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

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 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

Background information Site Location and Use Health Lea and land to rear, Skipton Road Site Location Bradleys Both Parish Name 0.517 Ha Gross Area (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. Unknown Is the Site: Greenfield Brownfield Mixture П M 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. Approved extension to dwelling, 2005 Site Planning History Craven DC ref: 11/2005/5253 Have there been any previous applications for development on this land? What was the outcome?

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.

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

Suital	bility
--------	--------

Suitability						
Context						
Where is the site located in relation to the built up area of	Within the settleme		On t	he ed	dge	Outside
the village?						
How would the development	Well		Not very well		vell	Don't know
of this site relate to the surrounding issues?	\boxtimes					
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 nearest motorway, A road or B road.		or develop				ad. However, if BR002 is also t be made for an internal road
Environmental Considerations						
What is the distance from the edge of site to any of the following:	the	Distance				Comments
Greenbelt		<400m				
		400-80	00m			
		>800m		X		
Area of Outstanding Natural Beauty (AONB)	<400m			The site	e is not located in, adjoining
3	,	400-80	00m 🔲			cent to the Forest of Bowland
		>800m		Ø	Area of Outstanding Natural Beauty	
						or the Yorkshire Dales
Important green space?		<400m			Playing fields	
Discretionary designation for green are		400-80	0m	\boxtimes		
particular importance to the local comm	nunity	>800m				
Sites designated as being of Europe	ean	<400m				
Importance ²		400-80		n		
	1	>800m		\boxtimes		
Sites designated as being of national	al	<400m		$\overline{\Box}$		
importance ²	1	400-80	0m	$\overline{\Box}$		
•		>800m		Ø		
Sites designated as being of local		<400m			Playing	fields, canal and amenity area.
importance ³		400-80	0m	×	, ,	,
(consult local planning authority)		>800m		n		
Community Facilities and Services						
What is the distance to the following factor (measured from the site centre)	ilities	Dista	nce			Comments
Town/local centre/shop		<400m				
	:	400-80	0m			
		. 5 5 5 5				

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 Bus		<400m			
(with at least a half hourly service during t	he	400-800m			
day)		>800m	$\overline{\boxtimes}$		
School(s)		<400m	\boxtimes	_	
33.133.(3)		400-800m			
		>800m	H	\exists	
Out of Out of the supplier for illing		<400m	Ħ	+	There is no publically accessible open
Open Space /recreation facilities		400-800m	Ħ	-	space within the site.
		>800m			
		<400m	片	+	
Health Centre facility		400-800m	H	Н	
		>800m		Н	
		<400m	믬	Н	
Key Employment Site			믐	+	
		400-800m	님	Н	
		>800m		4	
Cycle Route		<400m	Щ	Н	
		400-800m		Ц	
		>800m	Ш	4	
Amenity Footpath		<400m		Ц	
		400-800m		Ц	
		>800m			
Historic Considerations				_	
Proximity of site to the following sites /areas		Proximity			Comments
Conservation Area		within a			The site is not within and does not
	conservation area		+-	-	adjoin a conservation area.
		adjacent to a rvation area		_	None of the land is within or in
		not within or	+	<u> </u>	proximity to a known
		ent to a		Z	biodiversity/geodiversity site.
		rvation area			
Archaeological sites		within an	T	7	
/ Worldoorogical onco		eological site	-		Possible archaeological constraint
		adjacent to an	T	$\overline{}$	(NYCC).
		eological site	-	_	
		not within or		1	
		cent to an			
		eological site	_		
Scheduled Ancient Monument (SAM)	Site is	on a SAM		1	
	Site is	adjacent to a			
		not on or	Б	3	
		adjacent to a SAM		_	
Listed Buildings	Site contains a				There are no listed buildings within or
Liotod Dalidings	listed	building			adjoining the site.
		adjacent to,	T	J	
		nin the			
	setting	g of a listed			
	buildir	-			
		oes not	D	3	
	contain or adjoin a				
	listed building				
Other key considerations	1		4		
Which Flood risk zone (fluvial) does the si	te fall	Zone 3	П	1	

Context							
within or intersect with?		Zone			The site is in Flood Zone 1 and is at		
Are there any Tree Preservation Orde	ro on the	Zone			low risk of flooding.		
site?	rs on the		or mor	e	A line of trees crosses the site to the		
		One			rear of the existing house. Trees are also present along the site		
		INOITE	,		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	ing?	Yes		No			
Ecological value?							
Could the site to be home to protected such as bats, great crested newts, bad							
Contamination	igers etc:						
Significant infrastructure crossing the	20	\Box					
site, i.e. power lines/pipe lines	10						
Utility services available							
Characteristics Characteristics which may affect	Comments						
development on the site:	Comments						
Topography:	The site is	gently	slopin	g. A con	cept scheme has been provided which		
Flat/ plateau/ steep gradient	demonstrat	es that	a dev	elopment	scheme could be achieved which would		
Views in?	Existing ho	to impa	ot on r	oad appro	paches to Bradley. trimental effect on views.		
Wide/ channelled/ long/short	Exioting no	400 401	10110110	Ja. 140 a0	innertal chest off views.		
Views out?	Houses on	upper s	pper slopes could overlook Skipton Road.				
Wide/ channelled/ long/short Availability							
Availability				- 1			
		Yes	No	Comme	ents		
Is the site landowner willing to submit	the site			This site	is available for immediate allocation.		
fordevelopment (if known)?							
Please provide supporting evidence.							
Are there any known legal or ownershi problems such as unresolved multiple							
ownerships, ransom strips, tenancies,							
operational requirements of landowned	ers?						
Is there a known time frame for availa	bility?						
Any other comments?							
Summary							
Conclusions	5, 1, 1, 1, 1	1					
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 as a development of 30 homes per Ha):		12. Need	d to all	ow interna	al access with BR002 if both sites		
		appro	oved.				
Estimated development timeframe:				7			
Explanation /iustification for decision to accept			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 service providers such as highways, water, education etc. Please provide your comments.					
Utilities information to be provided through consultation.					
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 is in close proximity to a former building stone site. The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC Minerals). However, it is unlikely that this site will be used for mineral extraction.					

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
Davidonmor	the fittle lead would fallow the emerging englial etvelogy, this means the land is legated within, adjoining

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						
Gross Area (Ha)	0.495 Ha						
SHLAA site Reference (if applicable)	BR002						
Context							
Surrounding Land Uses The site adjoins existing residential development on Skipton Road. A concept statement and sketch scheme has been submitted which demonstrates how a residential scheme could be well related to the existing settlement.							
Site Boundaries							
Is the Site:	Greenfield	Brownfield	Mixture	Unknown			
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.	Existing dwelling is 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 Have there been any previous applications for development on this land? What was the outcome?	potential. Extension approved for existing dwelling in 2007. CDC ref 11/2007/8096						

Suitability

Context							
Where is the site located in relation to the built up area of	Within the settlement	On the edge	Outside				
the village?							
How would the development	Well	Not very well	Don't know				
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 							

Context					
impact of the proposed design of site development?					
 What would be the impact of the proposed scale of site development? 					
How is the site currently accessed? Is it accessible from the highway network?	point to Hol	ly Tree Hou	se. H	lowev	achieved at the existing access er, if adjoining BR001 were to be de for internal access between the 2
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	onco.				
Environmental Considerations					
What is the distance from the edge o site to any of the following:	f the	Distan	ce		Comments
Greenbelt		<400m			
		400-800r	m		
		>800m		X	
Area of Outstanding Natural Beauty	(AONB)	<400m			The site is not located in, adjoining
Area of Outstanding Natural Deadity	(AOND)	400-800r	m	Ħ	or adjacent the Yorkshire Dales
		>800m			National Park or the Forest of
		- 000			Bowland Area of Outstanding
					Natural Beauty (AONB).
Important green space?		<400m			
Discretionary designation for green ar		400-800m		\boxtimes	
particular importance to the local com	munity	>800m			
Sites designated as being of Europ	ean	<400m			
Importance		400-8001	m		
		>800m		\boxtimes	
Sites designated as being of nation	nal	<400m			
importance	i Cai	400-800	m		
		>800m			
Sites designated as being of local		<400m			Playing fields, canal and amenity
importance		400-800	m	X	area
(consult local planning authority)		>800m			
Community Facilities and Services					
What is the distance to the following fa (measured from the site centre)	cilities	Distan	се		Comments
Town/local centre/shop		<400m		\boxtimes	
		400-800	m		
		>800m			
Public transport e.g. Train Station or	Rue Ston	<400m			
(with at least a half hourly service du		400-800	m	H	
day)		>800m	-		
		<400m			
School(s)		-	m		
		>800m	111	井	
		<400m		+	There is no public open space within
Open Space Irecreation facilities			m		the site.
		>800m	111		
		<400m		-	
Health Centre facility				H	
		400-800	111		
		>800m			

Context				
Key Employment Site		<400m		
		400-800m		
		>800m		
Cycle Route		<400m		
		400-800m		
		>800m		
Amenity Footpath		<400m		
		400-800m		
		>800m		
Historic Considerations	1			
Proximity of site to the following sites lareas		Proximity		Comments
Conservation Area		within a rvation area		The site is not within and does
		adjacent to a	$\top \Box$	not adjoin a conservation area.
		rvation area		
		not within or		None of the land is within or in
		ent to a	-	proximity to a known
		rvation area		biodiversity/geodiversity site.
Archaeological sites		within an		
		eological site	+-	-
		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		
	SAM			-
		not on or ent to a SAM		
Listed Duildings		ontains a		There are no listed buildings within or
Listed Buildings		building		in close proximity to the site.
		adjacent to,		
	or with	•		
	setting	of a listed		
	buildin			
	Site do	Site does not		
	contair	n or adjoin a		
	listed l	ouilding		
Other key considerations	- 6 - 11			
Which Flood risk zone (fluvial) does the sit within or intersect with?	e tall	Zone 3		The site is in flood zone 1 so is at
within of interesect with:		Zone 2		low risk of flooding.
Are there any Tree Dressmitting Orders an	4la =	Zone 1		
Are there any Tree Preservation Orders on site?	u I e	Two or more	분	There are trees along the site
ole.		One	H	boundaries. 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 following?		Yes	No	
Ecological value?				
Could the site to be home to protected spec				
such as bats, great crested newts, badgers	etc?			
Contamination				
Significant infrastructure crossing the site, i.e. power lines/pipe lines				

