

# ADDINGHAM

## NEIGHBOURHOOD DEVELOPMENT PLAN

### HOUSING SITE ASSESSMENTS

MARCH 2018



## **Addingham Neighbourhood Plan Forum - Housing Sites Assessment Report**

### **Context**

Bradford Council's Local Plan Core Strategy for the District (adopted July 2017) includes an allocation of 200 new homes for Addingham over the Plan period 2011 - 2030.

Addingham Parish Council has decided that the village Neighbourhood Plan will include the allocation of sites for new housing. This requires a thorough assessment of potential housing sites and full consultation with residents of the village.

Potential housing sites in Addingham identified by Bradford Council \* include sites within the current settlement boundary and areas of open land currently designated (and protected) as Green Belt. However Green Belt sites were not covered by the assessment work, since Neighbourhood Plans are unable to include allocations which would involve alterations to current Green Belt boundaries.

The assessments therefore examined all other identified sites, plus any new ones brought forward through the Addingham Neighbourhood Plan Call for Sites, and any other open space within the settlement boundary. The assessments include an estimate of the number of dwellings that could be accommodated on sites deemed to be suitable for development.

The sites identified in the assessments as suitable for housing development will form a contribution to the overall dwelling allocation set by Bradford Council. If this process results in a need for further sites, consideration may have to be given to sites in the Green Belt; this work will be undertaken by Bradford Council by means of a formal review of Green Belt boundaries as well as through the Council's Site Allocations process. This work is expected to be carried out during 2018, and will be subject to extensive consultation with residents in the village and the wider District.

### **Assessment Methodology**

Assessment of sites must be done in a systematic, rigorous and transparent way. The Neighbourhood Plan Forum devised a set of forms to assist this process, based around Bradford Council's current site assessment methodology.\*\* These forms outline the process and list the various factors and criteria that were considered in order to assess the suitability and availability of a site for development, along with a scoring system to allow comparison between sites:

**Appendix 1** Site Assessment Template including scoring system

**Appendix 2** Site Assessment – Criteria and Evidence

This process has identified sites considered acceptable for housing given the need for development to be sustainable and the character of the village protected, along with an indication of the numbers of dwellings that could be accommodated. Further investigations may be required to refine the assessment of individual sites.

#### Footnotes

\* BMDC Strategic Housing Land Availability Assessment (SHLAA -4) 2017

\*\* BMDC Allocations Development Plan Document – Issues and Options – Site Assessment Methodology – May 2016

## Call for Sites

As part of the Neighbourhood Plan process, Addingham Parish Council issued a 'Call for Sites' in July/August 2017 with a closing date of 30 September 2017. No new sites came forward through this exercise.

## Site Assessment Work

The site assessment work was carried out by the Neighbourhood Plan Forum between June and September 2017.

### (A) INITIAL SCREENING OUT OF SITES

The following SHLAA and open space sites were screened out either because they are in the Green Belt, wholly in Flood Zone 3 or are known not to be available for development.

SHLAA SITE REF./ADDRESS	IN THE GREENBELT	NOT AVAILABLE FOR DEVELOPMENT	WHOLLY IN FLOOD ZONE 3	BMDC SHLAA 3 - 2015 <b>RED SITES</b> (unsuitable or unachievable)
AD/001 Turner Lane	x			
AD/004 Part (South of Conservation Area boundary to by-pass)	x			
AD/005 Main Street	x			
AD/007 Stockinger Lane	x			
AD/008 Main Street	x			
AD/009 Main Street	x			x
AD/012 Moor Lane	x			
AD/013 Bolton Road	x			
AD/014 Back Beck Lane	x			x
AD/015 Sugar Hill				x
AD/017 Ilkley Road	x		x	
AD/019 High Mill Lane	x	x		
AD/021 Southfield House		x		
AD/020 Land south of Turner Lane	x			

OTHER OPEN LAND WITHIN THE SETTLEMENT BOUNDARY NOT	NOT AVAILABLE FOR DEVELOPMENT	WHOLLY IN FLOOD ZONE 3	NOTES
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IDENTIFIED IN THE SHLAA			
GS4 Hoffman Wood Field	x		Owned by Addingham Parish Council (APC) – recreation ground with restrictive covenants
GS7c Low House Field	x		Privately owned field/Village Green Space
GS7d Methodist Church Graveyard	x		Consecrated ground
GS8 Addingham Primary School Playing Field	x		Protected school playing field
G11a/G11b Marchup Beck	x		Sloping pasture/woodland/ allotment gardens either side of Marchup Beck, in APC and private ownership/Village Green Space
G12a/G12b Silsden Road Rec & Allotments	x		Owned by APC, active use as recreation ground and statutory allotments

#### (B) GROUPING & PRIORITISING REMAINING SITES: BMDC Core Strategy Policy SC5

The remaining sites were grouped according to the priorities set out in BMDC Core Strategy Policy SC5. Detailed assessments were carried out on all these sites. The location of these sites is shown on the map in **Appendix 3** and the individual site suitability assessments are in **Appendix 4**.

SHLAA SITE REF./ADDRESS	PRIORITY 1: Re-use of deliverable & developable previously developed land & buildings within settlements	PRIORITY 2: Mixed not previously developed/previously developed sites within settlements	PRIORITY 3: Not previously developed sites within settlements
AD/003 Main St/Southfield Terr			x
AD/004 Part (Main Street to settlement boundary)			x
AD/011 Chapel Street- Former First School Site		x	
AD/016 Manor Garth			x
Parsons Lane (Parish Council Land)			x

NB shown on SHLAA 2015 Map but no site ref no.			
<b>BMDC Call for Sites 2016</b> Cornerstones/BMDC Grit Store AD/022	<b>x</b>		

### (C) SITE SUITABILITY ASSESSMENT SCORING

The results from the site suitability assessments are summarised below. This shows, for each site, the total score (maximum possible 110) and the proportion of the assessment criteria scoring Red, Amber and Green.

#### PRIORITY 1 SITES

SHLAA SITE REF./ADDRESS	Proportion of criteria scoring red	Proportion of criteria scoring amber	Proportion of criteria scoring green	TOTAL SCORE	NO. DWELLINGS	DEVELOPMENT ACCEPTABLE
<b>BMDC Call for Sites 2016: AD/022</b> Cornerstones/ BMDC Grit Store	<b>2/22</b>	<b>4/22</b>	<b>16/22</b>	<b>93</b>	<b>12</b>	<b>YES</b>

#### PRIORITY 2 SITES

SHLAA SITE REF./ADDRESS	Proportion of criteria scoring red	Proportion of criteria scoring amber	Proportion of criteria scoring green	TOTAL SCORE	NO. DWELLINGS	DEVELOPMENT ACCEPTABLE
<b>AD/011 Chapel Street-</b> Former First School Site	<b>1/22</b>	<b>7/22</b>	<b>14/22</b>	<b>88</b>	<b>35</b>	<b>YES</b>

#### PRIORITY 3 SITES

SHLAA SITE REF./ADDRESS	Proportion of criteria scoring red	Proportion of criteria scoring amber	Proportion of criteria scoring green	TOTAL SCORE	NO. DWELLINGS	DEVELOPMENT ACCEPTABLE
<b>AD/003</b> Main St/Southfield Terrace	<b>10/22</b>	<b>5/22</b>	<b>7/22</b>	<b>58</b>	<b>48</b>	<b>NO</b>
<b>AD/004 Part</b> (Main Street to settlement boundary)	<b>8/22</b>	<b>6/22</b>	<b>8/22</b>	<b>64</b>	<b>150</b>	<b>NO</b>

<b>AD/016 Manor Garth</b>	<b>8/22</b>	<b>7/22</b>	<b>7/22</b>	<b>63</b>	<b>35</b>	<b>NO</b>
<b>Parsons Lane (Parish Council Land)</b> NB shown on SHLAA 2015 Map but no site ref no.	<b>3/22</b>	<b>2/22</b>	<b>17/22</b>	<b>92</b>	<b>15</b>	<b>YES</b>

The three highest scoring sites, listed below (all scoring over 85) are considered suitable for housing development. These sites could deliver **62 dwellings**. The numbers of houses indicated for each site are based on a guideline density of 30 dwellings per hectare as set out in the Core Strategy policy for Wharfedale developments; the Core Strategy also recognises that higher densities may be appropriate in some circumstances, and this flexibility has been used to estimate numbers where a site is considered to be suitable for the inclusion of smaller “starter-type” or other homes.

