

**GARGRAVE
CALL FOR SITES
ASSESSMENT REPORT**

Updated May 2015

Kirkwells

The Planning People

Gargrave Call for Sites Assessment Report

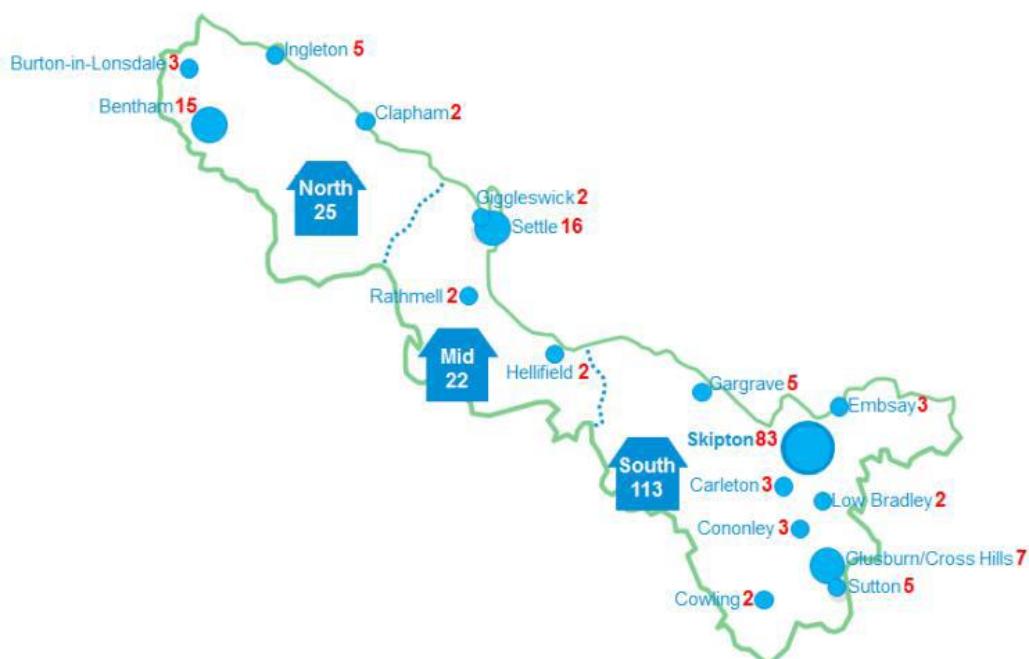
Background

- 1.1 As part of the development of the Draft Neighbourhood Plan for Gargrave, the Parish Council undertook a 'Call for Sites' exercise to supplement the supply of potential housing sites in Gargrave already identified through Craven Council's Strategic Housing Land Availability Assessment (SHLAA) process. In order to publicise this Call for Sites, notices were placed on Parish noticeboards throughout the Parish, and the information was included on the Parish Council website. It was also more extensively advertised through the Parish Magazine and the Craven Herald.
- 1.2 The consultation period for submitting site proposals was 4 weeks, and the closing date for the submission of sites was 28th February 2015
- 1.3 This report assesses the potential suitability and availability of the submitted sites for housing, including those identified in the SHLAA, up to the end of the plan period, explores any constraints that might affect their suitability, deliverability or availability for development, and recommends a proposed course of action.
- 1.4 Twenty two sites in Gargrave are identified in Craven's SHLAA and a further site was put forward through the Parish Council's Call for Sites, giving a potential supply of 23 sites in total.
- 1.5 This report also includes the methodology as to how the assessment was carried out.

2.0 How Much Housing is Required?

- 2.1 Gargrave falls within the Skipton and South Craven Housing Market Area (HMA) as identified in the North Yorkshire Strategic Housing Market Assessment, November 2011. This document, as updated by an additional analysis of population estimates and projections undertaken by Edge Analytics Ltd (Craven District Population Estimates and Projections, March 2012), informed the Council's Discussion Paper, Shaping a Spatial Strategy and Housing Figure Discussion Paper, August 2012. This, in turn, was used to assist the Council in developing its housing target through a series of workshops with parish/town councils and other stakeholders.
- 2.2 The feedback from the workshops was then used to develop the draft housing figure, spatial strategy and approach to site allocations for Craven as set out in the first draft of the emerging Local Plan. This was published for consultation on 22 September 2014.
- 2.3 The housing requirement for Craven is set out in draft Local Plan Policy SP11. This indicates that Craven's housing stock will grow in line with increases in the number of people and households in the area. This will ensure that local housing requirements are met and the choice of housing in the local area is improved. Over the plan period, a minimum of 2400 new homes will be provided within the plan area, to meet local housing requirements – this will equate to an average annual building rate of 160 dwellings per annum.

These new homes will be provided in the locations and in the numbers shown in Table SP11 and Diagram SP11:



	Burton-in-Lonsdale	3
North Sub-Area 25	Ingleton	5
	Bentham	15
	Clapham	2
Mid Sub-Area 22	Giggleswick	2
	Settle	16
	Rathmell	2
	Hellifield	2
South Sub-Area 113	Gargrave	5
	Embsay	3
	Skipton	83
	Carleton-in-Craven	3
	Low Bradley	2
	Cononley	3
	Glusburn & Cross Hills	7
	Sutton-in-Craven	5
Cowling	2	
Plan Area Total		160

- 2.4 The emerging Local Plan therefore sets a requirement for a minimum of 75 dwellings in Gargrave over the plan period from 2015 - 2030. However, it would be prudent for the Neighbourhood Plan to identify sufficient housing land to accommodate 100 dwellings in the period up to 2030 as this would give flexibility to allow for the possibility of sites not coming forward and an increase in the Craven housing requirement as the Local Plan proceeds.
- 2.5 2 sites identified in the SHLAA are now under construction. These are the garage site to the west of the former police house (Site 2 - GA002) and the garage site off Smithy Croft Road (Site 26 - GA026). 8 dwellings are under construction on these sites which leaves an outstanding requirement of 92 dwellings for the Neighbourhood Plan to accommodate.
- 2.6 The Parish Council considers that in order to maintain sustainable growth of the village, further housing can be accommodated on suitable sites which satisfy the draft Local Plan spatial strategy and approach to housing site allocations. This report assesses the suitability of the sites submitted to Craven Council through the SHLAA process (excluding the 2 that are under construction) and to the Parish Council through the 'Call for Sites'.

3.0 Methodology

- 3.1 The assessments were carried out using a standard site assessment form which was developed by Kirkwells in consultation with the Parish Council.
- 3.2 For this assessment, all submitted sites were visited, photographed, assessed and scored against the following criteria. 1 is the lowest score, 5 the highest.

Location

Location in relation to settlement	
Within existing settlement	5
Edge of existing settlement without natural/physical barrier (e.g road/canal)	4
Edge of existing settlement with natural/physical barrier (e.g road/canal)	3
Open countryside not in National Park	2
Open countryside in National Park	1

Location in relation to village centre	
Less than 250m to village centre (defined as the Summer Seat)	5
251 - 500m to village centre (defined as the Summer Seat)	4
501 - 750m to village centre (defined as the Summer Seat)	3
751 - 1000m to village centre (defined as the Summer Seat)	2
Over 1001m to village centre (defined as the Summer Seat)	1

Location in relation to neighbouring uses	
Site is adjacent to compatible neighbouring uses (residential, light industry, retail, tourism, education, community)	5
Site is adjacent to compatible neighbouring uses (residential, light industry, retail, tourism, education, community)	1

Food Production

Grade of agricultural land	
Grade 4/5 agricultural land	5
Grade 3 agricultural land	3
Grade 1/2 agricultural land	1

Brownfield/Greenfield

Brownfield/Greenfield	
100% Brownfield	5
Majority Brownfield	4
50%/50% Brownfield/Greenfield	3
Majority Greenfield	2
100% Greenfield	1

Housing/existing economic development/community uses

Commitment to housing	
Site has an existing allocation or planning permission for residential development	5
Site has an expired permission for residential development	3
Site does not have an existing allocation or planning permission for residential development	1

Activity on site (economic/community)	
Site is not currently in active economic/community use (office, industrial, retail, tourism, education, community, garden centre)	5
Site is partly in active economic/community use (office, industrial, retail, tourism, education, community, garden centre)/has planning permission or an allocation for future economic/community use	3
Site is in active economic/community use (office, industrial, retail, tourism, education, community, garden centre)	1

Accessibility

Location in relation to road network	
Direct access on to A65	5
Access from secondary roads with connection to A65 between canal and river	4
Access via 2 carriageway access from secondary roads across river (bridge with footpath)	3
Access via 2 carriageway access from secondary roads across canal (bridge, no footpath)	2
Access via single track carriageway access from secondary road across canal (bridge, no footpath)	1

Adequacy of site access	
Adequate existing access to adjacent road	5
Existing access to road but requires upgrade	3
No current access to road/site is landlocked	1

Location in relation to public transport provision	
Less than 250m to bus stop/railway station	5
251 - 500m to bus stop/railway station	4
501 - 750m to bus stop/railway station	3
751 - 1000m to bus stop/railway station	2
Over 1001m to bus stop/railway station	1

Ground conditions

Groundwater vulnerability zones	
Site not located in minor aquifer high groundwater vulnerability zone	5
Site located in minor aquifer high groundwater vulnerability zone	1

Potential for contamination/instability	
Limited/no potential for site contamination/instability	5
Some potential for site contamination/instability	3
Strong potential for site contamination/instability	1

Assets – Biodiversity/geodiversity

Biodiversity/geodiversity	
Site not in proximity to a locally designated biodiversity site/a site know to be of ecological value	5
Site adjacent to a locally designated biodiversity site/a site know to be of ecological value	3
Site is a locally designated biodiversity site/a site know to be of ecological value	1

Trees/hedgerows	
Development of the site would result in the loss of no trees/hedgerows	5
Development of the site would result in the limited loss of trees/hedgerows (unprotected)	4
Development of the site would result in the limited loss of trees/hedgerows (protected)	3
Development of the site would result in the significant loss of trees/hedgerows (unprotected)	2
Development of the site would result in the significant loss of trees/hedgerows (protected)	1

Woodland	
Development of the site would not result in the loss of priority habitat inventory deciduous woodland/national inventory of woodland	5
Development of the site would result in the loss of priority habitat inventory deciduous woodland/national inventory of woodland	1

Assets – Open space, landscape and amenity

Key amenity corridors	
Development of the site will not negatively impact the enjoyment of key amenity corridors for residents and visitors	5
Development of the site unlikely to negatively impact the enjoyment of key amenity corridors for residents and visitors	4

Development of the site has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors	3
Development of the site likely to negatively impact the enjoyment of key amenity corridors for residents and visitors	2
Development of the site very likely to negatively impact the enjoyment of key amenity corridors for residents and visitors	1

