Bradleys Both Parish Council

Neighbourhood Development Plan Until 2032

Annexe 1
Bradley Site Assessments

Annexe 1 – Bradleys Both Housing Site Assessments

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1.0 Introduction

Background information

Have there been any previous

What was the outcome?

land?

applications for development on this

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
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2.0 BR001 Health Lea and Land to Rear, Skipton Road

Site Location and Use Health Lea and land to rear, Skipton Road Site Location Parish Name Bradleys Both Gross Area (Ha) 0.517 Ha SHLAA site Reference (if applicable) BR001. Context Surrounding Land Uses The site adjoins existing residential development on Skipton Road. A Site Boundaries concept statement and sketch scheme has been submitted which demonstrates how a residential scheme could be well related to the existing settlement. Greenfield Brownfield Unknown Is the Site: Mixture X П If a mixture - please provide details, There is an existing dwelling on the site (brownfield) but this is unlikely to e.g. which parts are Greenfield/ be of particular environmental value. Brownfield1. 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 Approved extension to dwelling, 2005

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.

Craven DC ref: 11/2005/5253

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

Su	ita	bil	ity

Context						
Where is the site located in relation to the built up area of the village?	Within settlem		On the	e ed	dge Outside	
How would the development of this site relate to the surrounding issues?	Well		Not very w		well Don't know	
 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? 						
How is the site currently accessed? Is it accessible from the highway network?	cessed? Is it accessible approved for development				ipton Road. However, if BR002 is also sion must be made for an internal road	
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations						
	of the	Dista	200		Comment	
What is the distance from the edge site to any of the following:	or the	Distar	ice		Comments	
Greenbelt		<400m		П		
ar doriboit		400-800	m			
		>800m		N		
Area of Outstanding Natural Beauty	(AONB)	<400m			The site is not located in, adjoining	
ned of outstartding Natural Beduty	(MOND)	400-800	400-800m		or adjacent to the Forest of Bowland	
				×	Area of Outstanding Natural Beauty (AONB) or the Yorkshire Dales National Park.	
mportant green space?		<400m		П	Playing fields	
Discretionary designation for green a		400-800	m	×	7.3	
articular importance to the local cor		>800m		H		
Sites designated as being of Euro	pean	<400m		ī		
mportance ²		400-800	m	Ħ		
		>800m		\boxtimes		
Sites designated as being of natio	nal	<400m		ī		
mportance ²	iidi	400-800	m	Ħ		
F = 1,100,100 a		>800m		\boxtimes		
Sites designated as being of least		<400m		Ħ	Playing fields, canal and amenity area.	
Sites designated as being of local reportance3		400-800	m	×	1. The orange of the second se	
consult local planning authority)		>800m				
Community Facilities and Services		- 555111				
What is the distance to the following for measured from the site centre)	acilities	Distan	ice		Comments	
		100	1	5.2		
Town/localcentre/shop		<400m		\boxtimes		

Special Areas of Conservation, Special Protection Areas and Ramsar Site

²Sites of SpecialScientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Context		>800m			
Public transport e.g. Train Station or B	un Cton	400	-		
(with at least a half hourly service durin		<400m	무		
day)	guio	400-800m			
27,00		>800m			
School(s)		<400m	\boxtimes		
		400-800m			
		>800m			
Open Space Irecreation facilities		<400m		There is no publically accessible open	
		400-800m		space within the site.	
		>800m			
Health Centre facility		<400m			
		400-800m			
		>800m			
Key Employment Site		<400m			
		400-800m			
		>800m			
Cycle Route		<400m			
1,414 (1,415)		400-800m			
		>800m			
Amenity Footpath		<400m	П		
thenty i ootpatii		400-800m			
		>800m	n		
Historic Considerations		1 : 44410			
Proximity of site to the following sites /areas	Proximity			Comments	
Conservation Area	Site is within a			The site is not within and does not	
Conservation Area	conservation area		_	adjoin a conservation area.	
	Site is adjacent to a conservation area			None of the land is within or in proximity to a known	
	Site is not within or adjacent to a conservation area			biodiversity/geodiversity site.	
Archaeological sites		Site is within an			
Torracological sites	archaeological site			Possible archaeological constraint	
	Site is adjacent to an archaeological site			(NYCC).	
	Site is	Site is not within or adjacent to an archaeological site			
Scheduled Ancient Monument (SAM)		on a SAM			
(3.11.)	Site is adjacent to a SAM				
	Site is	Site is not on or adjacent to a SAM			
isted Buildings	Site co	ontains a building		There are no listed buildings within or adjoining the site.	
	Site is or with setting building	adjacent to, nin the g of a listed ng			
		Site does not contain or adjoin a listed building			

Context							
within or intersect with?		Zone			The site is in Flood Zone 1 and is at		
		Zone			low risk of flooding.		
Are there any Tree Preservation Ordersite?	ers on the		or mor		A line of trees crosses the site to the		
Siter		One			rear of the existing house. Trees are		
		None	None		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.		
Is the site affected by any of the follow	ring?	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 t site, i.e. power lines/pipe lines	Significant infrastructure crossing the site, i.e. power lines/pipe lines						
Utility services available							
Characteristics							
Characteristics which may affect development on the site:	Comments	5					
Topography: Flat/ plateau/ steep gradient	The site is gently sloping. A concept scheme has been provide demonstrates that a development scheme could be achieved which be unlikely to impact on road approaches to Bradley.			scheme could be achieved which would			
Views in?					etrimental effect on views.		
Wide/ channelled/ long/short	11	- Table 201 A	fro. c	33319133	-1-1-012-1- B		
Views out? Wide/ channelled/ long/short	Houses or	uppers	siopes	could ove	erlook Skipton Road,		
Availability							
Availability		_	,				
		Yes	No	Comm			
Is the site landowner willing to submi	t the site			This site	e is available for immediate allocation.		
fordevelopment (if known)? Please provide supporting evidence.							
Are there any known legal or ownersh	in						
problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landown	or or						
Is there a known time frame for availa	ability?						
Any other comments?							
Summary							
Conclusions							
Site name/number:		Plea	Please tick one box				
The site is appropriate for developmen	t						
This site has minor constraints							
The site has significant constraints							
The site is unsuitable for development							
Potential housing development capacitas a development of 30 homes per Ha)		Nee	d to al	low interr	nal access with BR002 if both sites		
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							
Infrastructure requirements? You may also need to gain additional information from Please provide your comments.	om service providers such as highways, water, education etc.						
Utilities information to be provided through consultat	tion.						
The site is within a Coal Mining Referral Area. Cons	cultation with the Coal Authority is needed. Further checks on						
potential contamination, instability or groundwater is	potential contamination, instability or groundwater issues affecting the site should also be carried out with the						
relevant consultees.							
	one site. The site has been highlighted as possibly being in a andstone and shallow coal (NYCC Minerals). However, it is ion.						

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.			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.			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.			
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.			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

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

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 0.495 Ha Gross Area (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 \boxtimes If a mixture - please provide details, Existing dwelling is brownfield. e.g. which parts are Greenfield/ Brownfield. Existing/Previous Use 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. There is an existing dwelling on the site and this is unlikely to be of particular environmental value. The site has no particular strategic economic development or mixed-use potential. Site Planning History Extension approved for existing dwelling in 2007. Have there been any previous CDC ref 11/2007/8096 applications for development on this land?

Suitability

What was the outcome?

Context			
Where is the site located in relation to the built up area of	Within the settlement	On the edge	Outside
the village?			
How would the development of this site relate to the surrounding issues?	Well	Not very well	Don't know
 What would be the impact of the proposed land use for the site? What would be the 			

Context				
impact of the proposed design of site development?				
 What would be the impact of the proposed scale of site development? 				
accessed? Is it accessible from the highway network? point to Highway network?		olly Tree House.	Howe	achieved at the existing access ver, if adjoining BR001 were to be ade for internal access between the 2
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	Siles.			
Environmental Considerations				
What is the distance from the edge of site to any of the following:	of the	Distance		Comments
Greenbelt		<400m		
al combon		400-800m	In	
		>800m	×	
Area of Outstanding Natural Beauty	(AONR)	<400m		The site is not located in, adjoining
Area of Outstanding Natural Beauty	(AOND)	400-800m	TH	or adjacent the Yorkshire Dales
		>800m	×	National Park or the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
Important green space?		<400m		
Discretionary designation for green a	reas of	400-800m	X	
particular importance to the local com		>800m	Ī	
Sites designated as being of European		<400m	In	
Importance		400-800m	H	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		>800m	×	
AD - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		<400m		
Sites designated as being of nation	nai	400-800m	H	
importance		>800m		
ARCHARACTURE CONTRACTOR		<400m		Playing fields, canal and amenity
Sites designated as being of local			NZ.	area
importance		400-800m	X	2.02
(consult local planning authority)		>800m		
Community Facilities and Services		-		
What is the distance to the following fa (measured from the site centre)	cilities	Distance		Comments
Town/localcentre/shop		<400m		
		400-800m		
		>800m		
Public transport e.g. Train Station or	Bus Stop	<400m		
(with at least a half hourly service du		400-800m	In	
day)	.5	>800m		
School(s)		<400m	×	
2517551(5)		400-800m		
		>800m	H	
A second contract of the second		<400m	H	There is no public open space within
Open Space Irecreation facilities		400-800m		the site.
		>800m	H	
and and a second a factor		<400m		
Health Centre facility			1	
		400-800m		
		>800m		