The landowners in each case have confirmed that the sites are available.

<b>Address/Site Ref</b>	<b>Total Score</b>	<b>Dwelling Capacity</b>	<b>Notes</b>
Cornerstones/Grit Store	93	12	
Parsons Lane (PC land)	92	15	
First School Site AD/011	88	35	Half of site to be developed, high density

The remaining sites AD/016 Manor Garth, AD/003 Main Street/Southfield Terrace, and AD/004 Part – Main Street to Settlement Boundary sites scored low on the assessments (58 to 63 out of 110) with high scores in the “Red” category, and much higher proportions of criteria scoring red or amber, indicating that their development would have significant adverse effects on village character, landscape, wildlife and historic interest.

### **Recent Developments/Permissions**

The allocated housing requirement of 200 for Addingham can take account of developments completed/under construction and planning permissions from April 2013.

Work has also been undertaken to compile data on these numbers, which is summarised below.

<b>Site/Address</b>	<b>Dwellings</b>	<b>Notes</b>
The Acres	38	Under construction
Turner Lane	11	Under construction
Turner Lane	5	Under construction
Parsons Lane	5	Planning Permission granted
The Street	3	Recently completed
Darkwood House	8	Under construction; net gain of 8
Moor Lane	4	Under construction; net gain of 4

These sites provide a total of **74 dwellings**.

**Individual houses**

The village has consistently seen a number of small “windfall” developments, either one or two new houses, or conversions of commercial and other premises to one or two dwellings.

Over the last 5 years, the average contribution from windfalls has been 4 dwellings per year. Windfalls since 2013 total 16 dwellings.

Looking forward, over the next 13 years of the Plan period to 2030, windfalls could contribute **52 dwellings at the average of 4 per year.**

## Appendix 1 – METHODOLOGY: SITE ASSESSMENT TEMPLATE & SCORING

<b>SITE REFERENCE/LOCATION</b>
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<b>Site Name</b>	
<b>BMDC SHLAA Ref</b>	
<b>Addingham Parish Council Call for Sites</b>	
<b>Site Address</b>	

### (A) INITIAL SCREENING OUT OF SITES *(ref BMDC Stage 3)*

<b>IN THE GREEN BELT</b>	<b>Yes/No</b>
<b>AVAILABILITY:</b> The land is available for development (i.e. the landowner/developer is willing to sell/develop the land). <i>(NB If in the BMDC SHLAA then it is assumed available unless it is known otherwise)</i>	<b>Yes/No/Unknown</b>
<b>SITE WHOLLY IN FLOOD ZONE 3</b>	<b>Yes/No/Unknown</b>

### BASIC SITE INFORMATION

<b>Site Area (hectares)</b>	
<b>Flood Zone (rivers &amp; seas)</b>	
<b>Flood Zone (surface water)</b>	
<b>Site capacity <i>(indicative no. of units – SHLAA or Core Strategy density assumption)</i></b>	
<b>Existing Use</b>	
<b>Previously developed land /Not previously developed land %</b>	
<b>Adjacent/surrounding land use <i>(eg housing, industrial, farming)</i></b>	
<b>Is the Site located in the Green Belt? %</b>	
<b>Is the Site located within settlement boundary?</b>	

<b>Is the Site located in Conservation Area?</b>	
<b>Is the site a RUDP Village Open Space?</b>	
<b>Site Description</b>	

**(B) GROUPING & PRIORITISING REMAINING SITES** *(ref BMDC Stage 4)***Core Strategic Policy SC5**

<b>Priority 1: Re-use of deliverable &amp; developable previously developed land &amp; buildings within settlements</b>	
<b>Priority 2: Mixed not previously developed/previously developed sites within settlements</b>	
<b>Priority 3: Not previously developed sites within settlements</b>	

**(C) SITE SUITABILITY [ref BMDC Stage 5] - SCORING FORM**

Scoring range: 1 to 5.

Score of 5 (Green) = best performance/fully meets criterion; 1 (Red) = poorest score/does not meet criterion

1. Location in relation to built up area	
Within existing built up area	5
On edge of built up area	3
Isolated from built up area	1

2. Location in relation to village centre	
Less than 250m to village centre (defined as The Crown Inn)	5
250-500m to village centre (defined as The Crown Inn)	4
501- 750m to village centre (defined as The Crown Inn)	3
751- 1000m to village centre (defined as The Crown Inn)	2
More than 1001m to village centre (defined as The Crown Inn)	1

**Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road.**

3. Location in relation to flood risk (rivers)	
In Flood Zone 1	5
In Flood Zone 2	4
Up to 50% in Flood Zone 3	3
Majority in Flood Zone 3	2
All in Flood Zone 3	1

4. Location in relation to flood risk (surface water)	
Low	5
Medium	3
High	1

5. Previously developed land/Not previously developed land	
100% Previously developed	5
Majority previously developed	4
50%/50% Previously developed/Not previously developed	3
Majority not previously developed	2
100% Not previously developed	1

6. Agricultural Land	
No loss of agricultural land	5
Loss of Grade 3-5 Agricultural Land	3
Loss of Grade 1-2 Agricultural Land	1

<b>7. HIGHWAYS IMPACTS: Adequacy of site access (vehicle)</b>	
Existing road access to site is adequate	5
Existing access requires upgrading	3
Site requires new access	2
Site cannot be accessed acceptably	1

<b>8. Adequacy of site access (pedestrian/cycle)</b>	
Existing pedestrian/cycle access to site is adequate	5
Existing access requires upgrading	3
Site requires new access	2
Site cannot be accessed acceptably	1

**Notes:**

<b>9. Location in relation to public transport provision</b>	
Less than 250m to bus stop	5
250-500m to bus stop	4
501-750m to bus stop	3
751-1000m to bus stop	2
More than 1001m to bus stop	1

**Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/Ilkley services).**

<b>10. HERITAGE IMPACTS: Location in relation to Conservation Area</b>	
Site located outside Conservation Area	5
Site located adjacent to Conservation Area	3
Site located within Conservation Area	1

<b>11. Listed Buildings</b>	
Site not in proximity to a Listed Building	5
Site adjacent to a Listed Building	3
Site contains or/is a Listed Building	1

<b>12. Scheduled Ancient Monuments</b>	
Site not in proximity to a SAM	5
Site adjacent to a SAM	3
Site contains a SAM	1

**13. Archaeological Interest**

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

**Notes:**

**14. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site not in the South Pennine Moors SPA/SPC Zone B	5
Site in the South Pennine Moors SPA/SPC Zone B	1

**15. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site not in the North Pennine Moors SPA/SPC 2.5km zone	5
Site in the North Pennine Moors SPA/SPC 2.5 km zone	1

**16. Local designated sites**

Site not in proximity to a locally designated biodiversity site	5
Site adjacent to a locally designated biodiversity site	3
Site is a locally designated biodiversity site	1

**Notes:**

**17. IMPACT ON: Trees, Woodland & Hedgerows**

No impact on woodland/trees/hedgerows	5
Potential impact on woodland/trees/hedgerows (unprotected)	3
Potential impact on woodland/trees/hedgerows (protected)	1

**Notes:**

<b>18. LANDSCAPE IMPACTS : Key views &amp; landscape features</b>	
Development of the site will not have a negative impact on landscape/skylines/key views and landscape features	5
Development of the site is unlikely to have a negative impact on landscape/skylines/key views and landscape features	4
Development of the site has the potential to have a negative impact on landscape/skylines/key views and landscape features	3
Development of the site is likely to have a negative impact on landscape/skylines/key views and landscape features	2
Development of the site is very likely to have a negative impact landscape/skylines/key views and landscape features	1

**Notes:**

<b>19. Relationship to existing built form</b>	
Has the potential to relate well to existing built form	5
Part of site has the potential to relate well to existing built form	3
Site does not have the potential to relate well to existing built form	1

**Notes:**

<b>20. OPEN SPACE &amp; GREEN INFRASTRUCTURE: Impact on open spaces</b>	
Development of the site would not result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)	5
Development of the site would result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)	1

**Notes:**

<b>21. Impact on green infrastructure /key amenity corridors</b>	
Development of the site would not affect the enjoyment of key amenity corridors for residents and visitors	5
Development of the site would potentially affect the enjoyment of key amenity corridors for residents and visitors	3
Development of the site would significantly impact the enjoyment of key amenity corridors for residents and visitors	1

**NB: Key amenity corridors are: The Dales Way, The Dales Highway, Sustrans Cycleroutes**

**Village green corridors:**

- Main Street footpath links to Addingham Moorside from The Sailor, Stockinger Lane & The Cricket Field
- Back Beck Lane, Long Riddings footpath, over Bracken Ghyll Golf Course to Bolton Abbey
- The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor
- Marchup Beck from Townhead to Cringles.

