

Bradleys Both Parish Council

Neighbourhood Development Plan Until 2032

Annexe 1

Bradley Site Assessments

Annexe 1 – Bradleys Both Housing Site Assessments

Contents

1.0	Introduction	2
2.0	BR001 Health Lea and Land to Rear, Skipton Road	2
3.0	BR002 Holly Tree House and Land to the Rear	7
4.0	BR003 Land South of Mill Lane, adjacent to Middle Beck	11
5.0	BR004 East of Skipton Road adjacent to Middle Beck	16
6.0	BR005 South of Lidget Road	21
7.0	BR006 Land West of Ings Lane	26
8.0	BR007 South West of Matthew Lane	31
9.0	BR008 Land at College Farm	36
10.0	BR011 Land to east of college road	40
11.0	BR012 Land to West of Aire Valley Drive	45
12.0	BR013 Land South West of Crag Lane	50
13.0	BR014 Land south of Silsden Road.....	54
14.0	BR016 Gilders, Langholme, and land to the West, Skipton Road	59
15.0	Conclusion	64
	Appendix One Site Selection Check List	64

1.0 Introduction

Craven District Council underwent a process to identify and assess parcels of land within Bradleys Both that had been put forward for development by local landowners. The findings are presented in their Strategic Housing Land Availability Assessment (SHLAA). The Neighbourhood Plan group then held community consultations, site assessments and discussions with Craven District Planning Officers to consider the suitability of all the potential sites. This document summarises their findings. Throughout the document references are made to the Craven District Council site assessment. The site assessment key is shown below.

Craven District Council Site Assessment Key

Potential significant positive impacts	Potential minor positive impacts	Potential neutral impacts	Potential minor negative impacts	Potential significant negative impacts
--	----------------------------------	---------------------------	----------------------------------	--

2.0 BR001 Health Lea and Land to Rear, Skipton Road

Background information

Site Location and Use				
Site Location	Health Lea and land to rear, Skipton Road			
Parish Name	Bradleys Both			
Gross Area (Ha)	0.517 Ha			
SHLAA site Reference (if applicable)	BR001.			
Context				
Surrounding Land Uses				
Site Boundaries	The site adjoins existing residential development on Skipton Road. A concept statement and sketch scheme has been submitted which demonstrates how a residential scheme could be well related to the existing settlement.			
Is the Site:	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield ¹ .	There is an existing dwelling on the site (brownfield) but this is unlikely to be of particular environmental value.			
Existing/Previous Use	This site is Grade 3 agricultural land (DEFRA). Although this site is Grade 3 it is part of the residential curtilage of the two properties on Skipton Road and therefore is unlikely to be of local importance. The site has no particular strategic economic development or mixed-use potential.			
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Approved extension to dwelling. 2005 Craven DC ref: 11/2005/5253			

¹ Greenfield – land (or a defined site) usually farmland, that has not previously been developed.

Brownfield – previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement <input checked="" type="checkbox"/>	On the edge <input type="checkbox"/>	Outside <input type="checkbox"/>
How would the development of this site relate to the surrounding issues? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Well <input checked="" type="checkbox"/>	Not very well <input type="checkbox"/>	Don't know <input type="checkbox"/>
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Road access is possible from Skipton Road. However, if BR002 is also approved for development, provision must be made for an internal road joining the 2 sites.		
Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent to the Forest of Bowland Area of Outstanding Natural Beauty (AONB) or the Yorkshire Dales National Park.
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	<input type="checkbox"/>	Playing fields
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance ²	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Sites designated as being of national importance ²	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Sites designated as being of local importance ³ <i>(consult local planning authority)</i>	<400m	<input type="checkbox"/>	Playing fields, canal and amenity area.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Site

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Context			
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
School(s)	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input type="checkbox"/>	There is no publically accessible open space within the site.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Key Employment Site	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area	<input type="checkbox"/>	The site is not within and does not adjoin a conservation area. None of the land is within or in proximity to a known biodiversity/geodiversity site.
	Site is adjacent to a conservation area	<input type="checkbox"/>	
	Site is not within or adjacent to a conservation area	<input checked="" type="checkbox"/>	
Archaeological sites	Site is within an archaeological site	<input type="checkbox"/>	Possible archaeological constraint (NYCC).
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	There are no listed buildings within or adjoining the site.
	Site is adjacent to, or within the setting of a listed building	<input type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input checked="" type="checkbox"/>	
Other key considerations			
Which Flood risk zone (fluvial) does the site fall	Zone 3	<input type="checkbox"/>	

Context			
within or intersect with?	Zone 2	<input type="checkbox"/>	The site is in Flood Zone 1 and is at low risk of flooding.
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	A line of trees crosses the site to the rear of the existing house. Trees are also present along the site boundaries. It would be possible to conserve the trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input type="checkbox"/>	<input type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics		Comments
Characteristics which may affect development on the site:		
Topography: Flat/ plateau/ steep gradient		The site is gently sloping. A concept scheme has been provided which demonstrates that a development scheme could be achieved which would be unlikely to impact on road approaches to Bradley.
Views in? Wide/ channelled/ long/short		Existing house demolished. No detrimental effect on views.
Views out? Wide/ channelled/ long/short		Houses on upper slopes could overlook Skipton Road.

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12. Need to allow internal access with BR002 if both sites approved.
Estimated development timeframe:	
Explanation /justification for decision to accept	See 5.0

Conclusions	
or discount site.	Conflict with proposed NPD policies H1 and T1. Potentially hazardous traffic access suggests that joint development with BR002 might be preferred.
Further Information	
<p>Infrastructure requirements? <i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i></p> <p>Utilities information to be provided through consultation.</p> <p>The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with the relevant consultees.</p> <p>The site is in close proximity to a former building stone site. The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is unlikely that this site will be used for mineral extraction.</p>	

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input type="checkbox"/>	NB Site suitability must be considered in conjunction with BR002. Both sites cannot be developed independently of each other.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Need to be aware of houses on upper level overlooking the street.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Very close to school. Skipton road is busy at school time with many parents dropping off children by car. Potential road safety hazard from turning traffic. Possibly safer access from this site if developed at same time as BR002. However, main commuter access will be away from village centre.

Bradleys Both Parish Council Site Assessment Decision

BR001	Potential neutral impacts
<p>Development of the land would follow the emerging spatial strategy, this means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy. The land is available for development, this means the landowner/developer is willing to sell/develop the land for housing. The land is not at the highest risk of flooding, this means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>	

Craven District Council Site Assessment Decision

BR001			
	Positive attributes include proximity to Bradley village centre, low flood risk and the land being partly brownfield. However, the main negative aspect of this site is its distance of over 400m from children's play space although on site provision may be possible.	CEF Feedback - Favourable	Planning Permission? No

3.0 BR002 Holly Tree House and Land to the Rear

Background information

Site Location and Use				
Site Location	Holly Tree House and land to the rear			
Parish Name	Bradleys Both			
Gross Area (Ha)	0.495 Ha			
SHLAA site Reference (if applicable)	BR002			
Context				
Surrounding Land Uses	The site adjoins existing residential development on Skipton Road. A concept statement and sketch scheme has been submitted which demonstrates how a residential scheme could be well related to the existing settlement.			
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.	Existing dwelling is brownfield.			
Existing/Previous Use	<p>This site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance. . Although this site is Grade 3 it is part of the residential curtilage of the two properties on Skipton Road and therefore is unlikely to be of local importance.</p> <p>There is an existing dwelling on the site and this is unlikely to be of particular environmental value.</p> <p>The site has no particular strategic economic development or mixed-use potential.</p>			
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Extension approved for existing dwelling in 2007. CDC ref 11/2007/8096			

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge	Outside
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How would the development of this site relate to the surrounding issues?	Well	Not very well	Don't know
<ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Context			
impact of the proposed design of site development? • What would be the impact of the proposed scale of site development?			
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Suitable vehicular access can be achieved at the existing access point to Holly Tree House. However, if adjoining BR001 were to be developed, provision must be made for internal access between the 2 sites.		
Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent the Yorkshire Dales National Park or the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Sites designated as being of national importance	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m	<input type="checkbox"/>	Playing fields, canal and amenity area
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
School(s)	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input type="checkbox"/>	There is no public open space within the site.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	