Context								
Utility services available								
Characteristics			11-11					
Characteristics which may affect	Comments							
development on the site:								
Topography:	The site is	gently s	lopino	. A cond	cept scheme is required to demonstrate			
Flat/ plateau/ steep gradient					would address any impact on road			
Trat platodar otoop gradioni	approaches				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Views in?				ed. No de	etrimental effect on street scene.			
Wide/ channelled/ long/short								
Views out?	Upper hous	ses coul	d over	look Ski	oton Road.			
Wide/ channelled/ long/short								
Availability								
Availability								
		Yes	No	Comm	ents			
Is the site landowner willing to submit	the site	П	П	The site	e is available for immediate allocation.			
_	ine one	-						
fordevelopment (if known)?								
Please provide supporting evidence.		<u> </u>						
Are there any known legal or ownersh								
problems such as unresolved multiple								
ownerships, ransom strips, tenancies								
operational requirements of landown		<u> </u>						
Is there a known time frame for availa	ability?							
Any other comments?								
Summary								
Summary								
Conclusions								
Site name/number:		Place	tick o	ne hov				
The site is appropriate for developmen	t .	Please tick one box						
This site has minor constraints								
The site has significant constraints		H						
The site is unsuitable for development		10						
Potential housing development capacit		12.						
(estimated as a development of 30 hor	nes per	Need to allow internal road to join with BR001 if this site is						
На):		also approved.						
Estimated development timeframe:								
Explanation /justification for decision to	accept	See 5.	0					
or discount site.	•	Conflic	t with	propose	d NPD policies H1 and T1.			
		Potent	ially h	azardous	s traffic access suggests that joint			
		development with BR001 might be a preferred option.						
Further Information								
Lafar at markens are entire marked								
Infrastructure requirements?	u fa uua atia u fi		taa mii	ovidere e	uch as highways water advection ato			
	niormation ii	om serv	ice pro	oviders s	uch as highways, water, education etc.			
Please provide your comments.	al Aros Carr	nultatio-	4 طفارین	ho Cool	Authority is pooded. Eurther shocks as			
					Authority is needed. Further checks on			
potential contamination, instability or g	roundwater is	ssues al	recun(y ine site	smould also be carried but With			
consultees.	la la a la a la a la a		ا ما الما	- ئامىدىد يىرىس	a ava a far minarala in altidia a candita			
					g area for minerals including sandstone			
and shallow coal (NYCC Minerals). Ho	wever, it is q	uite unli	kely th	iat this s	ite 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			NB Site suitability must be considered in
character and vitality of the village.			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.			
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

Background information

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

Site Location and Use		· -		-			
Surrounding Land Uses							
Site Boundaries							
Is the Site:	Greenfield	Brov	wnfield		Mixture	Unk	nown
	\boxtimes						
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 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. The site has no particular strategic economic development or mixed-use						f lesser eferable for
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	potential. None since Ja	an 2001					
Suitability Context							
	Mithin the		On the	- od	go	Outsid	lo.
Where is the site located in relation to the built up area of the village?	Within the settlement		On the edge		ge	Outsid	e
How would the development	Well		Not very well			Don't kn	IOW
of this site relate to the	, ven		_			DONTKI	
surrounding issues?							
 What would be the impact of the proposed land use for the site? 			Infill site overlooks Eveleanor and itself is				
 What would be the impact of the proposed design of site development? 			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 Lar	e would	be a	chievable	n Road. Suitable via a bridge, bu e.	
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.							
Environmental Considerations	in						
What is the distance from the edge of site to any of the following:	of the	Dist	ance			Comments	
Greenbelt		<400m 400-80 >800m					
Area of Outstanding Natural Beauty	(AONB)	<400m 400-80 >800m	m [800m [The site is not located in, adjoining or adjacent the Forest of Bowland AONB nor adjoining or adjacent		
					the Yorkshire Dales National Park.		

Context		<u> </u>		
Important green space?		<400m		
Discretionary designation for green areas		400-800m		
particular importance to the local commun	ity	>800m	ΙĒ	
Sites designated as being of European] 	<400m	ī	
Importance	400-800m		╁┼	
		>800m	×	
Citan designated as being of wational		<400m		
Sites designated as being of national importance		400-800m	H	
miportance				
		>800m		
Sites designated as being of local		<400m		
importance		400-800m		
(consult local planning authority)		>800m	ш	
Community Facilities and Services				
What is the distance to the following facilitie (measured from the site centre)	s	Distance		Comments
Town/localcentre/shop		<400m		
		400-800m	Ħ	
		>800m	H	
5.1	•			
Public transport e.g. Train Station or Bus		<400m		
(with at least a half hourly service during	ine	400-800m		
day)		>800m		
School(s)		<400m	\boxtimes	
		400-800m		
		>800m		
Open Space Irecreation facilities		<400m		There is no publically accessible open
opon opaco neoreation radiities		400-800m	Ħ	space within the site.
		>800m	Ħ	
Health Centre feeility		<400m	Ħ	
Health Centre facility		400-800m	믐	
		>800m	×	
17 10 10 10 10		<400m		
Key Employment Site			岩	
		400-800m	片	
		>800m		
Cycle Route		<400m		
		400-800m		
		>800m	Ш	
Amenity Footpath		<400m		
		400-800m	\boxtimes	
		>800m		
Historic Considerations				
Proximity of site to the following sites lareas		Proximity		Comments
Conservation Area	Site is	within a		The site is in the Low Bradley
	conser	vation area		Conservation Area. A concept
conset Site is adjace		adjacent to a		scheme is required to
		vation area	_	demonstrate how development
		not within or		would address the impact of the
				loss of the open site on the
	conser	vation area		conservation area.
				None of the land is within or in
				proximity to a known
				biodiversity/geodiversity site.
Archaeological sites	Site is within an			

Context						
	archae	ological	site			
	Site is	adjacen	t to ar	ı 🗆		
	archae	ological	site			
	Site is	not with	nin or			
	adjace	nt to an)			
		ological				
Scheduled Ancient Monument (SAM)		on a SA				
,	Sito is	adjacen	tto a	一一	1	
	SAM	aujacen	liva			
		not on	or		-	
		nt to a				
		ntains a				
Listed Buildings						
	-	ouilding 			-	
		adjacer	it to,			
	or with					
	_	of a list	ed			
	building	9				
	Site do	es not				
	contair	or adjo	in a			
	listed b	uilding				
Other key considerations				-	<u> </u>	
Which Flood risk zone (fluvial) does th	e site fall	Zone 3	3		The residual the site is in fleed	
within or intersect with?	o ono ian				The majority of the site is in flood	
William of intologot with.		Zone		++	zone 3a so any lower-risk sites in flood zones 1 and 2 in the locality	
		Zone 1	l		may be preferable for allocation.	
Are there any Tree Preservation Order	e on the	Two o	r more	,		
site?	3 Off title	-	HIOLE	Trees are present on the site		
one:		One				
		None			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.	
Is the site affected by any of the followi	na?	Yes		No		
Ecological value?	9.					
Could the site to be home to protected	enociae					
such as bats, great crested newts, bad						
	gers etc:	П				
Contamination				\perp		
Significant infrastructure crossing the	ne					
site, i.e. power lines/pipe lines						
Utility services available						
Characteristics						
Characteristics which may affect	Comments					
development on the site:						
Topography:	The site is	ently sl	oping.			
Flat/ plateau/ steep gradient						
Views in?	Constrained	d infill si	te			
Wide/ channelled/ long/short						
Views out?	Surrounded	by clos	e neig	hbours o	on all sides. Privacy for all will be difficult	
Wide/ channelled/ long/short	to achieve.					
Availability						
Availability						
		Yes	No	Comm	ents	
Is the site landowner willing to submit	the site					
fordevelopment (if known)?			_			
Please provide supporting evidence						

Availability							
Tranability	Yes	No	Comments				
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	Lou		التبطير كالبياب مربحي يطعه				
Site name/number:	Pleas	e tick (one box				
The site is appropriate for development	14-						
This site has minor constraints	14-						
The site has significant constraints							
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					
or discount site.	Contra	ary to p	proposed NPD policies:				
	E1, H						
Further Information							
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 sch	eme is required to demonstrate how development				
Middle Beck runs along the site's north western boo would be possible to develop the site and provide v waterfall.			•				
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 and shallow coal (NYCC Minerals). However, it is centraction. Meeting Strategic Objectives			_				
Meeting Strategic Objectives							
Which Strategic Objective(s) does this site meet?	Yes	No	Comments				
Maintain and, where possible, enhance the			Access from Mill Lane could be via bridge				
character and vitality of the village.			over the beck, but would destroy an attractive beck/meadow feature.				
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.							

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.			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.

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 bei to how the s location with	s positive merits in respect of proximity to Bradley village centre to children's play space. There is a minor negative in respect of ng of Grade 3 agricultural value. Uncertainty also exists in relation site could be developed sympathetically in the context of its nin 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

Background information

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

Site Location and Use						
Is the Site:	Greenfiel	ield Brownfi		ownfield Mixtur		Unknown
	\boxtimes					
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 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. The site has no particular strategic economic development or mixed-use potential.					
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	None since	Jan 200	1			
Suitability						
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?	Well		Not very well ⊠		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?	Only single access church. Pressure of people park for the		of heav	y trai		
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 the site to any of the following:		Distance				Comments
Greenbelt	<400r 400-8 >800)0m			
Area of Outstanding Natural Beauty ()0m		or adjacent	oot located in, adjoining the National Park or owland AONB.
Important green space?	oog of	<400m		X		

