Roseneath, The Acres  
Settlement: Sutton  
Settlement Hierarchy Tier: 4a  
Site Area (Ha): 0.127  
Current Land Use: Residential  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 20286)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Wheatlands, Wheatlands Lane  
Settlement: Cross Hills  
Settlement Hierarchy Tier: 3  
Site Area (Ha): 0.197  
Current Land Use: Residential curtilage  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 20445)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



### Site Information

Address: Land east of Bankwell Rd  
Settlement: Giggleswick  
Settlement Hierarchy Tier: 4b  
Site Area (Ha): 0.28  
Current Land Use: Garden  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 17348)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
9	9			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Barry Coultherd and Elizabeth Tierney

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land adjacent to Lord's Close and Sandholme Close  
Settlement: Giggleswick  
Settlement Hierarchy Tier: 4b  
Site Area (Ha): 0.934  
Current Land Use: School playing field  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
30	30			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Giggleswick School, James Carr Trust

Agent Name: Cushman and Wakefield, Philip Roebuck

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: South of Riversdale and north of school playing fields

Settlement: Giggleswick

Settlement Hierarchy Tier: 4b

Site Area (Ha): 0.359

Current Land Use: Shrubland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (Gigg School part of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: South of Riversdale and north of school playing fields

Settlement: Giggleswick

Settlement Hierarchy Tier: 4b

Site Area (Ha): 0.359

Current Land Use: Shrubland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Giggleswick School, James Carr Trust

Agent Name: N/A

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (Gigg School part of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to the rear and west of the Ambulance Station, off Cammock Lane

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.37

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
44	44			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing, as part of SG021, SG066, SG080, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 0.56 ha) and Employment (part - 0.77 ha) (B1)

Owner Name: Mallerstang Ltd

Agent Name: c/o Jessica Johnston

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the south of Ingfield Lane  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 11.433  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Consent granted subject to S106 (Ref. 18067)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
366	150	150	66	

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: KEITH FAIRHURST

Agent Name: c/o Jay Everett, Addison Planning

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to the south of Ingfield Lane  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 11.433  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Consent granted subject to S106 (Ref. 18067)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
366	150	150	66	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o Jay Everett, Addison Planning

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to the south of Brockhole View and west of Brockhole Lane

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.559

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consent on site (Ref. 19833); Consent granted subject to S106 (Ref. 17447);  
Current Application (Ref. 21261)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr Francmanis

Agent Name: Rural Solutions Ltd, James Ellis

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: South of Brockhole View and west of Brockhole Lane

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.133

Current Land Use: Residential and agricultural

Previously developed or Greenfield Land: Mostly PDL

Planning status: Site Partially Developed (Refs. 5/62/219/E, 14800); Extant planning consent on site (Ref. 19832)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36	36			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Francmanis

Agent Name: James Ellis Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Car park, off Lower Greenfoot and Commercial Street

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.412

Current Land Use: Public Car Park

Previously developed or Greenfield Land: Mostly PDL

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
13	13			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: West Yorkshire Garage, Duke Street  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.16  
Current Land Use: Service station and car showroom  
Previously developed or Greenfield Land: 100% PDL  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Michael West and Steven Howarth

Agent Name: c/o Ian Swain WBW Surveyors

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: NYCC Depot, Kirkgate  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.245  
Current Land Use: Unused Highways Depot  
Previously developed or Greenfield Land: 100% PDL  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Premises and fire station, Mill Close and Kings Mill Lane

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.25

Current Land Use: Employment/Industrial

Previously developed or Greenfield Land: 100% PDL

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Mixed Used Re				

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for Mixed Use Regeneration in the Local Plan)

Employment compatible? Yes - Commercial mixed use including employment, retail and leisure uses are acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Mixed Use Regeneration

Owner Name: Stanley Jordan

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land south of Runley Bridge Farm and west of B6480