Open space and landscape	
Development of the site would not result in the loss of Important Open Space/Special Landscape Area/existing recreation/amenity space	5
Development of the site would result in the loss of Important Open Space/Special Landscape Area/existing recreation/amenity space	1

Assets – Yorkshire Dales National Park

Yorkshire Dales National Park	
Site is not located in National Park	5
Site is located adjacent to National Park	3
Site is located in National Park	1

Assets – Heritage

Conservation Area	
Site is located outside Conservation Area	5
Site is located adjacent to Conservation Area	3
Site is located within Conservation Area	1

Listed Buildings and Scheduled Ancient Monuments	
Site not in proximity to a Listed Building or a Scheduled Ancient Monument	5
Site adjacent to a Listed Building or a Scheduled Ancient Monument	3
Site includes a Listed Building or a Scheduled Ancient Monument	1

Archaeology	
Site identified as unlikely to be of archaeological interest	5
Site identified as having potential archaeological interest	3
Site identified as being of archaeological interest	1

Infrastructure (utilities/services)

Utilities/services	
Site has access to all utilities and services in the village (new connections required/existing connections)	5

Site has access to some but not all utilities and services in the village (new connections required/existing connections)	3
Site has no access to utilities and services in the village (new connections required/existing connections)	1

Overground power lines/cables	
No diversion of overground power lines/cables required	5
Minor diversion of overground power lines/cables required	3
Major diversion of overground power lines/cables required	1

Minerals

Minerals	
The site is not located in a minerals safeguarding are/area of search	5
The site is located in a minerals safeguarding are/area of search	1

- 3.3 It is important to note that, in terms of the assessment of agricultural land quality, the national agricultural land grade classification plan was not used. Instead, it is based on the opinion of Windle Beech Winthrop, Chartered Surveyors following their inspection of the sites on 12 March 2015.

Appendices 1 and 2 of this report contain the assessment and scores for each site. Appendix 3 includes the site analysis sheets for the 21 sites assessed.

4.0 Recommendation

- 4.1 Whilst the following sites were identified as constrained, in terms of the scoring applied they came out as the best sites, taking into account the impact of development on the village form and important views along with flooding issues. The dwelling capacity for each of these sites was calculated on basis of 25 dwellings per hectare of the developable area, taking into account constraints, particularly in relation to flood risk. This is considered appropriate for the rural character of the area. However, if the density was increased, the potential capacity would be increased. The sites which accommodate 1 - 4 dwellings are not suitable as an allocation but a policy to manage the development of the sites which can accommodate 1 - 4 dwellings should be included in the Plan. Based on the site assessments, the following sites could be brought forward:

Site GA003 – Land to the east of West Street

Site Area – 0.05 hectares

Potential Capacity - 1 dwelling

Site GA004 – Neville House, Neville Crescent

Site Area – 0.425 hectares

Potential Capacity - 11 dwellings

Site GA010 – Paddock at Knowles House

Site Area – 0.222 hectares

Potential Capacity - 5 dwellings

Site GA020 – West of Primary School, East of Anchor Bridge

Site Area – 0.93 hectares

Potential Capacity - 29 dwellings

Site GA025 – Land north of Skipton Road, to the east of the Cricket and Football Grounds

Site Area – 2.083 hectares

Potential Capacity - 29 dwellings

Site GA031 – Land to the west of Walton Close

Site Area – 1.798 hectares

Potential Capacity - 45 dwellings

Total 120 dwellings.

Possible additional sites:

Site GA001 – Former Highways Depot, off Eshton Road

Site Area – 0.504 hectares

Potential Capacity - 10 dwellings

However, it should be borne in mind that bringing this site forward for housing will result in the loss of commercial units

Site GA012 – Caravan Park and Warehousing, Eshton Road

Site Area – 1.037 hectares

Potential Capacity - 22 dwellings.

However, it should be borne in mind that development of this site would result in the loss of commercial/warehousing space in the village and accommodation for visitors

Total 32 dwellings.

- 4.2 The recommendation is that the Steering Group should consider whether these sites should be taken forward in the Neighbourhood Plan. Consideration should also be given to including a criteria based policy for any further housing applications that would come forward during the plan period beyond these sites.

Appendix 1

General Site Assessment

Site Ref	Site Name	Brownfield/ Greenfield	Site Area (hectares)	Potential Capacity	Flood Zone/ Surface Water	Availability	Likely Viability for Housing	Commentary
GA001	Former Highways Depot, Off Eshton Road, Gargrave	Brownfield	0.504	10	100% - Flood Zone 1 Surface Water: 20% - High 80% - Very low	Available but no planning permission (current or expired)	Yes	Existing industrial/commercial estate with small units, former highways depot within Gargrave settlement boundary. Reasonably accessible to services. Existing buildings on site which is in active economic use but no major policy constraints other than part of site is at risk of surface water flooding. Relates well to village. Final Assessment – Appropriate but would result in the loss of commercial space.
GA002	Garage site to the west of the former police house, Gargrave	New housing under construction						
GA003	Land to the east of West Street, Gargrave	Brownfield	0.05	1	100% - Flood Zone 1 Surface Water: 100% - Very low	Available but no planning permission (current or expired)	Yes	Storage yard/parking area within Gargrave settlement boundary. Good accessibility to services. Some policy constraints – within Conservation Area and adjacent to the curtilage of a Grade II Listed Building. Relates well to village. Final Assessment - Appropriate
GA004	Neville House, Neville Crescent, Gargrave	Brownfield	0.423	11	100% - Flood Zone 1 Surface Water: 10% - Medium 90% - Very low	Available but no planning permission (current or expired)	Yes	Residential care home within Gargrave settlement boundary. Good accessibility to services. No major policy constraints. Relates well to village. Final Assessment - Appropriate

Site Ref	Site Name	Brownfield/ Greenfield	Site Area (hectares)	Potential Capacity	Flood Zone/ Surface Water	Availability	Likely Viability for Housing	Commentary
GA005	Between Church Street and Church Lane, Gargrave	Greenfield	0.347	3	50% - Flood Zone 1 50% - Flood Zone 2 Surface Water: 100% - Very low	Available but no planning permission (current or expired)	Yes	Open land/grazing/paddock area within Gargrave settlement boundary. Good accessibility to services. Some policy constraints – identified as important of space in the adopted Development Plan, within Conservation Area and adjacent to the curtilage of Grade II Listed Buildings. Relates well to village but is an important green space within the Conservation (as confirmed by a recent appeal decision – APP/C2708/A/14/2228873). Final Assessment – Inappropriate
GA009	Land off Eshton Road, North of the Canal, Gargrave	Greenfield	4.047	81	80% - Flood Zone 1 20% - Flood Zone 3b Surface Water: 20% - High 10% - Low 70% - Very low	Available but no planning permission (current or expired)	Yes	Open, undulating pasture in the open countryside, adjacent to the Yorkshire Dales National Park. Generally poor accessibility to services and to the existing road network. Some policy constraints – identified as a Special Landscape Area in the adopted Development Plan and part of the site is at risk of flooding. Not well related to village and considered to be important to the setting of Gargrave and to views of the National Park from the village and key amenity corridors, notably the Leeds and Liverpool Canal. Final Assessment – Inappropriate
GA010	Paddock at Knowles House, Skipton Road, Gargrave	Greenfield	0.222	5	95% - Flood Zone 1 5% - Flood Zone 3b Surface Water: 100% - Very low	Available but no planning permission (current or expired)	Yes	Garden land/paddock with trees adjacent to Knowles House on the edge of the village. Generally, good accessibility to services and to the existing road network. Some policy constraints – part of the site is at risk of flooding, adjacent to the Conservation Area and identified as a Special Landscape Area in the adopted Development Plan. Well related to the village. Final Assessment - Appropriate
GA012	Caravan Park and Warehousing,	Brownfield	1.037	22	100% - Flood Zone 1	Available but no planning	Yes	Caravan park with commercial uses adjacent – storage, distribution, offices. On the edge of the village but separated from the main settlement by the Canal.

Site Ref	Site Name	Brownfield/ Greenfield	Site Area (hectares)	Potential Capacity	Flood Zone/ Surface Water	Availability	Likely Viability for Housing	Commentary
	Eshton Road, Gargrave				Surface Water: 15% - High 70% - Low 15% - Very low	permission (current or expired)		Reasonable accessibility to services. The site is currently in economic use and there are some policy constraints – part of the site is at risk of flooding, adjacent to the Conservation Area and a Listed Building. Relates reasonably well to village. Final Assessment – Appropriate but would result in the loss of commercial units and accommodation for visitors.
GA014	Land at Junction of Church Street and Marton Road, Gargrave	Greenfield	0.192	4	100% - Flood Zone 1 Surface Water: 100% - Very low	Available but no planning permission (current or expired)	Yes	Flat open area with one or two trees on the edge of the village. Reasonable accessibility to services. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan, possible Grade 2 agricultural land and within the Conservation Area. Relates well to village. Final Assessment – Appropriate
GA017	Low Green Farm, Middle Green, Gargrave	Greenfield	3.325	62	50% - Flood Zone 1 25% - Flood Zone 2 25% - Flood Zone 3b Surface Water: 5% - High 10% - Low 85% - Very low	Available but no planning permission (current or expired)	Yes	Stables, grazing and agricultural buildings on the edge of the village. Reasonable accessibility to services. The site is in active use and there are some policy constraints – identified as Special Landscape Area in the adopted Development Plan, part of the site is at risk of flooding and adjacent to the Conservation Area. Fairly well-related to the village. Final Assessment – Appropriate.
GA019	Land at Marton Road, Gargrave	Greenfield	1.85	0	100% - Flood Zone 3b Surface Water: 20% - High	Available – site is under construction for holiday cabins	Yes	Holiday chalets under construction on the edge of the village. Poor accessibility to services. Some policy constraints – site is at risk of flooding and identified as Special Landscape Area in the adopted Development