Context				
particular importance to the local communi	ty	>800m		
ites designated as being of European		<400m		
Importance		400-800m		
		>800m		
Sites designated as being of national		<400m		
importance		400-800m	Ħ	
Importance		>800m		-
		<400m	X	Playing field, canal and amenity
Sites designated as being of local				area, village hall.
importance		400-800m	 	
(consult local planning authority)		>800m		
Community Facilities and Services				
What is the distance to the following facilities (measured from the site centre)	3	Distance		Comments
Town/localcentre/shop		<400m		
		400-800m		
		>800m		
Dublic transport of Train Station or Bug	Cton	400		
Public transport e.g. Train Station or Bus		<400m	닏	-
(with at least a half hourly service during to day)	IE	400-800m	닏	_
		>800m		
School(s)		<400m		
		400-800m		
		>800m		
Open Space Irecreation facilities		<400m		There is no public open space within the
Open opace necreation racinities		400-800m	\Box	site.
		>800m		
Health Centre feaility		<400m	H	
Health Centre facility		400-800m	H	
		>800m		-
		-	H	
Key Employment Site		<400m	⊢∺	-
		400-800m		-
	_	>800m		
Cycle Route		<400m	Щ	
-		400-800m		
		>800m		
Amenity Footpath		<400m		
, and any a serpana		400-800m		
		>800m		
Historic Considerations	,			
Proximity of site to the following sites lareas		Proximity		Comments
Conservation Area		within a vation area		The site is within the Low Bradley Conservation area.
Site is		adjacent to a		
		not within or	1	None of the land is within or in
		ent to a	-	proximity to a known
		rvation area		biodiversity/geodiversity site.
Archaeological sites	Site is	within an		
	archae	eological site		
	-	adjacent to an	TE	
		ological site		
		not within or		
	adjace	ent to an		
	archae	ological site		
Scheduled Ancient Monument (SAM)	Site is on a SAM			

Context					
	SAM		adjacent to a		
		s not or ent to a			
Listed Buildings		ontains			There are no listed buildings within the
		building			site but there are listed buildings in close proximity to the north, east and
		adjace	eni to,		south of the site.
	1	g of a lis	sted		Old Hall Scarr House
	buildir	-			Scan House
		does not			
	10	ain or adjoin a d building			
Other key considerations	listed	Dullulli	y		
Which Flood risk zone (fluvial) does the	ne site fall	Zone	3		The majority of the site is in flood zone
within or intersect with?		Zone	2		1 and is at low risk of flooding.
		Zone	1		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 Order	rs on the	Two	or mor	еП	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 followi	ing?	Yes		No	
Ecological value?					
Could the site to be home to protected such as bats, great crested newts, bad					
Contamination	gold Glo:				
Significant infrastructure crossing th	ne				Power lines over eastern section
site, i.e. power lines/pipe lines					
Utility services available Characteristics					
Characteristics which may affect development on the site:	Comments				
Topography:	A small str	eam rui	ns alo	ng the s	outhern boundary of the site. The site is
Flat/ plateau/ steep gradient	gently slopi	ng. Mid	dle Be	ck forms	northern boundary.
Views in? Wide/ channelled/ long/short	Large site.	Full dev	/elopm	nent will d	overwhelm views from south.
Views out?					
Wide/ channelled/ long/short Availability					
Availability					
		Yes	No	Comm	ents
Is the site landowner willing to submit the site				The site	is available for immediate allocation.
fordevelopment (if known)?					
Please provide supporting evidence.					
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 availal	bility?				
Any other comments?		1 1 1			

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					
Further Information						
Infrastructure requirements? You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.						
NYCC have raised concerns that access onto Lidget Road is restricted by existing buildings.						
The site is within a Coal Mining Referral Area. Consultation with the Coal Authority is needed. Further checks on						
potential contamination, instability or groundwater i	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.						
Mosting Stratogic Objectives						

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

6.0 BR005 South of Lidget Road

Background information

Site Location and Use							
Site Location	South of Lidge	South of Lidget Road					
Parish Name	Bradleys Both						
Gross Area (Ha)	0.63 Ha						
SHLAA site Reference (if	BR005						
applicable)							
Context							
Surrounding Land Uses							
Site Boundaries							
Is the Site:	Greenfield	Brownfield	Mixture	Unknown			
	X						
If a mixture – please provide							
details, e.g. which parts are							
Greenfield/ Brownfield.							
Eviation/Decuieus Has	This site is One	مام ۵ مسام بالاسم	LII (DEEDA)	-12-12-1-6			
Existing/Previous Use	Inis site is Gra	de 3 agricultura	i land (DEFRA) i	and is likely to be of local			
				other sites of lesser			
	allocation.	g. Grade 4 Agric	ultural land) whi	ch may be preferable for			
	allocation.						
	The site has no	narticular strate	eaic economic d	evelopment or mixed-use			
	potential.	partiodial offatt	ogio occinomio d	evelopment of mixed-use			
	F - 22						
Site Planning History	Land adjoining	site (part of orig	inal site) already	v developed			
Have there been any previous		(13	/	,			
applications for development on							
this land?							

Site Location and Use	
What was the outcome?	

Suitability

uitability					
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?	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? 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?	Adjoins minor road through t A629			the village	e. Approx. 1000m from
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 site to any of the following:	e of the	Dist	ance		Comments
Greenbelt		<400m			
		400-8			
		>800m			
Area of Outstanding Natural Beau	ty	<400m			e is not located in, adjoining
(AONB)		400-8			cent the National Park or the of Bowland Area of
		>800m			nding Natural Beauty
Important green space?		<400m		Site	is already listed as an
Discretionary designation for green		400-8	00m	import	ant green space
particular importance to the local co		>800m			
Sites designated as being of Eu	ropean	<400m			
Importance		400-8			
		>800m			
Sites designated as being of nat	ional	<400m			
importance		400-8			
		>800m		-	
Sites designated as being of local		<400m			
	ш	400.0	0000		
importance (consult local planning authority)		400-80 >800m			

Community Facilities and Services			
What is the distance to the following facilitie (measured from the site centre)	es	Distance	Comments
Town/local centre/shop	<400m		
		400-800m	
		>800m	
Public transport e.g. Train Station or Bus		<400m	
(with at least a half hourly service during	the	400-800m	
day)		>800m	
School(s)		<400m	
		400-800m	
		>800m	
Open Space Irecreation facilities		<400m	The landowner has provided
		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.
Hoolth Contra to siller		<400m	Further information to be provided.
Health Centre facility		400-800m	
		>800m	
Var. Empleyment Cita		<400m	
Key Employment Site		400-800m	
		>800m	
Cycle Boute		<400m	
Cycle Route		400-800m	
		>800m	
Amenity Footpath		<400m	
Amenity Footpath		400-800m	
		>800m	
Historic Considerations			
Proximity of site to the following sites /areas		Proximity	Comments
Conservation Area		within a	None of the land is within or in
		vation area	proximity to a known
	Site is adjacent to a conservation area		biodiversity/geodiversity site.
	-	not within or	
	adjace		
		vation area	
Archaeological sites	Site is	within an	Archaeology info tbc.
		ological site	
		adjacent to an	
		ological site	
		not within or	
	adjacent to an archaeological site		
Scheduled Ancient Monument (SAM)		on a SAM	
	Site is SAM	adjacent to a	
	Site is	not on or nt to a SAM	
Listed Buildings		ntains a	
	listed b	ouilding adjacent to,	

Community Facilities and Services					
What is the distance to the following fac (measured from the site centre)	seitilic	Distance		Comments	
	buildin Site do	of a listed g es not n or adjoin a			
Other key considerations	lioted i	Juliumg	-		
Which Flood risk zone (fluvial) does the within or intersect with?	e site fall	Zone 3 Zone 2		The site is in flood zone 1 so has low vulnerability to flooding.	
		Zone 1		low ramiorasim, to meeting.	
Are there any Tree Preservation Order	s 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	ng?	Yes	No		
	Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?				
Contamination					
Significant infrastructure crossing the site, i.e. power lines/pipe lines	ne				
Utility services available					
Characteristics					
Characteristics which may affect development on the site:					
Topography: Flat/ plateau/ steep gradient	The site is gently sloping. There are no watercourses on the site. (note slope is greater than adjoining road, therefore the southern end is elevated Footpath alongside site is narrow.				
Views in? Wide/ channelled/ long/short	The site constitutes an open area of land that contributes to the character of the Low Bradley Conservation Area. An assessment has been provided by the landowner stating the land is not greatly visible and a wider footpar will be provided. Whilst the sketch scheme provided would result in the lost of this field as an important setting within the village, it is considered that design scheme could be achieved which would achieve a balance.				
Views out? Wide/ channelled/ long/short	Wide but sh	IOIT			

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site			The site is available for immediate allocation.
fordevelopment (if known)?			
Please provide supporting evidence.			
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 characted the heart of Low Bradley Conservation Area. The site has pure merits in respect of proximity to children's play space, and low within flood risk zone 1 and proximity to Bradley village cent However, minor negative impacts relate to it being of Grade agricultural value.	ositive Feedback - No ocation Neither tre.

7.0 BR006 Land West of Ings Lane

Background information							
Site Location and Use							
Site Location	Land west of Ir	Land west of Ings Lane					
Parish Name	Bradleys Both						
Gross Area (Ha)	0.832 Ha						
SHLAA site Reference (if applicable)	BR006						
Context							
Surrounding Land Uses							
Site Boundaries				<u>. </u>			
Is the Site:	Greenfield	Brownfield	Mixture	Unknown			
	х						
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.							
Existing/Previous Use	importance. The importance (e.g. allocation.	nde 3 agricultura ne locality should g. Grade 4 Agric	l be checked for ultural land) whi	and is likely to be of local other sites of lesser ch may be preferable for levelopment or mixed-use			
Site Planning History Have there been any previous applications for development on this land?	Not Aware						

Site Location and Use	
What was the outcome?	