**Notes:**

<b>22. Utilities (gas, electricity, water, sewerage, broadband)</b>	
No/Limited new infrastructure required	5
Significant new infrastructure required	1

## Total Score:

### (D) ACHIEVABILITY

- **Physical Constraints**
- **Current Policy Constraints** (e.g. would require local Greenbelt Release/ Village Green Space)
- **Development Viability**
- **Timeframe for development**

**NOTE:** Achievability not assessed as it requires information/expertise not available to the Neighbourhood Plan Forum.

## CONCLUSION

DEVELOPMENT ACCEPTABLE ?	Yes	No
No. of Dwellings		

## Appendix 2

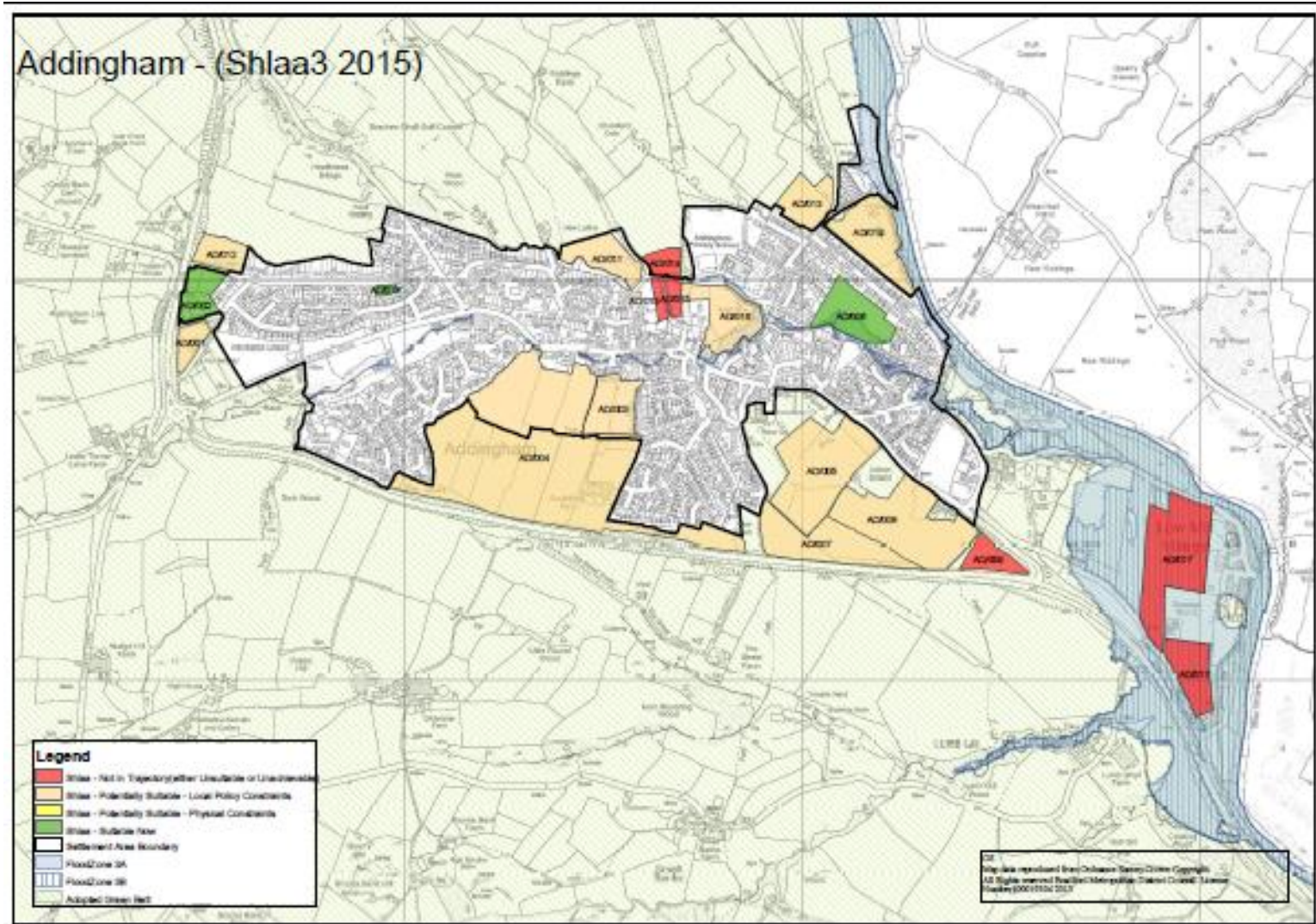
### Housing Site Assessment Methodology – Suitability- Issues/Criteria/Evidence

ISSUE (BMDC Site Assessment Methodology)	CRITERIA/EVIDENCE
<b>Highways/Access</b> <ul style="list-style-type: none"> <li>Can the site be satisfactorily &amp; safely accessed:               <ul style="list-style-type: none"> <li>by vehicle</li> <li>by public transport</li> <li>on foot/cycle</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Location in relation to road network</li> <li>Adequacy of site access</li> <li>Location in relation to public transport provision (Straight line measure from centre of site to nearest bus stop (Skipton/Leeds &amp; Keighley/ Ilkley services).</li> </ul> <p>DATA: OS Base mapping, local knowledge, aerial photography, site visit</p>
<b>Accessibility to centre of village</b>	<ul style="list-style-type: none"> <li>Distance to centre of village (Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road).</li> <li>Walking distance by the most direct route to centre of village.</li> </ul> <p>DATA: OS Base mapping, local knowledge, Institute of Transport criteria</p>
<b>Drainage &amp; Flood Risk</b> <ul style="list-style-type: none"> <li>Does the site lie within a flood risk area?</li> <li>If so all or part of the site?</li> </ul>	<ul style="list-style-type: none"> <li>% of site in each Flood Zone (Rivers)</li> <li>% of site in each Flood Zone (Surface water)</li> </ul> <p>DATA: Environment Agency Flood Map for Planning; BMDC Strategic Flood Risk Assessment;</p>
<b>Heritage Impacts</b> <ul style="list-style-type: none"> <li>Would development impact adversely on the Conservation Area &amp; its setting?</li> <li>Would the development impact on listed buildings, their curtilage and setting?</li> </ul>	<ul style="list-style-type: none"> <li>Site located outside/adjacent to or within the Conservation Area</li> <li>Site not in proximity to/adjacent to a Listed Building or SAM/includes a Listed Building or SAM within the site boundary</li> </ul>