Site Ref	Site Name	Brownfield/ Greenfield	Site Area (hectares)	Potential Capacity	Flood Zone/ Surface Water	Availability	Likely Viability for Housing	Commentary
					80% - Very low			Plan. On the very edge of the village and not well related to it. Final Assessment – Inappropriate
GA020	Land West of Primary School, East of Anchor Bridge, Gargrave	Greenfield	0.93	29	100% - Flood Zone 1 Surface Water: 5% - Low 95% - Very low	Available and has planning permission for housing	Yes	Open land on the edge of the village. There is reasonable access to the village centre and services and direct access from the A65. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan. Relates well to village. Final Assessment – Appropriate
GA021	Gargrave House, Gargrave	Greenfield	0.338	8	100% - Flood Zone 1 Surface Water: 40% - Low 60% - Very low	Available but no planning permission (current or expired)	Yes	Wooded area in the open countryside. Poor accessibility to services and to the A65. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan and adjacent to a Grade II Listed Building. Does not relate well to village. It development would result in the loss of mature trees. Final Assessment – Inappropriate
GA022	Land to West of Ray Bridge Lane, Gargrave	Greenfield	3.757	70	75% - Flood Zone 1 25% - Flood Zone 3b Surface Water: 25% - High 75% - Very low	Available but no planning permission (current or expired)	Yes	Open, undulating pasture in the open countryside, adjacent to the Yorkshire Dales National Park. Generally poor accessibility to services and to the existing road network. Some policy constraints – identified as a Special Landscape Area in the adopted Development Plan and part of the site is at risk of flooding. Not well related to village and considered to be important to the rural setting of Gargrave and to views of the National Park from the village and key amenity corridors, notably the Leeds and Liverpool Canal. Final Assessment – Inappropriate

Site Ref	Site Name	Brownfield/ Greenfield	Site Area (hectares)	Potential Capacity	Flood Zone/ Surface Water	Availability	Likely Viability for Housing	Commentary
GA023	South of Marton Road, West of Church Croft, Gargrave	Greenfield	1.295	31	100% - Flood Zone 1 Surface Water: 100% - Very low	Available but no planning permission (current or expired)	Yes	Open agricultural land on the edge of the village. Good accessibility to services. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan, within Conservation Area and adjacent to the curtilage of a Grade II Listed Buildings Relates well to village. Final Assessment – Appropriate
GA025	Land North of Skipton Road, to East of Cricket and Football Grounds, Gargrave	Greenfield	2.083	29	5% - Flood Zone 1 50% - Flood Zone 2 45% - Flood Zone 3b Surface Water: 25% - High 70% - Low 5% - Very low	Available but no planning permission (current or expired)	Yes	Open agricultural land on the edge of the village. Reasonable accessibility to services. Some policy constraints – part of the site is at risk of flooding and it is identified as Special Landscape Area in the adopted Development Plan. Relates quite well to village. Final Assessment – Appropriate on that part of the site that is not at high risk of flooding.
GA026	Garage site off Smithy Croft Road, Gargrave	New housing under construction						
GA027	Land off 52 Eshton Road, Gargrave	Greenfield (most of site)	0.2707	3	100% - Flood Zone 1 Surface Water: 100% - Very low	Available but no planning permission (current or expired)	Yes	House with open land to the south east on the edge of the village. Generally poor accessibility to services. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan. Does not relates well to village and the open land in the southern part of the site is important to the rural setting of Gargrave and to views of the National Park from the village and key amenity corridors, notably the Leeds and Liverpool Canal. Final Assessment – Inappropriate

Site Ref	Site Name	Brownfield/ Greenfield	Site Area (hectares)	Potential Capacity	Flood Zone/ Surface Water	Availability	Likely Viability for Housing	Commentary
GA028	Land between Chew Lane and Canal, adjoining Higherland Bridge, Gargrave	Greenfield	1.313	31	100% - Flood Zone 1 Surface Water: 5% - High 95% - Very low	Available but no planning permission (current or expired)	Yes	Open agricultural land on the edge of the village and separated from it by the canal. The site has reasonable accessibility to services. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan, within Conservation Area and adjacent to the Grade II Listed canal bridge and integral lock. Not well-related to the existing village form and, as open land, the site is important to the rural setting of Gargrave and to views from key amenity corridors, notably the Leeds and Liverpool Canal. Final Assessment – Inappropriate
GA029	Land between Chew Lane and Canal, adjoining Eshton Road, Gargrave	Greenfield	2.056	44	100% - Flood Zone 1 Surface Water: 15% - High 5% - Low 80% - Very low	Available but no planning permission (current or expired)	Yes	Open agricultural land on the edge of the village and separated from it by the canal. The site has reasonable accessibility to services. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan, within Conservation Area and adjacent to the Grade II Listed Low Warehouse canal bridge and integral lock. Not well-related to the existing village form and, as open land, the site is important to the rural setting of Gargrave and to views from key amenity corridors, notably the Leeds and Liverpool Canal. Final Assessment – Inappropriate
GA030	Land to the north of Chew Lane, Gargrave	Greenfield	4.356	103	100% - Flood Zone 1 Surface Water: 5% - Medium 10% - Low 85% - Very low	Available but no planning permission (current or expired)	Yes	Open agricultural land in the open countryside. The site has reasonable accessibility to services. Some policy constraints – identified as Special Landscape Area in the adopted Development Plan and adjacent to the Conservation Area. Not well-related to the existing village form and, as open land, the site is important to the rural setting of Gargrave and to views from key amenity corridors, notably the Leeds and Liverpool Canal.

Site Ref	Site Name	Brownfield/ Greenfield	Site Area (hectares)	Potential Capacity	Flood Zone/ Surface Water	Availability	Likely Viability for Housing	Commentary
								Final Assessment – Inappropriate
GA031	Land to the West of Walton Close, Gargrave	Greenfield	1.798	45	100% - Flood Zone 1 Surface Water: 100% - Very low	Available but no planning permission (current or expired)	Yes	Open land/grazing area on the edge of the village. The site has reasonably good accessibility to services. There is a significant difference in levels across the site and there is a policy constraint as it is identified as Special Landscape Area in the adopted Development Plan., within Conservation Area and adjacent to the curtilage of Grade II Listed Buildings. Does not relate well to the existing village form. Final Assessment – Appropriate but capacity will be restricted by shape of site.
GA032	The Old Saw Mill, Marton Road, Gargrave	Brownfield		3	5% - Flood Zone 2 95% - Flood Zone 3a Surface Water: 10% - High 25% - Low 65% - Very low	Available but no planning permission (current or expired)	Yes	The site of a converted mill and static caravans in the open countryside. Very poor accessibility to services. Some policy constraints – identified as Special Landscape Area and Flood Risk Area. Poorly related to the village. Final Assessment – Inappropriate but site has the benefit of a certificate of lawful development for the permanent residential occupation of caravans

Appendix 2

Site Assessment Scores

Site Ref	Existing Settlement	Food Prod'n	Brownfield Greenfield	Site Use	Access	Ground Conditions	Biodiversity Geodiversity Trees	National Park	Heritage Assets	Infrastructure Open Space	Minerals	Total	Capacity
1	14	5	5	2	12	4	15	5	8	19	5	94	10
3	15	5	5	6	12	6	15	5	4	18	5	96	1
4	14	5	5	10	14	6	14	5	10	20	5	108	11
5	14	5	1	6	11	4	13	5	4	12	5	80	3
9	9	3	1	6	8	10	14	3	10	10	5	79	81
10	13	5	1	6	11	6	14	5	8	14	5	88	5
12	11	5	5	2	12	4	15	5	6	19	5	89	22
14	14	1	1	6	9	6	13	5	6	12	5	78	4
17	13	3	1	2	10	6	15	5	8	10	5	78	62
19	11	5	1	6	10	6	14	5	10	14	5	87	0
20	13	3	1	10	11	6	14	5	10	10	5	88	29
21	9	5	1	6	8	6	12	5	8	12	5	77	8
22	8	3	1	6	7	10	15	3	8	8	5	74	70
23	13	1	1	6	9	6	15	5	4	10	5	75	31
25	12	1	1	6	11	6	15	5	10	8	5	80	29
27	9	3	2	6	10	10	12	5	10	14	5	86	3
28	12	1	1	6	8	6	15	5	4	10	5	73	31
29	11	1	1	6	8	6	15	5	4	10	5	72	44
30	11	3	1	6	8	6	14	5	8	8	5	75	103
31	12	3	1	6	8	6	14	5	10	10	5	80	45
32	8	5	5	10	8	4	15	5	10	10	5	85	1

Appendix 3

Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA001

Site Address: Former Highways Depot, off Eshton Road, Gargrave

Area: 0.504 hectares

Description: Industrial/commercial estate with small units, former highways depot

Existing Policy: Existing industrial area

Site is within the existing settlement, between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is brownfield. It is currently in economic use and does not have an existing allocation or planning permission for residential development.

There is access from secondary roads with connection to A65 between canal and river and access to a road although this may require upgrading. It is located close to a bus stop

There is some potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would not result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and is unlikely to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): High - 20%, Low - 20%, Very Low - 60%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

Not in Conservation Area but the site access road would be close to the Grade II Leeds and Liverpool Canal Low Warehouse Bridge

Tree Preservation Orders – no details

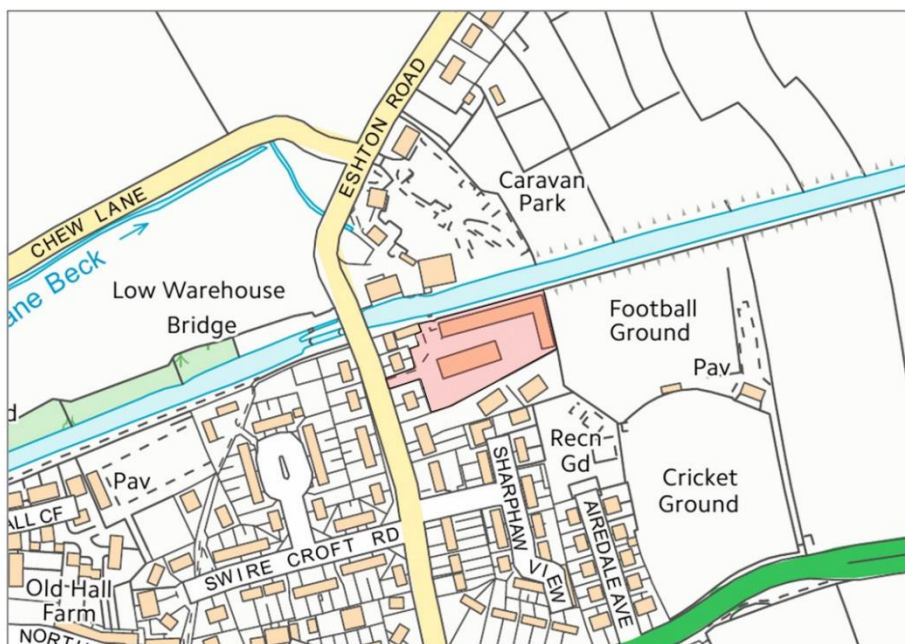
Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA003

Site Address: Land to east of West Street, Gargrave

Area: 0.05 hectares

Description: Storage yard adjacent to the village hall

Existing Policy: Unallocated

Site is within the existing settlement, less than 250 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is brownfield. It is not currently in economic use and does not have an existing allocation or planning permission for residential development.