Context			
Key Employment Site	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites / areas	Proximity		Comments
Conservation Area	Site is within a conservation area	<input type="checkbox"/>	The site is not within and does not adjoin a conservation area.
	Site is adjacent to a conservation area	<input type="checkbox"/>	
	Site is not within or adjacent to a conservation area	<input checked="" type="checkbox"/>	None of the land is within or in proximity to a known biodiversity/geodiversity site.
Archaeological sites	Site is within an archaeological site	<input type="checkbox"/>	
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	There are no listed buildings within or in close proximity to the site.
	Site is adjacent to, or within the setting of a listed building	<input type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input checked="" type="checkbox"/>	
Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input type="checkbox"/>	The site is in flood zone 1 so is at low risk of flooding.
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	There are trees along the site boundaries. It would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input type="checkbox"/>	<input type="checkbox"/>	

Context	
Utility services available	<input type="checkbox"/> <input type="checkbox"/>
Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site is gently sloping. A concept scheme is required to demonstrate how development of the site would address any impact on road approaches to Bradley.
Views in? Wide/ channelled/ long/short	Existing house demolished. No detrimental effect on street scene.
Views out? Wide/ channelled/ long/short	Upper houses could overlook Skipton Road.

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12. Need to allow internal road to join with BR001 if this site is also approved.
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	See 5.0 Conflict with proposed NPD policies H1 and T1. Potentially hazardous traffic access suggests that joint development with BR001 might be a preferred option.

Further Information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with consultees.

The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NB Site suitability must be considered in conjunction with BR001. Both sites cannot

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
			be developed independently of each other.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Care needs to make sure new housing is not overwhelming on upper level of site.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Very close to school. Skipton road is busy at school time with many parents dropping off children by car. Potential road safety hazard from turning traffic. Possibly safer access from BR001 if developed at same time. However, main commuter access will be away from village centre.

Bradleys Both Parish Council Site Assessment Decision

BR002
<p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>

Craven District Council Site Assessment Decision

BR002		
<p>Positive attributes include proximity to Bradley village centre, low flood risk and being partly brownfield. The main negative aspect of this is the distance from children's play space.</p>	<p>CEF Feedback - Favourable</p>	<p>Planning Permission? No</p>

4.0 BR003 Land South of Mill Lane, adjacent to Middle Beck

Background information

Site Location and Use	
Site Location	Land south of Mill Lane, adjacent to Middle Beck
Parish Name	Bradleys Both
Gross Area (Ha)	0.251 Ha
SHLAA site Reference (if applicable)	BR003
Context	

Site Location and Use				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>This site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation.</p> <p>The site has no particular strategic economic development or mixed-use potential.</p>			
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	None since Jan 2001			

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge	Outside
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
How would the development of this site relate to the surrounding issues? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Well	Not very well	Don't know
	<input type="checkbox"/>	<input checked="" type="checkbox"/> Infill site overlooks Eveleanor and itself is overlooked on 2 other boundaries.	<input type="checkbox"/>
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Access by narrow private road from Skipton Road. Suitable vehicle access onto Mill Lane would be achievable via a bridge, but would destroy an attractive beck/ meadow feature.		

Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent the Forest of Bowland AONB nor adjoining or adjacent the Yorkshire Dales National Park.
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	

Context		
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	<input checked="" type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input type="checkbox"/>
Sites designated as being of European Importance	<400m	<input type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input checked="" type="checkbox"/>
Sites designated as being of national importance	<400m	<input type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input checked="" type="checkbox"/>
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m	<input type="checkbox"/>
	400-800m	<input checked="" type="checkbox"/>
	>800m	<input type="checkbox"/>
Community Facilities and Services		
What is the distance to the following facilities (measured from the site centre)	Distance	Comments
Town / local centre / shop	<400m	<input checked="" type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input type="checkbox"/>
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input checked="" type="checkbox"/>
School(s)	<400m	<input checked="" type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input type="checkbox"/>
Open Space /recreation facilities	<400m	<input checked="" type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input type="checkbox"/>
Health Centre facility	<400m	<input type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input checked="" type="checkbox"/>
Key Employment Site	<400m	<input type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input checked="" type="checkbox"/>
Cycle Route	<400m	<input type="checkbox"/>
	400-800m	<input checked="" type="checkbox"/>
	>800m	<input type="checkbox"/>
Amenity Footpath	<400m	<input type="checkbox"/>
	400-800m	<input checked="" type="checkbox"/>
	>800m	<input type="checkbox"/>
Historic Considerations		
Proximity of site to the following sites /areas	Proximity	Comments
Conservation Area	Site is within a conservation area	<input checked="" type="checkbox"/>
	Site is adjacent to a conservation area	<input type="checkbox"/>
	Site is not within or adjacent to a conservation area	<input type="checkbox"/>
Archaeological sites	Site is within an	<input type="checkbox"/>

Context			
	archaeological site	<input type="checkbox"/>	
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	
	Site is adjacent to, or within the setting of a listed building	<input type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input checked="" type="checkbox"/>	
Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input checked="" type="checkbox"/>	The majority of the site is in flood zone 3a so any lower-risk sites in flood zones 1 and 2 in the locality may be preferable for allocation.
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	Trees are present on the site across the north western elevation around Middle Beck. There are also trees around the south western boundary. It would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input type="checkbox"/>	<input type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	The site is gently sloping.		
Views in? Wide/ channelled/ long/short	Constrained infill site		
Views out? Wide/ channelled/ long/short	Surrounded by close neighbours on all sides. Privacy for all will be difficult to achieve.		
Availability			
Availability	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	

Availability			
	Yes	No	Comments
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	See 5.0 Contrary to proposed NPD policies: E1, H1, H3, T1

Further Information

<p>Infrastructure requirements? <i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i></p> <p>The site is within the built up area of Low Bradley. A concept scheme is required to demonstrate how development in the site would be compatible with its setting.</p> <p>Middle Beck runs along the site's north western boundary. The Tithe Lathe Lumb waterfall is adjacent the site. It would be possible to develop the site and provide vehicle access from Mill Lane whilst conserving the Beck and waterfall.</p> <p>The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with the relevant consultees.</p> <p>The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.</p>
--

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Access from Mill Lane could be via bridge over the beck, but would destroy an attractive beck/meadow feature.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tight infill development. No opportunity for social housing. Difficult to achieve privacy for site dwellers or existing neighbours.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Beck and meadow are attractive village features. Site development and road access would destroy these.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Whilst not a large number of potential cars because of small site, Mill Lane access is narrow and potentially hazardous. There is no footpath along the road.

Bradleys Both Parish Council Site Assessment Decision

BR003
Development of the land would follow the emerging spatial strategy
This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.
The land is available for development
This means the landowner/developer is willing to sell/develop the land for housing.
The land is not at the highest risk of flooding
This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.

Craven District Council Site Assessment Decision

BR003		
This site has positive merits in respect of proximity to Bradley village centre and access to children's play space. There is a minor negative in respect of the land being of Grade 3 agricultural value. Uncertainty also exists in relation to how the site could be developed sympathetically in the context of its location within Bradley Conservation Area. However, a major concern relates to the site's location within Flood Risk Zone 3a.	CEF Feedback - Unfavourable	Planning Permission? No

5.0 BR004 East of Skipton Road adjacent to Middle Beck

Background information

Site Location and Use	
Site Location	East of Skipton Road adjacent to Middle Beck
Parish Name	Bradleys Both
Gross Area (Ha)	1.973 Ha
SHLAA site Reference (if applicable)	BR004
Context	
Surrounding Land Uses	A concept scheme is required to demonstrate how development on the site could be compatible with adjacent residential areas to the east, west and south and with the rural landscape and buildings north of the site.
Site Boundaries	

Site Location and Use				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>This site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation.</p> <p>The site has no particular strategic economic development or mixed-use potential.</p>			
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	None since Jan 2001			

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge	Outside
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How would the development of this site relate to the surrounding issues?	Well	Not very well	Don't know
<ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Only single access possible from Skipton road by Methodist church. Pressure of heavy traffic in centre of village where people park for the shop.		