Suitability

Context

Where is the site located in relation to the built up area of the village?			On the e	dge	
How would the development of this site relate to the surrounding issues?	Well		I		
 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 – sm scale	nall			
 What would be the impact of the proposed scale of site development? 	Low – sm scale	nall			
How is the site currently accessed? Is it accessible from the highway network?	Vehicle access is available fr west although road improven NYCC Highways. Developme			ts would b	would require provision of a
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	terms of pe	destrian s p on the A	afety and p 629. The la	edestrian	hich would provide benefits in access to village services and has provided a sketch scheme
Environmental Considerations					
What is the distance from the edge site to any of the following:	of the	Distance			Comments
Greenbelt		<400m 400-80	Om		
A (0.17 II N. 15 /		>800m <400m			
Area of Outstanding Natural Beauty (AONB)	,	400-80	0m	The site	is not located in, adjoining or
(AONB)		>800m	OH		t to the National Park or of Bowland Area of
		2000111			ding Natural beauty (AONB).
Important green space?		<400m			
Discretionary designation for green a	reas of	400-80	0m		
particular importance to the local con		>800m			
Sites designated as being of Euro	pean	.<400m			
Importance		400-80	0m		
		>800m			
Sites designated as being of natio	nal	<400m			
importance		400-80	0m	1	
		>800m			
Sites designated as being of local		<400m			
	400-8		0m	-	
importance				I	(I
importance (consult local planning authority)		>800m			
importance (consult local planning authority) Community Facilities and Services		>800m			
importance (consult local planning authority)	acilities	>800m Dista	nce		Comments

Context				
		400-800m >800m	х	Depends on chosen access point
Public transport e.g. Train Station or Bus Stop		<400m		
(with at least a half hourly service during the		400-800m	х	
day)		>800m		
School(s)		<400m		
2011001(0)		400-800m	х	
		>800m		
O O t t t t t		<400m	х	There is no public open space within the
Open Space Irecreation facilities		400-800m	^	site.
		>800m		
Lealth Cantus facility		<400m		
Health Centre facility		400-800m		
		>800m	х	
K. E. J. (1975)		<400m		
Key Employment Site		400-800m		1
		>800m	х	
0.1.0		<400m		
Cycle Route		400-800m		1
		>800m		
		<400m	X	
Amenity Footpath			Х	-
		400-800m	_	-
Historic Considerations		>800m		<u>I</u>
	T	Densimilar		Comments
Proximity of site to the following sites / areas		Proximity		Comments
Conservation Area	Site is within a		x	
55,155,144,51,74,54		vation area	+-	4
	Site is adjacent to a			
		rvation area	+	_
		not within or ent to a		
		rvation area		
Archaeological sites			+	
Alchaeological sites	Site is within an archaeological site			
	Site is adjacent to an			
	archaeological site			
	Site is not within or		х	
	adjacent to an			
		eological site		
Scheduled Ancient Monument (SAM)	Site is	on a SAM		_
	Site is adjacent to a SAM			
		not on or	х	7
	adjace	ent to a SAM		
Listed Buildings		ntains a		The sketch scheme provided indicates
Elotou Dullanigo		building		that a scheme could be achieved which
		adjacent to,	x	would retain open views of the mill. A
	or with			footpath through the site would be also
		of a listed		of amenity value. Archaeological interest needs to be determined.
	buildin	es not		
	1	n or adjoin a		
		building		
Other key considerations				
Which Flood risk zone (fluvial) does the	site fall	Zone 3	х	

Context				
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 Ord	ers on the	Two or more		There are no trees on the site.
site?		One		
		None	х	
Is the site affected by any of the follow	Is the site affected by any of the following?		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			х	
Significant infrastructure crossing the site, i.e. power lines/pipe lines			х	Not Aware of any
Utility services available		х		
Characteristics				
Characteristics which may affect development on the site:	Comments			
Topography: Flat/ plateau/ steep gradient	This is a flat site. (mostly!)			
Views in? Wide/ channelled/ long/short	Channelled, fairly long			
Views out? Wide/ channelled/ long/short	Channelled			

Availability

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site 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					
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.	х		Although limited development could have some +ve impacts (see above)		
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.	Х		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.		х	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

LO			
BR006			

The key impacts which would affect allocation of this site is its	CEF Feedback -	Planning Permission?
location within Flood Risk Zone 3a. Other minor negative	Favourable	No
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.		

8.0 BR007 South West of Matthew Lane Background information

Background information						
Site Location and Use						
Site Location	South west of	South west of Matthew Lane				
Parish Name	Bradleys Both					
Gross Area (Ha)	1.147 Ha					
SHLAA site Reference (if applicable)	BR007					
Context						
Surrounding Land Uses						
Site Boundaries				*		
Is the Site:	Greenfield	Brownfield	Mixture	Unknown		
	×					
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.						
Existing/Previous Use	importance. The importance (e.g. allocation.	e locality should g. Grade 4 Agrici	be checked for ultural land) whic	and is likely to be of local other sites of lesser ch may be preferable for evelopment or mixed-use		
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Yes, refused (a	ccess)				

Suitability

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? 1.0 What would be the	Well	Not very well Removal of historic field	Don't know
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? 			

Context	
How is the site currently accessed? Is it accessible from the highway network?	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.
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B	

road.

What is the distance from the edge of the site	Distance		Comments
to any of the following:			
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	х	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	Х	site.
particular importance to the local community	>800m		
Sites designated as being of European	<400m		
Importance	400-800m		1
	>800m		1
Sites designated as heing of national	<400m		
Sites designated as being of national importance	400-800m		1
in portation	>800m		1
Citan decignated as height of least	<400m	1	
Sites designated as being of local importance	400-800m		
•	>800m	1	1
(consult local planning authority) Community Facilities and Services	7 000111		
	Distance		0
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	x	
(with at least a half hourly service during the	400-800m	1~	1
day)	>800m		
School(s)	<400m		
(-)	400-800m	×	1
	>800m	1	1
Open Space Irographics facilities	<400m	×	
Open Space Irecreation facilities	400-800m	†^	1
	>800m		
Health Centre facility	<400m		
Health Centre facility	400-800m	x	1
	>800m		
	<400m		
Kay Employment Cita	1 2100111		4
Key Employment Site	400-800m		
Key Employment Site	400-800m >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		
	>800m	х	
Amenity Footpath	<400m	x	
	400-800m		
	>800m		

Proximity of site to the following sites		Proximity		Comments	
I reas		Froximity		Comments	
Conservation Area		Site is within a conservation area		A statement has been submitted	
		Site is adjacent to a		outlining how a residential	
		conservation area		development could be sensitive to the heritage status of this site.	
	Site is	Site is not within or			
		adjacent to a		None of the land is within or in	
	conse	conservation area		proximity to a known biodiversity /	
				geodiversity site.	
Archaeological sites	1	Site is within an			
		eological site		-	
		Site is adjacent to an			
		eological site s not within or		-	
		ent to an			
		archaeological site			
Scheduled Ancient Monument (SAM)	Site is	on a SAM			
		Site is adjacent to a			
	SAM			-	
		Site is not on or			
Listed Duildings		adjacent to a SAM Site contains a			
Listed Buildings		listed building			
		Site is adjacent to,		1	
		or within the			
		setting of a listed building			
		oes not		-	
		n or adjoin a			
		building			
Other key considerations					
Which Flood risk zone (fluvial) does the site fall within or intersect with?		Zone 3		The site is in flood zone 1 which is	
		Zone 2		the lowest flood risk category in the	
		Zone 1	X	Environment Agency's Strategic Flood Risk Assessment for Craven.	
Are there any Tree Preservation Orders on the		Two or more		There are no trees or hedgerows	
site?		One		on the site.	
		None	х		
is the site affected by any of the following	Yes	No			
Ecological value?			х	Not aware of any	
Could the site to be home to protected species such as bats, great crested newts, badgers etc?					
Contamination		х			
Significant infrastructure crossing the site, i.e. power lines/pipe lines			х		
Utility services available		x			
Characteristics					

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

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

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

Further Information

Infrastructure requirements?

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

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

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

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

Conclusions

potential contamination, instability or groundwater issues affecting the site should also be carried out with relevant consultees.

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

Meeting Strategic Objectives

weeting 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

9.0 BR008 Land at College Farm

land?

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

What was the outcome? Suitability Context On the edge Outside Within the Where is the site located in settlement relation to the built up area of the village? \boxtimes Don't know Well Not very well How would the development of this site relate to the M 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? Due to the local road network already being severely restricted How is the site currently further information regarding the impact development would have accessed? Is it accessible upon the road network is appropriate here. Site has no direct from the highway network? connection/frontage to a highway maintainable at public expense Provide details of the site's (NYCC Highways). connectivity, i.e. distance nearest motorway, A road or **Environmental Considerations** Comments What is the distance from the edge of the Distance

Context					
site to any of the following:					
Greenbelt		<400m		N/A	
		400-800m	一百	1077	
		>800m	一百	1	
Area of Outstanding Natural Beauty (AC	MD)	<400m	市	The site is not be set in a site to to	
Area of Odistanding Natural Beauty (AC	лио)	400-800m	ㅐ	The site is not located in, adjoining	
			╁┼	or adjacent the National Park or Forest of Bowland Area of	
		>800m		Outstanding Natural Beauty	
				(AONB).	
Important green space?		<400m	\Box	Site is built over with agric.	
Discretionary designation for green areas	of	400-800m	+∺	Buildings.	
particular importance to the local commun			+片		
Sites designated as being of Europear		>800m	무	N/A	
Importance	I	<400m	부	IN/A	
Importance		400-800m	$\perp \sqcup$		
		>800m			
Sites designated as being of national		<400m			
importance		400-800m			
		>800m			
Sites designated as being of local		<400m		Adjacent to Old Hall and access	
importance		400-800m	H	next to Scarr House (Both listed).	
•		>800m	H	2	
(consult local planning authority)		>000111			
Community Facilities and Services					
What is the distance to the following facilities	es	Distance		Comments	
(measured from the site centre)			_		
Town/localcentre/shop		<400m			
		400-800m			
		>800m			
Public transport e.g. Train Station or Bus	Cton	400			
(with at least a half hourly service during		<400m	닏		
day)	1110	400-800m	Ш		
		>800m			
School(s)		<400m			
		400-800m			
		>800m			
Open Space Irecreation facilities		<400m		There is no public open space on the	
		400-800m	Ħ	site.	
		>800m	Ħ		
Hoolth Contro facility		<400m	H	N/A	
Health Centre facility		400-800m	片		
		>800m	片		
			岩		
Key Employment Site		<400m			
		400-800m	Щ		
		>800m			
Cycle Route		<400m			
		400-800m			
		>800m			
Amenity Footpath		<400m		Unknown.	
, , , , , , , , , , , , , , , , , , , ,		400-800m			
		>800m	F		
Historic Considerations					
Proximity of site to the following		Proximity		Commonto	
sites /areas		1 TOXITHILY		Comments	
	Sito io	within a	[7]		
Conservation Area		vation area		A statement has been submitted which outlines how development	