There is access from secondary roads with connection to A65 between canal and river and access to a road although this may require upgrading. It is located close to a bus stop

There is limited potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would not result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and will not negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): High - Very Low - 100%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is located within the Conservation Area and is adjacent to the curtilage of the Grade II Listed Story's House.

Tree Preservation Orders – no details

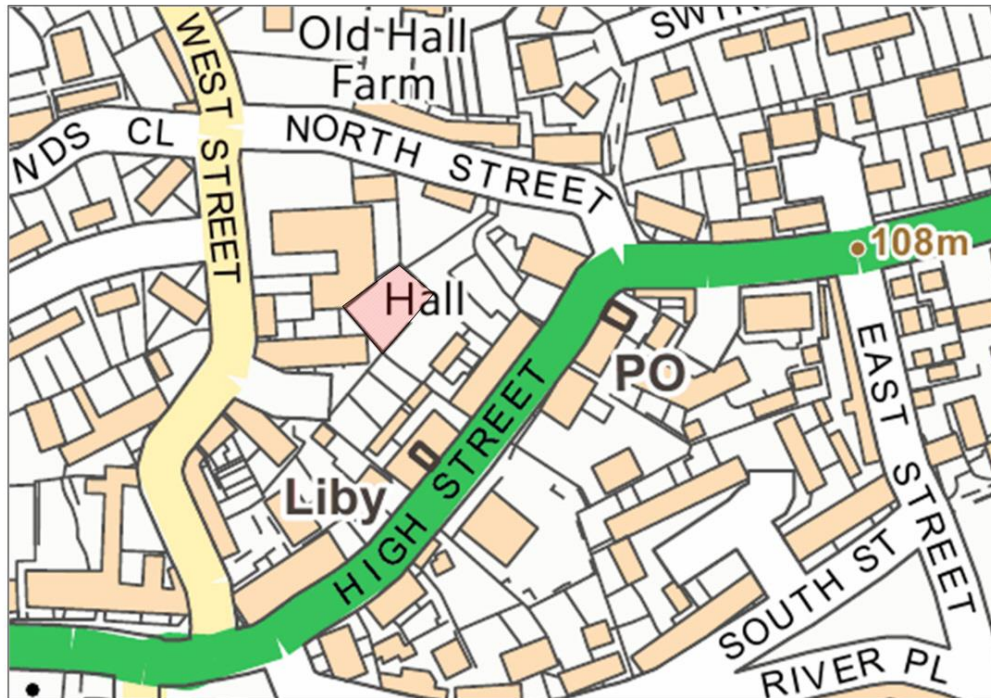
Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site may require new connections to some utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA004

Site Address: Neville House, Neville Crescent, Gargrave

Area: 0.423 hectares

Description: Care Home

Existing Policy: Unallocated

Site is within the existing settlement, between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is brownfield and is currently in residential use.

There is access from secondary roads with connection to A65 between canal and river and access to the adjacent road. It is located close to a bus stop

There is limited potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would not result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and is unlikely to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): Medium - 10%, Very Low - 90%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

Not in Conservation Area and is not in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Orders – no details

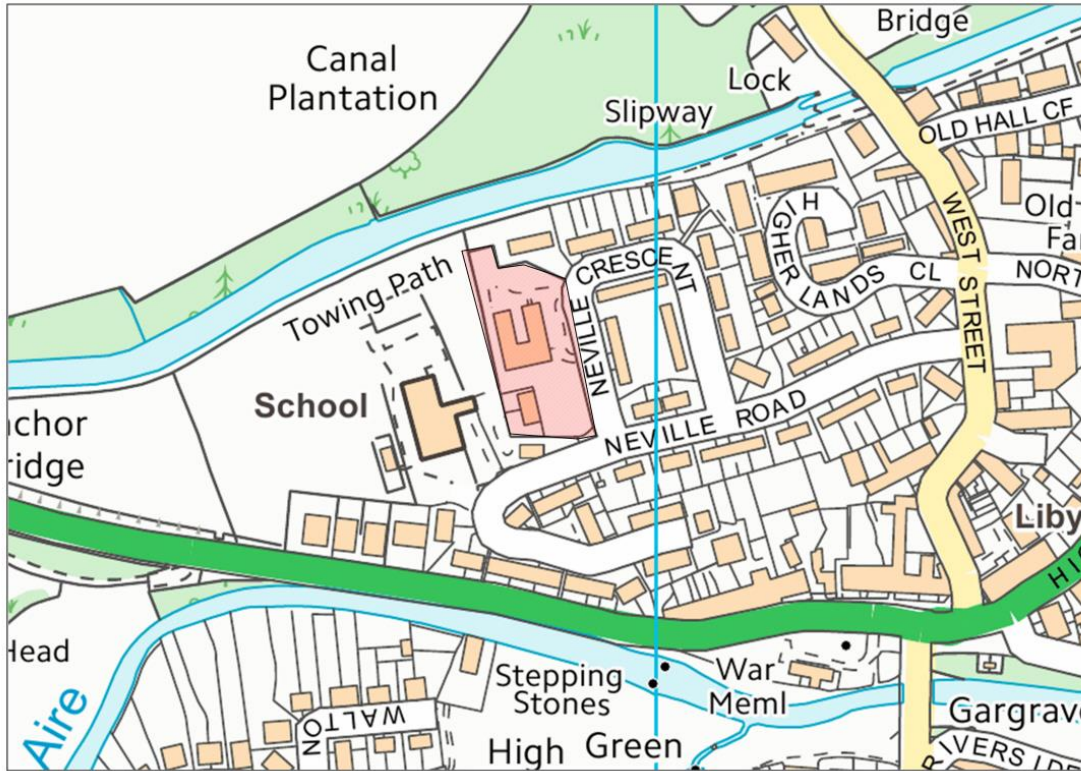
Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA005

Site Address: Between Church Street and Church Lane, Gargrave

Area: 0.347 hectares

Description: Open, grazing land

Existing Policy: Important open space in the Conservation Area

Site is within the existing settlement, between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the river and access to a road although this may require upgrading. It is located close to a bus stop

There is some potential for site contamination / instability as there is a former mill race on the northern boundary of the site. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 50% - Flood Zone 1, 50% - Flood Zone 2

Flood Zone (Surface Water): Very Low - 100%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is within the Conservation Area and is adjacent to the curtilage of Grade II Listed Buildings at 3 and 5 Church Street.

Tree Preservation Orders – no details but development of the site could result in the loss of trees within the Conservation Area

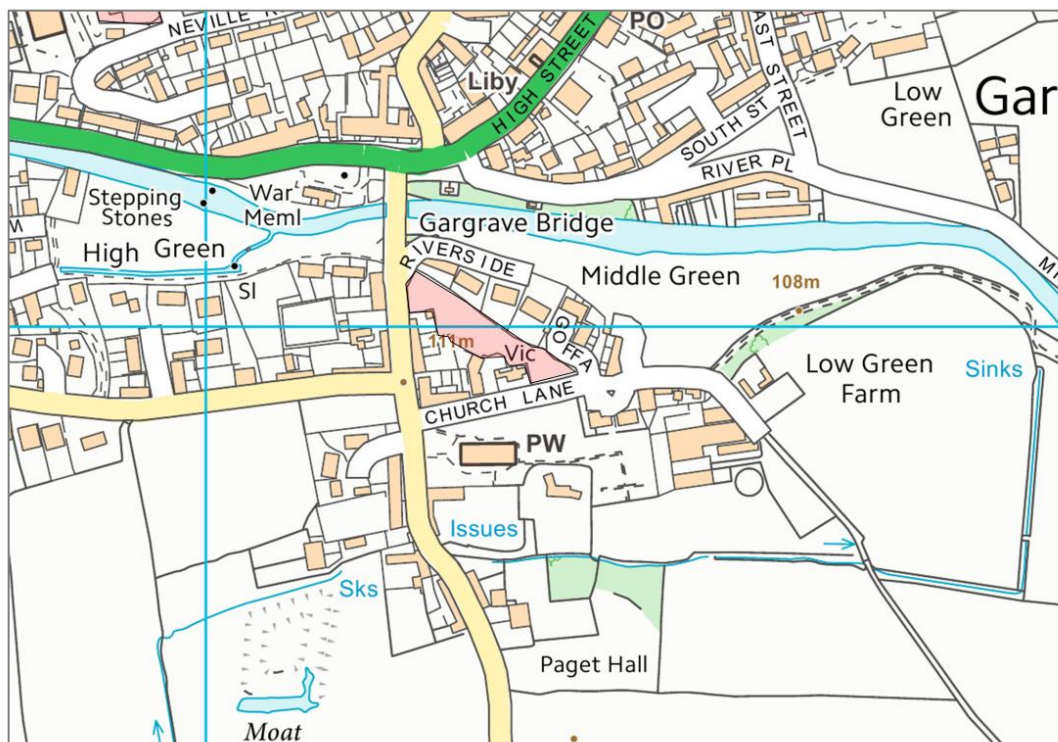
Agricultural land – Grade 4

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to some but not all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA009

Site Address: Land off Eshton Road, North of the Canal, Gargrave

Area: 4.047 hectares

Description: Open grazing land

Existing Policy: Special Landscape Area

Site is in the open countryside, between 751 – 1000 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the canal and river and no current access to a road. It is located close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 80% - Flood Zone 1, 20% - Flood Zone 3b

Flood Zone (Surface Water): High - 20%, Low - 10%, Very Low - 70%

Not located in a Minor Aquifer High Groundwater Vulnerability Zone.