Environmental Considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Greenbelt	<400m	<input type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input checked="" type="checkbox"/>
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>
	400-800m	<input type="checkbox"/>
	>800m	<input checked="" type="checkbox"/>
Important green space? Discretionary designation for green areas of	<400m	<input checked="" type="checkbox"/>
	400-800m	<input type="checkbox"/>

Context			
particular importance to the local community	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Sites designated as being of national importance	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m	<input checked="" type="checkbox"/>	Playing field, canal and amenity area, village hall.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
School(s)	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input checked="" type="checkbox"/>	There is no public open space within the site.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Key Employment Site	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area	<input checked="" type="checkbox"/>	The site is within the Low Bradley Conservation area.
	Site is adjacent to a conservation area	<input type="checkbox"/>	
	Site is not within or adjacent to a conservation area	<input type="checkbox"/>	None of the land is within or in proximity to a known biodiversity/geodiversity site.
Archaeological sites	Site is within an archaeological site	<input type="checkbox"/>	
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	

Context			
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	There are no listed buildings within the site but there are listed buildings in close proximity to the north, east and south of the site. Old Hall Scarr House
	Site is adjacent to, or within the setting of a listed building	<input checked="" type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input type="checkbox"/>	
Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input checked="" type="checkbox"/>	The majority of the site is in flood zone 1 and is at low risk of flooding. However, a small part of the north westernmost part of the site is in higher risk flood zone 3a. Any scheme layout should direct development to outside the 3a area. Middle Beck runs along northern edge
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	There are trees along the boundaries of the site, particularly to the north and south. It would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines over eastern section
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	A small stream runs along the southern boundary of the site. The site is gently sloping. Middle Beck forms northern boundary.		
Views in? Wide/ channelled/ long/short	Large site. Full development will overwhelm views from south.		
Views out? Wide/ channelled/ long/short			
Availability			
Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	50
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	See para 5.0 Contrary to proposed NPD policies: E1, H1, H3, T1

Further Information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

NYCC have raised concerns that access onto Lidget Road is restricted by existing buildings.

The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with relevant consultees.

The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Infill site within conservation area, which, if fully developed, would completely change character of village. Site slopes upward away from the village.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Infill site.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Close to 3 listed buildings.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only access for traffic is by side of Methodist church in the centre of the village. Potential road safety hazards from extra turning traffic conflicting with children walking to school, parking by visitors to village shop, fast through traffic and junction with Ings Lane. Aims of NDP are to minimize traffic flow in the village.

Bradleys Both Parish Council Site Assessment Decision

BR004
<p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or</p>

Craven District Council Site Assessment Decision

BR004			
<p>The site offers positive attributes with respect of its location in proximity to the village centre and children's play space and offering some brownfield land. There are some negative aspects notably the north western part of the site being in flood risk zone 3a, with minor impacts in terms of the site being of Grade 3 agricultural land. Uncertainties exist over potential heritage impacts.</p>	<p>CEF Feedback – Unfavourable NB Whole site is Greenfield.</p>	<p>Planning Permission? No</p>	

**6.0 BR005 South of Lidget Road
Background information**

Site Location and Use				
Site Location	South of Lidget Road			
Parish Name	Bradleys Both			
Gross Area (Ha)	0.63 Ha			
SHLAA site Reference (if applicable)	BR005			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	x			
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>This site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation.</p> <p>The site has no particular strategic economic development or mixed-use potential.</p>			
Site Planning History Have there been any previous applications for development on this land?	Land adjoining site (part of original site) already developed			

Site Location and Use	
What was the outcome?	

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge	Outside
How would the development of this site relate to the surrounding issues? <ul style="list-style-type: none"> • What would be the impact of the proposed land use for the site? • What would be the impact of the proposed design of site development? • What would be the impact of the proposed scale of site development? 	Well	Not very well	Don't know
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Adjoins minor road through the village. Approx. 1000m from A629		
Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m		
	400-800m		
	>800m		
Area of Outstanding Natural Beauty (AONB)	<400m		The site is not located in, adjoining or adjacent the National Park or the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
	400-800m		
	>800m		
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m		Site is already listed as an important green space
	400-800m		
	>800m		
Sites designated as being of European Importance	<400m		
	400-800m		
	>800m		
Sites designated as being of national importance	<400m		
	400-800m		
	>800m		
Sites designated as being of local importance (consult local planning authority)	<400m		
	400-800m		
	>800m		

Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m		
	400-800m		
	>800m		
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m		
	400-800m		
	>800m		
School(s)	<400m		
	400-800m		
	>800m		
Open Space /recreation facilities	<400m		The landowner has provided information in respect of the open space indicating that it is not greatly visible. There may be opportunities to enhance an area of open space through development of parts of the site for housing which would be of greater benefit to the residents of the village. Further information to be provided.
	400-800m		
	>800m		
Health Centre facility	<400m		
	400-800m		
	>800m		
Key Employment Site	<400m		
	400-800m		
	>800m		
Cycle Route	<400m		
	400-800m		
	>800m		
Amenity Footpath	<400m		
	400-800m		
	>800m		
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area		None of the land is within or in proximity to a known biodiversity/geodiversity site.
	Site is adjacent to a conservation area		
	Site is not within or adjacent to a conservation area		
Archaeological sites	Site is within an archaeological site		Archaeology info tbc.
	Site is adjacent to an archaeological site		
	Site is not within or adjacent to an archaeological site		
Scheduled Ancient Monument (SAM)	Site is on a SAM		
	Site is adjacent to a SAM		
	Site is not on or adjacent to a SAM		
Listed Buildings	Site contains a listed building		
	Site is adjacent to,		

Community Facilities and Services		
What is the distance to the following facilities (measured from the site centre)	Distance	Comments
	or within the setting of a listed building	
	Site does not contain or adjoin a listed building	
Other key considerations		
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	
	Zone 2	
	Zone 1	
Are there any Tree Preservation Orders on the site?	Two or more	The site is in flood zone 1 so has low vulnerability to flooding.
	One	
	None	
Is the site affected by any of the following?	Yes	No
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?		
Contamination		
Significant infrastructure crossing the site, i.e. power lines/pipe lines		
Utility services available		
Characteristics		
Characteristics which may affect development on the site:	Comments	
Topography: Flat/ plateau/ steep gradient	The site is gently sloping. There are no watercourses on the site. (note: slope is greater than adjoining road, therefore the southern end is elevated). Footpath alongside site is narrow.	
Views in? Wide/ channelled/ long/short	The site constitutes an open area of land that contributes to the character of the Low Bradley Conservation Area. An assessment has been provided by the landowner stating the land is not greatly visible and a wider footpath will be provided. Whilst the sketch scheme provided would result in the loss of this field as an important setting within the village, it is considered that a design scheme could be achieved which would achieve a balance.	
Views out? Wide/ channelled/ long/short	Wide but short	

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.			The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability?			
Any other comments?			Immediately available subject to N.P.

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	

Conclusions	
This site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Could be upto 12 houses at this rate
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	May be refused because of loss of Green Space and additional through-village traffic. Some of new buildings would be elevated above road and would tend to dominate. Homes could be subject to traffic and other noise from village hall users.
Further Information	
Infrastructure requirements? <i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i>	
An access to NYCC standards could be formed. Minor works may be required to extend existing footways and street lighting to serve the site.	
The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with the relevant consultees. Limited information provided by the landowner indicating no coal or soil problems but without evidence	
The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.	

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.			
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			Possibly 'yes' by reducing impact of other possible developments
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.			Depends on design and cost
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.			

Bradleys Both Parish Council Site Assessment Decision

BR005	
<p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>	

Craven District Council Site Assessment Decision

BR005			
<p>This site is an important asset helping define village character lying at the heart of Low Bradley Conservation Area. The site has positive merits in respect of proximity to children's play space, and location within flood risk zone 1 and proximity to Bradley village centre. However, minor negative impacts relate to it being of Grade 3 agricultural value.</p>	<p>CEF Feedback - Neither</p>	<p>Planning Permission? No</p>	

7.0 BR006 Land West of Ings Lane

Background information

Site Location and Use				
Site Location	Land west of Ings Lane			
Parish Name	Bradleys Both			
Gross Area (Ha)	0.832 Ha			
SHLAA site Reference (if applicable)	BR006			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	x			
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>Food Production.</p> <p>This site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation.</p> <p>The site has no particular strategic economic development or mixed-use potential.</p>			
Site Planning History Have there been any previous applications for development on this land?	Not Aware			

Site Location and Use	
What was the outcome?	