Context				
Key Employment Site		<400m		
		400-800m		
		>800m	\boxtimes	
Cycle Route		<400m		
7,02,020	400-800m			
	>800m			
Amenity Footpath	Amenity Footpath			
ranomy rootpan		400-800m		
		>800m		
Historic Considerations				
Proximity of site to the following sites /areas		Proximity		Comments
Conservation Area		s within a		The site is not within and does
Concontation / trad	1000	ervation area		not adjoin a conservation area.
		s adjacent to a ervation area		
	adjac	s not within or ent to a ervation area		None of the land is within or in proximity to a known biodiversity/geodiversity site.
Archagalagian sites		s within an	1	, ,
Archaeological sites	100000	eological site		
	Site is	s adjacent to an		
	Site is	archaeological site Site is not within or adjacent to an		
Scheduled Ancient Monument (SAM)		eological site s on a SAM		
Concadica vindent Worldment (Criw)			18	
	SAM	s adjacent to a		
		s not on or ent to a SAM		
Listed Buildings	130000	ontains a building		There are no listed buildings within or in close proximity to the site.
	Site is	adjacent to, [nin the grad of a listed grad grad of a listed grad of a listed grad of a listed grad of a lis		
	conta	Site does not contain or adjoin a listed building		
Other key considerations	1000	3		
Which Flood risk zone (fluvial) does the	site fall	Zone 3	П	The site is in flood zone 1 so is at
within or intersect with?		Zone 2	Ħ	low risk of flooding.
		Zone 1	Ø	
Are there any Tree Preservation Orders	on the	Two or more	П	There are trees along the site
site?		One	H	boundaries. It would be possible
		None	Ö	to conserve the protected trees and manage planting within the site as part of any development.
Is the site affected by any of the following	1?	Yes	No	
Ecological value?				19
Could the site to be home to protected sp such as bats, great crested newts, badge				
Contamination				
Significant infrastructure crossing the	J -	_		

Context							
Utility services available							
Characteristics							
Characteristics which may affect	Comment	s					
development on the site:							
Topography: Flat/ plateau/ steep gradient	The site is gently sloping. A concept scheme is required to demons how development of the site would address any impact on 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 Skiptoπ Road.						
Availability							
Availability		_					
		Yes	No	Comm	ents		
Is the site landowner willing to submit fordevelopment (if known)? Please provide supporting evidence.	t the site			The sit	e is available for immediate allocation.		
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landownerships.	or						
Is there a known time frame for availa	bility?						
Any other comments?			П				
Summary							
Conclusions							
Site name/number:		Plance	tiok o	no hov			
The site is appropriate for development		Please tick one box					
This site has minor constraints		×					
The site has significant constraints							
The site is unsuitable for development		H					
Potential housing development capacit (estimated as a development of 30 horn Ha):		12. Need to allow internal road to join with BR001 if this site 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		1					
Please provide your comments.					uch as highways, water, education etc.		
The site is within a Coal Mining Referra			ffecting	g the site	should also be carried out with		
consultees.					g area for minerals including sandstone		

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.			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.			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.	×		
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.		П	
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.			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.

BR002	
	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

BR002			
	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.	CEF Feedback - Favourable	Planning Permission? No

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

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	Brownfie	ld	Mixture	Unknown	
	-			П		
			В			
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.						
Existing/Previous Use	This site is Grade 3 agricultural land (DEFRA) and is likely to be of importance. The locality should be checked for other sites of lesse importance (e.g. Grade 4 Agricultural land) which may be preferable allocation. The site has no particular strategic economic development or mixed.					
Site Planning History Have there been any previous applications for development on this land?	potential. None since Jan 2001					
What was the outcome?						
Suitability Context						
Where is the site located in	Within the	On	the ec	lae	Outside	
relation to the built up area of	settlemen	7 (2,000	On the edge		Cutolac	
the village?						
How would the development	Well	Not	very v	vell	Don't know	
of this site relate to the			×	33		
surrounding issues?		1 1	nfill site			
 What would be the impact of the proposed land use for the site? 		O' E	verlook velean	or s		
 What would be the impact of the proposed design of site development? 		and itself is overlooked on 2 other boundaries.				
 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?		Mill Lane wor	uld be a	achievable via	oad. Suitable vehicle a a bridge, but would	
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.						
Environmental Considerations	-					
What is the distance from the edge of site to any of the following:	of the	Distance			Comments	
Greenbelt		<400m				
X X X X X X X		400-800m		1		
· · · · · · · · · · · · · · · · · · ·		>800m	\boxtimes			
Area of Outstanding Natural Beauty	(ACIAD)	<400m		The site is not located in, adjoining		
		400-800m >800m		AONB nor a	the Forest of Bowland adjoining or adjacent re Dales National Park.	

Context					
Important green space?		<400m	\boxtimes		
Discretionary designation for green are		400-800m			
particular importance to the local comm	unity	>800m			
Sites designated as being of European Importance		<400m			
		400-800m	Ī		
		>800m	X		
Sites designated as being of national	1	<400m	Ī		
importance		400-800m	Ħ		
Importanos		>800m	×		
Sites designated as being of local		<400m	П		
Sites designated as being of local importance		400-800m	×		
AND THE ARCHITICAL AND ARCHITICAL AN		>800m	Ħ		
(consult local planning authority) Community Facilities and Services	_				
What is the distance to the following facil	lities	Distance		Comments	
(measured from the site centre)				1-	
Town/localcentre/shop		<400m			
		400-800m			
		>800m			
Public transport e.g. Train Station or B	uc Ston	-400m			
(with at least a half hourly service during		<400m	무		
day)	ig the	400-800m			
70.00 L		>800m			
School(s)		<400m	X		
		400-800m	닏		
		>800m		Th. 1. 61. 11.	
Open Space Irecreation facilities		<400m		There is no publically accessible open space within the site.	
		400-800m	Щ	space within the site.	
		>800m			
Health Centre facility		<400m			
		400-800m			
		>800m	\boxtimes		
Key Employment Site		<400m			
		400-800m		III	
		>800m			
Cycle Route		<400m		in the second se	
2300 17000		400-800m	\boxtimes		
		>800m			
Amenity Footpath		<400m			
/ interney i ostpati		400-800m	\boxtimes		
		>800m	H		
Historic Considerations		200011			
Proximity of site to the following sites /areas		Proximity		Comments	
Conservation Area	Site is	s within a		The site is in the Low Bradley	
Conservation Area	0.000	ervation area		Conservation Area. A concept	
	Site is	s adjacent to a		scheme is required to	
	conse	ervation area		demonstrate how development	
	adjac	s not within or ent to a		would address the impact of the loss of the open site on the	
	conse	ervation area		conservation area.	
				None of the land is within or in	
				proximity to a known	
Archaeological sites	Site is	s within an		biodiversity/geodiversity site.	

Context	-	eologica			
		adjace		n 🗆	
	Site is adjac	archaeological site Site is not within or adjacent to an			
Color de la color		eologica			
Scheduled Ancient Monument (SAM)		Site is on a SAM			
	SAM	s adjacer			
	adjac	s not on ent to a	SAM		
Listed Buildings	listed	ontains building	1		
	or wit	s adjace hin the g of a lis ng			
	1	oes not		\boxtimes	
	100 0000	in or adj			
	listed	building]		
Other key considerations Which Flood risk zone (fluvial) does t	ha eita fall	Zone	0	100	
within or intersect with?	ie site iali	Zone	7		The majority of the site is in flood
		Zone			zone 3a so any lower-risk sites in flood zones 1 and 2 in the locality
		Zone			may be preferable for allocation.
Are there any Tree Preservation Orde	rs on the		or mor	e 🔲	Trees are present on the site
site?		One			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.
s the site affected by any of the follow	ing?	Yes		No	
Ecological value? Could the site to be home to protected such as bats, great crested newts, bac					
Contamination					
Significant infrastructure crossing to site, i.e. power lines/pipe lines	he				
Utility services available					
Characteristics	1.2				
Characteristics which may affect development on the site:	Comments				
Городгарhy: Flat/ plateau/ steep gradient /iews in?	The site is Constraine	200	4.5	•	
Nide/ channelled/ long/short	N. STATE				
/iews out? Vide/ channelled/ long/short	Surrounde to achieve.		se neig	ghbours o	n all sides. Privacy for all will be difficu
vailability					
Availability		Yes	No	Comme	ents
s the site landowner willing to submi	t the site	Tes	No	Commit	
ordevelopment (if known)?	THE SILE				

Availability	Live	Taxas	Comments
	Yes	No	Comments
Are there any known legal or ownership problems such as unresolved multiple pwnerships, 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	e tick o	one box
The site is appropriate for development	П	J LIOIT C	nio bon
This site has minor constraints			
The site has significant constraints	Ti		
The site is unsuitable for development			
Potential housing development capacity (estimated as a development of 30 homes per Ha):			
Estimated development timeframe:			
Explanation /justification for decision to accept	See 5.	.0	F = 17.74 to 4.5
or discount site.			proposed NPD policies:
Further Information	E1, H1	I, H3,	11
Infrastructure requirements?			
You may also need to gain additional information t	rom sen	ice pre	oviders such as highways water education etc
Please provide your comments.			
Please provide your comments.			
Please provide your comments. The site is within the built up area of Low Bradley.			
Please provide your comments. The site is within the built up area of Low Bradley.			
Please provide your comments. The site is within the built up area of Low Bradley. in the site would be compatible with its setting.	A conce	pt sche	eme is required to demonstrate how developme
Please provide your comments. The site is within the built up area of Low Bradley. in the site would be compatible with its setting.	A conce	pt sche	eme is required to demonstrate how developme
Please provide your comments. The site is within the built up area of Low Bradley. in the site would be compatible with its setting. Middle Beck runs along the site's north western bo	A conce	pt sche	eme is required to demonstrate how development the Lathe Lumb waterfall is adjacent the site. It
Please provide your comments. The site is within the built up area of Low Bradley. In the site would be compatible with its setting. Middle Beck runs along the site's north western bowould be possible to develop the site and provide would be possible.	A conce	pt sche	eme is required to demonstrate how developme the Lathe Lumb waterfall is adjacent the site. It
Please provide your comments. The site is within the built up area of Low Bradley. in the site would be compatible with its setting. Middle Beck runs along the site's north western bo would be possible to develop the site and provide waterfall.	A conce	pt sche	eme is required to demonstrate how developme the Lathe Lumb waterfall is adjacent the site. It
Please provide your comments. The site is within the built up area of Low Bradley. In the site would be compatible with its setting. Middle Beck runs along the site's north western bowould be possible to develop the site and provide would be possible.	A conce	pt sche	eme is required to demonstrate how developme the Lathe Lumb waterfall is adjacent the site. It
Please provide your comments. The site is within the built up area of Low Bradley. In the site would be compatible with its setting. Middle Beck runs along the site's north western bowould be possible to develop the site and provide waterfall.	A conce undary.	pt sche The Ti	eme is required to demonstrate how developments the Lathe Lumb waterfall is adjacent the site. It from Mill Lane whilst conserving the Beck and
Please provide your comments. The site is within the built up area of Low Bradley. In the site would be compatible with its setting. Middle Beck runs along the site's north western bowould be possible to develop the site and provide waterfall. The site is within a Coal Mining Referral Area. Con	A conce undary. vehicle a	pt sche The Ti ccess	eme is required to demonstrate how development the Lathe Lumb waterfall is adjacent the site. It from Mill Lane whilst conserving the Beck and the Coal Authority is needed. Further checks on
Please provide your comments. The site is within the built up area of Low Bradley. In the site would be compatible with its setting. Middle Beck runs along the site's north western bowould be possible to develop the site and provide waterfall. The site is within a Coal Mining Referral Area. Con	A conce undary. vehicle a	pt sche The Ti ccess	eme is required to demonstrate how development the Lathe Lumb waterfall is adjacent the site. It from Mill Lane whilst conserving the Beck and the Coal Authority is needed. Further checks on
Please provide your comments. The site is within the built up area of Low Bradley. In the site would be compatible with its setting. Middle Beck runs along the site's north western bo would be possible to develop the site and provide waterfall. The site is within a Coal Mining Referral Area. Conpotential contamination, instability or groundwater in	A conce undary. vehicle a	pt sche The Ti ccess	eme is required to demonstrate how development the Lathe Lumb waterfall is adjacent the site. It from Mill Lane whilst conserving the Beck and the Coal Authority is needed. Further checks on
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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.	0	×	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.			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.			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.