Not in Conservation Area and not in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Orders – no details but development of the site could result in the limited loss of trees/hedgerows

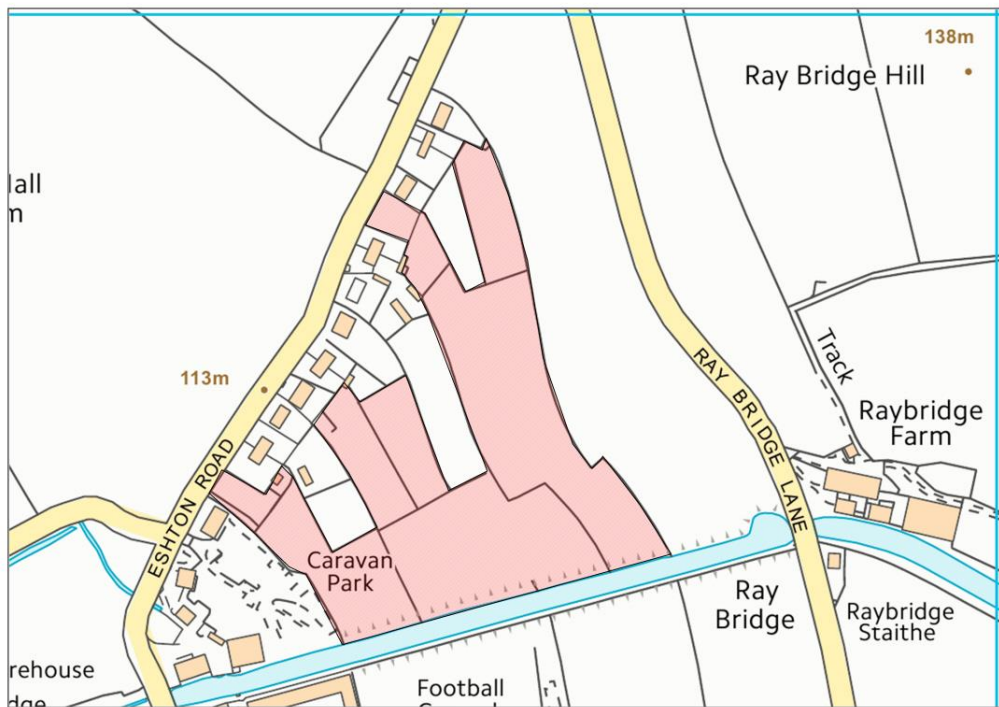
Agricultural land – Grade 3

The site is adjacent to the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has no access to the utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA010

Site Address: Paddock at Knowles House, Gargrave

Area: 0.222 hectares

Description: Open paddock area with trees

Existing Policy: Special Landscape Area

The site is on the edge of the existing settlement with no natural or physical barrier between them. It is between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

It is greenfield. It is not currently in economic use and does not have an existing allocation or planning permission for residential development.

There is direct access to the A65 but no current site access. It is located close to a bus stop

There is limited potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space but will not negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 95% - Flood Zone 1, 5% - Flood Zone 3b

Flood Zone (Surface Water): Very Low - 100%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is adjacent to the Conservation Area but is not in proximity to a Listed Building or Ancient Monument

Tree Preservation Orders – no details but development of the site would result in the limited loss of trees/hedgerows

Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to some but not all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA012

Site Address: Caravan Park and Warehousing, Eshton Road, Gargrave

Area: 1.037 hectares

Description: Caravan Park and warehousing

Existing Policy: Unallocated

Site is on the edge of the existing settlement and separated from it by the physical barrier of the Canal. It is between 501 – 750 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is brownfield. It is currently in economic use and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the Canal and there is adequate existing access to the adjacent road. It is located close to a bus stop

There is some potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would not result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and is unlikely to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): High - 15%, Low - 70%, Very Low - 15%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is adjacent to the Conservation Area and it is also adjacent to a Grade II Listed Canal Bridge.

Tree Preservation Orders – no details

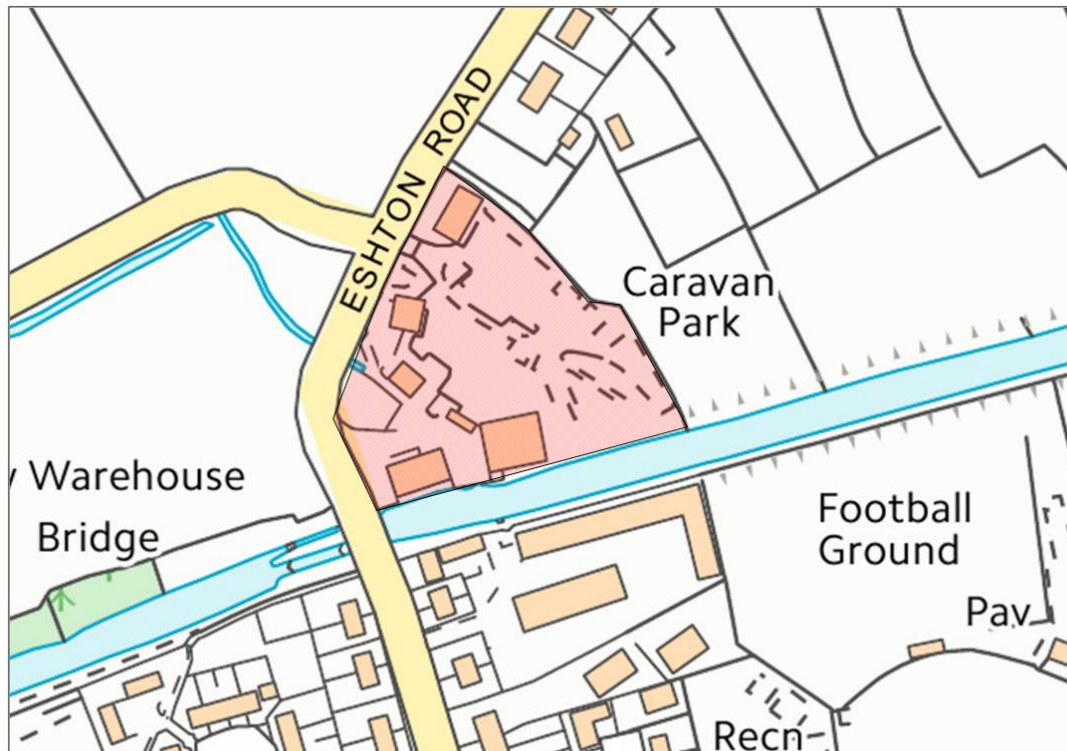
Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA014

Site Address: Land at Junction of Church Street and Marton Road, Gargrave

Area: 0.192 hectares

Description: Open land with one or two trees

Existing Policy: Special Landscape Area

The site is on the edge of the existing settlement and there is no natural or physical barrier between it and the settlement. It is less than 250 metres from the village centre (defined as the Summer Seat) and adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the river but no current access to a road.

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): Very Low - 100%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is within the Conservation Area but is not in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Orders – no details but development of the site could result in the loss of trees/hedgerows in the Conservation Area.

Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA017

Site Address: Low Green Farm, Middle Green, Gargrave

Area: 3.325 hectares

Description: Farmland – stables and grazing

Existing Policy: Special Landscape Area

Site is on the edge of the existing settlement with no natural or physical barrier between them. It is between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is brownfield. It is currently in economic use and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the river and access to a road although this may require upgrading. It is located reasonably close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 50% - Flood Zone 1, 25% - Flood Zone 2, 25% - Flood Zone 3b

Flood Zone (Surface Water): High - 5%, Low -10%, Very Low - 85%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is adjacent to the Conservation Area but is not in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Orders – no details

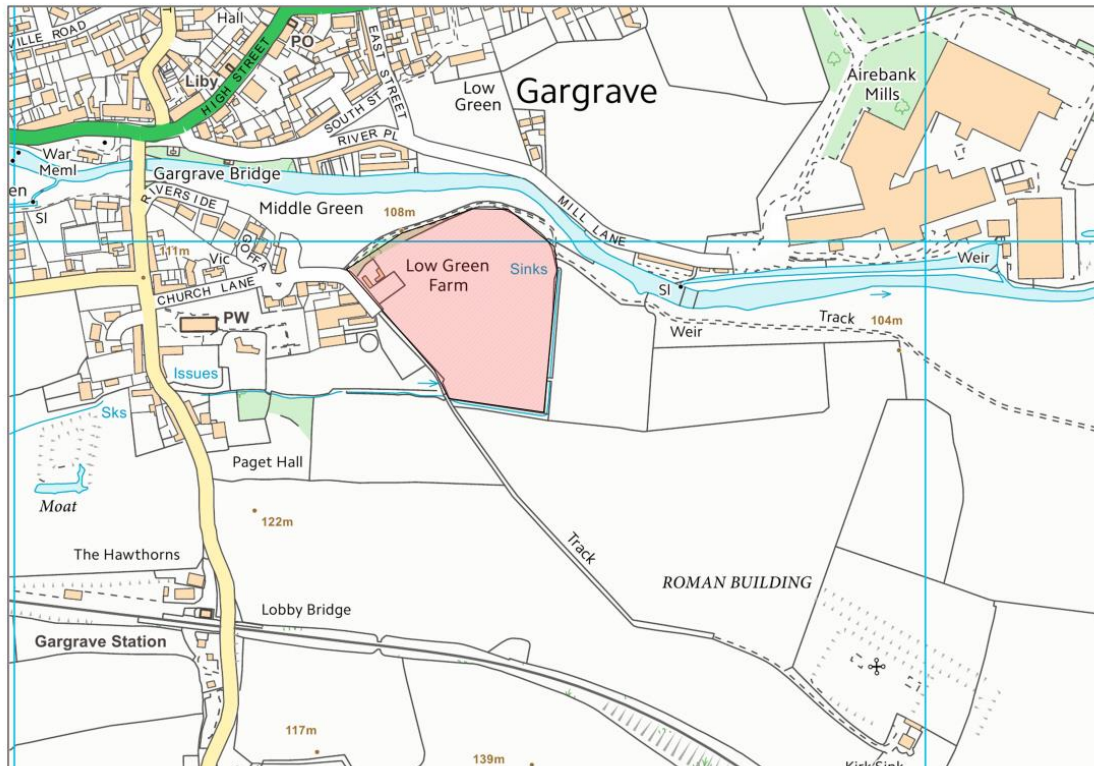
Agricultural land – Grade 3

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site does not have access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA019

Site Address: Land at Marton Road, Gargrave

Area: 1.85 hectares

Description: Sewage treatment works/holiday park (under construction)

Existing Policy: Special Landscape Area

The site is on the edge of the existing settlement with no natural or physical barrier between. It is between 751 – 1000 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development, although it does have planning permission for 17 holiday chalets.