Settlement: Settle

Settlement Hierarchy Tier: Open Countryside

Site Area (Ha): 5.039

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consent on site (Ref. 18064 OUT); Current application (Ref. 23148 RM)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
26 - Mixed Use Allocation	26			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for mixed use development, housing and employment, in the Local Plan)

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1, B2 and B8)

Owner Name: David Wilson

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land North of Penny Green  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.252  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing, as part of SG021, SG066, SG080, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mallerstang Limited

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the west of Brockhole Lane  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 2.102  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Current Application (Ref. 21261)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
67	67			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: H Francmanis

Agent Name: c/o James Ellis, Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land to the north of Town Head Way  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 1.745  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
56	56			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Langcliffe Hall Estate

Agent Name: Simon Mair FRICS

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land to the west of Skipton Road and railway  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 6.9  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
221	150	71		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing, as part of SG021, SG066, SG080, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 3.1 ha) and Employment (part - 3.8 ha) (B1)

Owner Name: Mallerstang Ltd

Agent Name: c/o Jessica Johnston

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Well House, Bankwell Road  
Settlement: Giggleswick  
Settlement Hierarchy Tier: 4b  
Site Area (Ha): 0.205  
Current Land Use: Residential  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 17541)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land Adjacent to Back Church Street, Church Street  
Settlement: Settle  
Settlement Hierarchy Tier: 2  
Site Area (Ha): 0.16  
Current Land Use: Scrubland, small car park  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 21084 OUT)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Aldersley Avenue and south of Moorview Way

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 7.777

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
249	150	99		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Persimmon Homes West Yorkshire, c/o/ MR Matt Burrow

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Cefn Glas and land to south-east, Shortbank Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 1.132  
Current Land Use: Residential curtilage, garages and surrounding scrubland  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36	36			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs J H Phillips

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to east of mineral railway, off Brougham St

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.869

Current Land Use: Garages

Previously developed or Greenfield Land: 100% PDL

Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
28			28	

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Off Gargrave Road, north-east of Aireville Grange  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.592  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (for employment uses only)

Housing compatible? No (designated as an existing employment area in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (designated as an existing employment area in the Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Skipton Building Society

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Former allotments and garages,  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.591  
Current Land Use: Allotments  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Site Fully Developed (Refs. 18656, 19444)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
19	19			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: N/A - Site Fully Developed

Housing compatible?

Employment compatible?

Vehicular Access Conclusion:

Part 2 Suitability Conclusion:

Owner Name:

Agent Name: Andy Rollinson

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A - Site Fully Developed

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of A629, south of Sandylands, west of Carleton Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 23.484

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Ref. 15792); Extant planning consent on site (Ref. 19563)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205 - Mixed Use alloc	150	55		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (part of site allocated for employment and part of site designated as an existing employ

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 6.77 ha) and Employment (part - 10.98 ha) (B1, B2 and B8)

Owner Name: Hamer Boot

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: West of the junction of Carleton New Road and Carleton Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.81

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
26		26		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Skipton Town Council

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Croft House, Carleton Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.386

Current Land Use: Residential and gardens

Previously developed or Greenfield Land: Mostly PDL (over half of site is PDL)

Planning status: Under Construction (Ref. 12292)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
12	12			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mohammed Riaz Hussain

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Whitakers Factory Site, Keighley Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.492  
Current Land Use: Employment - Whitakers Factory and residential  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Site Partially Developed (Ref. 7070)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
16	16			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Claire Whitakers

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A on part of site which is developed

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Business premises and land, west of Firth Street  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 2.351  
Current Land Use: Employment  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Under Construction (Refs. 10591, 10596); Extant planning consents on site (Refs. 15417, 18282, 21629)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
75	75			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Rachel Fryers

Agent Name: Merritt & Fryers Ltd

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Business premises and land, west of Firth Street

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 2.351

Current Land Use: Employment

Previously developed or Greenfield Land: 100% PDL

Planning status: Under Construction (Refs. 10591, 10596); Extant planning consents on site (Refs. 15417, 18282, 21629)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
75	75			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: R N Wooler