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_		v	u	

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			
and access the land be to how the location wit	is positive merits in respect of proximity to Bradley village centre to children's play space. There is a minor negative in respect of ing of Grade 3 agricultural value. Uncertainty also exists in relation site could be developed sympathetically in the context of its hin Bradley Conservation Area. However, a major concern relates location within Flood Risk Zone 3a.	CEF Feedback - Unfavourable	

5.0 BR004 East of Skipton Road adjacent to Middle Beck

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	Brown	ield	Mixture	Unknown
	⋈				
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.					
Existing/Previous Use	This site is Grade 3 agricultural land (DEFRA) and is likely to be of loc importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation. The site has no particular strategic economic development or mixed-upotential.				
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	None since J	an 2001			
Suitability					
Where is the site located in	Within the		a the c	onhe	Outside
relation to the built up area of	settlement		On the edge		Outside
the village?					
How would the development of this site relate to the surrounding issues?	Well	No	Not very well		Don't know ☐
 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? 					
How is the site currently accessed? Is it accessible from the highway network?		ssure of he	avy tra		oad by Methodist of village where
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.					
Environmental Considerations	*			-	
What is the distance from the edge of site to any of the following:	of the	Distance			Comments
Greenbelt		<400m 400-800m >800m			
Area of Outstanding Natural Beauty	(AONB)	<400m 400-800m >800m		The site is no or adjacent t	ot located in, adjoining he National Park or wland AONB.
Important green space?		>800m <400m			mana north.
Discretionany designation for green a	The second secon	400 000m			

Context				
particular importance to the local commu	unity	>800m		
Sites designated as being of Europea	an	<400m		
Importance		400-800m	Ī	
		>800m		
Sites designated as being of national		<400m	П	
importance		400-800m	Ħ	
Importance		>800m		
		<400m	×	Playing field, canal and amenity
Sites designated as being of local		400-800m	X	area, village hall.
importance		>800m	H	
(consult local planning authority)		>000111		
Community Facilities and Services	_		_	
What is the distance to the following facility (measured from the site centre)	ties	Distance		Comments
Town/local centre/shop		<400m		
		400-800m		
		>800m		
Public transport e.g. Train Station or Bu	in Cton	400		
(with at least a half hourly service during		<400m	닏	
day)	gine	400-800m		
		>800m		
School(s)		<400m		
		400-800m		
		>800m		
Open Space Irecreation facilities		<400m		There is no public open space within the
Selection of the select		400-800m		site.
		>800m		
Health Centre facility		<400m		
Trouble Control admity		400-800m	T	
		>800m	×	
Key Employment Site		<400m	П	
Key Employment Site		400-800m	H	
		>800m	×	
Overla Davida		<400m		
Cycle Route		400-800m	×	
		>800m		-
2007 95 259 W = =		<400m		
Amenity Footpath				
		400-800m	X	
Historic Considerations		>800m		
Proximity of site to the following	T	Proximity		Comments
sites /areas			1 -	
Conservation Area	100000000000000000000000000000000000000	within a rvation area		The site is within the Low Bradley Conservation area.
	The second secon	adjacent to a		
	adjac	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 eological site		
		Site is adjacent to an archaeological site		
	Site is adjace	not within or ent to an eological site		
Scheduled Ancient Monument (SAM)		on a SAM		
The state of the s			1 1	

Context							
	Site is	s adjace	nt to a				
	100000000000000000000000000000000000000	s not on ent to a		\boxtimes			
Listed Buildings	Site o	contains a d building			There are no listed buildings within the site but there are listed buildings in		
or se bu		Site is adjacent to, or within the setting of a listed building			close proximity to the north, east and south of the site. Old Hall Scarr House		
	Site does not contain or adjoin a listed building						
Other key considerations							
Which Flood risk zone (fluvial) does t	he site fall	Zone	3		The majority of the site is in flood zone		
within or intersect with?			2		1 and is at low risk of flooding.		
		Zone	4		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		
Are there any Tree Preservation Orde	rs on the	Two	or more		There are trees along the		
site?		One			boundaries of the site, particularly		
		None			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.		
Is the site affected by any of the follow	ring?	Yes		No			
Ecological value? Could the site to be home to protected such as bats, great crested newts, bad							
Contamination							
Significant infrastructure crossing t site, i.e. power lines/pipe lines	he				Power lines over eastern section		
Utility services available							
Characteristics		1					
Characteristics which may affect development on the site:	Comments	3					
Topography: Flat/ plateau/ steep gradient Views in? Wide/ channelled/ long/short	gently slop	loping. Middle Beck			outhern boundary of the site. The site is northern boundary. verwhelm views from south.		
Views out?							
Wide/ channelled/ long/short Availability							
Availability							
		Yes	No	Comme	ents		
Is the site landowner willing to submit for development (if known)? Please provide supporting evidence.	t the site			The site	is available for immediate allocation.		
Are there any known legal or ownersh	ip						
problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landown	or						
Is there a known time frame for availa				1			
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):	50
Estimated development timeframe:	
Explanation /justification for decision to accept	See para 5.0
or discount site.	Contrary to proposed NPD policies:
	E1, H1, H3, T1
	from service providers such as highways, water, education etc.
Infrastructure requirements? You may also need to gain additional information Please provide your comments. NYCC have raised concerns that access onto Lid The site is within a Coal Mining Referral Area, Co	get Road is restricted by existing buildings. nsultation with the Coal Authority is needed. Further checks on
Infrastructure requirements? You may also need to gain additional information Please provide your comments. NYCC have raised concerns that access onto Lid The site is within a Coal Mining Referral Area, Co	get Road is restricted by existing buildings.
Infrastructure requirements? You may also need to gain additional information Please provide your comments. NYCC have raised concerns that access onto Lid The site is within a Coal Mining Referral Area. Co potential contamination, instability or groundwater consultees.	get Road is restricted by existing buildings. nsultation with the Coal Authority is needed. Further checks on

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.			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.			Infill site.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.			
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			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.			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.

BR004

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

Craven District Council Site Assessment Decision

BR004			
proximity to t some brownf north western impacts in te	rs positive attributes with respect of its location in the village centre and children's play space and offering field land. There are some negative aspects notably the n part of the site being in flood risk zone 3a, with minor rms of the site being of Grade 3 agricultural land.	CEF Feedback – Unfavourable NB Whole site is Greenfield.	Planning Permission? No

6.0 BR005 South of Lidget Road

Site Location and Use	I very visit of province					
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 x	Brownfield	Mixture	Unknown		
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.						
Existing/Previous Use	importance, The importance (e. allocation.	ne locality should g. Grade 4 Agricu	be checked for oth ultural land) which	I is likely to be of local ner sites of lesser may be preferable for elopment or mixed-use		
Site Planning History Have there been any previous applications for development on this land?	Land adjoining	site (part of origi	inal site) already de	eveloped		

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 t settleme		On the	edge	Outside
How would the development of this site relate to the surrounding issues? • 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?			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 A629			the village.	Approx. 1000m from
Environmental Considerations					
What is the distance from the ed site to any of the following:	ge of the	Dist	ance		Comments
Greenbelt		<400m	00m		
		>800m			
Area of Outstanding Natural Bea	auty	<400m			is not located in, adjoining
(AONB)		400-8			ent the National Park or the
		>800m			of Bowland Area of ding Natural Beauty
Important groon space?				(ACIND)	
Important green space?		<400m			already listed as an
	en areas of			Site is	
Discretionary designation for gree		400-8	00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local	community		00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local Sites designated as being of E	community	400-8 >800m <400m	00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local Sites designated as being of E	community	400-8 >800m <400m 400-8	00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local Sites designated as being of E Importance	community	400-8 >800m <400m 400-8 >800m	00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local Sites designated as being of Elmportance Sites designated as being of new particular importance	community	400-8 >800m <400m 400-8 >800m <400m	00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local Sites designated as being of Elmportance Sites designated as being of new particular importance	community	400-8 >800m <400m 400-8 >800m <400m 400-8	00m 00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local Sites designated as being of Elmportance Sites designated as being of national importance	community uropean ational	400-8 >800rr <400rm 400-8 >800rr <400rm 400-8 >800rr	00m 00m 00m	Site is	already listed as an
Important green space? Discretionary designation for gree particular importance to the local Sites designated as being of Elmportance Sites designated as being of national importance Sites designated as being of local importance	community uropean ational	400-8 >800m <400m 400-8 >800m <400m 400-8 >800m <400m	00m 00m 00m	Site is	already listed as an
Discretionary designation for gree particular importance to the local Sites designated as being of Elmportance Sites designated as being of national importance	ational	400-8 >800rr <400rm 400-8 >800rr <400rm 400-8 >800rr	00m 000m 000m	Site is	already listed as an