There is access from secondary roads with connection to A65 between the canal and river and access to a road although this may require upgrading. It is located some distance (over 500 metres) from a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): High - 20%, Very Low - 80%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is not in the Conservation Area nor in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Orders – no details but development would result in the limited loss of trees/hedgerows

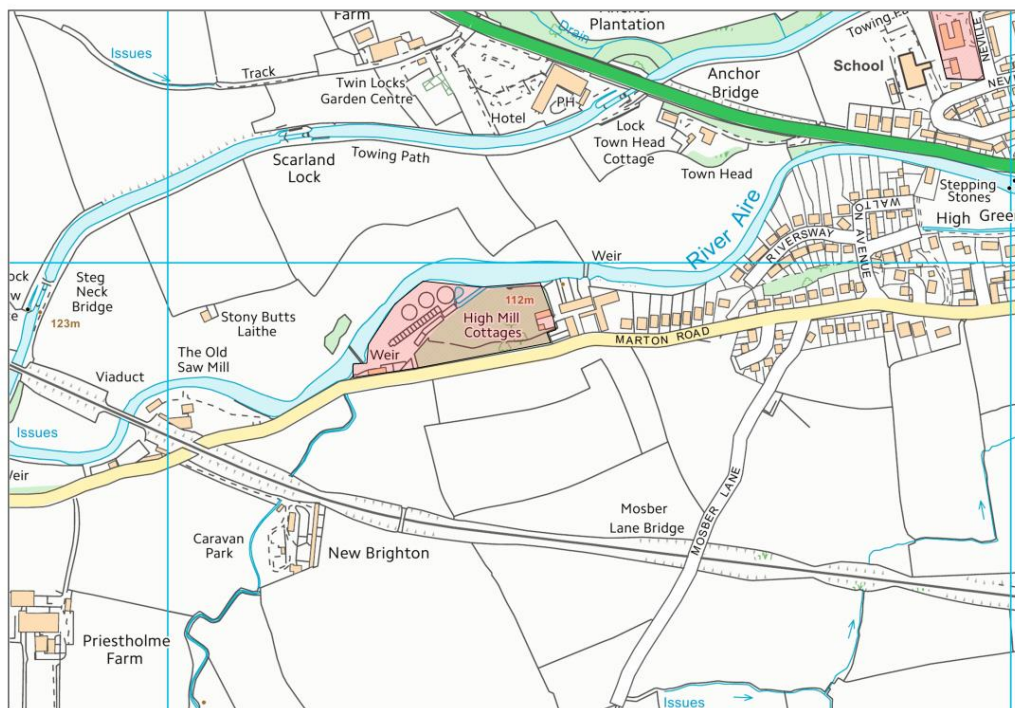
Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA020

Site Address: Land West of Primary School, East of Anchor Bridge, Gargrave

Area: 0.93 hectares

Description: Open land

Existing Policy: Special Landscape Area

Site is on the edge of the existing settlement with no natural or physical barriers between. It is between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and has planning permission for residential development.

There is direct access on to the A65 but there is no current access into the site. It is located close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): High - 5%, Very Low - 95%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is not in the Conservation Area nor in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Orders – no details but development of the site could result in the limited loss of trees/hedgerows

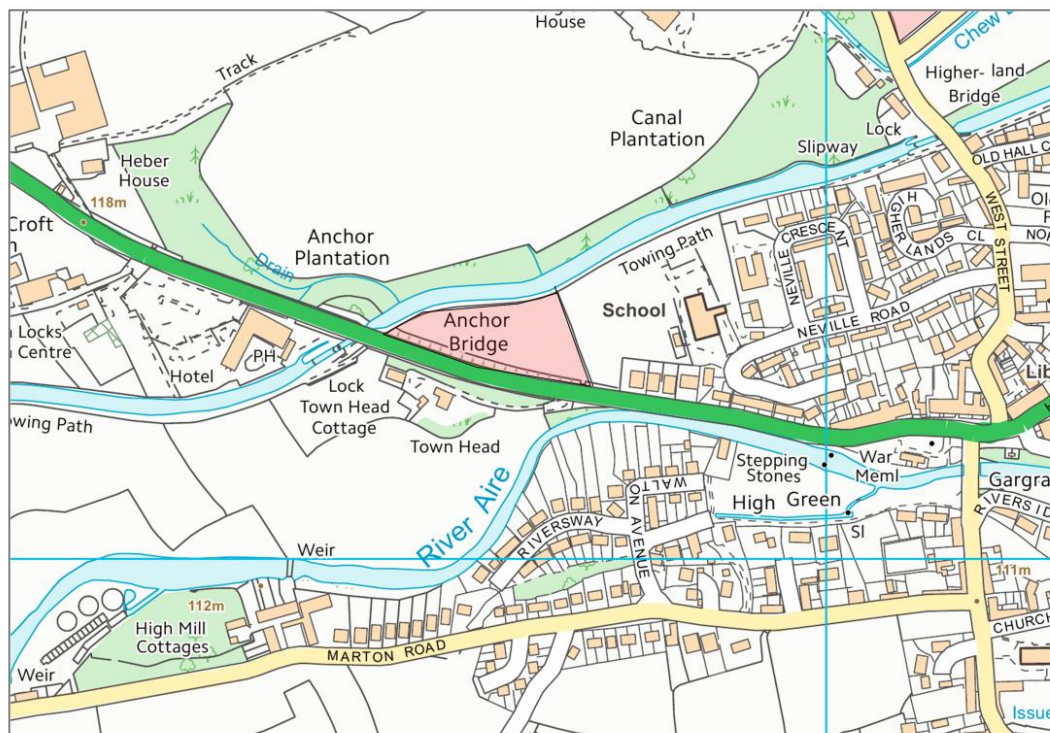
Agricultural land – Grade 3

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site does not currently have access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA021

Site Address: Gargrave House, Gargrave

Area: 0.338 hectares

Description: Wooded area

Existing Policy: Special Landscape Area

The site is in the open countryside, between 751 and 1000 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads with connection across the Canal and access to a road although this may require upgrading. It is some distance from a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): Low - 40%, Very Low - 60%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

Not in Conservation Area but the site is adjacent to the Grade II Gargrave House

Tree Preservation Orders – no details but development would result in the significant loss of trees/hedgerows

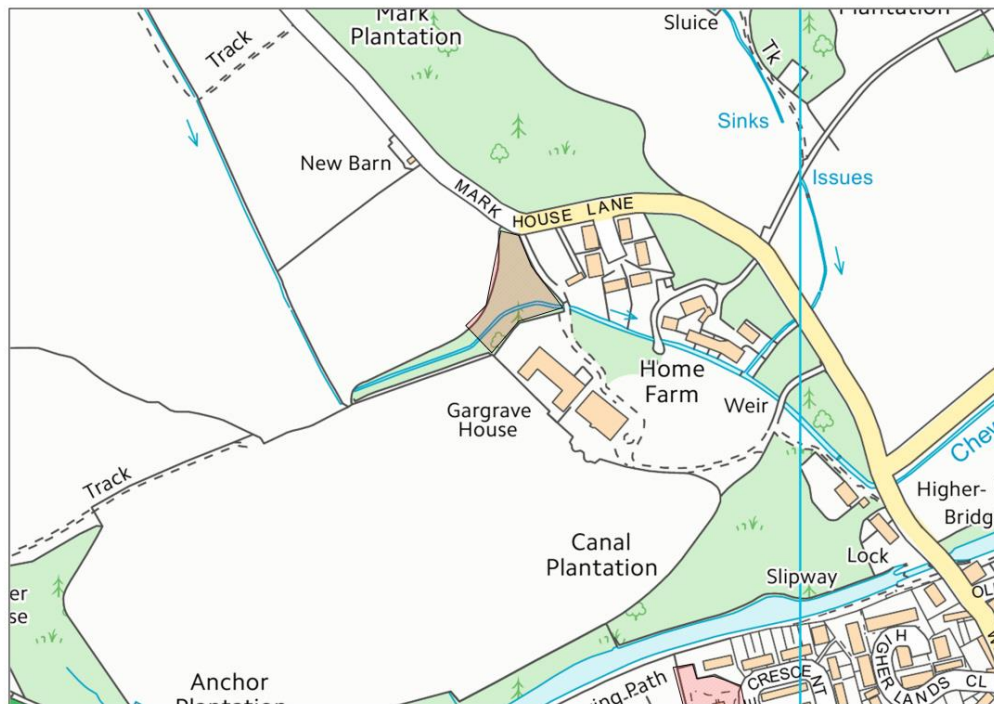
Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to some, but not all, utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA022

Site Address: Land to the West of Ray Bridge Lane, Gargrave

Area: 3.757 hectares

Description: Open land

Existing Policy: Special Landscape Area

The site is located in the open countryside, and is over 1km from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the Canal but there is no current road access into the site. It is located close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and is very likely to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 75% - Flood Zone 1, 25% - Flood Zone 3b

Flood Zone (Surface Water): High - 25%, Very Low - 75%

Not located in a Minor Aquifer High Groundwater Vulnerability Zone.

Not in Conservation Area but the site is adjacent to the Grade II Listed Ray Canal Bridge

Tree Preservation Orders – no details

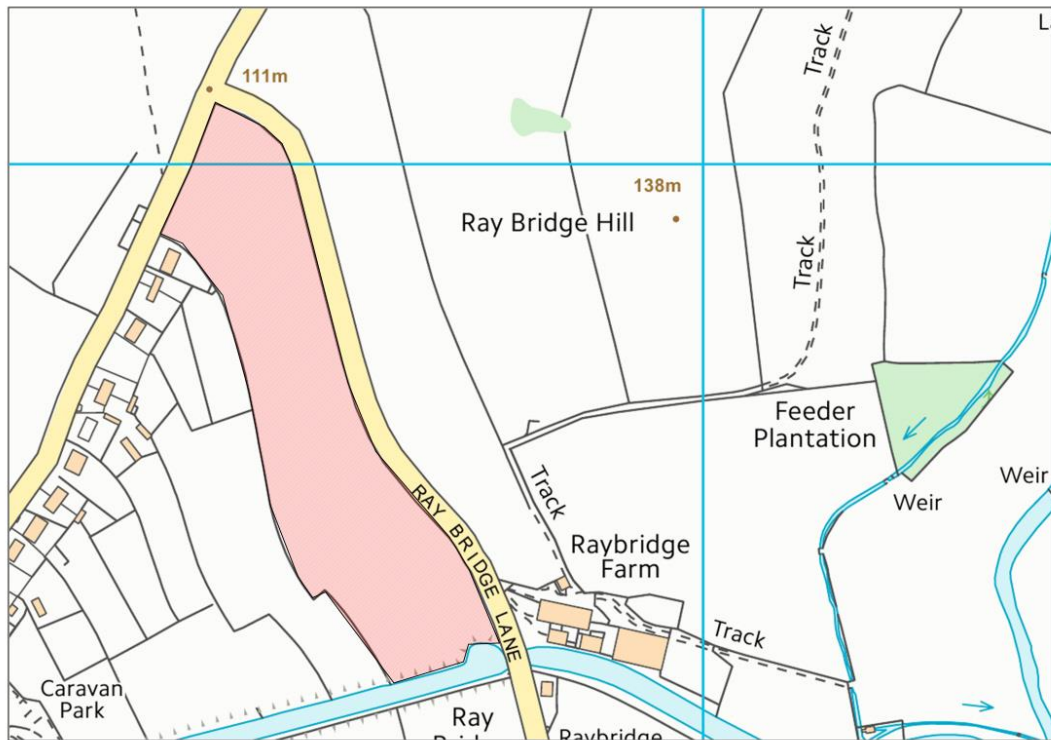
Agricultural land – Grade 3

Located adjacent to the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site does not have access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA023

Site Address: South of Marton Road, West of Church Croft, Gargrave

Area: 1.295 hectares

Description: Open land

Existing Policy: Special Landscape Area

Site is on the edge of the existing settlement with no natural or physical barrier between. It is between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the river but no current access into the site. It is located close to a bus stop

There is some potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): Very Low - 100%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is located within the Conservation Area and is adjacent to the Grade II Listed Church Close and attached barn and the Ancient Monument, moated site west of Paget Hall.