Context			, ,	
	Site is adjace	vation area not within or nt to a vation area		on the site could be compatible with its conservation area setting and the listed building adjoining the site's western elevation. None of the land is within or in proximity to a known biodiversity/geodiversity site.
Archaeological sites		within an		blodiversity/geodiversity site.
		ological site adjacent to an		
		ological site		
	adjace	not within or nt to an		
Scheduled Ancient Monument (SAM)	archaeological site Site is on a SAM			
		adjacentto a		
	SAM		NZI	
		not on or nt to a SAM		
Listed Buildings	Site co	ntains a building		A statement has been submitted which outlines how development on
		adjacent to,		the site could be compatible with its conservation area setting and the
	or with			listed building adjoining the site's
	buildin	of a listed		western elevation.
	Site do			
		or adjoin a		
	listed l	ouilding		
Other key considerations				
	o cito fall	Zono 2		
Which Flood risk zone (fluvial) does the within or intersect with?	e site fall	Zone 3		The site is at low risk of flooding
Which Flood risk zone (fluvial) does the	e site fall	Zone 3 Zone 2 Zone 1		The site is at low risk of flooding being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders		Zone 2		being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for
Which Flood risk zone (fluvial) does the within or intersect with?		Zone 2 Zone 1 Two or more One		being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders		Zone 2 Zone 1 Two or more		being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders		Zone 2 Zone 1 Two or more One		being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site?	s on the	Zone 2 Zone 1 Two or more One None		being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site?	s on the	Zone 2 Zone 1 Two or more One None	No	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected to the site of th	s on the	Zone 2 Zone 1 Two or more One None	□ □ □ No	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, bads	s on the	Zone 2 Zone 1 Two or more One None Yes	□ □ □ No	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, bade Contamination	s on the ng? species gers etc?	Zone 2 Zone 1 Two or more One None Yes	No O	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, bads	s on the ng? species gers etc?	Zone 2 Zone 1 Two or more One None Yes	No D	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, badd Contamination Significant infrastructure crossing the site, i.e. power lines/pipe lines Utility services available	s on the ng? species gers etc?	Zone 2 Zone 1 Two or more One None Yes	No O	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, baddy Contamination Significant infrastructure crossing the site, i.e. power lines/pipe lines Utility services available Characteristics	ng? species gers etc?	Zone 2 Zone 1 Two or more One None Yes	No D	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, badd Contamination Significant infrastructure crossing the site, i.e. power lines/pipe lines Utility services available Characteristics	s on the ng? species gers etc?	Zone 2 Zone 1 Two or more One None Yes	No D	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, baddy Contamination Significant infrastructure crossing the site, i.e. power lines/pipe lines Utility services available Characteristics Characteristics which may affect development on the site: Topography:	s on the ng? species gers etc? e Comments The site is	Zone 2 Zone 1 Two or more One None Yes	No D	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, baddy Contamination Significant infrastructure crossing the site, i.e. power lines/pipe lines Utility services available Characteristics Characteristics which may affect development on the site: Topography: Flat/ plateau/ steep gradient	s on the ng? species gers etc? e	Zone 2 Zone 1 Two or more One None Yes Image: I	No D	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development. Possibly bats.
Which Flood risk zone (fluvial) does the within or intersect with? Are there any Tree Preservation Orders site? Is the site affected by any of the following Ecological value? Could the site to be home to protected such as bats, great crested newts, baddy Contamination Significant infrastructure crossing the site, i.e. power lines/pipe lines Utility services available Characteristics Characteristics which may affect development on the site: Topography: Flat/ plateau/ steep gradient Views in? Wide/ channelled/ long/short	s on the ng? species gers etc? e Comments The site is buildings Channelled	Zone 2 Zone 1 Two or more One None Yes Image: I	No Durface	being in flood zone 1 in the Environment Agency's Strategic Flood Risk Assessment for Craven. The agent has submitted a statement describing how it would be possible to conserve the protected trees and manage planting within the site as part of any development. Possibly bats.

Availability

Availability			
Availability	Yes	No	Comments
Is the site landowner willing to submit the site	Yes	No	The site is available for immediate allocation.
_			The site is available for infiltediate allocation.
fordevelopment (if known)?			
Please provide supporting evidence.	-	+-	N
Are there any known legal or ownership problems such as unresolved multiple			Not known.
ownerships, ransom strips, tenancies, or			
operational requirements of landowners?			
Is there a known time frame for availability?		Т	Unknown.
Any other comments?	H	╁┼	
Summary			
			13
Conclusions			
Site name/number:	Please	e tick o	one box
The site is appropriate for development This site has minor constraints	H		
The site has significant constraints			
The site has significant constraints The site is unsuitable for development			
Potential housing development capacity	Sito or	uld p	ot accommodate the appropriate allotment
(estimated as a development of 30 homes per	withou	t wors	sening congestion in the village and major road
Ha):	redeve		
Estimated development timeframe:			
Explanation /justification for decision to accept	As abo	ove.	
or discount site.	, , , , , , ,		
Further Information	*		
Infrastructure requirements? You may also need to gain additional information for Please provide your comments. The site is within a Coal Mining Referral Area. Const			
potential contamination, instability or groundwater is	ssues af	fectin	g the site should also be carried out with
	bodoo ai	1001111	g the one offedid also be carried out with
relevant consultees.			
The site has been highlighted as possibly being in a	a potenti	ial saf	eguarding area for minerals including sandstone
and shallow coal (NYCC Minerals). However, it is o	guite unl	ikely t	hat this site will ever be used for mineral
extraction.	•		
GALIACION.			
Meeting Strategic Objectives			
Meeting Strategic Objectives			
Which Strategic Objective(s) does this site meet?	Yes	No	Comments
Maintain and, where possible, enhance the			No evidence in favour.
character and vitality of the village.	<u> </u>		
Minimise the impact of new development on the surrounding countryside, landscape and			Contrary to objectives.
ecosystems.			
Provide existing and future residents with the			Unlikely.
opportunity to live in a home appropriate for their	_	_	
needs.			
Respect and preserve Bradley's open spaces,		Ø	No evidence in favour.
historic features and buildings, local heritage sites		ן וצא	
and recreational facilities.			
Prioritise road safety considerations by addressing			Adversely affects congestion and parking.
the impact of existing road traffic congestion and			Probably furthest point in village from

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

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		
This site offers positive sustainability attributes in respect of its proximity to Low Bradley village centre and location within flood risk zone 1 as well as the opportunity to improve the existing townscape in relation to the Conservation Area. The main negative impact of this site is the distance from children's play space as well as more minor impacts in terms of the site being of Grade 3 agricultural value. Should this scheme be considered for allocation, design would be of great importance given its historic context adjacent the Old Hall.	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			V. =					
Is the Site:	Greenfield	Brownfield	Mixture	Unknown				
	⊠							
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.								

Site Location and Use This site is Grade 3 agricultural land (DEFRA) and is likely to be of local Existing/Previous Use importance. The locality should be checked for other sites of lesser importance (e.g. Grade 4 Agricultural land) which may be preferable for allocation. Information submitted indicating that the landowner has other areas that could be used for food production, this site is small. There is no brownfield land within the site. The site appears to have no particular economic development / mixed-use potential. A concept statement has been submitted indicating that development would generally be infill at a density of that similar to current existing surrounding residential development. The site is partly outside the conservation area. Site Planning History Unknown. Have there been any previous applications for development on this land? What was the outcome? Suitability Context Where is the site located in Within the On the edge Outside relation to the built up area of settlement the village? \boxtimes П How would the development Well Not very well Don't know of this site relate to the \Box M 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? How is the site currently Access from College Lane. 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. **Environmental Considerations** What is the distance from the edge of the Distance Comments site to any of the following: <400m Greenbelt N/A 400-800m >800m <400m Area of Outstanding Natural Beauty (AONB) The site is not located in, adjoining 400-800m or adjacent to the Forest of Bowland AONB nor adjoining or adjacent the >800m Yorkshire Dales National Park.

<400m

Important green space?

The site is green field.

Context			_		
Discretionary designation for green areas of		400-800m			
particular importance to the local communi	ty	>800m			
Sites designated as being of European		<400m			None.
Importance		400-800m			
		>800m			
Sites designated as being of national		<400m			None.
importance		400-800m			
•		>800m			
Sites designated as being of local	es designated as being of local				The Old Hall, Scarr House and
importance	400-800m			College Farm are all listed.	
(consult local planning authority)		>800m			
Community Facilities and Services					
What is the distance to the following facilities (measured from the site centre)		Distance			Comments
Town/localcentre/shop		<400m			
·		400-800m	ĪĒ		
		>800m	Ī		
	01	100	H	_	
Public transport e.g. Train Station or Bus (with at least a half hourly service during t		<400m	L	4	
day)	He	400-800m	12	3	
		>800m	<u> </u>		
School(s)		<400m	D		
		400-800m	1	Ц	
		>800m	↓L	4	
Open Space Irecreation facilities		<400m			There is no public open space on the
		400-800m			site.
		>800m	1		
Health Centre facility		<400m		\Box	N/A
,		400-800m			
		>800m	1]	
Key Employment Site		<400m			
		400-800m		\Box	
		>800m		<u> </u>	
Cycle Route		<400m			Unknown.
.,		400-800m			
		>800m			
Amenity Footpath		<400m			No.
, and any a seep and		400-800m			
		>800m			
Historic Considerations					
Proximity of site to the following sites /areas		Proximity	_		Comments
Conservation Area	1	within a vation area			A statement has been submitted outlining how the site would be
		adjacent to a rvation area			developed in a sensitive manner. The boundary of the Bradley
		not within or			conservation area runs through the
	adjace	ent to a			site so the impact of the site's
	conse	rvation area			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
Archanological citos	Site is	within an	+	$\overline{}$	biodiversity/geodiversity site
Archaeological sites	1	eological site			

Context					_	
		is adjac aeologic				
	Site is not within or			or		
		cent to				
Scheduled Ancient Monument (SAM)	Sito	archaeological site Site is on a SAM				
Constitution of the consti		is adjace			片	-
	SAM					
		is not or		a .	\boxtimes	
Listed Buildings		cent to a		1	П	College Farm.
Listed Buildings		l buildin			<u></u>	Conogo i aim.
		is adjace			\boxtimes	
	II.	or within the			_	
		ig of a li	sted			
	buildi					
		does not	_			
		in or ad	-			
Other key considerations	listed	l buildin	g			
Which Flood risk zone (fluvial) does t	he site fall	Zone	2	-		
within or intersect with?	no ono ian		Zone 2		H	The site is in flood zone 1 so is at
		Zone		-		low risk of flooding.
Are there any Tree Preservation Orde	rs on the		Two or more			A statement has been submitted
site?		One			Ħ	illustrating how It would be possible
		None				to conserve the protected trees and
						manage planting within the site as
Is the site affected by any of the follow	ing?	Yes		-	No	part of any development.
Ecological value?	9.					
Could the site to be home to protected	species				_	
such as bats, great crested newts, bac	lgers etc?					
Contamination				_		Unknown
Significant infrastructure crossing to site, i.e. power lines/pipe lines	ne 	<u> </u>				
Utility services available						Power cables.
Characteristics						
Characteristics which may affect development on the site:	Comments					
Topography: Flat/ plateau/ steep gradient	Sloping gra	assland	site. N	lo wa	terco	ourses present.
Views in? Wide/ channelled/ long/short	Restricted.					
Views out?	As above v	vith land	d rising	to E	ast.	
Wide/ channelled/ long/short Availability						
Availability						
				Coi	mme	ents
Is the site landowner willing to submit	the site			The	site	is available for immediate allocation.
fordevelopment (if known)?						
Please provide supporting evidence.						
Are there any known legal or ownership				Unl	(now	n.
problems such as unresolved multiple ownerships, ransom strips, tenancies,						
operational requirements of landowns						
ls there a known time frame for availa						
Any other comments?				Δnr	rnac	ch to site through congested and

Availability		=	
Availability	Yes	No	Comments
		1	narrow roads.
Summary			
Conclusions			
Conclusions Site name/number:	Please	e tick c	one box
	Please	e tick c	one box

Less than potential allotment.