Suitability

Context			
Where is the site located in relation to the built up area of the village?		On the edge	
<p>How would the development of this site relate to the surrounding issues?</p> <ul style="list-style-type: none"> • What would be the impact of the proposed land use for the site? • What would be the impact of the proposed design of site development? • What would be the impact of the proposed scale of site development? 	<p>Well</p> <p>Reduction of greenfield</p> <p>Low – small scale</p> <p>Low – small scale</p>		
<p>How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.</p>	<p>Vehicle access is available from Ings Lane to the east and Ings Drive to west although road improvements would be required to be agreed with NYCC Highways. Development of the site would require provision of a footpath and street lighting to Ings Lane which would provide benefits in terms of pedestrian safety and pedestrian access to village services and the bus stop on the A629. The landowner has provided a sketch scheme indicating footpath provision.</p>		
Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m		
	400-800m		
	>800m		
Area of Outstanding Natural Beauty (AONB)	<400m		The site is not located in, adjoining or adjacent to the National Park or Forest of Bowland Area of Outstanding Natural beauty (AONB).
	400-800m		
	>800m		
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m		
	400-800m		
	>800m		
Sites designated as being of European Importance	<400m		
	400-800m		
	>800m		
Sites designated as being of national importance	<400m		
	400-800m		
	>800m		
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m		
	400-800m		
	>800m		
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m		

Context			
	400-800m	x	Depends on chosen access point
	>800m		
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m		
	400-800m	x	
	>800m		
School(s)	<400m		
	400-800m	x	
	>800m		
Open Space /recreation facilities	<400m	x	There is no public open space within the site.
	400-800m		
	>800m		
Health Centre facility	<400m		
	400-800m		
	>800m	x	
Key Employment Site	<400m		
	400-800m		
	>800m	x	
Cycle Route	<400m		
	400-800m		
	>800m	x	
Amenity Footpath	<400m	x	
	400-800m		
	>800m		
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area	x	
	Site is adjacent to a conservation area		
	Site is not within or adjacent to a conservation area		
Archaeological sites	Site is within an archaeological site		
	Site is adjacent to an archaeological site		
	Site is not within or adjacent to an archaeological site	x	
Scheduled Ancient Monument (SAM)	Site is on a SAM		
	Site is adjacent to a SAM		
	Site is not on or adjacent to a SAM	x	
Listed Buildings	Site contains a listed building		The sketch scheme provided indicates that a scheme could be achieved which would retain open views of the mill. A footpath through the site would be also of amenity value. Archaeological interest needs to be determined.
	Site is adjacent to, or within the setting of a listed building	x	
	Site does not contain or adjoin a listed building		
Other key considerations			
Which Flood risk zone (fluvial) does the site fall	Zone 3	x	

Context			
within or intersect with?	Zone 2		The majority of the site is in flood zone 3a so any lower-risk sites in flood zones 1 and 2 in the locality may be preferable for allocation. The landowner has provided additional information in response to the site's flood risk putting forward the case that any flooding problems would be de minimus. Without a SSFRA, this box cannot be ticked.
	Zone 1		
Are there any Tree Preservation Orders on the site?	Two or more		There are no trees on the site.
	One		
	None	x	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?		x	None of the land is within or in proximity to a known biodiversity/geodiversity site.
Contamination		x	
Significant infrastructure crossing the site, i.e. power lines/pipe lines		x	Not Aware of any
Utility services available	x		

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	This is a flat site. (mostly!)
Views in? Wide/ channelled/ long/short	Channelled, fairly long
Views out? Wide/ channelled/ long/short	Channelled

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.			A concept scheme has been provided by the landowner, it is considered from the submitted sketch that a scheme could be provided which relates well to the urban area. However, careful consideration will need to be given to the nearby existing mill building.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability?			Immediate allocation
Any other comments?			Restricted development could retain some Green space

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	x
This site has minor constraints	x
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Constraints become minor with development restricted to small number of properties. A footpath could be included.
Estimated development timeframe:	Immediate subject to Neighbourhood Plan approval
Explanation /justification for decision to	Can be accepted with limited development which would

Conclusions	
accept or discount site.	maintain some green space. Provision of footpath could aid pedestrian road safety

Further Information

Infrastructure requirements?
You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with the relevant consultees.

The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	x		Although limited development could have some +ve impacts (see above)
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	x		But could reduce the impact of other developments
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.			Depends on design and cost
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.		x	Maybe 'Yes' with partial development, construction of footpath and open view of mill on entry to village kept.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.		x	But could be 'yes' because of footpath and IF northern access to A629 is improved; otherwise there may be more traffic through the village

Bradleys Both Parish Council Site Assessment Decision

BR006	
<p>This site is supported as it is away from the main village and therefore reduces the need for additional village parking and increased traffic flow through the village at peak hours. This site will protect thoroughfares from additional infill development.</p> <p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>	

Craven District Council Site Assessment Decision

BR006	
-------	--

The key impacts which would affect allocation of this site is its location within Flood Risk Zone 3a. Other minor negative impacts of this site include the Grade 3 agricultural value of the site. There are positive attributes of this site including its proximity to Bradley village centre and children's play space. There are potential benefits in terms of footpath provision.	CEF Feedback - Favourable	Planning Permission? No
--	---------------------------	-------------------------

8.0 BR007 South West of Matthew Lane

Background information

Site Location and Use				
Site Location	South west of Matthew Lane			
Parish Name	Bradleys Both			
Gross Area (Ha)	1.147 Ha			
SHLAA site Reference (if applicable)	BR007			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	x			
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>This site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation.</p> <p>The site has no particular strategic economic development or mixed-use potential.</p>			
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Yes, refused (access)			

Suitability

Context			
Where is the site located in relation to the built up area of the village?		On the edge	
<p>How would the development of this site relate to the surrounding issues?</p> <p>1.0 What would be the impact of the proposed land use for the site?</p> <ul style="list-style-type: none"> What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Well	Not very well Removal of historic field	Don't know

Context	
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Access onto Mathew Lane which is narrow (particularly at southern end) and then about 800m to A629 easy access to south but very difficult and dangerous to north.

Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m		
	400-800m		
	>800m	x	
Area of Outstanding Natural Beauty (AONB)	<400m		The site is not located in, adjoining or adjacent the National Park or Forest of Bowland Area of Outstanding Natural Beauty (AONB).
	400-800m		
	>800m	x	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m		There is no public open space on the site.
	400-800m	x	
	>800m		
Sites designated as being of European Importance	<400m		
	400-800m		
	>800m		
Sites designated as being of national importance	<400m		
	400-800m		
	>800m		
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m		
	400-800m		
	>800m		
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m	x	
	400-800m		
	>800m		
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	x	
	400-800m		
	>800m		
School(s)	<400m		
	400-800m	x	
	>800m		
Open Space /recreation facilities	<400m	x	
	400-800m		
	>800m		
Health Centre facility	<400m		
	400-800m	x	
	>800m		
Key Employment Site	<400m		
	400-800m		
	>800m	x	
	<400m		

Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Cycle Route	400-800m		
	>800m	x	
Amenity Footpath	<400m	x	
	400-800m		
	>800m		

Historic Considerations			
Proximity of site to the following sites / areas	Proximity		Comments
Conservation Area	Site is within a conservation area	x	A statement has been submitted outlining how a residential development could be sensitive to the heritage status of this site.
	Site is adjacent to a conservation area		
	Site is not within or adjacent to a conservation area		None of the land is within or in proximity to a known biodiversity / geodiversity site.
Archaeological sites	Site is within an archaeological site		
	Site is adjacent to an archaeological site		
	Site is not within or adjacent to an archaeological site		
Scheduled Ancient Monument (SAM)	Site is on a SAM		
	Site is adjacent to a SAM		
	Site is not on or adjacent to a SAM		
Listed Buildings	Site contains a listed building		
	Site is adjacent to, or within the setting of a listed building		
	Site does not contain or adjoin a listed building		

Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3		The site is in flood zone 1 which is the lowest flood risk category in the Environment Agency's Strategic Flood Risk Assessment for Craven.
	Zone 2		
	Zone 1	x	
Are there any Tree Preservation Orders on the site?	Two or more		There are no trees or hedgerows on the site.
	One		
	None	x	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?		x	Not aware of any
Contamination		x	
Significant infrastructure crossing the site, i.e. power lines/pipe lines		x	
Utility services available	x		

Characteristics

Historic Considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Characteristics which may affect development on the site:		Comments: Access road is narrow, western end of site is poorly drained. Some risk from 'stray' hard balls from adjacent sports field at eastern end.
Topography: Flat/ plateau/ steep gradient	Largely flat	
Views in? Wide/ channelled/ long/short	wide	
Views out? Wide/ channelled/ long/short	wide	

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.			The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability?			
Any other comments?			The eastern section of the site is proposed for residential development, which would be of high quality design to match the grain of the existing built up area. The remainder of the site may offer an opportunity for an extension of the existing sports/recreation facilities which is required in the village.

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	7 or 8 (see notes above re. rest of site)
Estimated development timeframe:	Immediate once Neighbourhood plan approved
Explanation /justification for decision to accept or discount site.	There are reservations because of access and possible nuisance from sports field which could mean refusal, but limited acceptance is possible.

Further Information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The western boundary of the site borders the Leeds to Liverpool canal. The River and Canal Trust will be consulted to ascertain whether access for management of the waterway is a requirement. Statement submitted stating that as western portion of the site will not be developed access for the Trust should not be an issue.

Improvements to Matthew Lane would be required as well as extending the existing footway / street lighting to serve the site. (NYCC Highways). Statement submitted which claims that Sanderson Associates have inspected the site and reported that it is possible to provide adequate access to the site that will meet highway standards. (see drawing 7722/004 showing proposed access submitted by David Hill). (Note: Southern end of Matthew lane cannot be widened and northern route is currently almost single track in places)

The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on

Conclusions
potential contamination, instability or groundwater issues affecting the site should also be carried out with relevant consultees.
The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.			
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			But could reduce impact of other developments.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.			Depends on cost and design
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.			And could result in more traffic through village

Bradleys Both Parish Council Site Assessment Decision

BR007	
<p>This site is supported as it is away from the main village and therefore reduces the need for additional village parking and increased traffic flow through the village at peak hours. This site will protect thoroughfares from additional infill development.</p> <p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>	

Craven District Council Site Assessment Decision

BR007		
<p>This site offers positive attributes with respect of proximity to Bradley village centre and access to play space and low flood risk. There are minor negative issues with regards agricultural land value and uncertainty in terms of the impact on Low Bradley Conservation Area given the absence of any information to support the scheme in this respect.</p>	<p>CEF Feedback - Neither</p>	<p>Planning Permission? No</p>

9.0 BR008 Land at College Farm

Background information

Site Location and Use				
Site Location	Land at college farm			
Parish Name	Bradleys Both			
Gross Area (Ha)	0.617 Ha			
SHLAA site Reference (if applicable)	BR008			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.	Most of this site is Brownfield originally for pig rearing now cattle rearing and sheep.			
Existing/Previous Use	<p>The site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance, however this site mainly consists of agricultural buildings which the owner plans to relocate. The site has no particular strategic economic development or mixed-use potential.</p> <p>A concept scheme has been submitted showing how the site could be developed in a well related way.</p>			
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Long term use for agricultural purposes.			

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge	Outside
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
How would the development of this site relate to the surrounding issues?	Well	Not very well	Don't know
<ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Due to the local road network already being severely restricted further information regarding the impact development would have upon the road network is appropriate here. Site has no direct connection/frontage to a highway maintainable at public expense (NYCC Highways).		
Environmental Considerations			
What is the distance from the edge of the	Distance	Comments	

Context			
site to any of the following:			
Greenbelt	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent the National Park or Forest of Bowland Area of Outstanding Natural Beauty (AONB).
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	<input type="checkbox"/>	Site is built over with agric. Buildings.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of national importance	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m	<input checked="" type="checkbox"/>	Adjacent to Old Hall and access next to Scarr House (Both listed).
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance	Comments	
Town / local centre / shop	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
School(s)	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input type="checkbox"/>	There is no public open space on the site.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Key Employment Site	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input type="checkbox"/>	Unknown.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites /areas	Proximity	Comments	
Conservation Area	Site is within a conservation area	<input checked="" type="checkbox"/>	A statement has been submitted which outlines how development
	Site is adjacent to a	<input type="checkbox"/>	

Context			
	conservation area Site is not within or adjacent to a conservation area	<input type="checkbox"/>	on the site could be compatible with its conservation area setting and the listed building adjoining the site's western elevation. None of the land is within or in proximity to a known biodiversity/geodiversity site.
Archaeological sites	Site is within an archaeological site	<input type="checkbox"/>	
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	A statement has been submitted which outlines how development on the site could be compatible with its conservation area setting and the listed building adjoining the site's western elevation.
	Site is adjacent to, or within the setting of a listed building	<input checked="" type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input type="checkbox"/>	
Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input type="checkbox"/>	The site is at low risk of flooding being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven.
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Possibly bats.
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	The site is flat and the surface is part hardstanding, part grass plus buildings		
Views in? Wide/ channelled/ long/short	Channelled/short.		
Views out? Wide/ channelled/ long/short	North Nd East wide and uphill.		

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Not known.
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Site could not accommodate the appropriate allotment without worsening congestion in the village and major road redevelopment.
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	As above.

Further Information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with relevant consultees.

The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No evidence in favour.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contrary to objectives.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input type="checkbox"/>	<input type="checkbox"/>	Unlikely.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No evidence in favour.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adversely affects congestion and parking. Probably furthest point in village from

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
on-street parking, and encouraging the use of public transport.			public transport.

Bradleys Both Parish Council Site Assessment Decision

BR008	
<p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>	

Craven District Council Site Assessment Decision

BR008		
<p>This site offers positive sustainability attributes in respect of its proximity to Low Bradley village centre and location within flood risk zone 1 as well as the opportunity to improve the existing townscape in relation to the Conservation Area. The main negative impact of this site is the distance from children's play space as well as more minor impacts in terms of the site being of Grade 3 agricultural value. Should this scheme be considered for allocation, design would be of great importance given its historic context adjacent the Old Hall.</p>	<p>CEF Feedback - Unfavourable</p>	<p>Planning Permission? No</p>

10.0 BR011 Land to east of college road

Background information

Site Location and Use				
Site Location	Land to east of college road			
Parish Name	Bradleys Both			
Gross Area (Ha)	0.663			
SHLAA site Reference (if applicable)	BR011			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/Brownfield.				

Site Location and Use	
Existing/Previous Use	<p>This site is Grade 3 agricultural land (DEFRA) and is likely to be of local importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation. Information submitted indicating that the landowner has other areas that could be used for food production, this site is small.</p> <p>There is no brownfield land within the site.</p> <p>The site appears to have no particular economic development / mixed-use potential.</p> <p>A concept statement has been submitted indicating that development would generally be infill at a density of that similar to current existing surrounding residential development.</p> <p>The site is partly outside the conservation area.</p>
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Unknown.

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement <input type="checkbox"/>	On the edge <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>
How would the development of this site relate to the surrounding issues? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Well <input type="checkbox"/>	Not very well <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Access from College Lane.		

Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent to the Forest of Bowland AONB nor adjoining or adjacent the Yorkshire Dales National Park.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Important green space?	<400m	<input type="checkbox"/>	The site is green field.