<ul style="list-style-type: none"> <li>• Would the development impact on an area of archaeological interest?</li> <li>• Would the development impact on non-designated local heritage features/buildings?</li> </ul>	<ul style="list-style-type: none"> <li>• Site identified as unlikely to be of archaeological interest/ as having potential archaeological interest/as being of archaeological interest</li> <li>• Loss of/impact on non-designated local heritage features/buildings</li> </ul> <p>DATA: BDMC Local Plan; Conservation Area Appraisal; National Heritage List for England mapping; West Yorkshire Joint Services Historic Environment Record; Civic Society Local Knowledge/Survey</p>
<p><b>Wildlife &amp; Ecological Impacts</b></p> <ul style="list-style-type: none"> <li>• Would development of the site adversely affect: the South Pennines Moors SPA Qualifying Species?</li> <li>• Would development of the site adversely affect: the North Pennines Moors SPA Qualifying Species?</li> <li>• Regional or locally designated sites</li> <li>• Undesignated habitats</li> <li>• West Yorks Biodiversity Action Plan Species/Habitats</li> </ul>	<ul style="list-style-type: none"> <li>• Site in the South Pennine Moors SPA/SPC Zone B (up to 2.5km from SPA/SPC boundary)</li> <li>• Site within 2.5km of the North Pennine Moors SPA/SPC</li> <li>• Evidence of use of the site/or adjacent land as foraging habitat for SPA qualifying species</li> <li>• Site is not in proximity to a locally designated biodiversity site/ is adjacent to/ is a designated biodiversity site.</li> <li>• Site is not in proximity to a site known to be of ecological value/ is adjacent to a site known to be of ecological value/is a site of known ecological value</li> </ul> <p>DATA: SPA Citation: South Pennine Moors &amp; North Pennine Moors SPA Qualifying Species; BMDC Habitat Regulations Assessment for the Bradford DC Core Strategy (Nov 2015); DEFRA Magic Mapping; West Yorkshire Ecology Service: Ecological Records Search for Addingham Parish for AEG, January 2017; AEG mapping, surveys and local knowledge</p>
<p><b>Trees &amp; Woodlands</b></p> <ul style="list-style-type: none"> <li>• Potential impact on designated trees &amp; woodland</li> <li>• Potential impact on undesignated trees &amp; woodland</li> <li>• Could mitigation measures be incorporated in scheme design?</li> </ul>	<ul style="list-style-type: none"> <li>• Development of the site would not result in the loss of woodland/ trees/hedgerows</li> <li>• Development of the site would result in limited loss of woodland/trees/hedgerows (designated)</li> <li>• Development of the site would result in limited loss of woodland/trees/hedgerows (undesignated)</li> <li>• Development of site would result in significant loss of woodland/trees/hedgerows (designated)</li> </ul>

	<ul style="list-style-type: none"> <li>Development of site would result in significant loss of woodland/trees/hedgerows (undesigned)</li> </ul> <p>Data: Site visit; BMDC TPO &amp; Conservation Area mapping; AEG mapping, surveys and local knowledge for undesigned trees/hedgerows</p>
<b>Landscape Impacts</b> <ul style="list-style-type: none"> <li>Capacity &amp; sensitivity of the landscape to accept development</li> <li>What level of impact would the site's development produce?</li> <li>Is there scope for mitigation to reduce impact?</li> </ul>	<ul style="list-style-type: none"> <li>Development of the site would have high/medium/low impact on landscape character/quality &amp; significance</li> <li>Development of the site would have high/medium/low visual impact on the built form of the village/Conservation Area/specific views to and from the village/general visual amenity of people using public rights of way etc.</li> <li>Potential for design, layout &amp; landscaping to mitigate impacts: high/medium/low</li> </ul> <p>Data: Natural England Character Map of England; BMDC Landscape Character SPD; RUDP Inquiry Evidence/Inspectors Reports</p>
<b>Open Spaces &amp; Green Infrastructure</b> <ul style="list-style-type: none"> <li>Will development of the site lead to loss of existing open space (formal or informal)?</li> <li>Significance of loss in relation to local open space availability, local standards, potential to create alternative replacement spaces/facilities</li> <li>Impact on wider strategic green space infrastructure</li> <li>Would the development offer opportunities to create new or enhanced green spaces or green infrastructure?</li> </ul>	<ul style="list-style-type: none"> <li>Development of the site would result in the loss of existing open space/recreation or amenity space</li> <li>Development of the site would not result in loss of existing open space/recreation or amenity space</li> <li>Development of the site would/would not impact on key wider green infrastructure and amenity corridors</li> <li>Potential to create new or enhanced green spaces/green infrastructure as part of the development: high/medium/low</li> </ul> <p>Data: OS Mapping; RUDP – Open Space Allocations; BMDC Core Strategy -Environment Policies; Local knowledge</p>
<b>Utilities/Services Assessment</b> <ul style="list-style-type: none"> <li>Sewage treatment capacity</li> <li>Gas, electricity, water infrastructure</li> <li>Broadband</li> </ul>	<ul style="list-style-type: none"> <li>No/Limited new infrastructure required to the site</li> <li>Significant new infrastructure required to the site</li> </ul> <p>Data: Local knowledge, current/previous land use; Consult utility providers</p>

Appendix 3 – Potential Housing Site Locations



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## Appendix 4 – Assessments for Individual Sites

<b>SITE REFERENCE/LOCATION</b>	<b>Parsons Lane (Parish Council site – no site reference in SHLAA)</b>
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<b>Site Name</b>	Parsons Lane
<b>BMDC SHLAA Ref</b>	Shown on SHLAA plan but no reference number. RUDP Ref K/UR5.1 (Safeguarded Land)
<b>Addingham Parish Council Call for Sites</b>	N/A
<b>Site Address</b>	Parsons Lane

### (A) INITIAL SCREENING OUT OF SITES (ref BMDC Stage 3)

<b>IN THE GREEN BELT</b>	<b>NO</b>
<b>AVAILABILITY:</b> The land is available for development (i.e. the landowner/developer is willing to sell/develop the land). <i>(NB If in the BMDC SHLAA then it is assumed available unless it is known otherwise)</i>	<b>YES</b>
<b>SITE WHOLLY IN FLOOD ZONE 3</b>	<b>NO</b>

### BASIC SITE INFORMATION

<b>Site Area (hectares)</b>	<b>0.4 ha. approx.</b>
<b>Flood Zone (rivers &amp; seas)</b>	<b>Zone 1</b>
<b>Flood Zone (surface water)</b>	<b>LOW Risk (small part of site affected but treatable)</b>
<b>Site capacity (indicative no. of units – SHLAA or Core Strategy density assumption)</b>	<b>15</b>
<b>Existing Use</b>	<b>Paddock</b>
<b>Previously developed land /Not previously developed land %</b>	<b>NOT PDL (100%)</b>

<b>Adjacent/surrounding land use</b> ( <i>eg housing, industrial, farming</i> )	<b>Residential (existing and approved)</b>
<b>Is the Site located in the Green Belt? %</b>	<b>NO</b>
<b>Is the Site located within settlement boundary?</b>	<b>YES</b>
<b>Is the Site located in Conservation Area?</b>	<b>NO</b>
<b>Is the site a RUDP Village Open Space?</b>	<b>NO</b>
<b>Site Description</b>	Grassed paddock sloping gently west to east

## (B) GROUPING & PRIORITISING REMAINING SITES (*ref BMDC Stage 4*)

### Core Strategic Policy SC5

<b>Priority 1: Re-use of deliverable &amp; developable previously developed land &amp; buildings within settlements</b>	
<b>Priority 2: Mixed not previously developed/previously developed sites within settlements</b>	
<b>Priority 3: Not previously developed sites within settlements</b>	<b>X</b>

**(C) SITE SUITABILITY [ref BMDC Stage 5] - SCORING FORM**

1. Location in relation to built up area	
Within existing built up area	5

**Note: surrounded by existing and approved housing development**

2. Location in relation to village centre	
More than 1001m to village centre (defined as The Crown Inn)	1

**Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road.**

3. Location in relation to flood risk (rivers)	
In Flood Zone 1	5

4. Location in relation to flood risk (surface water)	
Low Risk	5

5. Previously developed land/Not previously developed land	
100% Not previously developed	1

6. Agricultural Land	
Loss of Grade 3 Agricultural Land	3

7. HIGHWAYS IMPACTS: Adequacy of site access (vehicle)	
Existing road access to site is adequate	5

8. Adequacy of site access (pedestrian/cycle)	
Existing pedestrian/cycle access to site is adequate	5

9. Location in relation to public transport provision	
250-500m to bus stop	4

**Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/Ilkley services). Measured at 320m to bus stop on Silsden Road; adjacent to bus stop on bypass**

10. HERITAGE IMPACTS: Location in relation to Conservation Area	
Site located outside Conservation Area	5

11. Listed Buildings	
Site not in proximity to a Listed Building	5

12. Scheduled Ancient Monuments	
Site not in proximity to a SAM	5

13. Archaeological Interest	
Site identified as unlikely to be of archaeological interest	5

14. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites	
Site in the South Pennine Moors SPA/SPC Zone B	1

15. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites	
Site not in the North Pennine Moors SPA/SPC 2.5km zone	5

16. Local designated sites	
Site not in proximity to a locally designated biodiversity site	5

17. IMPACT ON: Trees, Woodland & Hedgerows	
Potential impact on woodland/trees/hedgerows (unprotected)	3

<b>Notes:</b> Unprotected trees on site	
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18. LANDSCAPE IMPACTS : Key views & landscape features	
Development of the site is unlikely to have a negative impact on landscape/skylines/key views and landscape features	4

19. Relationship to existing built form	
Has the potential to relate well to existing built form	5

20. OPEN SPACE & GREEN INFRASTRUCTURE: Impact on open spaces	
Development of the site would not result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)	5

21. Impact on green infrastructure /key amenity corridors	
Development of the site would not affect the enjoyment of key amenity corridors for residents and visitors	5

**NB: Key amenity corridors are: The Dales Way, The Dales Highway, Sustrans cycle routes**

**Village green corridors:**

- Main Street footpath links to Addingham Moorside from The Sailor, Stockinger Lane & the Cricket Field
- Back Beck Lane, Long Riddings footpath, over Bracken Ghyll Golf Course to Bolton Abbey
- The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor .

22. Utilities (gas, electricity, water, sewerage, broadband)	
No/Limited new infrastructure required	5

**Total Score: 92**

**(D) ACHIEVABILITY Not assessed**

- **Physical Constraints**
- **Current Policy Constraints** (e.g. would require local Greenbelt Release/ Village Green Space)
- **Development Viability**
- **Timeframe for development**

## CONCLUSION

**DEVELOPMENT ACCEPTABLE ? YES**

**No. of Dwellings: approx. 15 (at 35 per hectare)**

<b>SITE REFERENCE/LOCATION</b>	<b>AD/003 Main Street/Southfield Terrace</b>
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<b>Site Name</b>	Main Street/Southfield Terrace
<b>BMDC SHLAA Ref</b>	AD/003
<b>Addingham Parish Council Call for Sites</b>	N/A
<b>Site Address</b>	Land to W of Southfield Terrace

**(A) INITIAL SCREENING OUT OF SITES** *(ref BMDC Stage 3)*

<b>IN THE GREEN BELT</b>	<b>NO</b>
<b>AVAILABILITY:</b> The land is available for development (i.e. the landowner/developer is willing to sell/develop the land). <i>(NB If in the BMDC SHLAA then it is assumed available unless it is known otherwise)</i>	<b>YES</b>
<b>SITE WHOLLY IN FLOOD ZONE 3</b>	<b>NO</b>

**BASIC SITE INFORMATION**

<b>Site Area (hectares)</b>	<b>1.68 has</b>
<b>Flood Zone (rivers &amp; seas)</b>	<b>Zone 1</b>
<b>Flood Zone (surface water)</b>	<b>LOW Risk (small part of site affected, but treatable)</b>
<b>Site capacity <i>(indicative no. of units – SHLAA or Core Strategy density assumption)</i></b>	<b>47.5 dwellings (SHLAA)</b>
<b>Existing Use</b>	<b>Mixed grazing land</b>
<b>Previously developed land /Not previously developed land %</b>	<b>NOT PDL</b>
<b>Adjacent/surrounding land use <i>(eg housing, industrial, farming)</i></b>	<b>Agriculture on 2 sides, residential on 2 sides</b>

Is the Site located in the Green Belt? %	NO
Is the Site located within settlement boundary?	YES
Is the Site located in Conservation Area?	YES
Is the site a RUDP Village Open Space?	YES, Village Greenspace
Site Description	Steeply sloping fields with traditional stone walls, and mature trees and hedgerows along the hollow lane on the southern boundary.

#### (B) GROUPING & PRIORITISING REMAINING SITES *(ref BMDC Stage 4)*

##### Core Strategic Policy SC5

Priority 1: Re-use of deliverable & developable previously developed land & buildings within settlements	
Priority 2: Mixed not previously developed/previously developed sites within settlements	
Priority 3: Not previously developed sites within settlements	<b>X</b>

**(C) SITE SUITABILITY [ref BMDC Stage 5] - SCORING FORM**

1. Location in relation to built up area	
On edge of existing built up area	3

2. Location in relation to village centre	
250-500m to village centre (defined as The Crown Inn)	4

**Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road.** Measured distance 300m

3. Location in relation to flood risk (rivers)	
In Flood Zone 1	5

4. Location in relation to flood risk (surface water)	
Low Risk	5

5. Previously developed land/Not previously developed land	
100% Not previously developed	1

6. Agricultural Land	
Loss of Grade 3 Agricultural Land	3

7. HIGHWAYS IMPACTS: Adequacy of site access (vehicle)	
Site cannot be accessed acceptably	1

8. Adequacy of site access (pedestrian/cycle)	
Potential for new access exists	2

**Notes:**

Potential vehicle access points including via Burnside Mill development unlikely to be acceptable; detailed investigation required.

9. Location in relation to public transport provision	
Less than 250m to bus stop	5

**Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/Ilkley services).** Measured at 180 m

**10. HERITAGE IMPACTS: Location in relation to Conservation Area**

Site in Conservation Area	1
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**11. Listed Buildings**

Site adjacent to a Listed Building	3
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**Notes:**

Adjacent to Chapel House.

**12. Scheduled Ancient Monuments**

Site not in proximity to a SAM	5
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**13. Archaeological Interest**

As being of archaeological interest	1
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**Notes:**

Hollow Lane (West Yorkshire HER Ref 6554)

**14. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site in the South Pennine Moors SPA/SPC Zone B	1
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**15. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site not in the North Pennine Moors SPA/SPC 2.5km zone	5
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**16. Local designated sites**

Site not in proximity to a locally designated biodiversity site	5
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**17. IMPACT ON: Trees, Woodland & Hedgerows**

Potential impact on woodland/trees/hedgerows (protected)	1
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**Notes:**

Trees protected – TPOs and Conservation Area

**18. LANDSCAPE IMPACTS : Key views & landscape features**

Development of the site is very likely to have a negative impact landscape/skylines/key views and landscape features

1

**Notes:**

BMDC Landscape Character & Visual Impact Analysis report 2003, presented as evidence to RUDP Inquiry: Extent of Green Belt & Village Green Space, and upheld by the Inspector.

**19. Relationship to existing built form**

Part of site has the potential to relate well to existing built form

3

**20. OPEN SPACE & GREEN INFRASTRUCTURE: Impact on open spaces**

Development of the site would result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)

1

**Notes:**

RUDP Village Greenspace

**21. Impact on green infrastructure /key amenity corridors**

Development of the site would significantly impact the enjoyment of key amenity corridors for residents and visitors

1

**NB: Key amenity corridors are: The Dales Way, The Dales Highway, Sustrans cycle routes**

**Village green corridors:**

- Main Street footpath links to Addingham Moorside from The Sailor, Stockinger Lane & the Cricket Field
- Back Beck Lane, Long Riddings footpath, over Bracken Ghyll Golf Course to Bolton Abbey
- The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor .

**Notes:**

Main Street footpath links to Addingham Moorside from The Sailor

**22. Utilities (gas, electricity, water, sewerage, broadband)**

Significant new infrastructure required

1

**Total Score: 58**

**(D) ACHIEVABILITY** Not assessed

- **Physical Constraints**
- **Current Policy Constraints** (e.g. would require local Greenbelt Release/ Village Green Space)
- **Development Viability**
- **Timeframe for development**

## CONCLUSION

**DEVELOPMENT ACCEPTABLE ?**

**NO**

**No. of Dwellings: N/A**

**SITE REFERENCE/LOCATION** Main Street/Bypass - Part AD/004 within Settlement Boundary and designated Village Greenspace

<b>Site Name</b>	Main Street/Bypass
<b>BMDC SHLAA Ref</b>	AD004 (part)
<b>Addingham Parish Council Call for Sites</b>	N/A
<b>Site Address</b>	Land to south of Main Street behind Sailor pub

**(A) INITIAL SCREENING OUT OF SITES** (ref BMDC Stage 3)

<b>IN THE GREEN BELT</b>	<b>NO</b>
<b>AVAILABILITY:</b> The land is available for development (i.e. the landowner/developer is willing to sell/develop the land). <i>(NB If in the BMDC SHLAA then it is assumed available unless it is known otherwise)</i>	<b>YES</b>
<b>SITE WHOLLY IN FLOOD ZONE 3</b>	<b>NO</b>