Explanation /justification for decision to accept or discount site.

Further Information

Estimated development timeframe:

Ha):

The site has significant constraints
The site is unsuitable for development
Potential housing development capacity

(estimated as a development of 30 homes per

Infrastructure requirements?

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

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			No evidence to suggest either.
character and vitality of the village.			
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.		\boxtimes	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

BR01	4
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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	resents positive sustainability attributes in respect of its thin 800m of Bradley village centre, access to children's and low risk of flooding. minor negative aspects in relation to agricultural land on. Uncertainties exist in relation to the impacts of any on the adjacent listed buildings and Low Bradley ion Area.	CEF Feedback - Unfavourable	Planning Permission? No

11.0 BR012 Land to West of Aire Valley Drive

Background information

Site Location and Use								
Site Location	Land to west of Aire Valley Drive							
Parish Name	Bradleys Both							
Gross Area (Ha)	3.954 Ha							
SHLAA site Reference (if applicable)	BR012							
Context								
Surrounding Land Uses								
Site Boundaries								
Is the Site:	Greenfield	Brownfield	Mixture	Unknown				
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.							
Site Planning History	No							

Site Location and Use						
Have there been any previous						
applications for development on this land?						
What was the outcome?						
Suitability						
Context						
Where is the site located in	Within th		On th	e ec	lge	Outside
relation to the built up area of	settleme	nt				
the village?			[\boxtimes
How would the development	Well		Not ve	erv v	vell	Don't know
of this site relate to the				Z Z		
surrounding issues?				\triangle		
 What would be the 						
impact of the proposed						
land use for the site?						
What would be the impact of the proposed						
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						red very limited access re and the other onto small
accessed? Is it accessible from the highway network?						rom there for any
Provide details of the site's	residential					
connectivity, i.e. distance						
nearest motorway, A road or						
B road.						
Environmental Considerations	e a1				1	
What is the distance from the edge o site to any of the following:	t the	Distance			Comments	
Greenbelt		<400m		П		
dicement		400-8	00m			
		>800m				
Area of Outstanding Natural Beauty	(AONB)	<400m			The sit	e is not located in, adjoining
		400-8				cent the Forest of Bowland
		>800m	1	Ш		nor adjoining or adjacent rkshire Dales National Park.
Important green space?		<400m		П	110 101	Nome Baroo National Fants
Discretionary designation for green ar		400-8	00m			
particular importance to the local com	munity	>800m				
Sites designated as being of Europ	ean	<400m			N/A	
Importance		400-8				
		>800m		Щ	N1/A	
Sites designated as being of nation	nal	<400m		부	N/A	
importance		400-8		井	-	
		>800m		\vdash	Unkno	NA/D
Sites designated as being of local		<400m		ዙ	UIKIIO	, vv 11.
importance		400-80 >800m		十	-	
(consult local planning authority) Community Facilities and Services		- 00011	•			
What is the distance to the following fa	cilities	Diet	ance			Comments
(measured from the site centre)						

Context				
Town/localcentre/shop		<400m		
		400-800m		
3,		>800m		
Public transport e.g. Train Station or Bus Stop		<400m		
(with at least a half hourly service during	the	400-800m		
day)		>800m		
School(s)		<400m		
		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
		400-800m		
		>800m		
Key Employment Site		<400m		
		400-800m		
		>800m	븯	Links
Cycle Route		<400m	H	Unknown
		400-800m	井	
		>800m	님	None
Amenity Footpath		<400m	片	Notice
		400-800m >800m	井	
Historic Considerations		>000111		
		Proximity		Comments
FIOMINIVOI SILE TO THE TODOWING	ty of site to the following			Lomments
sites /areas		Toximity		Comments
	Site is	within a		The site is not within or adjacent
sites /areas	Site is conser	within a vation area		The site is not within or adjacent the Low Bradley conservation
sites /areas	Site is conser	within a vation area adjacent to a		The site is not within or adjacent the Low Bradley conservation area but by virtue of local
sites /areas	Site is conser	within a vation area		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's
sites /areas	Site is consersite is consersite is adjace	within a vation area adjacent to a vation area not within or nt to a		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A
sites /areas	Site is consersite is consersite is adjace	within a vation area adjacent to a vation area not within or		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to
sites /areas	Site is consersite is consersite is adjace	within a vation area adjacent to a vation area not within or nt to a		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact.
sites /areas	Site is consersite is consersite is adjace	within a vation area adjacent to a vation area not within or nt to a		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to
sites Iareas Conservation Area	Site is conser Site is conser Site is adjace conser	within a vation area adjacent to a vation area not within or nt to a vation area		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in
sites /areas	Site is consersite is adjace consersite in adjace consersite is adjace consersite in adjace consersite is adjace consersite in adjace consersite consersite consersite consersite consersite consersite consersite consersi	within a vation area adjacent to a vation area not within or nt to a vation area		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
sites Iareas Conservation Area	Site is consertable. Site is adjace consertable.	within a vation area adjacent to a vation area not within or nt to a vation area within an ological site		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
sites Iareas Conservation Area	Site is consersus Site is adjace consersus Site is a archaects	within a vation area adjacent to a vation area not within or nt to a vation area within an ological site adjacent to an		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
sites Iareas Conservation Area	Site is consersus Site is adjace consersus Site is a archaect site is a archaect site.	within a vation area adjacent to a vation area not within or nt to a vation area within an ological site		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
sites Iareas Conservation Area	Site is consertable. Site is adjace consertable. Site is a archaed. Site is adjacel.	within a vation area adjacent to a vation area not within or nt to a vation area within an ological site adjacent to an ological site not within or nt to an		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
Sites /areas Conservation Area Archaeological sites	Site is consertable. Site is adjace consertable. Site is a archaed. Site is adjacetarchaed archaed archaed.	within a vation area adjacent to a vation area not within or nt to a vation area within an clogical site adjacent to an clogical site not within or nt to an clogical site		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
sites Iareas Conservation Area	Site is conserred Site is adjace conserred Site is archaece Site is adjaced site is adjaced site is adjaced archaece Site is adjaced site is adja	within a vation area adjacent to a vation area not within or nt to a vation area within an clogical site adjacent to an clogical site not within or nt to an clogical site on a SAM		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
Sites /areas Conservation Area Archaeological sites	Site is conserred Site is adjace conserred Site is archaece Site is adjaced site is adjaced site is adjaced archaece Site is adjaced site is adja	within a vation area adjacent to a vation area not within or nt to a vation area within an clogical site adjacent to an clogical site not within or nt to an clogical site		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
Sites /areas Conservation Area Archaeological sites	Site is consertable. Site is adjace consertable. Site is adjace archaectable. Site is adjacetarchaectable. Site is adjacetarchaectarch	within a vation area adjacent to a vation area not within or nt to a vation area within an cological site adjacent to an cological site not within or nt to an cological site not an cological site not an cological site not on a SAM adjacent to a		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
Conservation Area Archaeological sites Scheduled Ancient Monument (SAM)	Site is consersus adjace consersus adjace site is adjace archaect Site is adjacet site is adjacet archaect Site is adjacet archaect Site is adjacet site site site site site site site si	within a vation area adjacent to a vation area not within or nt to a vation area within an ological site adjacent to an ological site not within or nt to an ological site on a SAM adjacent to a		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
Sites /areas Conservation Area Archaeological sites	Site is consersus adjace consersus adjace site is adjace archaect Site is adjacet site is adjacet archaect Site is adjacet archaect Site is adjacet site site site site site site site si	within a vation area adjacent to a vation area not within or nt to a vation area within an ological site adjacent to an ological site not within or nt to an ological site on a SAM adjacent to a not on or nt to a SAM ntains a		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
Conservation Area Archaeological sites Scheduled Ancient Monument (SAM)	Site is consersus Site is adjace consersus Site is archaect Site is adjacet archaect Site is adjacet Site site site site site site site site s	within a vation area adjacent to a vation area not within or nt to a vation area within an clogical site adjacent to an clogical site not within or nt to an clogical site on a SAM adjacent to a not on or nt to a SAM ntains a uilding adjacent to,		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known
Conservation Area Archaeological sites Scheduled Ancient Monument (SAM)	Site is consersus site is adjace site is adjace site is adjace site is adjaces. Site is adjaces site con listed but site is adjaces or within	within a vation area adjacent to a vation area not within or nt to a vation area within an clogical site adjacent to an clogical site not within or nt to an clogical site on a SAM adjacent to a not on or nt to a SAM ntains a uilding adjacent to,		The site is not within or adjacent the Low Bradley conservation area but by virtue of local topography and its scale the site's development could impact on the Low Bradley conservation area. A concept statement is required to address its impact. None of the land is within or in proximity to a known

Context							
	Site do	oes not					
	contai	n or adjo	in a				
	listed	building					
Other key considerations							
Which Flood risk zone (fluvial) does the	e site fall	Zone 3	3		Flood zone 1 little risk of flooding.		
within or intersect with?		Zone	2		Ç		
		Zone	1				
Are there any Tree Preservation Order	s on the	Two o	r more		It would be possible to conserve		
site?		One			the protected trees and manage		
		None			planting within the site as part of		
					any development.		
Is the site affected by any of the follow	ng?	Yes		No			
Ecological value?		\boxtimes					
Could the site to be home to protected							
such as bats, great crested newts, bad	gers etc?	<u> </u>					
Contamination					Unknown		
Significant infrastructure crossing the	ne						
site, i.e. power lines/pipe lines							
Utility services available							
Characteristics		4					
Characteristics which may affect	Comments						
development on the site:							
Topography:	By virtue of	f the top	ograph	y of the	site and the village of Low Bradley, the		
Flat/ plateau/ steep gradient					ow Bradley The site wraps around an		
					nd its southern end is adjacent Bradley		
					ant gateway and recreational area. A		
		heme is required to demonstrate how development of the site ompatible with the existing village.					
	would be c	ompalib	inpatible with the existing village.				
	The site is	aently sl	oping.				
Views in?							
Wide/ channelled/ long/short							
Views out?							
Wide/ channelled/ long/short							
Availability							
Availability		Voc	NI.	Commo	ente		
	11	Yes	No				
Is the site landowner willing to submit	tne site		🗀	THE SILE	e is in multiple ownership.		
fordevelopment (if known)?							
Please provide supporting evidence.		 					
Are there any known legal or ownersh							
problems such as unresolved multiple							
ownerships, ransom strips, tenancies operational requirements of landownerships.							
Is there a known time frame for availa							
	Dility:	H	片				
Any other comments?			Ш				
Summary							
Conclusions							
Site name/number:		Please	tick o	ne box			
The site is appropriate for development							
This site has minor constraints							
The site has significant constraints		Ц					
The site is unsuitable for development							
Potential housing development capacit		100 plu	JS.				
(estimated as a development of 30 hon Ha):	ies per						
i iaj.							