Context			
Discretionary designation for green areas of particular importance to the local community	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance	<400m	<input type="checkbox"/>	None.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of national importance	<400m	<input type="checkbox"/>	None.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m	<input type="checkbox"/>	The Old Hall, Scarr House and College Farm are all listed.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
School(s)	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input type="checkbox"/>	There is no public open space on the site.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Key Employment Site	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	Unknown.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input type="checkbox"/>	No.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area	<input checked="" type="checkbox"/>	A statement has been submitted outlining how the site would be developed in a sensitive manner. The boundary of the Bradley conservation area runs through the site so the impact of the site's development on the conservation area needs to be addressed and a concept plan is required. None of the land is within or in proximity to a known biodiversity/geodiversity site
	Site is adjacent to a conservation area	<input type="checkbox"/>	
	Site is not within or adjacent to a conservation area	<input type="checkbox"/>	
Archaeological sites	Site is within an archaeological site	<input type="checkbox"/>	

Context			
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	College Farm.
	Site is adjacent to, or within the setting of a listed building	<input checked="" type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input type="checkbox"/>	

Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input type="checkbox"/>	The site is in flood zone 1 so is at low risk of flooding.
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	A statement has been submitted illustrating how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	Power cables.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Sloping grassland site. No watercourses present.
Views in? Wide/ channelled/ long/ short	Restricted.
Views out? Wide/ channelled/ long/ short	As above with land rising to East.

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	Approach to site through congested and

Availability			
	Yes	No	Comments
			narrow roads.

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Less than potential allotment.
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	

Further Information
<p>Infrastructure requirements? <i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i></p> <p>Consultation with utility providers and highways is required re access.</p> <p>The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with relevant consultees.</p> <p>The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.</p>

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No evidence to suggest either.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contravenes this objective.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unlikely in view of restrictions mentioned.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No evidence to support.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adds to congestion with no overflow for potential car parking requirements and indeed restricts existing parking.

Bradleys Both Parish Council Site Assessment Decision

BR011	
-------	--

Development of the land would follow the emerging spatial strategy

This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.

The land is available for development

This means the landowner/developer is willing to sell/develop the land for housing.

The land is not at the highest risk of flooding

This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.

Craven District Council Site Assessment Decision

BR011			
This site presents positive sustainability attributes in respect of its location within 800m of Bradley village centre, access to children's play space and low risk of flooding. There are minor negative aspects in relation to agricultural land classification. Uncertainties exist in relation to the impacts of any scheme upon the adjacent listed buildings and Low Bradley Conservation Area.	CEF Feedback - Unfavourable	Planning Permission? No	

11.0 BR012 Land to West of Aire Valley Drive

Background information

Site Location and Use				
Site Location	Land to west of Aire Valley Drive			
Parish Name	Bradleys Both			
Gross Area (Ha)	3.954 Ha			
SHLAA site Reference (if applicable)	BR012			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>This site is mostly Grade 3 (remainder being Grade 4) agricultural land (DEFRA) and is likely to be of local importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation.</p> <p>There is no brownfield land within the site.</p> <p>The site appears to have no particular economic development or mixed-use potential.</p>			
Site Planning History	No			

Site Location and Use	
Have there been any previous applications for development on this land? What was the outcome?	

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement <input type="checkbox"/>	On the edge <input type="checkbox"/>	Outside <input checked="" type="checkbox"/>
How would the development of this site relate to the surrounding issues? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Well <input type="checkbox"/>	Not very well <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Through two farm gates, one considered very limited access re width onto adjacent residential estate and the other onto small lane with no likelihood onto highway from there for any residential dev.		

Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent the Forest of Bowland AONB nor adjoining or adjacent the Yorkshire Dales National Park.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of national importance	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of local importance (consult local planning authority)	<400m	<input type="checkbox"/>	Unknown.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	

Community Facilities and Services		
What is the distance to the following facilities (measured from the site centre)	Distance	Comments

Context			
Town / local centre / shop	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
School(s)	<400m	<input checked="" type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input type="checkbox"/>	There is no public open space within the site.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Key Employment Site	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	Unknown
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input type="checkbox"/>	None
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area	<input checked="" type="checkbox"/>	The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known biodiversity/geodiversity site.
	Site is adjacent to a conservation area	<input type="checkbox"/>	
	Site is not within or adjacent to a conservation area	<input type="checkbox"/>	
Archaeological sites	Site is within an archaeological site	<input type="checkbox"/>	
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	
	Site is adjacent to, or within the setting of a listed building	<input type="checkbox"/>	

Context		
	Site does not contain or adjoin a listed building	<input checked="" type="checkbox"/>

Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input type="checkbox"/>	Flood zone 1 little risk of flooding.
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	It would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input checked="" type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	By virtue of the topography of the site and the village of Low Bradley, the site is highly visible from across Low Bradley The site wraps around an existing low rise residential area and its southern end is adjacent Bradley swing bridge which is an important gateway and recreational area. A concept scheme is required to demonstrate how development of the site would be compatible with the existing village. The site is gently sloping.
Views in? Wide/ channelled/ long/short	
Views out? Wide/ channelled/ long/short	

Availability			
Availability	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	The site is in multiple ownership.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	100 plus.

Conclusions	
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	See previous reservations.
Further Information	
Infrastructure requirements? <i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i>	
There is no existing vehicular access and comments are awaited from NYCC highways.	

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No evidence in support.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contrary to objective.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No evidence to support.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Access could only be onto very narrow point of highway with bend and crown of hill positioning. No footpaths on this area.

Bradleys Both Parish Council Site Assessment Decision

BR012
<p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>

Craven District Council Site Assessment Decision

BR012		
The site has including proximity to children's play space (southern parts of the site) and is at low flood risk. There are some negative aspects including the land being of Grade 3 agricultural land, the	CEF Feedback - Favourable	Planning Permission? No

12.0 BR013 Land South West of Crag Lane

Background information

Site Location and Use				
Site Location	Land south west of Crag Lane			
Parish Name	Bradleys Both			
Gross Area (Ha)	0.452 Ha			
SHLAA site Reference (if applicable)	BR013			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>The site is grade 3 agricultural land. Sites within the locality of lesser importance in terms of agriculture would be preferable for allocation.</p> <p>There is no brownfield land within the site.</p> <p>The site has no particular strategic economic development or missed-use potential.</p> <p>On the Southern tip of Bradley adjoining existing developments on Crag Lane. Development would mean extension of the village along Crag Lane. It may be difficult to achieve a well related development here. A concept statement may show how it could be done. Landowner has provided additional information. However, still represents lineation.</p>			
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Unknown			

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement <input type="checkbox"/>	On the edge <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>
How would the development of this site relate to the surrounding issues? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? 	Well <input type="checkbox"/>	Not very well <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

Context			
<ul style="list-style-type: none"> What would be the impact of the proposed scale of site development? 			
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	With difficulty through gate off very narrow lane.		
Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent to the Forest of Bowland AONB nor adjoining or adjacent the Yorkshire Dales National Park.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	<input type="checkbox"/>	Important part of visual environment.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance	<400m	<input type="checkbox"/>	None
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of national importance	<400m	<input type="checkbox"/>	Tumulus within 800 m.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m	<input type="checkbox"/>	As above
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m	<input checked="" type="checkbox"/>	Local general store.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
School(s)	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input type="checkbox"/>	There is no important open space on this site. Public children's play area and sports fields.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Key Employment Site	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	

Context			
	>800m	<input type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	Unknown
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input type="checkbox"/>	None.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area	<input checked="" type="checkbox"/>	The site is within the Low Bradley conservation area. Further consultation required with NYCC heritage. None of the land is within or in proximity to a known biodiversity/geodiversity site. There are badger setts on this site.
	Site is adjacent to a conservation area	<input type="checkbox"/>	
	Site is not within or adjacent to a conservation area	<input type="checkbox"/>	
Archaeological sites	Site is within an archaeological site	<input type="checkbox"/>	Tumulus within 800m.
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	As above
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	Listed building Bradley ref 33/7 adjacent.
	Site is adjacent to, or within the setting of a listed building	<input checked="" type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input type="checkbox"/>	
Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input type="checkbox"/>	Flood Zone 1, little risk of flooding.
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	There are a few trees on the site. A hedgerow is on the boundary of Crag Lane. It would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Badger setts on site.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Context	
Utility services available	<input checked="" type="checkbox"/> <input type="checkbox"/>
Characteristics	
Characteristics which may affect development on the site:	Access very poor onto narrow lane with little chance of improvement and very difficult site lines onto highway.
Topography: Flat/ plateau/ steep gradient	Gently sloping grassland.
Views in? Wide/ channelled/ long/short	Views from Crag Lane to the open countryside beyond.
Views out? Wide/ channelled/ long/short	Elevated Site overlooking the village to the North.