**BASIC SITE INFORMATION**

<b>Site Area (hectares)</b>	<b>6 has. approx</b>
<b>Flood Zone (rivers &amp; seas)</b>	<b>Zone 1</b>
<b>Flood Zone (surface water)</b>	<b>LOW Risk (small part of site affected, but treatable)</b>
<b>Site capacity (indicative no. of units – SHLAA or Core Strategy density assumption)</b>	<b>Approx. 150 (based on one-third of SHLAA capacity)</b>
<b>Existing Use</b>	<b>Agriculture (pasture)</b>
<b>Previously developed land /Not previously developed land %</b>	<b>NOT PDL (100%)</b>

<b>Adjacent/surrounding land use</b> ( <i>eg housing, industrial, farming</i> )	<b>Residential on 2 sides, agriculture on 2 sides</b>
<b>Is the Site located in the Green Belt? %</b>	<b>NO (100% outside Greenbelt boundary)</b>
<b>Is the Site located within settlement boundary?</b>	<b>YES</b>
<b>Is the Site located in Conservation Area?</b>	<b>YES</b>
<b>Is the site a RUDP Village Open Space?</b>	<b>YES – RUDP Village Greenspace</b>
<b>Site Description</b>	<b>Sloping fields with trees, hedges and stone walls, in agricultural uses as pastureland.</b>

## **(B) GROUPING & PRIORITISING REMAINING SITES** (*ref BMDC Stage 4*)

### **Core Strategic Policy SC5**

<b>Priority 1: Re-use of deliverable &amp; developable previously developed land &amp; buildings within settlements</b>	
<b>Priority 2: Mixed not previously developed/previously developed sites within settlements</b>	
<b>Priority 3: Not previously developed sites within settlements</b>	<b>X</b>

**(C) SITE SUITABILITY [ref BMDC Stage 5] - SCORING FORM**

1. Location in relation to built up area	
On edge of existing built up area	3

2. Location in relation to village centre	
250-500m to village centre (defined as The Crown Inn)	4

**Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road.**

3. Location in relation to flood risk (rivers)	
In Flood Zone 1	5

4. Location in relation to flood risk (surface water)	
Low Risk	5

5. Previously developed land/Not previously developed land	
100% Not previously developed	1

6. Agricultural Land	
Loss of Grade 3 Agricultural Land	3

7. HIGHWAYS IMPACTS: Adequacy of site access (vehicle)	
Site requires new access	2

8. Adequacy of site access (pedestrian/cycle)	
Existing access requires upgrading	3

**Notes:**

Access potentially very difficult – highway safety onto Main Street/gradient considerations

9. Location in relation to public transport provision	
Less than 250m to bus stop	5

**Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/Ilkley services).**

**10. HERITAGE IMPACTS: Location in relation to Conservation Area**

Site located within Conservation Area

1

**11. Listed Buildings**

Site adjacent to a Listed Building (Ivy House Farm)

3

**12. Scheduled Ancient Monuments**

Site not in proximity to a SAM

5

**13. Archaeological Interest**

As being of archaeological interest

1

**Notes:**

Hollow Lane (West Yorkshire HER Ref 6554)

**14. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site in the South Pennine Moors SPA/SPC Zone B

1

**15. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site not in the North Pennine Moors SPA/SPC 2.5km zone

5

**16. Local designated sites**

Site not in proximity to a locally designated biodiversity site

5

**17. IMPACT ON: Trees, Woodland & Hedgerows**

Potential impact on woodland/trees/hedgerows (protected)

1

**Notes:**

Site in Conservation Area - trees protected

**18. LANDSCAPE IMPACTS : Key views & landscape features**

Development of the site is very likely to have a negative impact landscape/skylines/key views and landscape features

1

**Notes:**

BMDC Landscape Character & Visual Impact Analysis report 2003, presented as evidence to RUDP Inquiry: Extent of Green Belt & Village Green Space, and upheld by the Inspector.

**19. Relationship to existing built form**

Part of site has the potential to relate well to existing built form

3

**20. OPEN SPACE & GREEN INFRASTRUCTURE: Impact on open spaces**

Development of the site would result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)

1

**Notes:**

Entire site designated Village Greenspace (RUDP)

**21. Impact on green infrastructure /key amenity corridors**

Development of the site would significantly impact the enjoyment of key amenity corridors for residents and visitors

1

**NB: Key amenity corridors are: The Dales Way, The Dales Highway, Sustrans cycle routes**

**Village green corridors:**

- Main Street footpath links to Addingham Moorside from The Sailor, Stockinger Lane & the Cricket Field
- Back Beck Lane, Long Riddings footpath, over Bracken Ghyll Golf Course to Bolton Abbey
- The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor .

**Notes:** Main Street footpath links to Addingham Moorside from The Sailor

**22. Utilities (gas, electricity, water, sewerage, broadband)**

No/Limited new infrastructure required

5

# Total Score: 64

(D) **ACHIEVABILITY**      **Not assessed**

- **Physical Constraints**
- **Current Policy Constraints** (e.g. would require local Greenbelt Release/ Village Green Space)
- **Development Viability**
- **Timeframe for development**

## CONCLUSION

**DEVELOPMENT ACCEPTABLE ?                      NO**

**No. of Dwellings: N/A**

<b>REFERENCE/LOCATION:</b>	<b>Chapel Street AD/011</b>
	<b>Former First School Site</b>

<b>Site Name</b>	Chapel Street - Former First School Site
<b>BMDC SHLAA Ref</b>	AD/011
<b>Addingham Parish Council Call for Sites</b>	N/A
<b>Site Address</b>	Land between Chapel Street & back of Old School Lane

#### (A) INITIAL SCREENING OUT OF SITES (ref BMDC Stage 3)

<b>IN THE GREEN BELT</b>	<b>NO</b>
<b>AVAILABILITY:</b> The land is available for development (i.e. the landowner/developer is willing to sell/develop the land). <i>(NB If in the BMDC SHLAA then it is assumed available unless it is known otherwise)</i>	<b>YES</b>
<b>SITE WHOLLY IN FLOOD ZONE 3</b>	<b>NO</b>

#### BASIC SITE INFORMATION

<b>Site Area (hectares)</b>	1.39 ha
<b>Flood Zone (rivers)</b>	Zone 1
<b>Flood Zone (surface water)</b>	10% of site high/medium risk
<b>Site capacity (indicative no. of units – SHLAA or Core Strategy density assumption)</b>	44 (SHLAA)
<b>Existing Use</b>	Former school and playing field, now used for children's play and informal recreation
<b>Previously developed land /Not previously developed land %</b>	50% PDL, 50% not PDL

<b>Adjacent/surrounding land use</b> ( <i>eg housing, industrial, farming</i> )	Housing to S, farmland on W and NE boundaries
<b>Is the Site located in the Green Belt? %</b>	NO
<b>Is the Site located within settlement boundary?</b>	YES
<b>Is the Site located in Conservation Area?</b>	NO
<b>Is the site a RUDP Village Open Space?</b>	NO
<b>Site Description</b>	Cleared site of former school, with remains of foundations and playing field behind. Adjoins Back Beck and is enclosed by woodland and hedgerows. The site is constrained by access.

## **(B) GROUPING & PRIORITISING REMAINING SITES** (*ref BMDC Stage 4*)

### **Core Strategic Policy SC5**

<b>Priority 1: Re-use of deliverable &amp; developable previously developed land &amp; buildings within settlements</b>	
<b>Priority 2: Mixed not previously developed/previously developed sites within settlements</b>	<b>X</b>
<b>Priority 3: Not previously developed sites within settlements</b>	

### (C) SITE SUITABILITY [ref BMDC Stage 5]

1. Location in relation to built up area	
On edge of built up area	3

2. Location in relation to village centre	
250-500m to village centre (defined as The Crown Inn)	4

**Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road.**

3. Location in relation to flood risk (rivers)	
In Flood Zone 1	5

4. Location in relation to flood risk (surface water)	
Low	5

**Notes:** EA Flood Risk Map for Development: 10% of site high/medium surface water flood risk, could be dealt with in site layout/SUDS

5. Previously developed land/Not previously developed land	
50%/50% Previously developed/Not previously developed	3

6. Agricultural Land	
No loss of agricultural land	5

7. HIGHWAYS IMPACTS: Adequacy of site access (vehicle)	
Site requires new access	2

8. Adequacy of site access (pedestrian/cycle)	
Existing pedestrian/cycle access to site is adequate	5

**Notes:** The site would require a new vehicle access. Access via Chapel Street/Back Beck Lane to the existing site entrance is unsuitable. A potential new access has been identified for vehicle access, off the upper part of School Lane via a cleared garage site and requiring a bridge over the beck. Land in BMDC ownership.