Conclusions	
Estimated development timeframe:	
Explanation /justification for decision to accept	See previous reservations.
or discount site.	
Further Information	
Infrastructure requirements?	
	from service providers such as highways, water, education etc.
There is no existing vehicular access and commen	ts are awaited from NVCC highways
The state of the s	is are awaited from NTCC highways.
Meeting Strategic Objectives	
mouning officials 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 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.

BR01	2
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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			
parts of the s	including proximity to children's play space (southern ite) and is at low flood risk. There are some negative ding the land being of Grade 3 agricultural land, the	CEF Feedback - Favourable	Planning Permission? No

Background information Site Location and Use						
Site Location	Land south we	st of Crag Lane				
Parish Name	Bradleys Both	-				
Gross Area (Ha)	0.452 Ha					
SHLAA site Reference (if applicable)	BR013					
Context						
Surrounding Land Uses						
Site Boundaries						
Is the Site:	Greenfield	Brownfield	Mixture	Unknown		
If a mixture – please provide details, e.g. which parts are Greenfield/ Brownfield.				,		
Existing/Previous Use	The site is gra	de 3 agricultural terms of agricult	land. Sites v ure would be	within the locality of lesser e preferable for allocation.		
	There is no brownfield land within the site. The site has no particular strategic economic development or missed-use potential.					
	On the Southern tip of Bradley adjoining existing developments on Crag Lane. Development would mean extension of the village along Crag Lar It may be difficult to achieve a well related development here. A concept statement may show how it could be done. Landowner has provided additional information. However, still represents lineation.					
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Unknown					
Suitability						
Context	1	0 - 41		Outside		
Where is the site located in relation to the built up area of	Within the settlement	On the		Outside		
the village?						
How would the development	Well	Not ver	v well	Don't know		
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?						

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?	With diffic	culty thro	ugh ga	te of	f very na	rrow lane.
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.						
Environmental Considerations					THE STATE OF THE S	
What is the distance from the edge of site to any of the following:	the	Dist	ance			Comments
Greenbelt		<400m			N/A	
aroonon		400-80	00m	〒	177	
		>800m		H	1	
A (0.1.1 II N. 1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	(A O N I D)	<400m		H	 	
Area of Outstanding Natural Beauty (AONB)		20	ŀH		e is not located in, adjoining
		400-80		님		cent to the Forest of Bowland
		>800m		ш	Yorkshi	nor adjoining or adjacent the ire Dales National Park.
Important green space?		<400m			Importa	ant part of visual environment.
Discretionary designation for green are		400-80	00m			
particular importance to the local comm	nunity	>800m				
Sites designated as being of Europ	ean	<400m		П	None	
Importance		400-80	00m	F	1	
		>800m		H		
Otto a decimandad as half and the		<400m		믐	Tumuli	us within 800 m.
Sites designated as being of nation	aı		\O		- ruman	23 WILLIII 600 III.
importance		400-80	om	Name of the last o		
		>800m		屵	As obs	
Sites designated as being of local		<400m		닏	As abo	ve
importance		400-80)0m		-	
(consult local planning authority)		>800m		Ш		
Community Facilities and Services						
What is the distance to the following fac (measured from the site centre)	cilities	Dista	ance			Comments
Town/localcentre/shop		<400m		\boxtimes	Local	eneral store.
		400-80	00m			
		>800m				
Public transport e.g. Train Station or I		<400m				
(with at least a half hourly service duri	ng the	400-80	00m	\boxtimes		
day)		>800m				
School(s)		<400m				
		400-80	0m	\boxtimes	1	
		>800m		一	1	
Open Space Irecreation facilities		<400m			There is	s no important open space on
open opace necreation raciities		400-80	ıΩm	X		. Public children's play area and
		>800m	3.11		sports fi	
Hoolth Contro facility		<400m		H		
Health Centre facility			Om	H		
		400-80	וווטי	분		
		>800m			NI/A	
Key Employment Site		<400m		ᆜ	N/A	
		400-80	0m			

Context				
		>800m		
Cycle Route		<400m		Unknown
Cycle Houle		400-800m		
		>800m	Ħ	
		<400m	F	None.
Amenity Footpath		400-800m	H	-
		>800m	片	-
Historic Considerations		>600111	ш	
Proximity of site to the following sites /areas		Proximity		Comments
Conservation Area		within a		The site is within the Low Bradley
oonoon valon ra oa		vation area		conservation area. Further
		adjacent to a vation area		consultation required with NYCC heritage.
	Site is	not within or		
	adjace	ent to a		proximity to a known
	consei	vation area		biodiversity/geodiversity site.
				There are badger setts on this site.
Avelege legical sites	Sito ic	within an		
Archaeological sites		ological site		Tumulus Willim Soom.
			+-	
		adjacent to an		1
		ological site		-
		ent to an		1
		ological site		
Scheduled Ancient Monument (SAM)		on a SAM	F	As above
Scheduled Affolish Mondificht (Gravi)			+=	1 /10 45070
	SAM	adjacent to a		J
		not on or		1
		ent to a SAM	-	1
LC And D. Mallana		ntains a	16	Listed building Bradley ref 33/7
Listed Buildings		building		adjacent.
		adjacent to,		
	or with	•		•
		of a listed		
	buildin			
		es not	+-	
				1
		n or adjoin a		
	listed i	building		
Other key considerations	- 4- !!	1 - 6		
Which Flood risk zone (fluvial) does the sit	етап	Zone 3	닏	Flood Zone 1, little risk of flooding.
within or intersect with?		Zone 2		
		Zone 1		
Are there any Tree Preservation Orders on	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
		Vaa		part of any development.
Is the site affected by any of the following?		Yes	No	Dadrey actte on cita
Ecological value?		\boxtimes		Badger setts on site.
Could the site to be home to protected spe				
such as bats, great crested newts, badgers	etc?		K-21	
Contamination		Ц		
Significant infrastructure crossing the				
site i e power lines/pipe lines				

Context									
Utility services available]				
Characteristics		-			11				
Characteristics which may affect	, ,								
development on the site:	very amicu	very difficult site lines onto highway.							
Topography:	Gently slop	Gently sloping grassland.							
Flat/ plateau/ steep gradient									
Views in?	Views from	Crag L	ane to	the or	pen	countryside be	eyond.		
Wide/ channelled/ long/short	F1			-,,					
Views out? Wide/ channelled/ long/short	Elevated S	ite over	lookin	g the v	'IIIag	ge to the North.			
Availability									
Availability									
		Yes	No	Com	nme	ents			
Is the site landowner willing to submit	the site			The	site	is available for	r immedia	ate allocation.	
fordevelopment (if known)?			-						
Please provide supporting evidence.									
Are there any known legal or ownershi	ip			Unkr	nov	vn			
problems such as unresolved multiple		-							
ownerships, ransom strips, tenancies,									
operational requirements of landowne									
Is there a known time frame for availa	bility?								
Any other comments?									
Summary									
-									
Conclusions									
Site name/number:		Please	tick o	ne box	X				
The site is appropriate for development									
This site has minor constraints		L Comp							
The site has significant constraints									
The site is unsuitable for development Potential housing development capacity					- 41	C best their seconds	-I I		
(estimated as a development of 30 hom		Area suggests up to 15 but this would be very optimistic.							
Ha):	ico pei								
Estimated development timeframe:									
Explanation /justification for decision to	accept	Ecological, visual impairment to village, access poor. Increase							
or discount site.		to village congestion and parking issues.							
Further Information									
Infrastructure requirements?									
You may also need to gain additional in	formation fr	om serv	ice pro	viders	suc	ch as highways	s. water.	education etc	
Please provide your comments.						ac mg///ayc	,,,	ouddanor, old.	
The site is quite prominent it may be diff	ficult to achie	eve a de	evelop	ment v	whic	ch makes best	use of ex	visting assets	
The landowner has provided additional			-						
			01, 1110	001101		io our intery to t	oc very p	Torristierit at a	
gateway into the village.									
Comments from NYCC Highways on the	e site are ou	tstandin	g. The	lando	wn	er has provided	d addition	nal information	
indicating that the highway will be wider						,			
modeling that the ingriway will be wider	ica to allow	passiriy							
Meeting Strategic Objectives									
Meeting Strategic Objectives									
Which Strategic Objective(s) does this s	ite meet?	Yes	No	Comi	me	nts			

Maintain and, where possible, enhance the

character and vitality of the village.