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Area suggests up to 15 but this would be very optimistic.
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	Ecological, visual impairment to village, access poor. Increase to village congestion and parking issues.

Further Information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The site is quite prominent it may be difficult to achieve a development which makes best use of existing assets. The landowner has provided additional information. However, the scheme is still likely to be very prominent at a gateway into the village.

Comments from NYCC Highways on the site are outstanding. The landowner has provided additional information indicating that the highway will be widened to allow passing.

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong possibility of congestion issues leading to loss of character and vitality of

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
			village.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intrusive into green fields. Extending village build outside of natural build lines.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topography difficult. No improvement to appropriate housing.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intrudes into characterless open space
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adds to congestion and potential parking issues – no

Bradleys Both Parish Council Site Assessment Decision

BR013
<p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>

Craven District Council Site Assessment Decision

BR013		
<p>This site offers positive attributes in respect of its proximity to the village centre although there is no footpath and access to children's play space and the low risk of flooding. There are however, also negative aspects in respect of the site being of Grade 3 agricultural value. There are uncertainties in respect of the site's prominence on entry to the village from the south and the location within Low Bradley Conservation Area, overcoming this would depend upon a good standard of design. Overall this site scores minor positive in terms of sustainability impacts.</p>	<p>CEF Feedback – Neither</p>	<p>Planning Permission? No</p>

13.0 BR014 Land south of Silsden Road

Background information

Site Location and Use	
Site Location	Land south of Silsden Road
Parish Name	Bradleys Both

Site Location and Use				
Gross Area (Ha)	0.181 Ha			
SHLAA site Reference (if applicable)	BR014			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.	<p>The site is grade 3 and 4 agricultural land. The locality needs to be checked for sites of lesser importance in terms of agriculture which would be preferable for allocation.</p> <p>There is no brownfield land within the site.</p> <p>The site appears to have no particular economic development / mixed-use potential.</p>			
Existing/Previous Use				
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Unknown			

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge	Outside
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How would the development of this site relate to the surrounding issues?	Well	Not very well	Don't know
<ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Farm gate and Public Footpath. Not accessible at present from adjacent highway which is very narrow and has difficult and potentially dangerous siting lines on a steep hill with bends on the uphill side.		
Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m	<input checked="" type="checkbox"/>	Currently greenfield within conservation area.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	

Context			
Area of Outstanding Natural Beauty (AONB)	<400m	<input type="checkbox"/>	The site is not located in, adjoining or adjacent to the Forest of Bowland AONB nor adjoining or adjacent the Yorkshire Dales National Park.
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of European Importance	<400m	<input type="checkbox"/>	
	400-800m	<input type="checkbox"/>	
	>800m	<input checked="" type="checkbox"/>	
Sites designated as being of national importance	<400m	<input type="checkbox"/>	Tumulus on Low Bradley Moor.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Sites designated as being of local importance <i>(consult local planning authority)</i>	<400m	<input type="checkbox"/>	As above and 5 listed properties.
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
School(s)	<400m	<input type="checkbox"/>	
	400-800m	<input checked="" type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Open Space /recreation facilities	<400m	<input type="checkbox"/>	There is no important open space on this site.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Health Centre facility	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Key Employment Site	<400m	<input type="checkbox"/>	N/A
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Cycle Route	<400m	<input type="checkbox"/>	Unknown
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Amenity Footpath	<400m	<input checked="" type="checkbox"/>	Runs through the centre of site.
	400-800m	<input type="checkbox"/>	
	>800m	<input type="checkbox"/>	
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area	<input checked="" type="checkbox"/>	The site is within the Low Bradley conservation area. Further consultation required with NYCC heritage.
	Site is adjacent to a conservation area	<input type="checkbox"/>	
	Site is not within or adjacent to a conservation area	<input type="checkbox"/>	None of the land is within or in proximity to a known biodiversity/geodiversity site.
Archaeological sites	Site is within an	<input type="checkbox"/>	

Context			
	archaeological site		
	Site is adjacent to an archaeological site	<input type="checkbox"/>	
	Site is not within or adjacent to an archaeological site	<input checked="" type="checkbox"/>	
Scheduled Ancient Monument (SAM)	Site is on a SAM	<input type="checkbox"/>	
	Site is adjacent to a SAM	<input type="checkbox"/>	
	Site is not on or adjacent to a SAM	<input checked="" type="checkbox"/>	
Listed Buildings	Site contains a listed building	<input type="checkbox"/>	
	Site is adjacent to, or within the setting of a listed building	<input type="checkbox"/>	
	Site does not contain or adjoin a listed building	<input checked="" type="checkbox"/>	
Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3	<input type="checkbox"/>	The site is located within Flood Risk Zone 1 (lowest risk).
	Zone 2	<input type="checkbox"/>	
	Zone 1	<input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	Two or more	<input type="checkbox"/>	It would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One	<input type="checkbox"/>	
	None	<input type="checkbox"/>	
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site, i.e. power lines/pipe lines	<input type="checkbox"/>	<input type="checkbox"/>	Power lines on site along adjacent roadside.
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	unknown
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	A sloping grassland site, development may be overly prominent due to topography. A sketch scheme or concept statement would display how a potential development would look. The landowner has provided additional information indicating the potential for low pitched roofs. However, it is still unclear how the prominence would be accommodated.		
Views in? Wide/ channelled/ long/short	Probably 90% from roadside, more if downhill.		
Views out? Wide/ channelled/ long/short	See topography comments.		
Availability			
Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is available for immediate allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Availability			
	Yes	No	Comments
operational requirements of landowners?			
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	<input type="checkbox"/>	<input type="checkbox"/>	

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	5/6 homes.
Estimated development timeframe:	
Explanation /justification for decision to accept or discount site.	Poor access within conservation area. Elevated site. Probable congestion and parking issues.

Further Information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

Development would mean extension of the village along Crag Lane. The landowner has provided additional information to demonstrate how a scheme could be achieved. However, the sketch still demonstrates a lineated development.

Infrastructure - Awaiting comments from NYCC Highways.

The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with relevant consultees.

The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Extending building lines in to greenfield site and ribbon development.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown but unlikely.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reducing impacting on greenfield space, transverse do by public footpath.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong likelihood of future congestion and parking issues through village centre.

Bradleys Both Parish Council Site Assessment Decision

BR014
<p>Development of the land would follow the emerging spatial strategy</p> <p>This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.</p> <p>The land is available for development</p> <p>This means the landowner/developer is willing to sell/develop the land for housing.</p> <p>The land is not at the highest risk of flooding</p> <p>This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.</p>

Craven District Council Site Assessment Decision

BR014		
<p>Positive attributes relating to this site include proximity to Bradley village centre and children's play space and the site's location within an area of low flood risk and also the site being primarily located with an area of Grade 4 agricultural land. There is some uncertainty of any impact on Low Bradley Conservation Area.</p>	<p>CEF Feedback - Neither</p>	<p>Planning Permission? No</p>

14.0 BR016 Gilders, Langholme, and land to the West, Skipton Road

Background information

Site Location and Use				
Site Location	Gilders, Langholme, and land to the west, Skipton Road			
Parish Name	Bradleys Both			
Gross Area (Ha)	1.28 Ha			
SHLAA site Reference (if applicable)	BR016			
Context				
Surrounding Land Uses				
Site Boundaries				
Is the Site:	Greenfield	Brownfield	Mixture	Unknown
	x			
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				
Existing/Previous Use	<p>This site is Grade 3 agricultural land (DEFRA). The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation. The land is the subject of an annual grazing tenancy (limited value of £100 per annum per acre)</p> <p>There is no brownfield land within the site.</p>			

Site Location and Use	
	The site appears to have no particular economic development / mixed-use potential.
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Not aware of any