Tree Preservation Orders – no details

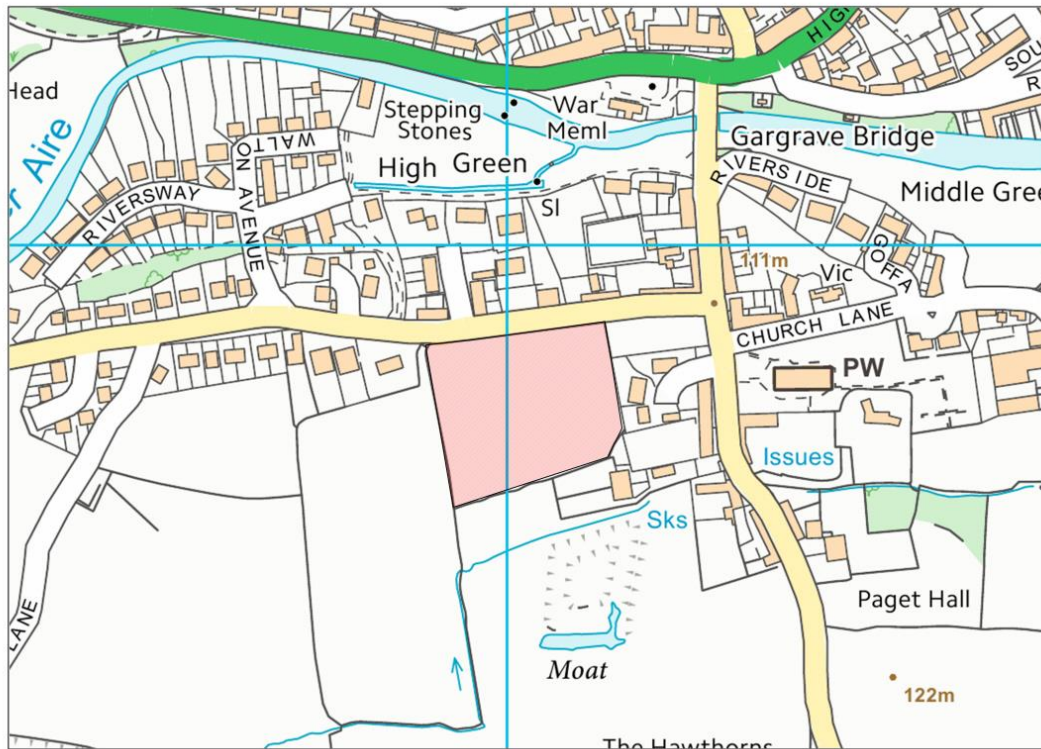
Agricultural land – Possible Grade 2

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site does not have access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA025

Site Address: Land North of Skipton Road to East of Cricket and Football Grounds, Gargrave

Area: 2.083 hectares

Description: Open land, grazing

Existing Policy: Special Landscape Area

The site is located on the edge of the existing settlement with no natural or physical barrier between. It is between 501 – 750 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is direct access on to the A65 but there is no current access into the site. It is located close to a bus stop

There is little potential for site contamination / instability. A minor diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 5% - Flood Zone 1, 50% - Flood Zone 2, 45% - Flood Zone 3b

Flood Zone (Surface Water): High - 25%, Low - 70%, Very Low - 5%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is not in the Conservation Area and is not in close proximity to a Listed Building or Scheduled Monument.

Tree Preservation Order – no details

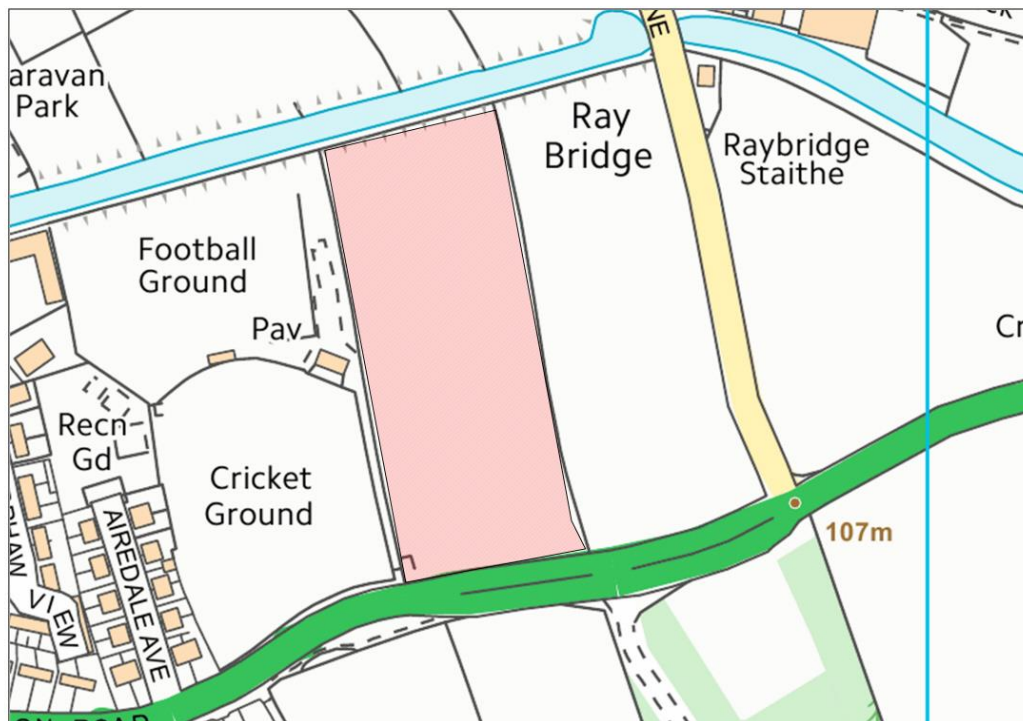
Agricultural land – Possible Grade 2

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site does not have access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA027

Site Address: Land off 52 Eshton Road, Gargrave

Area: 0.2707 hectares

Description: House with open land to the south east

Existing Policy: Special Landscape Area

Site is on the edge of the existing settlement, and separated from it by the Canal. It is over 1km from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is largely greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads with connection across the Canal and access to a road although this may require upgrading. It is located close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space but is unlikely to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): Very Low - 100%

Not located in a Minor Aquifer High Groundwater Vulnerability Zone.

Not in the Conservation Area and is not in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Order – no details but development of the site could result in the significant loss of trees/hedgerows

Agricultural land – Grade 3

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to some, but not all, utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA028

Site Address: Land between Chew Lane and Canal, adjoining Higherland Bridge, Gargrave

Area: 1.313 hectares

Description: Open land, grazing

Existing Policy: Special Landscape Area

The site is on the edge of the existing settlement and separated from it by the Canal. It is between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the Canal but there is no current access into the site. It is located close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): High - 5%, Very Low - 95%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is located in the Conservation Area and adjacent to a Grade II Listed canal bridge and integral lock.

Tree Preservation Order – no details

Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA029

Site Address: Land between Chew Lane and Canal, adjoining Eshton Road, Gargrave

Area: 2.056 hectares

Description: Open land, grazing

Existing Policy: Special Landscape Area

The site is on the edge of the existing settlement and separated from it by the Canal. It is between 501 – 750 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the Canal but no current access into the site. It is located close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): High - 15%, Low - 5%, Very Low - 80%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is within the Conservation Area and is adjacent to the Grade II Listed Canal Low Warehouse Bridge and integral lock.

Tree Preservation Order – no details

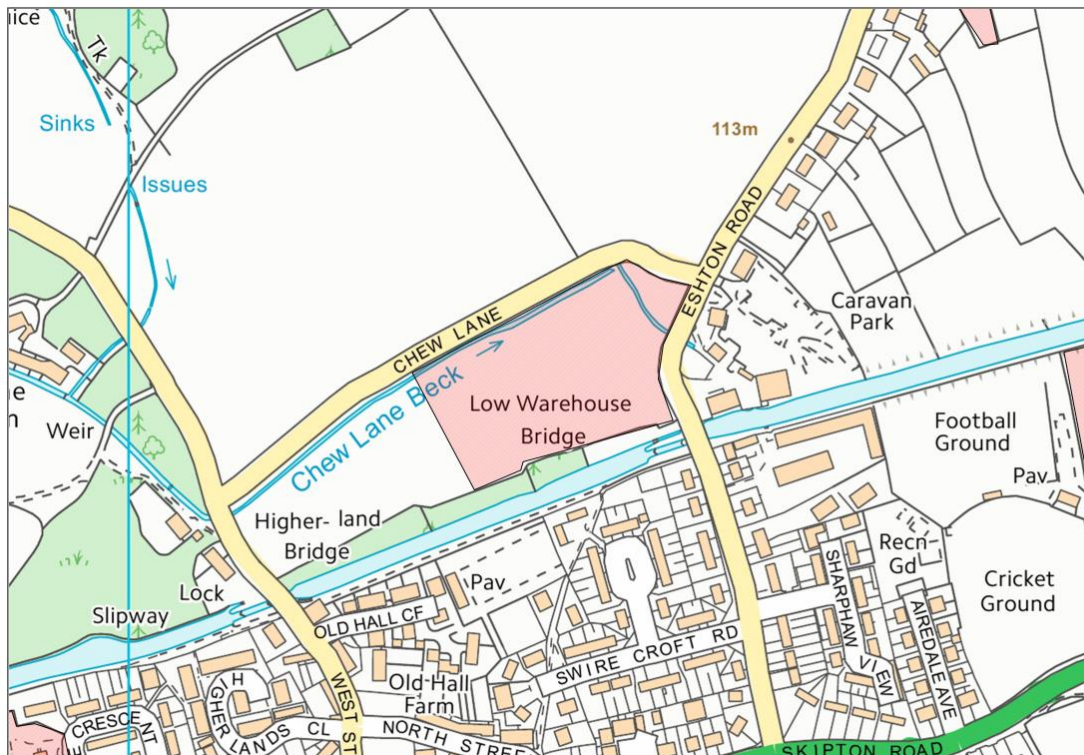
Agricultural land – Possible Grade 2

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has no current access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA030