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: East of Canal, west of Sharphaw Avenue  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 3.66  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
117	117			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Rachel Sewell Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: North of Gargrave Road, at roundabout junction with A65

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 4.303

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
138	138			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing and part of site designated as LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 2.61 ha) and Employment (part - 0.79 ha) (B1)

Owner Name: TRCPR

Agent Name: Youngs RPS

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (TRCPR part of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: North of Gargrave Road, at roundabout junction with A65

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 4.303

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
138	138			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing and part of site designated as LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 2.61 ha) and Employment (part - 0.79 ha) (B1)

Owner Name: Ali Akbar Shan and Shaheen Shan

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (TRCPR part of site)

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land West of Parkwood Drive and Stirtonber  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 4.969  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
159	150	9		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site allocated for housing and part of site designated as LGS in t

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part of site - 2.1 ha)

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land bounded by White Hills Lane and A65  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.843  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
27	27			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Trustees of the Tarn Moor Estate

Agent Name: Ian Cox and Zoe Harrison

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of junction of Skipton Road and Embsay Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 3.26  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 18340)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
104	104			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Eleanor Higgs (Pegasus Group)

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East of Overdale Caravan Park, south of A65  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 2.11  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consents on site (Refs. 18923 OUT, 20826 RM)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
68	68			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part of site - 1.13 ha)

Owner Name: Sam Lankester

Agent Name: Panshanger Park

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Hawbank Fields, North of Otley Road and South of A6132  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 8.598  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: G.K.Stapleton

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Hawbank Fields, North of Otley Road and South of A6132  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 8.598  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Eleanor Higgs - Pegasus Group

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Hawbank Fields, North of Otley Road and South of A6132  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 8.598  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr. John Stapleton

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Hawbank Fields, North of Otley Road and South of A6132  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 8.598  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs. Sheila Stapleton

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Elsecroft, south of Otley Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 12.09  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Site Partially Developed (Ref. 11062, 13350, 15726)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
387	150	150	87	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs. Jane Wilman

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A on part of site which is developed

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land north of Airedale Avenue east of railway line  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 2.393  
Current Land Use: Vacant  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Site Partially Developed (Ref. 7981); Current Application (Ref. 20463)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
77	77			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Ian Halton Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable? ☒

### Site Information

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

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 11.325

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Ref. 19754)

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Ms S L Kent

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

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

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 11.325

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Ref. 19754)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs V M Oliver

Agent Name: c/o Windle Beech Winthrop

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Auction Mart and access land to north  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 2  
Current Land Use: Auction Mart and surrounding agricultural land  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
64		64		

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: South of Gargrave Road, north of Craven College  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 1.12  
Current Land Use: Grassland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36		36		

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated for LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1) (part of site - 0.69 ha)

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



### Site Information

Address: East of Keighley Road and south of Cawder Lane  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 3.999  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
128	128			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: John Gladwyn, Keyhaven Homes

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Clay Hall Farm, Broughton Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.346

Current Land Use: Grassland. Residential on far south

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: Under Construction (Ref. 13823); Current Application (Ref. 23270)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Brian Patchett

Agent Name: Mr Robert Hodgkiss

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land West of Park Wood Drive and Stirtonber  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 10.965  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
351	150	150	51	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land between Skipton Auction Mart and canal  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 3.84  
Current Land Use: Grassland associated with Auction Mart  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for employment in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (allocated for employment in the Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Craven Cattle Marts Ltd

Agent Name: c/o Ian Swain Windle Beech Winthrop

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Cawder Gill / Horse Close  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 9.919  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Under Construction (Ref. 15503)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
317	150	150	17	

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: John Gladwyn, Keyhaven Homes

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Former ATS Site, Carleton Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 1.04

Current Land Use: Vacant unit and surrounding grassland

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: Extant planning consents on site (Refs. 17515 OUT, 19879 RM)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
33	33			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: R N Wooler and Co. Ltd c/o Gareth Wooler