Community Facilities and Services			
What is the distance to the following facilit (measured from the site centre)	ies	Distance	Comments
Town/localcentre/shop		<400m	
		400-800m	
		>800m	
Public transport e.g. Train Station or Bus Stop		<400m	
(with at least a half hourly service during the day)		400-800m	
		>800m	
School(s)		<400m	
Conton(c)		400-800m	
		>800m	
Open Space Irecreation facilities		<400m	The landowner has provided
Open opace recreation racinties		400-800m	information in respect of the open
		>800m	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 sit for housing which would be of greater benefit to the residents of the village. Further information to be provided.
Health Centre facility		<400m	
realth Certife facility		400-800m	
		>800m	_
Cou Employment Cite		<400m	
Key Employment Site		400-800m	-
		>800m	
Durala Davida		<400m	
Cycle Route		400-800m	
		>800m	
A		<400m	
Amenity Footpath		400-800m	-
		>800m	
Historic Considerations		2000111	
Proximity of site to the following sites dareas		Proximity	Comments
Conservation Area	The second second	within a ervation area	None of the land is within or in proximity to a known
	Site is	adjacent to a	biodiversity/geodiversity site.
	conse	ervation area	
	1000	s not within or	
		ent to a	1
A saha walawia ali wika a		ervation area within an	Archaeology info the
Archaeological sites		eological site	Archaeology info tbc.
		adjacent to an	
		eological site	
		not within or	
		ent to an	
		eological site	
Scheduled Ancient Monument (SAM)	Site is	on a SAM	
	Site is	adjacent to a	
	Site is	not on or	
		ent to a SAM	
Listed Buildings		ontains a	5.5
		building	
	Site is	adjacent to,	4

Community Facilities and Services	ilut	District		0
What is the distance to the following facilities (measured from the site centre)		Distance		Comments
	setting building			
	conta	loes not in or adjoin a building		
Other key considerations				
Which Flood risk zone (fluvial) does th	ne site fall	Zone 3		The site is in flood zone 1 so has
within or intersect with?		Zone 2		low vulnerability to flooding.
		Zone 1		
Are there any Tree Preservation Order	rs on the	Two or more		There are a few trees along the
site?		One		boundary of the site. It would be
		None		possible to conserve the protected trees and manage planting within the site as part of any development.
Is the site affected by any of the following	ing?	Yes	No	
Ecological value? Could the site to be home to protected such as bats, great crested newts, bad				
Contamination				
Significant infrastructure crossing the site, i.e. power lines/pipe lines	ne			
Utility services available				
Characteristics				
Characteristics which may affect development on the site:	12.97.17.45.602			
Topography: Flat/ plateau/ steep gradient	slope is gre		are no watercourses on the site. (note d, therefore the southern end is elevated)	
Views in? Wide/ channelled/ long/short	of the Low Bradley Conservation by the landowner stating the land will be provided. Whilst the sket of this field as an important sett			a of land that contributes to the character Area. An assessment has been provided is not greatly visible and a wider footpat in scheme provided would result in the lost greatly willage, it is considered that a which would achieve a balance.
Views out? Wide/ channelled/ long/short	Wide but s			

Availability

	Yes	No	Comments
Is the site landowner willing to submit the site fordevelopment (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?

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

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.			

BR005

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

BR005	
This site is an important asset helping define village chara the heart of Low Bradley Conservation Area. The site has merits in respect of proximity to children's play space, and within flood risk zone 1 and proximity to Bradley village ce However, minor negative impacts relate to it being of Gradagricultural value.	ositive Feedback - No ocation Neither re.

7.0 BR006 Land West of Ings Lane

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)					
Context					
Surrounding Land Uses					
Site Boundaries					
Is the Site:	Greenfield x	Brownfield	Mixture	Unknown	
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.					
Existing/Previous Use	importance. The importance (e. allocation.	ide 3 agricultural ne locality should g. Grade 4 Agricu	be checked for oth ultural land) which	I is likely to be of local ner sites of lesser may be preferable for elopment or mixed-use	
Site Planning History Have there been any previous applications for development on	Not Aware				

Site Location and Use	
What was the outcome?	

Suitability

Context

CONTRACTOR OF THE PARTY OF THE					
Where is the site located in relation to the built up area of the village?			On the edg	9	
How would the development of this site relate to the surrounding issues?	Wel	Well			
 What would be the impact of the proposed land use for the site? 	Reduction of greenfield				
 What would be the impact of the proposed design of site development? 	Low – small scale				
 What would be the impact of the proposed scale of site development? 	Low – small scale				
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.	west although the bus st	ough road imp ghways. Deve and street ligh pedestrian sa	provements elopment of nting to Ings fety and ped 29. The land	would be rec the site woul Lane which we estrian acce	ne east and Ings Drive to juired to be agreed with d require provision of a would provide benefits in ss to village services and rovided a sketch scheme
Contract Contract Contract Contract					
Environmental Considerations					
What is the distance from the edge site to any of the following:	e of the	Distan	ice		Comments
What is the distance from the edge site to any of the following:	e of the	<400m			Comments
What is the distance from the edge site to any of the following:	e of the	<400m 400-800			Comments
What is the distance from the edge site to any of the following:	e of the	<400m 400-800 >800m	m		
What is the distance from the edge site to any of the following: Greenbelt Area of Outstanding Natural Beau		<400m 400-800 >800m <400m	m		ot located in, adjoining or
What is the distance from the edge site to any of the following: Greenbelt Area of Outstanding Natural Beau		<400m 400-800 >800m <400m 400-800	m .	adjacent to ti	ot located in, adjoining or ne National Park or
What is the distance from the edge site to any of the following: Greenbelt Area of Outstanding Natural Beau		<400m 400-800 >800m <400m	m -	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB)		<400m 400-800 >800m <400m 400-800 >800m	m -	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB)	ty	<400m 400-800 >800m <400m 400-800 >800m <400m	m .	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green	ty areas of	<400m 400-800 >800m <400m 400-800 >800m	m .	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local contents.	ty areas of ommunity	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800	m .	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eur	ty areas of ommunity	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m	m	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eur	ty areas of ommunity	<400m 400-800 >800m <400m 400-800 >800m 400-800 >800m <400m	m	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eurlimportance	areas of ommunity	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m <400m	m	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eurlimportance	areas of ommunity	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m .<400m 400-800 >800m	m s	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eurlimportance	areas of ommunity	<400m 400-800 >800m	m s	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eur Importance Sites designated as being of nation importance	areas of ommunity opean	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m .<400m 400-800 >800m <400m 400-800	m s	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eur Importance Sites designated as being of nation importance Sites designated as being of local consistes designated as being of local consistency.	areas of ommunity opean	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m .<400m 400-800 >800m <400m 400-800 >800m	m m m	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local constitution of the local constitution o	areas of ommunity ropean	<400m 400-800 >800m	m m m	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consistes designated as being of Eur Importance Sites designated as being of natification importance Sites designated as being of local importance Sites designated as being of local importance (consult local planning authority)	areas of ommunity ropean	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m .<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m	m m m	adjacent to the Forest of Boy	ot located in, adjoining or ne National Park or wland Area of
What is the distance from the edge	areas of ommunity ropean	<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m .<400m 400-800 >800m <400m 400-800 >800m <400m 400-800 >800m	m m m	adjacent to ti Forest of Bov Dutstanding	ot located in, adjoining or ne National Park or wland Area of

Context		400-800m	x	Depends on shapes assess saled
		>800m	^_	Depends on chosen access point
Public transport e.g. Train Station or Bi	us Stop	<400m		
(with at least a half hourly service during the day)		400-800m	х	
		>800m	^	
School(s)		<400m		
		400-800m	x	
		>800m	^	
Open Space Increation facilities		<400m	х	There is no public open space within the
Open Space Irecreation facilities		400-800m		site.
		>800m		
Health Centre facility		<400m		
Health Centre facility		400-800m		
		>800m	x	
Key Employment Site		<400m		
Noy Employment ofte		400-800m		
		>800m	x	
Cycle Route		<400m		
Cycle Houte		400-800m		
		>800m	x	
Amenity Footpath		<400m	×	
Amenity Pootpatif		400-800m	^	
		>800m		
Historic Considerations		1		
Proximity of site to the following sites / areas		Proximity		Comments
Conservation Area	1.000	within a rvation area	x	
		adjacent to a rvation area		
	Site is not within or adjacent to a conservation area			
Archaeological sites		within an		
		eological site		
		adjacent to an eological site		
	Site is not within or adjacent to an		x	
Scheduled Ancient Monument (SAM)		eological site	+	
Sociedated Ancient Monament (SAM)	Site is on a SAM Site is adjacent to a SAM			
	Site is	not on or ent to a SAM	x	
Listed Buildings	Site co	ite contains a sted building		The sketch scheme provided indicates that a scheme could be achieved which
	Site is or with setting buildin	adjacent to, in the of a listed g	x	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 do	Site does not contain or adjoin a listed building		
			-	

Context		1	-	
within or intersect with?		Zone 2		The majority of the site is in flood
		Zone 1		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.
Are there any Tree Preservation Orders on the		Two or more		There are no trees on the site.
site?		One		
		None	X	
Is the site affected by any of the follow	wing?	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			х	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	l, fairly long		
Views out? Wide/ channelled/ long/short	Channelled			

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site fordevelopment (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.		х	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

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

BR006		
G. 100 G. C. 31		

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**

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 x	Brownfield	Mixture	Unknown	
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.					
Existing/Previous Use	importance. The importance (e. allocation.	ne locality should g. Grade 4 Agricu	be checked for ot ultural land) which	d is likely to be of local her sites of lesser may be preferable for elopment or mixed-use	
Site Planning History Have there been any previous applications for development on this land?	Yes, refused (a	access)			

Suitability

Context			
Where is the site located in relation to the built up area of the village?		On the edge	
How would the development of this site relate to the surrounding issues?	e posed	Not very well Removal of historic field	Don't know
1.0 What would be the impact of the proposed land use for the site?		mistoric neid	
 What would be the impact of the proposed design of site development? 			
 What would be the impact of the proposed scale of site development? 			