	~
ר	٦,
_	·

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

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 centrichildren's phowever, al Grade 3 agithe site's prolocation with would depe	ers positive attributes in respect of its proximity to the re although there is no footpath and access to lay space and the low risk of flooding. There are so negative aspects in respect of the site being of ricultural value. There are uncertainties in respect of ominence on entry to the village from the south and the nin Low Bradley Conservation Area, overcoming this nd upon a good standard of design. Overall this site or positive in terms of sustainability impacts.	CEF Feedback – Neither	Planning Permission? No

13.0 BR014 Land south of Silsden Road

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

Site Location and Use								
Gross Area (Ha)	0.181 Ha							
SHLAA site Reference (if applicable)	BR014	BR014						
Context								
Surrounding Land Uses Site Boundaries								
Is the Site:	Greenfield	4 D.	ownfield	ı T	Miseture		Lindan accom	
is the site.	Greenilei	u br	ownneid	,	Mixture	•	Unknown	
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 would be preferable for allocation. There is no brownfield land within the site. The site appears to have no particular economic development / mixed-use							
Existing/Previous Use	potential.							
Zalounigat reviews ess								
Site Planning History Have there been any previous applications for development on this land? What was the outcome?	Unknown							
Suitability Context								
Where is the site located in relation to the built up area of the village?	Within the settlement		On the edge				Outside	
I law was all the shared are as a	347-11							
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? 								
 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?	Farm gate and Public Footpath. Not accessible at present from adjacent highway which is very narrow and has difficult and potentially dangerous siting lines on a steep hill with bends on					has difficult and		
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.	the uphill side.							
Environmental Considerations								
What is the distance from the edge of site to any of the following:	the	Dista	ance			Comments		
Greenbelt	<400m 400-8 >800r		00m 🔲		Current		eenfield within area.	
		_/U/UIII			1			

Context				
Area of Outstanding Natural Beauty (AON	VB)	<400m		The site is not located in, adjoining
The state of the s	-,	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 areas of		400-800m		
particular importance to the local communi	ту	>800m	$\perp\Box$	
Sites designated as being of European		<400m		
Importance		400-800m		
		>800m		
Sites designated as being of national		<400m		Tumulus on Low Bradley Moor.
importance		400-800m		
		>800m		
Sites designated as being of local		<400m		As above and 5 listed properties.
importance		400-800m		
(consult local planning authority)		>800m		
Community Facilities and Services				
	c	Distance		Comments
What is the distance to the following facilities (measured from the site centre)	5	Distance		Comments
Town/local centre/shop		<400m		
		400-800m	H	
		>800m		
		2000III		
Public transport e.g. Train Station or Bus		<400m	$\perp \Box$	
(with at least a half hourly service during t	he	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
Trouisi Commo Islamis,		400-800m		
		>800m		
Key Employment Site		<400m		N/A
Noy Employment One		400-800m		
		>800m		
Cycle Route		<400m		Unknown
Syste House		400-800m		
		>800m		
Amenity Footpath		<400m		Runs through the centre of site.
Amenity Footpath		400-800m		_
		>800m		
Historic Considerations				
		Proximity		Comments
sites /areas				3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		within a		The site is within the Low Bradley
L Conservation Area		vation area		conservation area. Further
	adjacent to a		consultation required with NYCC	
		vation area	<u> </u>	heritage.
		not within or		None of the land is within or in
	adjace			proximity to a known
		vation area		biodiversity/geodiversity site.
Archaeological sites	Site is	within an		

Context						
		aeologic				
		s adjace aeologic				
		is not wi		r		
		adjacent to an archaeological site				
Scheduled Ancient Monument (SAM)		s on a S				
Concaded Ancient Monament (CAM)	_				ዙ	
	SAM	ite is adjacentto a AM				
	1	is not or cent to a				
Listed Buildings	Site o	contains	а			
	listed	building	g			
		s adjace	ent to,			
		thin the				
		g of a lis	sted			
	buildi					
		loes not				
		in or adj				
Other key considerations	listed	building	y			
Other key considerations Which Flood risk zone (fluvial) does to	ne site fall	Zone	3	T		
within or intersect with?	ic site iaii	Zone		-	片	The site is located within Flood Risk
		Zone		-	\square	Zone 1 (lowest risk).
Are there any Tree Preservation Orde	rs on the		Two or more			It would be possible to conserve the
site?		One				protected trees and manage planting
		None			Ħ	within the site as part of any
				-		development.
Is the site affected by any of the follow	ing?	-	Yes		No	
Ecological value?					\boxtimes	
Could the site to be home to protected such as bats, great crested newts, bad						
Contamination	igoro cio:					Unknown
Significant infrastructure crossing the site, i.e. power lines/pipe lines	ne					Power lines on site along adjacent roadside.
Utility services available						unknown
Characteristics		<u> </u>				
Characteristics which may affect development on the site:	Comments	6				
Topography:	A sloping	grasslar	nd site	e, de	velor	oment may be overly prominent due to
Flat/ plateau/ steep gradient	topography	y. A ske	tch so	hem	e or	concept statement would display how a
						The landowner has provided additional
						for low pitched roofs. However, it is still to be accommodated.
Views in?						e if downhill.
Wide/ channelled/ long/short						
Views out?	See topogi	raphy co	mmer	nts.		
Wide/ channelled/ long/short						
Availability Availability						
		Yes	No	Co	mme	ents
Is the site landowner willing to submit	the site			_		is available for immediate allocation.
fordevelopment (if known)?						
Please provide supporting evidence.						
Are there any known legal or ownershi	p		×			
problems such as unresolved multiple		_				
ownerships ransometring toponoine	OF	11	1	T.		

Availability	V				
	Yes	No	Comments		
operational requirements of landowners?					
Is there a known time frame for availability?					
Any other comments?					
Summary					
Conclusions					
Site name/number:	Please	tick c	one box		
The site is appropriate for development					
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):	5/6 homes.				
Estimated development timeframe:					
Explanation /justification for decision to accept	Poor a	ccess	within conservation area. Elevated site.		
or discount site.	Probal	ble co	ngestion and parking issues.		
Further Information					
Infrastructure requirements? You may also need to gain additional information in Please provide your comments.					
Development would mean extension of the village information to demonstrate how a scheme could be development.					
Infrastructure - Awaiting comments from NYCC High	ghways.				
The site is within a Coal Mining Referral Area. Cor	sultation	with t	the Coal Authority is needed. Further checks on		
potential contamination, instability or groundwater	issues a	ffectin	g the site should also be carried out with relevant		
consultees.					

Meeting Strategic Objectives

extraction.

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.		\boxtimes	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.

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

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			
proximity to play space a low flood risl located with There is som	butes relating to this site include Bradley village centre and children's and the site's location within an area of a and also the site being primarily an area of Grade 4 agricultural land. he uncertainty of any impact on Low servation Area.	CEF Feedback - Neither	Planning Permission? No

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

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

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

Suitability

Context				
Where is the site located in relation to the built up area of the village?	Within th settleme		dge	Outside
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? 				
 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?	Adjacent to	o Skipton Road and	d less tha	an a mile from A629
Provide details of the site's connectivity, i.e. distance nearest motorway, A road or B road.				
Environmental Considerations				
MARIA C.	- 6 41	Distance		Cammanta

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

Context				
Sites designated as being of local		400-800m		
importance		>800m		
(consult local planning authority)			1	
Community Facilities and Services				
What is the distance to the following facil	lities	Distance		Comments
(measured from the site centre)		100		
Town/localcentre/shop		<400m		
		400-800m		
		>800m		
Public transport e.g. Train Station or B	us Stop	<400m		
(with at least a half hourly service during	ng the	400-800m	x	7
day)		>800m		
School(s)		<400m		
		400-800m	x	1
		>800m		1
Open Space Irecreation facilities		<400m	х	There is no public open space within the
opon opaco nocioalion facilities		400-800m		siteto recreation
		>800m		facilities
Health Centre facility		<400m		
Today Como Idonity		400-800m	·	1
		>800m	х	1
Key Employment Site		<400m	<u> </u>	
Rey Employment Site		400-800m		1
		>800m	x	-
Cycle Route	<400m			Adjacent to one, if the Skipton Rd.
Cycle houle		400-800m		which can be hazardous to cyclists i
		>800m	x	included.
Amonity Footpath		<400m	X	
Amenity Footpath		400-800m	^	
		>800m		
Historic Considerations		7 000.11	-	
Proximity of site to the following		Proximity		Comments
sites lareas				
Conservation Area		within a		The site is not within or adjoining a
		vation area	+	conservation area.
		adjacent to a vation area		There does not seem to be any
	_	not within or	\ ,,	biodiversity/geodiversity interests on
	adjace		×	this site.
		vation area		
Archaeological sites		within an		
	archae	ological site		
		adjacent to an		
		ological site		
	1112	not within or		
		nt to an		
Scheduled Ancient Monument (SAM)		ological site on a SAM		
Donodaled Andent Mondifient (OAM)			-	-
	Site is	adjacent to a		
		not on or	+	2:
	adjacent to a SAM		1	
isted Buildings				There are no listed buildings within or
_isted Buildings	Site co	ntains a		There are no listed buildings within or adjoining the site.
isted Buildings	Site con	ntains a		

Context				
	setting of a listed building Site does not contain or adjoin a listed building			
Other key considerations				M.
Which Flood risk zone (fluvial) does	the site fall	Zone 3		The site is at low vulnerability to
within or intersect with?		Zone 2		flooding being in flood zone 1 in the
		Zone 1		Environment Agency's Strategic Flood Risk Assessment.
Are there any Tree Preservation Orde	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 follow	ving?	Yes	No	=
Ecological value? Could the site to be home to protecte such as bats, great crested newts, ba	d species			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:				
Topography: Flat/ plateau/ steep gradient	The site is gently sloping and south facing. It is considered that the site of be developed in a way that harmonises with existing features. The landown has submitted an indicative layout, which is subject to a topographical sur			nises with existing features. The landowner
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			The site is immediately available for allocation.
fordevelopment (if known)?			
Please provide supporting evidence.			
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 s	No	Comments
Maintain and, where possible, enhance the character and vitality of the village.	х		
Minimise the impact of new development on the surrounding countryside, landscape and ecosystems.			But could be minimal compared to other site which could become available in the future
Provide existing and future residents with the opportunity to live in a home appropriate for their needs.	x		Provisionally 'Yes' but depends on design and cost.
Respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities.			'No' because it does take some open space but does not significantly extend the village boundary.
Prioritise road safety considerations by addressing the impact of existing road traffic congestion and on-street parking, and encouraging the use of public transport.	х		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			
distance fro allow on site to its Grade	gative sustainability issue affecting this site is the m children's play space. However, the site's size may e provision. A further negative issue of this site relates a agricultural value. There are positive aspects of this ag its low flood risk and proximity to Bradley village	CEF Feedback - Neither	Planning Permission No

15.0 Conclusion

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

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

Appendix One Site Selection Check List

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

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