Site Address: Land to the North of Chew Lane, Gargrave

Area: 4.356 hectares

Description: Open land, grazing

Existing Policy: Special Landscape Area

The site is in the open countryside, between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads across the Canal but there is no current access into the site. It is located close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): Medium - 5%, Low - 10%, Very Low - 85%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is located adjacent to the Conservation Area but is not in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Order – no details but development of the site may result in the limited loss of trees/hedgerows

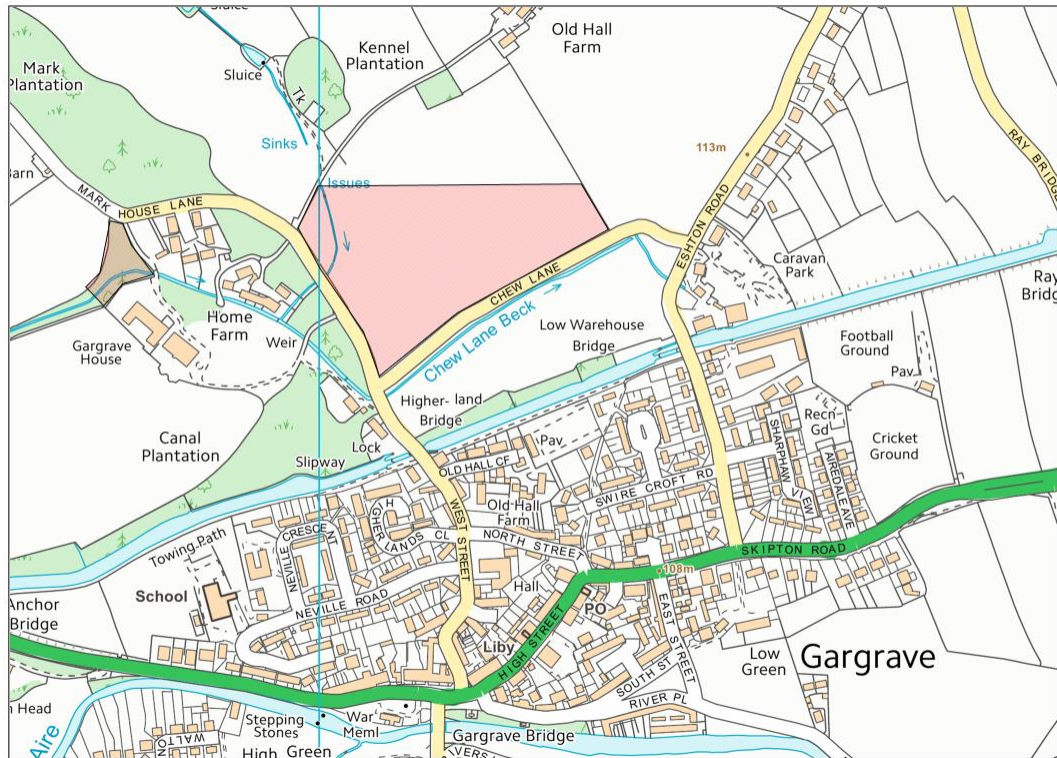
Agricultural land – Grade 3

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site does not have access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA031

Site Address: Land to the west of Walton Close, Gargrave

Area: 1.798 hectares

Description: Open land

Existing Policy: Special Landscape Area

The site is on the edge of the existing settlement but there is no physical or natural barrier between them. It is between 250 – 500 metres from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is greenfield and does not have an existing allocation or planning permission for residential development.

There is access to the A65 from secondary roads with connection across the river. There is no current access into the site. It is located reasonably close to a bus stop

There is little potential for site contamination / instability. No diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 100% - Flood Zone 1

Flood Zone (Surface Water): Very Low - 100%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

It is not in the Conservation Area or in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Order – no details but its development could result in the limited loss of trees/hedgerows

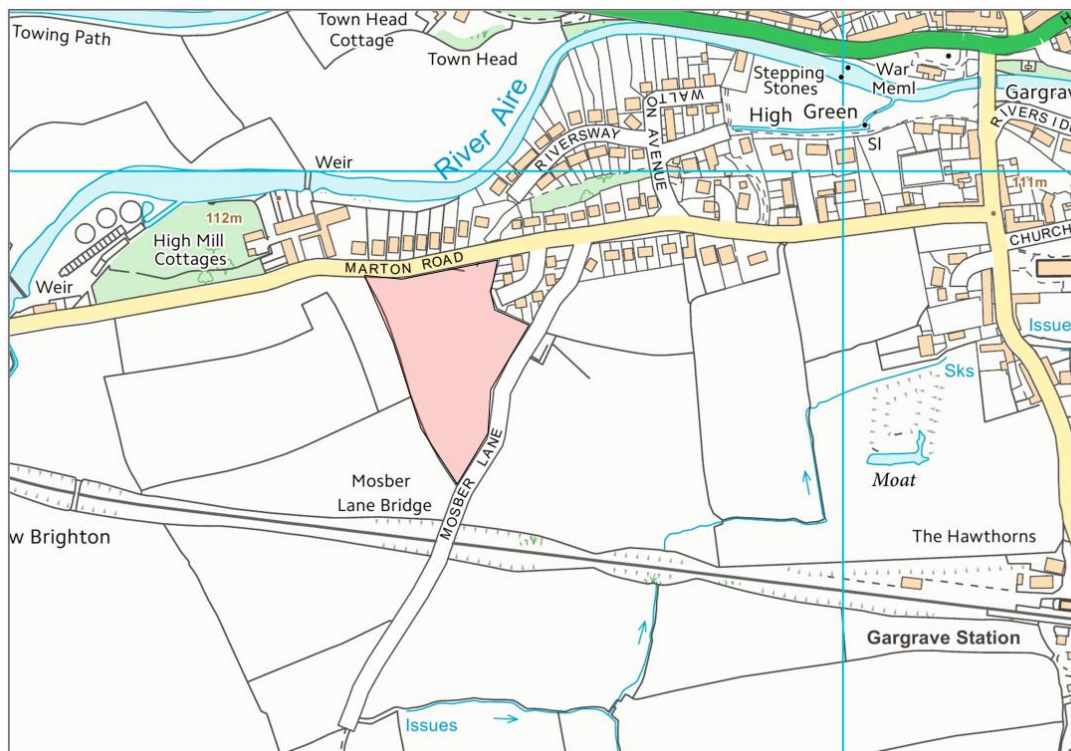
Agricultural land – Grade 3

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Located in a minerals safeguarding area / area of search

The site does not have access to all utilities and services in the village



Gargrave Neighbourhood Development Plan

Call for Sites February 2015

Site Assessment

Site Reference: Site GA032

Site Address: The Old Saw Mill, Gargrave

Area: 0.598 hectares

Description: Converted mill and static caravans

Existing Policy: Special Landscape Area/Flood Risk Area

The site is in the open countryside, over 1km from the village centre (defined as the Summer Seat). The site is adjacent to compatible neighbouring uses.

The site is brownfield and currently has the benefit of a Certificate of Lawful Development for the permanent residential occupation of caravans.

There is access to the A65 from secondary roads with connection across the river and access to a road although this may require upgrading. It is located a significant distance from a bus stop

There is some potential for site contamination / instability. A minor diversion of over-ground power lines / cables would be required to enable development.

Development of the site would result in the loss of Important Open Space / Special Landscape Area / Existing Recreation/Amenity Space and has the potential to negatively impact the enjoyment of key amenity corridors for residents and visitors.

Policy Constraints

Flood Zone (Rivers and Seas): 5% - Flood Zone 2, 95% - Flood Zone 3a

Flood Zone (Surface Water): High - 10%, Low - 25%, Very Low - 65%

Located in a Minor Aquifer High Groundwater Vulnerability Zone.

The site is not in the Conservation Area or in proximity to a Listed Building or Scheduled Monument.

Tree Preservation Order – no details

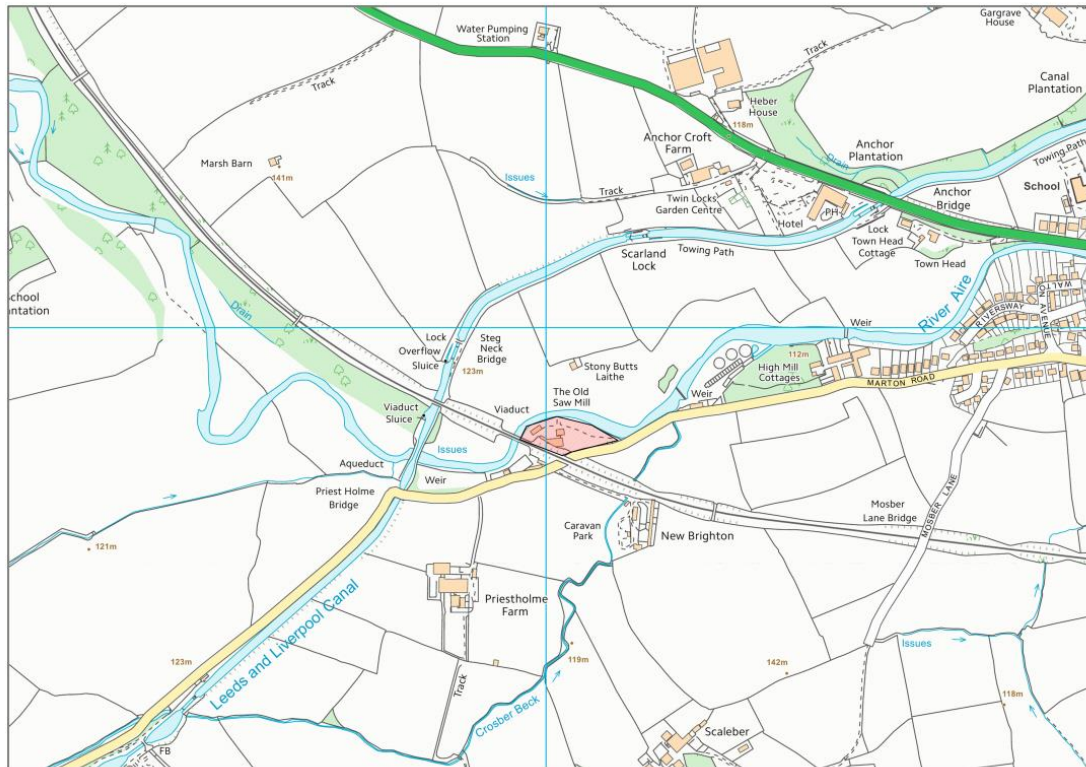
Agricultural land – n/a

Not located in the Yorkshire Dales National Park

No designated wildlife areas

Not located in a minerals safeguarding area / area of search

The site has access to some, but not all, utilities and services in the village





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100 years of professional planning

Kirkwells

The Planning People

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