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.

What is the distance from the edge of the site	Distance		Comments	
to any of the following:	1			
Greenbelt	<400m			
	400-800m			
	>800m	X		
Area of Outstanding Natural Beauty (AONB)	<400m		The site is not located in, adjoining	
	400-800m		or adjacent the National Park or	
	>800m	X	Forest of Bowland Area of Outstanding Natural Beauty (AONB).	
Important green space?	<400m		There is no public open space on the	
Discretionary designation for green areas of	400-800m	X	site.	
particular importance to the local community	>800m			
Sites designated as being of European	<400m			
Importance	400-800m		1	
	>800m		1	
Sites designated as being of national	<400m			
importance	400-800m		1	
	>800m		1	
Sites designated as being of local	<400m			
importance	400-800m	-		
	>800m			
(consult local planning authority) Community Facilities and Services	II wassen	1		
	Dietones		Comments	
What is the distance to the following facilities (measured from the site centre)	Distance		Comments	
Town/localcentre/shop	<400m	X		
	400-800m	-		
	>800m			
Public transport e.g. Train Station or Bus Stop	<400m	х		
(with at least a half hourly service during the	400-800m		1	
day)	>800m			
School(s)	<400m			
20,000,000	400-800m	x		
	>800m			
Open Space Irecreation facilities	<400m	x		
Open opace necreation facilities	400-800m			
	>800m			
Health Centre facility	<400m			
Health Centre facility	400-800m	x		
	>800m			
Kov Employment Site	<400m			
Key Employment Site	400-800m			
		1	1	
	>800m	X		

Environmental Considerations		-	
What is the distance from the edge of the site to any of the following:	Distance		Comments
Cycle Route	400-800m		
Sycio House	>800m	X	
Amenity Footpath	<400m	X	
	400-800m	1-2-1	
	>800m		

Proximity of site to the following sites lareas		Proximity		Comments
Conservation Area	100000000000000000000000000000000000000	Site is within a conservation area		A statement has been submitted outlining how a residential
	The second second	s adjacent to a ervation area		development could be sensitive to the heritage status of this site.
	adjac	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		s within an eological site		×
	Site is	adjacent to an eological site		
	Site is adjac	s not within or ent to an eological site		
Scheduled Ancient Monument (SAM)		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	Zone 3		The site is in flood zone 1 which is
within or intersect with?		Zone 2		the lowest flood risk category in the
		Zone 1	Х	Environment Agency's Strategic Flood Risk Assessment for Craven.
Are there any Tree Preservation Orders of	n the	Two or more		There are no trees or hedgerows
site?		One		on the site.
		None	X	
Is the site affected by any of the following	?	Yes	No	
Ecological value? Could the site to be home to protected sp such as bats, great crested newts, badge			x	Not aware of any
Contamination			x	
Significant infrastructure crossing the site, i.e. power lines/pipe lines			x	
Utility services available		x		

Historic Considerations			
Proximity of site to the following sites lareas	Proximity	Comments	
Characteristics which may affect development on the site:		row, western end of site is poorly drained. Is 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 fordevelopment (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

Please tick one box	
7 or 8 (see notes above re. rest of site)	
Immediate once Neighbourhood plan approved	
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

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

BR007		
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.	CEF Feedback - Neither	Planning Permission? No

BR008 Land at College Farm 9.0

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				
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.	Most of this sit and sheep.	e is Brownfield o	riginally for pig rea	aring now cattle rearing				
Existing/Previous Use	importance, ho which the own economic deve A concept sch	owever this site n er plans to reloca elopment or mixe	nainly consists of a ate. The site has r ad-use potential.	d is likely to be of local agricultural buildings no particular strategic now the site could be				
Site Planning History Have there been any previous applications for development on this	the same of the sa	for agricultural p						

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? • What would be the impact of the proposed land use for the site?	Well	nis site relate to the ounding issues? • What would be the impact of the proposed	Not very well	Don't know
 What would be the 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.	further information upon the road net	twork is appropriate her ge to a highway maintai	development would have	
Environmental Considerations				
What is the distance from the edge	of the D	istance	Comments	

Context		-			
site to any of the following:					
Greenbelt		<400m		N/A	
		400-800m			
		>800m			
Area of Outstanding Natural Beauty (AC	ONB)	<400m		The site is not located in, adjoining	
A CONTRACTOR OF THE PROPERTY O		400-800m		or adjacent the National Park or	
		>800m		Forest of Bowland Area of Outstanding Natural Beauty (AONB).	
Important green space?		<400m	П	Site is built over with agric.	
Discretionary designation for green areas	s of	400-800m	Ī	Buildings.	
particular importance to the local commu					
Sites designated as being of European	n	<400m	T	N/A	
Importance	7	400-800m	Ħ		
		>800m	H		
And the second second second second		<400m	믐		
Sites designated as being of national			H		
importance		400-800m	H		
AND THE RESERVE AND THE PROPERTY OF THE PROPER		>800m <400m		Adjacent to Old Hall and access	
Sites designated as being of local		7.18.51.5		next to Scarr House (Both listed).	
importance		400-800m	무	next to obtain flouse (Both listed).	
(consult local planning authority)		>800m			
Community Facilities and Services					
What is the distance to the following faciliti (measured from the site centre)	es	Distance		Comments	
Town/localcentre/shop		<400m			
		400-800m			
		>800m			
Public transport e.g. Train Station or Bus	n Cton	400			
(with at least a half hourly service during		<400m	무		
day)	, tito	400-800m			
2374		>800m	X		
School(s)		<400m	Ø		
		400-800m			
		>800m			
Open Space Irecreation facilities		<400m		There is no public open space on the	
		400-800m		site.	
		>800m			
Health Centre facility		<400m		N/A	
A control to the day of		400-800m			
		>800m			
Key Employment Site		<400m			
noy Employment one		400-800m			
		>800m			
Cycle Route		<400m	П		
Cycle Houte		400-800m	×		
		>800m	П		
Amanitu Eastnath		<400m	П	Unknown.	
Amenity Footpath		400-800m	H	1240/0327007	
		>800m	H		
Historic Considerations		7000111			
	1	Proximity		Comments	
Proximity of site to the following sites /areas		FTOXITIILY		Continents	
27 7 od v 30	Site is	within a		A statement has been submitted	
Conservation Area	The second second	rvation area		which outlines how development	
	Site is	adjacent to a		The same of the development	

Context	1		_	T			
	-	ervation area	-	on the site could be compatible			
	Site is not within or adjacent to a conservation area			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						
		s adjacent to an eological site					
	Site is	s not within or ent to an eological site	×				
Scheduled Ancient Monument (SAM)		s on a SAM					
	Site is	s adjacent to a					
	1 1 1 2 2 2 2 2	s not on or ent to a SAM	×				
Listed Buildings	6.000	ontains a building		A statement has been submitted which outlines how development on			
or v		s adjacent to, hin the g of a listed ng		the site could be compatible with its conservation area setting and the listed building adjoining the site's western elevation.			
	conta	loes not in or adjoin a building					
Other key considerations							
Which Flood risk zone (fluvial) does to	ne site fall	Zone 3		The site is at low risk of flooding			
within or intersect with?		Zone 2		being in flood zone 1 in the			
		Zone 1		Environment Agency's Strategic Flood Risk Assessment for Craven.			
Are there any Tree Preservation Orde	rs on the	Two or more		The agent has submitted a			
site?		One		statement describing how it would			
		None		be possible to conserve the protected trees and manage planting within the site as part of any development.			
Is the site affected by any of the follow	ring?	Yes	No				
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?				Possibly bats.			
Contamination							
Significant infrastructure crossing to site, i.e. power lines/pipe lines	he						
Utility services available		\boxtimes					
Characteristics							
Characteristics which may affect development on the site:	Comments						
Topography: Flat/ plateau/ steep gradient	buildings		urface	is part hardstanding, part grass plus			
Views in? Wide/ channelled/ long/short	Channelle						
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 fordevelopment (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?			Not known.			
Is there a known time frame for availability?			Unknown.			
Any other comments?						
Summary						
Conclusions						
Site name/number:	Please	e tick o	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):	Site could not accommodate the appropriate allotment without worsening congestion in the village and major road redevelopment.					
Estimated development timeframe:	1					
Explanation /justification for decision to accept or discount site.	As abo	ove.				
Further Information						
potential contamination, instability or groundwater is relevant consultees. The site has been highlighted as possibly being in a and shallow coal (NYCC Minerals). However, it is a	a potent	ial safe	eguarding area for minerals including sandstone			
extraction.						
Meeting Strategic Objectives						
Meeting Strategic Objectives	T-12-					
Which Strategic Objective(s) does this site meet?	Yes	No	Comments			
Maintain and, where possible, enhance the		\boxtimes	No evidence in favour.			
character and vitality of the village.	-	-	A STATE OF THE STA			
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			Contrary to objectives.			
Provide existing and future residents with the						
Tovide existing and ratare residents with the			Unlikely.			
[1] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010] [1010]			Unlikely.			
opportunity to live in a home appropriate for their			Unlikely.			
opportunity to live in a home appropriate for their needs. Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			Unlikely. No evidence in favour.			

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.	

BR008

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

BR008			
proximity to Low Bradley villagerisk zone 1 as well as the opp townscape in relation to the Conegative impact of this site is space as well as more minor if Grade 3 agricultural value.	he distance from children's play mpacts in terms of the site being Should this scheme be gn would be of great importance	CEF Feedback - Unfavourable	Planning Permission? No

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			
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.							