Suitability

Context			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge	Outside
How would the development of this site relate to the surrounding issues? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Well	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Adjacent to Skipton Road and less than a mile from A629		

Environmental Considerations			
What is the distance from the edge of the site to any of the following:	Distance		Comments
Greenbelt	<400m		
	400-800m		
	>800m	x	
Area of Outstanding Natural Beauty (AONB)	<400m		The site is not located in, adjoining or adjacent to the Forest of Bowland AONB nor adjoining or adjacent the Yorkshire Dales National Park.
	400-800m		
	>800m	x	
Important green space? Discretionary designation for green areas of particular importance to the local community	<400m	x	
	400-800m		
	>800m		
Sites designated as being of European Importance	<400m		
	400-800m		
	>800m	x	
Sites designated as being of national importance	<400m		
	400-800m		
	>800m	x	
	<400m		Not sure – think >800m

Context			
Sites designated as being of local importance (consult local planning authority)	400-800m		
	>800m		
Community Facilities and Services			
What is the distance to the following facilities (measured from the site centre)	Distance		Comments
Town / local centre / shop	<400m		
	400-800m	x	
	>800m		
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m		
	400-800m	x	
	>800m		
School(s)	<400m		
	400-800m	x	
	>800m		
Open Space /recreation facilities	<400m	x	There is no public open space within the site. -to recreation facilities
	400-800m		
	>800m		
Health Centre facility	<400m		
	400-800m		
	>800m	x	
Key Employment Site	<400m		
	400-800m		
	>800m	x	
Cycle Route	<400m		Adjacent to one, if the Skipton Rd. which can be hazardous to cyclists is included.
	400-800m		
	>800m	x	
Amenity Footpath	<400m	x	
	400-800m		
	>800m		
Historic Considerations			
Proximity of site to the following sites /areas	Proximity		Comments
Conservation Area	Site is within a conservation area		The site is not within or adjoining a conservation area. There does not seem to be any biodiversity/geodiversity interests on this site.
	Site is adjacent to a conservation area		
	Site is not within or adjacent to a conservation area	x	
Archaeological sites	Site is within an archaeological site		
	Site is adjacent to an archaeological site		
	Site is not within or adjacent to an archaeological site		
Scheduled Ancient Monument (SAM)	Site is on a SAM		
	Site is adjacent to a SAM		
	Site is not on or adjacent to a SAM		
Listed Buildings	Site contains a listed building		There are no listed buildings within or adjoining the site.
	Site is adjacent to, or within the		

Context			
	setting of a listed building		
	Site does not contain or adjoin a listed building		
Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3		The site is at low vulnerability to flooding being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment.
	Zone 2		
	Zone 1		
Are there any Tree Preservation Orders on the site?	Two or more		There are some trees and hedges on the site boundary. It would be possible to conserve the protected trees and manage planting within the site as part of any development.
	One		
	None		
Is the site affected by any of the following?	Yes	No	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?			Barn should be checked for bats, owls have been reported
Contamination			But close to old quarry site
Significant infrastructure crossing the site, i.e. power lines/pipe lines			
Utility services available			
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	The site is gently sloping and south facing. It is considered that the site could be developed in a way that harmonises with existing features. The landowner has submitted an indicative layout, which is subject to a topographical survey.		
Views in? Wide/ channelled/ long/short	wide		
Views out? Wide/ channelled/ long/short	wide		

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.			The site is immediately available for allocation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability?			
Any other comments?			

Summary

Conclusions	
Site name/number:	Please tick one box
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Depends on area of site used
Estimated development timeframe:	Immediate following Neighbourhood Plan approval

Conclusions	
Explanation /justification for decision to accept or discount site.	Site is large enough to accommodate several properties including affordable housing, has easy access to a main route into village. May also allow space for allotments. Are concerns about dominance because of elevation.
Further Information	
<p>Infrastructure requirements? <i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i></p> <p>Development of the site would extend the village of Low Bradley to the north. There is an existing residential area to the south of the site and a number of dwellings set within large curtilages to the east of site. It is considered therefore that a scheme could be designed that would be well related within this existing built up area. The landowner has submitted an indicative layout.</p> <p>Comments are outstanding from NYCC Highways re infrastructure.</p> <p>The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on potential contamination, instability or groundwater issues affecting the site should also be carried out with relevant consultees.</p> <p>The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is quite unlikely that this site will ever be used for mineral extraction.</p>	

Meeting Strategic Objectives

Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	x		
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			But could be minimal compared to other site which could become available in the future
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	x		Provisionally 'Yes' but depends on design and cost.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			'No' because it does take some open space but does not significantly extend the village boundary.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	x		Close to one of the 4 access roads to the village, so may not increase traffic

Bradleys Both Parish Council Site Assessment Decision

BR016	
-------	--

This site is supported as it is away from the main village and therefore reduces the need for additional village parking and increased traffic flow through the village at peak hours. This site will protect thoroughfares from additional infill development.

Development of the land would follow the emerging spatial strategy

This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.

The land is available for development

This means the landowner/developer is willing to sell/develop the land for housing.

The land is not at the highest risk of flooding

This means the site includes land that falls outside Flood Zone 3b (or "functional floodplain", which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.

Craven District Council Site Assessment Decision

BR016		
The key negative sustainability issue affecting this site is the distance from children's play space. However, the site's size may allow on site provision. A further negative issue of this site relates to its Grade 3 agricultural value. There are positive aspects of this site including its low flood risk and proximity to Bradley village centre.	CEF Feedback - Neither	Planning Permission No

15.0 Conclusion

The major consideration for assessing the available sites was the availability of off street parking and need to maintain traffic flow through the village to reach primary routes. It was therefore felt critical to protect thoroughfares from any infill development, so that only potential sites away from the village centre were considered.

New housing should compromise a number of smaller developments, rather than all on one site. BR006, BR007 and BR016 have been assessed as best meeting this need and development will be allowed on these selected sites to deliver up to 30 homes over the period 2015 to 2030.

Appendix One Site Selection Check List

	Check	Tips
1	Have a reasonable number of people been involved in site assessments and have they declared any relevant interests from outset?	Look for 3 people minimum with at least one person involved in whole process (i.e. every site)
2	Have the same people been involved with all the site assessments?	Look for consistency of expertise / experience. If not consistent, look for inconsistency in scoring (see 6)
3	Was Craven District Council's (CDC) site assessment criteria used as a basis for the NDP's criteria or was the criteria developed separately and/or without knowledge of former?	If using CDC assessment criteria check you are using the most up to date version- see their Strategic Housing Land Availability Assessment
4	If adding your own local criteria, are they fair?	Avoid criteria that will only discriminate against one site. Check local criteria with CDC.

	Check	Tips
5	Has the same criteria and scoring method been used for each site?	If any doubt do a spot check (depending on resources) for a consistency check, particularly focusing on those sections not subject to Yes/No answers in score sheet
6	Have you clearly documented every assessment meeting and in particular short-listing meeting(s) and preferred sites meeting(s)?	Identify how this was done from minutes etc. Check they have clearly summarised the journey and clearly stated why sites have been rejected, shortlisted or become preferred sites
7	Have you integrated a Strategic Environmental Assessment (SEA) into your site selection process?	NB if allocating sites you will need to carry out an SEA and consider any reasonable alternatives to short-listed sites. Check your SEA work is procedurally correct.
8	Are you intending to develop site briefs?	If yes consider a simple document that identifies characteristics of a site, details relevant planning policy considerations and advises on appropriate land uses, materials, vernacular and access
9	Is there a capacity study (study to establish how much housing / commercial / open space can be accommodated) or crude estimate for each site?	Check. If not find out the site size and multiply by the local plan's habitable room per hectare
10	How has the site selection activity and its conclusions been communicated to local people, site owners, promoters and other stakeholders?	Check relevant parties have been consulted. Check if engagement methods reasonable. An SEA report will help with this
11	Have the reasons for the preferred sites been properly and effectively explained?	Check clarity of website, exhibition & newsletter material. Check whether conclusions have been clearly and fairly presented in terms of pros and cons and the finding of SEA/Site Assessment clearly presented at same time