The Chapel Street/Back Beck lane entrance to the site to be restricted to pedestrian/cycle use. Traffic measures would be required to prevent additional traffic using Chapel Street/Back Beck Lane.

#### 9. Location in relation to public transport provision

250-500m to bus stop 4

**Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/Ilkley services).**

#### 10. HERITAGE IMPACTS: Location in relation to Conservation Area

Site located adjacent to Conservation Area 3

#### 11. Listed Buildings

Site not in proximity to a Listed Building 5

#### 12. Scheduled Ancient Monuments

Site not in proximity to a SAM 5

#### 13. Archaeological Interest

Site identified as unlikely to be of archaeological interest 5

#### Notes:

No listing in WYAS Historic Environment Record

#### 14. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites

Site partly in the South Pennine Moors SPA/SPC Zone B 3

#### Notes:

Habitat Regulations Assessment Bradford District Core Strategy (Nov 2015) categorised this SHLAA site as 'green' - i.e. no evidence of use by foraging SPA birds/on margins of 2.5 km buffer.

#### 15. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites

Site not in the North Pennine Moors SPA/SPC 2.5km zone 5

#### 16. Local designated sites

Site not in proximity to a locally designated biodiversity site 5

**Notes:**

The site is rewilding following closure of the school, and has a variety of habitat – running water, woodland along the edge of Back Beck, boundary hedgerows, tussocky grassland with wet flush. Wharfedale Naturalists Butterfly records, indicate this is the best site in the village for butterfly populations. Back Beck has high ecological value (brown trout returning). It has considerable potential as a wildlife site.

Housing development to be restricted to approximately 50% of site, with design and conservation measures to protect biodiversity and development impact. The dwelling capacity of the site could be maximised by higher-density development.

**17. IMPACT ON: Trees, Woodland & Hedgerows**

Impact on woodland/trees/hedgerows (protected)

1

**Notes:**

Design and layout to minimise impact of development on woodland, boundary trees and hedgerows.

**18. LANDSCAPE IMPACTS : Key views & landscape features**

Development of the site is unlikely to have a negative impact on landscape/skylines/key views and landscape features

4

**Notes:**

The site is currently enclosed by mature hedgerows and woodland which need to be retained to ensure the development does not have a negative impact from the Long Riddings footpath/ Conservation Area.

**19. Relationship to existing built form**

Part of site has the potential to relate well to existing built form

3

**20. OPEN SPACE & GREEN INFRASTRUCTURE: Impact on open spaces**

Development of the site would not result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)

5

**Notes:**

50% of the site was used as the school playing field and was allocated as such in the RUDP

Since the closure of the school, the playing field has ceased to be maintained, however the site has remained accessible and is used as amenity open space by local residents (there is evidence of use for informal children's play, and dog walking).

The land along the bank on the opposite side of Back Beck from the site, is in poor condition, with a number of disused chicken coops. A village footpath runs alongside at the rear of the School Lane houses and there could be potential for landscape/biodiversity improvements, alongside development of the site.

### 21. Impact on green infrastructure /key amenity corridors

Development of the site would potentially affect the enjoyment of key amenity corridors for residents and visitors.

3

**NB: Key amenity corridors are: The Dales Way, The Dales Highway, Sustrans cycle routes**

**Village green corridors:**

- Main Street footpath links to Addingham Moorside from The Sailor, Stockinger Lane & the Cricket Field
- Back Beck Lane, Long Riddings footpath, over Bracken Ghyll Golf Course to Bolton Abbey
- The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor.

#### Notes:

The Long Riddings footpath from Back Beck Lane over Bracken Ghyll Golf Course to Bolton Abbey runs alongside the north east boundary of the site. If the mature hedgerows along the site boundaries are maintained, then development would not negatively impact on walkers' enjoyment of this route.

### 22. Utilities (gas, electricity, water, sewerage, broadband)

No/Limited new infrastructure required

5

## Total Score: 88

### (D) ACHIEVABILITY Not assessed

- **Physical Constraints**
- **Current Policy Constraints** (e.g. would require local Greenbelt Release/ Village Green Space)
- **Development Viability**
- **Timeframe for development**

## CONCLUSION

**DEVELOPMENT ACCEPTABLE ?      YES**

**No. of Dwellings: 35      (site considered suitable for higher-density development)**

<b>SITE REFERENCE/LOCATION</b>	<b>Manor Garth AD/016</b>
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<b>Site Name</b>	Manor Garth
<b>BMDC SHLAA Ref</b>	AD/016
<b>Addingham Parish Council Call for Sites</b>	N/A
<b>Site Address</b>	Off Bolton Road, adjacent to Addingham Primary School

#### (A) INITIAL SCREENING OUT OF SITES (ref BMDC Stage 3)

<b>IN THE GREEN BELT</b>	<b>NO</b>
<b>AVAILABILITY:</b> The land is available for development (i.e. the landowner/developer is willing to sell/develop the land). <i>(NB If in the BMDC SHLAA then it is assumed available unless it is known otherwise)</i>	<b>YES</b>
<b>SITE WHOLLY IN FLOOD ZONE 3</b>	<b>NO</b>

#### BASIC SITE INFORMATION

<b>Site Area (hectares)</b>	2.03
<b>Flood Zone (rivers)</b>	10% Flood Zone 3, 10% Flood Zone 2, 80% Flood Zone 1
<b>Flood Zone (surface water)</b>	10% High/Medium Risk adjacent to becks
<b>Site capacity (indicative no. of units – SHLAA or Core Strategy density assumption)</b>	35
<b>Existing Use</b>	Village Green Space, grazed pasture
<b>Previously developed land /Not previously developed land %</b>	100% Not PDL
<b>Adjacent/surrounding land use (eg housing, industrial, farming)</b>	Education to north, housing on other sides

<b>Is the Site located in the Green Belt? %</b>	NO
<b>Is the Site located within settlement boundary?</b>	YES
<b>Is the Site located in Conservation Area?</b>	YES
<b>Is the site a RUDP Village Open Space?</b>	YES Village Green Space
<b>Site Description</b>	Level open pasture, bounded by streams on three sides, crossed by a public right of way.

**(B) GROUPING & PRIORITISING REMAINING SITES** *(ref BMDC Stage 4)*

**Core Strategic Policy SC5**

<b>Priority 1: Re-use of deliverable &amp; developable previously developed land &amp; buildings within settlements</b>	
<b>Priority 2: Mixed not previously developed/previously developed sites within settlements</b>	
<b>Priority 3: Not previously developed sites within settlements</b>	<b>X</b>

**(C) SITE SUITABILITY [ref BMDC Stage 5] - SCORING FORM**

1. Location in relation to built up area	
Within existing built up area	5

2. Location in relation to village centre	
Less than 250m to village centre (defined as The Crown Inn)	5

**Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road. Measured at 200 m.**

3. Location in relation to flood risk (rivers)	
Up to 50% in Flood Zone 3	3

4. Location in relation to flood risk (surface water)	
Medium Risk	3

5. Previously developed land/Not previously developed land	
100% Not previously developed	1

6. Agricultural Land	
Loss of Grade 3 Agricultural Land	3

7. HIGHWAYS IMPACTS: Adequacy of site access (vehicle)	
Site cannot be accessed acceptably	1

8. Adequacy of site access (pedestrian/cycle)	
Existing access requires upgrading	3

**Notes:** Only potential vehicle access (off Bolton Road) considered to be extremely difficult and dangerous; detailed investigation required to test feasibility.

9. Location in relation to public transport provision	
250-500m to bus stop	4

**Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/Ilkley services). Measured at 280 m**

**10. HERITAGE IMPACTS: Location in relation to Conservation Area**

Site located within Conservation Area

1

**11. Listed Buildings**

Site adjacent to a Listed Building

3

**12. Scheduled Ancient Monuments**

Site not in proximity to a SAM

5

**13. Archaeological Interest**

As being of archaeological interest

1

**Notes:**

West Yorkshire HER No 6687

**14. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site partly within the South Pennine Moors SPA/SPC Zone B

3

**Notes:**

Habitat Regulations Assessment Bradford District Core Strategy (Nov 2015) categorised this SHLAA site as 'green' - i.e. no evidence of use by foraging SPA birds/on margins of 2.5 km buffer.