Site Location and Use	-					and the second second	
Site Planning History Have there been any previous	importance. The locality should be importance (e.g. Grade 4 Agriculti allocation. Information submitted i areas that could be used for food There is no brownfield land within				tural indicate proof in the icular indicate p	land) which may be preferable for cating that the landowner has other duction, this site is small. site. ar economic development / mixed-use itted indicating that development of that similar to current existing	
nave there been any previous applications for development on this land? What was the outcome?							
Suitability							
Context	1 1 1 1 1 1 1 1 1 1		-12=0			1 2	
Where is the site located in relation to the built up area of the village?	Within the settlement		On t	On the edge		Outside	
How would the development of this site relate to the surrounding issues?	Well		Not very well		vell	Don't know	
 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? 							
How is the site currently accessed? Is it accessible from the highway network?	Access from College		e Lane.				
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.							
Environmental Considerations		1 - 100			-		
What is the distance from the edge on site to any of the following:	of the	Dist	tance			Comments	
Greenbelt		<400m			N/	A	
		400-8	00m				
		>800m	1				
Area of Outstanding Natural Beauty	(AONB)	<400m				e site is not located in, adjoining	
	7	400-8				adjacent to the Forest of Bowland	
		>800m			AONB nor adjoining or adjacent the Yorkshire Dales National Park.		

<400m

Important green space?

The site is green field.

Context						
Discretionary designation for green are		400-800m				
particular importance to the local comm		>800m]		
Sites designated as being of Europe	ean	<400m			None.	
Importance		400-800m				
		>800m]		
Sites designated as being of nationa	al	<400m	I	٦	None.	
importance	41	400-800m	TE	1		
mpertane.		>800m	Tr	i		
Sites designated as being of local		<400m	Ī	1	The Old Hall, Scarr House and	
importance		400-800m	T	i	College Farm are all listed.	
		>800m	T	1		
(consult local planning authority) Community Facilities and Services		7.000111		-		
	****	I pul	_			
What is the distance to the following faci (measured from the site centre)	ilities	Distance			Comments	
Town/local centre/shop		<400m	T IC	7		
Town/ locarcentre/ shop		3,4,9,1,1	×			
		400-800m	E			
		>800m	L	7		
Public transport e.g. Train Station or B	Bus Stop	<400m	T	7		
(with at least a half hourly service during	ng the	400-800m	X	1		
day)		>800m	T	1		
School(s)		<400m	×	1		
		400-800m	TE	_		
		>800m	1	1		
0		<400m	1	+	There is no public open space on the	
Open Space /recreation facilities		400-800m		뉘	site.	
		>800m	16	뉘		
er ar 2 i se sin		<400m	+	+	N/A	
Health Centre facility		22.49.40.18	+ -	╣	TWO.	
		400-800m	+ -	믞		
AND THE RESERVE OF THE PARTY OF		>800m	+ =	+		
Key Employment Site		<400m	F	-		
		400-800m				
		>800m		3	Undergrow	
Cycle Route		<400m	1	Ц	Unknown.	
		400-800m	1	1		
		>800m		Ц	-	
Amenity Footpath		<400m	L] [No.	
		400-800m	L			
		>800m]		
Historic Considerations	-					
Proximity of site to the following sites /areas		Proximity			Comments	
Conservation Area	4.5	s within a ervation area	0	Ø	outlining how the site would be	
		s adjacent to a ervation area	I			
	Site is	s not within or ent to a ervation area	E		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	
Archaeological sites	12.77	s within an eological site				

Context					
		s adjace eologica		n 🗆	
	Site i	s not wi	thin or in		
Scheduled Ancient Monument (SAM)		aeological site s on a SAM			
Control of the first the f		s adjace			
	Site is not on or adjacent to a SAM				
Listed Buildings	Site o	Site contains a listed building			College Farm.
	Site is	s adjacent to, hin the g of a listed ng			
	Site does n		es not or adjoin a		
Other key considerations					
Which Flood risk zone (fluvial) does to within or intersect with?	he site fall	Zone 3 Zone 2			The site is in flood zone 1 so is at low risk of flooding.
		Zone 1			ion not of nocument
Are there any Tree Preservation Orde	rs on the	Two	or more		A statement has been submitted
site?		One			illustrating how It would be possible
		None			to conserve the protected trees and manage planting within the site as part of any development.
Is the site affected by any of the follow	ring?	Yes		No	
Ecological value? Could the site to be home to protected such as bats, great crested newts, bad					
Contamination	3				Unknown
Significant infrastructure crossing t site, i.e. power lines/pipe lines	he				
Utility services available					Power cables.
Characteristics		1			
Characteristics which may affect development on the site:	Comments				
Topography: Flat/ plateau/ steep gradient			site. N	lo watero	ourses present.
Views in? Wide/ channelled/ long/short	Restricted.		1 4-1	1. F	
Views out? Wide/ channelled/ long/short	As above	with land	i rising	to East.	
Availability Availability			_	_	
Availability		Yes	No	Comm	ents
Is the site landowner willing to submit fordevelopment (if known)? Please provide supporting evidence.	t the site			ELIVER VELV	e is available for immediate allocation.
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landown	or ers?			Unkno	wn.
Is there a known time frame for availa	ability?				
Any other comments?				Approa	ich to site through congested and

Availability					
	Yes	No	Comments		
			narrow roads.		
Summary					
Conclusions					
Site name/number:	Please	tick o	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):	Less ti	han po	otential allotment.		
Estimated development timeframe:					
Explanation /justification for decision to accept or discount site.					
Further Information					

Consultation with utility providers and highways is required re access.

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.			No evidence to suggest either.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			Contravenes this objective.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.			Unlikely in view of restrictions mentioned.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			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.			Adds to congestion with no overflow for potential car parking requirements and indeed restricts existing parking.

Bradleys Both Parish Council Site Assessment Decision

D		1	4	4
	н			١,

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			
location wi play space There are classification	presents positive sustainability attributes in respect of its ithin 800m of Bradley village centre, access to children's and low risk of flooding. minor negative aspects in relation to agricultural land ion. Uncertainties exist in relation to the impacts of any pon the adjacent listed buildings and Low Bradley tion 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 Bradleys Both Parish Name Gross Area (Ha) 3.954 Ha SHLAA site Reference (if applicable) BR012 Context Surrounding Land Uses Site Boundaries Greenfield Brownfield Unknown Is the Site: Mixture X If a mixture - please provide details, e.g. which parts are Greenfield/ Brownfield. Existing/Previous Use 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. There is no brownfield land within the site. The site appears to have no particular economic development or mixeduse potential. No Site Planning History

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		On the ed		ge Outside
How would the development of this site relate to the surrounding issues?	Well		Not very we		vell Don't know
 What would be the impact of the proposed land use for the site? 	1 60				
 What would be the 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?					considered very limited access re I estate and the other onto small ghway from there for any
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	residentia	al dev.			
Environmental Considerations					
What is the distance from the edge of site to any of the following:	f the	Dist	Distance		Comments
Greenbelt		<400m			
		400-8			
		>800m		ш	
Area of Outstanding Natural Beauty	(AONB)	<400m		ᆜ	The site is not located in, adjoining
		400-80			or adjacent the Forest of Bowland
		>800m		П	AONB nor adjoining or adjacent the Yorkshire Dales National Park.
Important green space?		<400m		П	and territorial dataset ratio
Discretionary designation for green a	eas of	400-80		П	
particular importance to the local com		>800m		n	
Sites designated as being of Europ	ean	<400m		Ē	N/A
Importance		400-80	00m	Ħ	
		>800m			
Sites designated as being of nation	nal	<400m		П	N/A
importance		400-80	00m		
		>800m			
Sites designated as being of local		<400m			Unknown.
importance		400-80	00m		
(consult local planning authority)		>800m			
Community Facilities and Services					
What is the distance to the following fa (measured from the site centre)	What is the distance to the following facilities		Distance Comments		

Context					
Town/localcentre/shop		<400m			
		400-800m			
		>800m			
Public transport e.g. Train Station or Bu		<400m			
(with at least a half hourly service durin	g the	400-800m	X		
day)		>800m			
School(s)		<400m	\boxtimes		
		400-800m			
		>800m			
Open Space Irecreation facilities		<400m		There is no public open space within	
		400-800m		the site.	
		>800m			
Health Centre facility		<400m		N/A	
Walter A. Co. Second		400-800m			
		>800m			
Key Employment Site		<400m			
6.24 (2.74) (0.44) (2.72)		400-800m			
		>800m			
Cycle Route		<400m		Unknown	
5.500, 0.500.0		400-800m			
		>800m			
Amenity Footpath		<400m		None	
		400-800m			
		>800m			
Historic Considerations					
Proximity of site to the following sites /areas		Proximity		Comments	
Conservation Area	Site is within a conservation area		\boxtimes	The site is not within or adjacent the Low Bradley conservation	
	Site is	s adjacent to a		area but by virtue of local topography and its scale the site's	
	Site is adjac	s not within or ent to a ervation area		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.	
Archaeological sites	1000000	within an			
		eological site			
	Site is adjacent to an archaeological site				
	adjac	s not within or ent to an			
Scheduled Ancient Monument (SAM)		eological site s on a SAM			
Scheduled Ancient Monament (SAM)		7 - 11 - 12 - 12 - 12 - 12 - 12 - 12 - 1	+=	1	
	SAM	s adjacent to a			
		ent to a SAM			
Listed Buildings	Site c	ontains a building			
Site is or with		s adjacent to, hin the g of a listed ng			

Context							
	conta	does not ain or adj I building	oin a				
Other key considerations							
Which Flood risk zone (fluvial) does to	ne site fall	Zone	3		Flood zone 1 little risk of flooding.		
within or intersect with?		Zone	2				
		Zone		\boxtimes			
Are there any Tree Preservation Orde	rs on the		or more		have and he was the he as a second		
site?		One	or more	16	It would be possible to conserve		
				×	the protected trees and manage planting within the site as part of any development.		
Is the site affected by any of the following?				No	any development.		
Ecological value?							
Could the site to be home to protected such as bats, great crested newts, bad							
Contamination					Unknown		
Significant infrastructure crossing t site, i.e. power lines/pipe lines	he	\boxtimes					
Utility services available							
Characteristics				- N			
Characteristics which may affect development on the site:	Comment	s					
	swing bridge which is an important gateway and recreations concept scheme is required to demonstrate how development 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		-1	1-2-4				
		Yes	No	Comm	717179		
Is the site landowner willing to submi	t the site			The site	e is in multiple ownership.		
fordevelopment (if known)?							
Please provide supporting evidence.			1				
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies	e , or						
operational requirements of landown		_					
Is there a known time frame for availa	ability?						
Any other comments?							
Summary							
Conclusions							
Site name/number:		Please	tick or	ne box			
The site is appropriate for developmen	t			4-1			
This site has minor constraints							
The site has significant constraints							
The site is unsuitable for development		\boxtimes					
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	
You may also need to gain additional information Please provide your comments. There is no existing vehicular access and comme	from service providers such as highways, water, education etc.
There is no existing venicular access and comme	nto are awaited from 14100 highways.