Agent Name: c/o Rural Solutions

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Garages off Cawder Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.084  
Current Land Use: Garages  
Previously developed or Greenfield Land: 100% PDL  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (part of larger site SK114)

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Garages off Cawder Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.084  
Current Land Use: Garages  
Previously developed or Greenfield Land: 100% PDL  
Planning status: No planning history

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (part of larger site SK114)

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: John Gladwyn, Keyhaven Homes

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: Land adjacent to 50 North Parade

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.125

Current Land Use: Vacant greenfield land

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 17338, 20304)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land Adjacent to Marina Crescent  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.235  
Current Land Use: Vacant building plot and residential  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Under Construction (Ref. 7556)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Skipton Rock Quarry, Harrogate Road  
Settlement: Skipton  
Settlement Hierarchy Tier: Open Countryside  
Site Area (Ha): 4.61  
Current Land Use: Quarry  
Previously developed or Greenfield Land: Mostly PDL  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (part of site allocated for employment in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site allocated for employment in the Lo

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Tarmac Trading Ltd

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land adjacent Clay Hall Farm, Broughton Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 1.12  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Under Construction (Ref. 13823); Current Application (Ref. 20076)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36	36			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Brian Patchett

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

### Site Information

Address: Land to the east of Grassington Road  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 2.541  
Current Land Use: Agricultural  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: No planning history

### Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
81	81			

### Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable (part of site)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1) (part of site - 1.43 ha )

Owner Name: Youngs RPS

Agent Name: paul.mcgee@youngsrps.com

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: East and west of Cavendish Street  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 1.955  
Current Land Use: Car park, retail, pub  
Previously developed or Greenfield Land: 100% PDL  
Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Mixed Used Re				

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for Mixed Use Regeneration in the Local Plan)

Employment compatible? Yes - A1 and commercial led mixed uses are acceptable (allocated for Mixed Use Regen)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Mixed Use Regeneration

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 5.632

Current Land Use: Train Station, car park, retail, industrial, leisure

Previously developed or Greenfield Land: 100% PDL

Planning status: No relevant consents

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Mixed Used Re				

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for Mixed Use Regeneration in the Local Plan)

Employment compatible? Yes - Commercially led employment uses with retail and community uses are acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Mixed Use Regeneration

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land adjacent to 42 Sackville Street  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.109  
Current Land Use: Industrial  
Previously developed or Greenfield Land: 100% PDL  
Planning status: Under Construction (Refs. 10591, 10596)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



**Site Information**

Address: St Monica's Convent, Gargrave Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.974

Current Land Use: Church, grassland

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: Under Construction (Ref. 18950); Extant planning consent on site (Ref. 19473)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
31	31			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Cavendish House, 12 Newmarket Street

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.171

Current Land Use: Offices

Previously developed or Greenfield Land: 100% PDL

Planning status: Extant planning consents on site (Refs. 18719, 21287)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Rockwood House, Park Wood Close  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.23  
Current Land Use: Residential and gardens  
Previously developed or Greenfield Land: Mostly Greenfield  
Planning status: Extant planning consent on site (Ref. 21049)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Land off Chapel Hill  
Settlement: Skipton  
Settlement Hierarchy Tier: 1  
Site Area (Ha): 0.57  
Current Land Use: Woodland  
Previously developed or Greenfield Land: 100% Greenfield  
Planning status: Extant planning consent on site (Ref. 19367)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒

**Site Information**

Address: Former St Stephens Roman Catholic Primary School, Gargrave Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.24

Current Land Use: Former school

Previously developed or Greenfield Land: Mostly PDL

Planning status: Under Construction (Ref. 20916)

**Development Potential**

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

**Site Assessment Conclusions**

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: To be determined following planning application consultation with NYCC Highways

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒



Site Information

Address: Land to the south of Jenkin Lodge, New Road

Settlement: Ingleton

Settlement Hierarchy Tier: 3

Site Area (Ha): 0.677

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
22	22			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Elizabeth Graham

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable? ☒