**15. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site not in the North Pennine Moors SPA/SPC 2.5 km zone

5

**16. Local designated sites**

Site not in proximity to a locally designated biodiversity site

5

**17. IMPACT ON: Trees, Woodland & Hedgerows**

Potential impact on woodland/trees/hedgerows (protected)

1

**Notes:**

Conservation Area & TPO on Oak at Aynholme Bridge

**18. LANDSCAPE IMPACTS : Key views & landscape features**

Development of the site is very likely to have a negative impact landscape/skylines/key views and landscape features

1

**Notes:**

RUDP Inquiry Inspector's Report: Para 6.102

**19. Relationship to existing built form**

Part of site has the potential to relate well to existing built form

3

**Notes:**

Layout and design of any development to be of very high quality

**20. OPEN SPACE & GREEN INFRASTRUCTURE: Impact on open spaces**

Development of the site would result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)

1

**21. Impact on green infrastructure /key amenity corridors**

Development of the site would significantly impact the enjoyment of key amenity corridors for residents and visitors

1

**NB: Key amenity corridors are: The Dales Way, The Dales Highway, Sustrans cycle routes**

**Village green corridors:**

- Main Street footpath links to Addingham Moorside from The Sailor, Stockinger Lane & the Cricket Field
- Back Beck Lane, Long Riddings footpath, over Bracken Ghyll Golf Course to Bolton Abbey
- The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor .

**Notes:**

The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor .

22. Utilities (gas, electricity, water, sewerage, broadband)	
No/Limited new infrastructure required	5

**Total Score: 63**

**(D) ACHIEVABILITY** Not assessed

- **Physical Constraints**
- **Current Policy Constraints** (e.g. would require local Greenbelt Release/ Village Green Space)
- **Development Viability**
- **Timeframe for development**

## CONCLUSION

<b>DEVELOPMENT ACCEPTABLE ?</b>	<b>NO</b>
<b>No. of Dwellings: N/A</b>	

<b>SITE REFERENCE/LOCATION</b>	<b>Cornerstones/BMDC Grit Store</b>
	<b>Church Street          AD/022</b>

<b>Site Name</b>	Cornerstones/BMDC Grit Store
<b>BMDC SHLAA Ref</b>	AD/022
<b>Addingham Parish Council Call for Sites</b>	N/A
<b>Site Address</b>	Corner of Church Street/Ilkley Road

**(A) INITIAL SCREENING OUT OF SITES** *(ref BMDC Stage 3)*

<b>IN THE GREEN BELT</b>	<b>NO</b>
<b>AVAILABILITY:</b> The land is available for development (i.e. the landowner/developer is willing to sell/develop the land). <i>(NB If in the BMDC SHLAA then it is assumed available unless it is known otherwise)</i>	<b>UNKNOWN</b>
<b>SITE WHOLLY IN FLOOD ZONE 3</b>	<b>NO</b>

**BASIC SITE INFORMATION**

<b>Site Area (hectares)</b>	<b>0.24 ha.</b>
<b>Flood Zone (rivers &amp; seas)</b>	<b>20% Zone 2/ 80% Zone 1</b>
<b>Flood Zone (surface water)</b>	<b>LOW Risk</b>
<b>Site capacity <i>(indicative no. of units – SHLAA or Core Strategy density assumption)</i></b>	<b>12</b>

<b>Existing Use</b>	<b>Local Authority stone/grit store</b>
<b>Previously developed land /Not previously developed land %</b>	<b>PDL 100%</b>
<b>Adjacent/surrounding land use (<i>eg housing, industrial, farming</i>)</b>	<b>Site bounded by residential (one side), recreational land (one side), highways (2 sides with residential opposite)</b>
<b>Is the Site located in the Green Belt? %</b>	<b>NO</b>
<b>Is the Site located within settlement boundary?</b>	<b>YES</b>
<b>Is the Site located in Conservation Area?</b>	<b>NO</b>
<b>Is the site a RUDP Village Open Space?</b>	<b>NO</b>
<b>Site Description</b>	<b>Level square-shaped site used for stone/grit storage, with mature trees and hedgerows to boundaries.</b>

## (B) GROUPING & PRIORITISING REMAINING SITES (*ref BMDC Stage 4*)

### Core Strategic Policy SC5

<b>Priority 1: Re-use of deliverable &amp; developable previously developed land &amp; buildings within settlements</b>	<b>X</b>
<b>Priority 2: Mixed not previously developed/previously developed sites within settlements</b>	
<b>Priority 3: Not previously developed sites within settlements</b>	

**(C) SITE SUITABILITY [ref BMDC Stage 5] - SCORING FORM**

<b>1. Location in relation to built up area</b>	
Within existing built up area	5

<b>2. Location in relation to village centre</b>	
501- 750m to village centre (defined as The Crown Inn)	3

**Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road.** Measured at 600m

<b>3. Location in relation to flood risk (rivers)</b>	
In Flood Zone 2	4

**Notes:**

20% Zone 2/ 80% Zone 1

<b>4. Location in relation to flood risk (surface water)</b>	
Low Risk	5

<b>5. Previously developed land/Not previously developed land</b>	
100% Previously developed	5

<b>6. Agricultural Land</b>	
No loss of agricultural land	5

<b>7. HIGHWAYS IMPACTS: Adequacy of site access (vehicle)</b>	
Existing road access to site is adequate	5

<b>8. Adequacy of site access (pedestrian/cycle)</b>	
Existing pedestrian/cycle access to site is adequate	5

<b>9. Location in relation to public transport provision</b>	
Less than 250m to bus stop	5

**Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/ Ilkley services).** Measured at < 100m to bus stop on Sandbeds Road

**10. HERITAGE IMPACTS: Location in relation to Conservation Area**

Site located adjacent to Conservation Area 3

**11. Listed Buildings**

Site not in proximity to a Listed Building 5

**12. Scheduled Ancient Monuments**

Site not in proximity to a SAM 5

**13. Archaeological Interest**

As having potential archaeological interest 3

**Notes:** West Yorkshire Archaeology Advisory Service **Historic Environment Record**  
Within HER No.10883 – the site lies approx. 200m south-east of Addingham Parish Church, a site of Anglo Saxon settlement; watching archaeological brief likely to be required if site developed.

**14. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site in the South Pennine Moors SPA/SPC Zone B 1

**15. WILDLIFE & ECOLOGICAL IMPACTS – international/national statutory sites**

Site in the North Pennine Moors SPA/SPC 2.5 km zone 1

**16. Local designated sites**

Site not in proximity to a locally designated biodiversity site 5

**17. IMPACT ON: Trees, Woodland & Hedgerows**

Potential impact on woodland/trees/hedgerows (unprotected) 3

**Notes:** Several attractive boundary trees

**18. LANDSCAPE IMPACTS : Key views & landscape features**

Development of the site will not have a negative impact on landscape/skylines/key views and landscape features 5

19. Relationship to existing built form	
Has the potential to relate well to existing built form	5

20. OPEN SPACE & GREEN INFRASTRUCTURE: Impact on open spaces	
Development of the site would not result in the loss of village green space/recreation grounds/playing fields/amenity or allotments (RUDP open space allocations)	5

21. Impact on green infrastructure /key amenity corridors	
Development of the site would not affect the enjoyment of key amenity corridors for residents and visitors	5

**NB: Key amenity corridors are: The Dales Way, The Dales Highway, Sustrans cycle routes**

**Village green corridors:**

- Main Street footpath links to Addingham Moorside from The Sailor, Stockinger Lane & the Cricket Field
- Back Beck Lane, Long Riddings footpath, over Bracken Ghyll Golf Course to Bolton Abbey
- The Back Beck Lane/Sugar Hill/Manor Garth/Sawmill Pond green corridor .

22. Utilities (gas, electricity, water, sewerage, broadband)	
No/Limited new infrastructure required	5

## Total Score: 93

**(D) ACHIEVABILITY** Not assessed

- **Physical Constraints**
- **Current Policy Constraints** (e.g. would require local Greenbelt Release/ Village Green Space)
- **Development Viability**
- **Timeframe for development**

## CONCLUSION

<b>DEVELOPMENT ACCEPTABLE ?</b>	<b>YES</b>
<b>No. of Dwellings:</b>	<b>12</b>



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