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.		\boxtimes	No evidence in support.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			Contrary to objective.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.			Unknown.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			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.			Access could only be onto very narrow point of highway with bend and crown of hill positioning. No footpaths on this area.

BR012

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

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

Background information								
Site Location and Use	I the advantage and	4 - 1 0 1						
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		Brownfield	Mixture					
Is the Site:	Greenfield	Unknown						
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.								
Site Planning History Have there been any previous applications for development on this land?	There is no bro The site has no potential. On the Souther Lane. Developr It may be difficient statement may	erms of agricultu wnfield land with particular strate in tip of Bradley a ment would meal ult to achieve a w	re would be pre in the site. gic economic d adjoining existir n extension of t vell related deve ld be done. Lar	In the locality of lesser eferable for allocation. Idevelopment or missed-use and developments on Crag the village along Crag Lane elopment here. A concept adowner has provided ineation.				
What was the outcome?	1							
Guitability								
Context		12000		- 12 CWV				
Where is the site located in relation to the built up area of the village?	Within the settlement							
How would the development of this site relate to the surrounding issues?	Well	Not very	well	Don't know				
 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? 								

Context				
 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 diffid	ulty through ga	nte of	f very narrow lane.
Environmental Considerations				
What is the distance from the edge site to any of the following:	of the	Distance		Comments
Greenbelt		<400m	I	N/A
arsonion		400-800m		177.5
		>800m	Ī	
Area of Outstanding Natural Beauty	(AONB)	<400m		The site is not located in, adjoining
Area of Outstanding Natural Beauty	(ACND)	400-800m	T	or adjacent to the Forest of Bowland
		>800m	Ī	AONB nor adjoining or adjacent the
		3.000.11	_	Yorkshire Dales National Park.
Important green space?		<400m		Important part of visual environment.
Discretionary designation for green a		400-800m		
particular importance to the local cor	mmunity	>800m		
Sites designated as being of Euro	pean	<400m	П	None
Importance		400-800m	Ī	
		>800m		
Sites designated as being of nation	nal	<400m	Ī	Tumulus within 800 m.
importance	niai	400-800m	X	
Importance		>800m		
Sites designated as being of local		<400m		As above
importance		400-800m		
(consult local planning authority)		>800m	Ī	
Community Facilities and Services		1 - 2 - 3 - 1		1
What is the distance to the following to (measured from the site centre)	acilities	Distance		Comments
Town/local centre/shop		<400m		Family and state 1
		400-800m	H	Local general store.
		>800m		1
Public transport e.g. Train Station o	r Bue Ston	<400m	-	
(with at least a half hourly service d				
day)	amig me	400-800m >800m		-
	_		Η	
School(s)		<400m		+
		400-800m		1
Ex line on regression and describe		>800m <400m	님	There is no important open space on
Open Space Irecreation facilities				this site. Public children's play area and
		400-800m	X	sports fields.
No. 14 Octobras of Section		>800m	님	A CONTROL OF THE CONT
Health Centre facility		<400m	님	1
		400-800m		1
Garage and Care		>800m <400m		N/A
Key Employment Site			님	100
		400-800m	111	

Context					
		>800m			
Cycle Route		<400m		Unknown	
24-7-11-01-2		400-800m			
		>800m	n		
Amenity Footpath		<400m	ī	None.	
Amenity Pootpatit		400-800m	H		
		>800m	H		
Historic Considerations		>000111			
			_		
Proximity of site to the following sites /areas	Proximity			Comments	
Conservation Area	100000000000000000000000000000000000000	s within a ervation area		The site is within the Low Bradley conservation area. Further	
		s adjacent to a ervation area		consultation required with NYCC	
	_	s not within or		heritage.	
	adjac	ent to a ervation area		None of the land is within or in proximity to a known biodiversity/geodiversity site.	
				There are badger setts on this site.	
Archaeological sites	1 47.54	s within an eological site		Tumulus within 800m.	
	Site is	s adjacent to an eological site			
		s not within or		1	
	adjacent to an archaeological site		-		
Scheduled Ancient Monument (SAM)	Site is on a SAM		П	As above	
Sundana / moion monamon (S/m/)	Site is adjacent to a SAM		d		
	Site is not on or adjacent to a SAM				
Listed Buildings	Site c	ontains a building		Listed building Bradley ref 33/7 adjacent.	
			12	- dajaconi.	
	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 s	site fall	Zone 3		Fig. 27	
within or intersect with?	no ran		H	Flood Zone 1, little risk of flooding.	
man at miles and miles		Zone 2			
A - 11 - 2 - 1 - 2 - 1	- 16	Zone 1	X		
Are there any Tree Preservation Orders of	in the	Two or more		There are a few trees on the site. A	
site?		One		hedgerow is on the boundary of	
		None		Crag Lane. It would be possible to conserve the protected trees and manage planting within the site as part of any development.	
Is the site affected by any of the following	?	Yes	No		
Ecological value?		×		Badger setts on site.	
Could the site to be home to protected sp such as bats, great crested newts, badger					
Contamination			Ø		
CONTRACTOR AND THE ARREST AND ARREST AND ARREST AND ARREST	_		×		
Significant infrastructure crossing the site. i.e. power lines/pipe lines		7 - 1	M		

Context				100			
Utility services available							
Characteristics							
Characteristics which may affect development on the site:				narrow lane with little chance of improvement and to highway.			
Topography:	Gently sloping grassland.						
Flat/ plateau/ steep gradient	Gently sloping grassland.						
Views in?	Views from	n Crag L	ane to	the open countryside beyond.			
Wide/ channelled/ long/short							
Views out? Wide/ channelled/ long/short	Elevated S	Site over	lookin	g the village to the North.			
Availability							
Availability		T.		0			
		Yes	No	Comments			
Is the site landowner willing to submit for development (if known)? Please provide supporting evidence.	t the site			The site is available for immediate allocation.			
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landown	e , or ers?			Unknown			
Is there a known time frame for availa	ability?						
Any other comments?							
Summary							
Conclusions							
Site name/number:		Please	e tick o	one box			
The site is appropriate for developmen	t						
This site has minor constraints		N					
The site has significant constraints		X					
The site is unsuitable for development Potential housing development capacit (estimated as a development of 30 hor		Area s	ugges	its up to 15 but this would be very optimistic.			
Ha):							
Estimated development timeframe:							
Explanation /justification for decision to or discount site.	oaccept			risual impairment to village, access poor. Increase ingestion and parking issues.			
Further Information							
Infrastructure requirements? You may also need to gain additional in Please provide your comments.	nformation f	rom serv	rice pri	oviders such as highways, water, education etc.			
The site is quite prominent it may be di	fficult to ach	ieve a d	evelop	ment which makes best use of existing assets.			
The landowner has provided additional	information	Howey	er, the	e scheme is still likely to be very prominent at a			
	omadon		J., 61	s section to said interface to so very profitment at a			
gateway into the village.							
Comments from NYCC Highways on the	ne site are ou	utstandir	ng. Th	e landowner has provided additional information			
indicating that the highway will be wide	ned to allow	passing	J.				
Meeting Strategic Objectives							
Meeting Strategic Objectives							
Which Strategic Objectives Which Strategic Objective(s) does this	site meet?	Yes	No	Comments			
TTIMOTI OTTATOSIO ODJOGITAGIOJ GOGO ITIIO	and moore	100	INU				

Maintain and, where possible, enhance the

character and vitality of the village.

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.		×	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.			Topography difficult. No improvement to appropriate housing.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			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.		×	Adds to congestion and potential parking issues – no

				_
-	n	\sim	-	
н.	⋈	()	-1	-

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

BR013			
village centre alt children's play s however, also no Grade 3 agricult the site's promin location within L would depend u	cositive attributes in respect of its proximity to the shough there is no footpath and access to pace and the low risk of flooding. There are egative aspects in respect of the site being of ural value. There are uncertainties in respect of ence on entry to the village from the south and the ow Bradley Conservation Area, overcoming this pon a good standard of design. Overall this site sitive in terms of sustainability impacts.	CEF Feedback – Neither	Planning Permission? No

13.0 BR014 Land south of Silsden Road

Background information

Site Location and Use	
Site Location	Land south of Silsden Road
Parish Name	Bradlevs 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	Brownfie	ld	Mixture	Unknown	
is the one.	Greenied	Diowine	,iu	WILKIGIE	CHRIOWIT	
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.	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 we be preferable for allocation. There is no brownfield land within the site. The site appears to have no particular economic development / mixed-potential.				of agriculture which would	
Existing/Previous Use						
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Unknown					
uitability						
Context						
Where is the site located in	Within the	On	the e	dae	Outside	
relation to the built up area of	settlement		ine c	age	Outoide	
the village?			\boxtimes		П	
	2000	- 7.7				
How would the development of this site relate to the surrounding issues?	Well	Not	Not very well ⊠		Don't know	
 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? 						
How is the site currently accessed? Is it accessible from the highway network? Provide details of the site's connectivity, i.e. distance	adjacent hig	hway which angerous si	is ve	ry narrow and	sible at present from has difficult and p hill with bends on	
nearest motorway, A road or B road.						
Environmental Considerations				1		
What is the distance from the edge of site to any of the following:	of the	Distance			Comments	
Greenbelt		<400m		Currently ar	eenfield within	
		400-800m		n area.		
		000		The second second second		

Context						
Area of Outstanding Natural Beauty (A	AONB)	<400m		The site is not located in, adjoining		
		400-800m		or adjacent to the Forest of Bowland		
		>800m		AONB nor adjoining or adjacent the Yorkshire Dales National Park.		
Important green space?		<400m				
Discretionary designation for green are	cretionary designation for green areas of					
particular importance to the local comm	nunity	>800m				
Sites designated as being of Europe	an	<400m				
Importance		400-800m				
		>800m				
Sites designated as being of national	al	<400m		Tumulus on Low Bradley Moor.		
importance		400-800m		the second second second		
Y		>800m				
Sites designated as being of local	Sites designated as being of local			As above and 5 listed properties.		
importance		400-800m				
(consult local planning authority)		>800m				
Community Facilities and Services						
What is the distance to the following factoring factorin	ilities	Distance		Comments		
Town/local centre/shop		<400m	П			
4111, 300 713 413 413 5		400-800m	×			
		>800m	H			
		2000111	-	<u> </u>		
Public transport e.g. Train Station or E		<400m				
(with at least a half hourly service duri	ng the	400-800m				
day)		>800m				
School(s)		<400m				
		400-800m				
		>800m				
Open Space Irecreation facilities		<400m		There is no important open space on		
		400-800m		this site.		
		>800m				
Health Centre facility		<400m		N/A		
(1) Maria Ma		400-800m				
		>800m				
Key Employment Site		<400m		N/A		
		400-800m				
		>800m				
Cycle Route		<400m		Unknown		
23,200,012,022		400-800m				
		>800m				
Amenity Footpath		<400m		Runs through the centre of site.		
		400-800m				
		>800m				
Historic Considerations	-					
Proximity of site to the following sites /areas		Proximity		Comments		
Conservation Area	conse	s within a ervation area		The site is within the Low Bradley conservation area. Further		
	conse	s adjacent to a ervation area		consultation required with NYCC heritage.		
	adjac	s not within or ent to a ervation area		None of the land is within or in proximity to a known biodiversity/geodiversity site.		
chaeological sites Site is		s within an				

Context						
	archa	eologica	al site	-		
		s adjace eologica		n 🗆		
adj		s not wi cent to a ceologica	ın	×		
Scheduled Ancient Monument (SAM)						
	Site i	s adjace	nt to a			
		s not on ent to a		×		
Site i or with settling		ontains building				
		Site is adjacent to, or within the setting of a listed building				
	conta	loes not in or adj building	oin a			
Other key considerations	iisted	Danding	9	_		
Which Flood risk zone (fluvial) does t	he site fall	Zone	3		The site is located within Flood Risk	
within or intersect with?		Zone	-	H	Zone 1 (lowest risk).	
		Zone 1		×	Zone i (lowest lisk).	
Are there any Tree Preservation Orders on the			or more		It would be possible to conserve the	
site?	7.7.7.7.7	One	31 111010	H	protected trees and manage planting	
		None)		within the site as part of any development.	
Is the site affected by any of the follow	ring?	Yes		No		
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?						
Contamination	igora cio:				Unknown	
Significant infrastructure crossing t site, i.e. power lines/pipe lines	he				Power lines on site along adjacent roadside.	
Utility services available					unknown	
Characteristics						
Characteristics which may affect development on the site:	Comments	5				
Topography: Flat/ plateau/ steep gradient	topography potential d information unclear ho	y. A ske levelopm indicat w the pr	etch sc nent we ing the comine	heme or ould look potentia nce woul	pment may be overly prominent due to concept statement would display how a c. The landowner has provided additional for low pitched roofs. However, it is still be accommodated.	
Views in? Wide/ channelled/ long/short	Probably 9	90% from roadside, more if downhill.				
Views out? Wide/ channelled/ long/short	See topog	raphy co	mmen	its.		
vailability						
Availability		1 10				
s the site landowner willing to submit ordevelopment (if known)?	t the site	Yes	No 🗆	Comm The site	ents e is available for immediate allocation.	
Please provide supporting evidence. Are there any known legal or ownership problems such as upresolved multiple.						
problems such as unresolved multiple ownerships, ransom strips, tenancies, or						

	Yes	No	Comments	
operational requirements of landowners?		1		
Is there a known time frame for availability?				
Any other comments?				

Conclusions				
Site name/number:	Please tick one box			
The site is appropriate for development				
This site has minor constraints	N D			
The site has significant constraints				
The site is unsuitable for development				
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	Poor access within conservation area. Elevated site.			
or discount site.	이 가장 선생님이 많아 있는데 아이들의 이번에 가장 전에 하게 되었다. 내용으로 있다. 사람들이 아이들이 있는데 이렇게 되었다면 살아보니 아니를 살아내고 나를 살아 하다.			
Further Information				
Please provide your comments.	from service providers such as highways, water, education etc.			
	e along Crag Lane. The landowner has provided additional be achieved. However, the sketch still demonstrates a lineated			
Infrastructure - Awaiting comments from NYCC H	ighways.			

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.			Extending building lines in to greenfield site and ribbon development.
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			As above.
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.		×	Unknown but unlikely.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.		×	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.			Strong likelihood of future congestion and parking issues through village centre.

BR014

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

BR014		
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.	CEF Feedback - Neither	Planning Permission? No

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

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 x	Brownfield	Mixture	Unknown		
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.						
Existing/Previous Use	checked for oth which may be grazing tenand	ner sites of lesser preferable for allo	r importance (e.g. ocation. The land i of £100 per annum	e locality should be Grade 4 Agricultural land) s the subject of an annual per acre)		

	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

Context						
Where is the site located in relation to the built up area of the village?	Within the settlement		On the edge		dge	Outside
How would the development of this site relate to the surrounding issues?	Wel	Well		Not very well		I Don't know
 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? 					1	
 What would be the impact of the proposed scale of site development? 						
How the site is currently accessed? Is it accessible from the highway network? Provide details of the site's	Adjacent to Skipton Road and		less than	a mile from A629		
connectivity, i.e. distance nearest motorway, A road or						
connectivity, i.e. distance nearest motorway, A road or B road.						
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edge site to any of the following:	of the	Dist	ance			Comments
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edge site to any of the following:	of the	<400m				Comments
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edge site to any of the following:	of the	<400m	00m			Comments
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edge site to any of the following: Greenbelt		<400m 400-80 >800m	00m	K		
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edge site to any of the following: Greenbelt Area of Outstanding Natural Beau		<400m 400-80 >800m <400m	00m	K		s not located in, adjoining or
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edge site to any of the following: Greenbelt Area of Outstanding Natural Beau		<400m 400-80 >800m	00m	× ×	adjacent t	
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edge site to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB)	ty	<400m 400-80 >800m <400m 400-80	00m		adjacent t	s not located in, adjoining or o the Forest of Bowland r adjoining or adjacent the
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green	ty areas of	<400m 400-80 >800m <400m 400-80 >800m	00m	ζ.	adjacent t	s not located in, adjoining or o the Forest of Bowland r adjoining or adjacent the
connectivity, i.e. distance nearest motorway, A road or B road. Environmental Considerations What is the distance from the edgesite to any of the following: Greenbelt Area of Outstanding Natural Beau (AONB) Important green space? Discretionary designation for green particular importance to the local consideration in the second	areas of	<400m 400-80 >800m <400m 400-80 >800m	00m	ζ.	adjacent t	s not located in, adjoining or o the Forest of Bowland r adjoining or adjacent the
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Context				
Sites designated as being of local importance		400-800m >800m		
(consult local planning authority)		7 2		
Community Facilities and Services				
What is the distance to the following faci	Distance		Comments	
(measured from the site centre)			_	
Town/localcentre/shop		<400m		
		400-800m	Х	-
		>800m		
Public transport e.g. Train Station or Bus Stop		<400m		
(with at least a half hourly service during day)	ng the	400-800m	X	1
2751		>800m		
School(s)		<400m		
		400-800m	X	
		>800m		
Open Space Irecreation facilities		<400m	х	There is no public open space within the
3 - 115 - 11 - 11 - 11 - 11 - 11		400-800m		siteto recreation facilities
		>800m		raciilles
Health Centre facility		<400m		
THE COUNTY AND THE		400-800m		
		>800m	х	
Key Employment Site		<400m		
		400-800m		
		>800m	X	Landau de la companya de financia
Cycle Route	<400m 400-800m		-	Adjacent to one, if the Skipton Rd.
				which can be hazardous to cyclists is included.
		>800m		included.
Amenity Footpath		<400m	X	
and the second second		400-800m		
		>800m		
Historic Considerations	_			
Proximity of site to the following sites I areas	Proximity			Comments
Conservation Area	Charles at the second	within a		The site is not within or adjoining a
		rvation area	1	conservation area.
		adjacent to a		There does not seem to be any
	_	rvation area		biodiversity/geodiversity interests on
	L	ent to a	X	this site.
		rvation area		
Archaeological sites	Site is	within an		
A STATE OF THE STA		eological site		
		adjacent to an		
		eological site	+	+
		not within or ent to an		
		eological site		
Scheduled Ancient Monument (SAM)		on a SAM	1	
No. 10	Site is	adjacent to a		
		not on or		-
		ent to a SAM		
Listed Buildings		ontains a		There are no listed buildings within or
Liotod Dulldlings	listed	building		adjoining the site.
		adjacent to,		
	or with	in the		

Context				
	setting buildin	g of a listed		
	Site de contai	oes not n or adjoin a building		
Other key considerations				
Which Flood risk zone (fluvial) does the site fall within or intersect with?		fall Zone 3 Zone 2		The site is at low vulnerability to
				flooding being in flood zone 1 in the
		Zone 1		Environment Agency's Strategic Flood Risk Assessment.
Are there any Tree Preservation Ord	ers on the	Two or more		There are some trees and hedges on
site?		One		the site boundary. It would be
		None		possible to conserve the protected trees and manage planting within the site as part of any development.
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 site, i.e. power lines/pipe lines	the			
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 consider be developed in a way that harmonises with existing feat has submitted an indicative layout, which is subject to a to			nises with existing features. The landowner
Views in? Wide/ channelled/ long/short	wide			
Views out? Wide/ channelled/ long/short	wide			

Availability

	Yes	No	Comments
Is the site landowner willing to submit the site fordevelopment (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

Infrastructure requirements?

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

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.

Comments are outstanding from NYCC Highways re infrastructure.

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?	Ye	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.		1	'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. Chec they have clearly summarised the journey and clear 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 lar 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		

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