Appendix 8 ⬜ Survey Process and Survey Form

Summary of Process

1. This survey was designed by the community to provide an opportunity for all members of the community to express views and to influence the future development of the community. The Survey Form was provided as a printed copy and an on-line option was also provided. The survey was hand delivered to all houses and businesses and there was a prize draw for a £50 shop voucher which respondents could post in the shop (separate from the data on the form so that the survey data was anonymous). The Survey Form has been attached as Appendix 8.

2. The surveys were submitted either online or in sealed envelopes and these were all passed directly to an independent organisation (Centre for Facilitation) based in Leeds. Each survey was collated electronically to provide a complete picture of all the responses. In total 177 surveys were completed, 18 online and the remainder were all completed manually. The questionnaire was very detailed with a total of 56 questions, many of these questions contained several sub-questions.

3. The time taken for processing each survey was 15-25 minutes and it was anticipated that respondents would have taken between 30 minutes and an hour to complete the questionnaire. The length of the questionnaire and the amount of detail in the questions makes it very impressive that the community were able to achieve such a high completion rate. Many respondents wrote a lot of additional information throughout the survey which shows a high level of engagement. This was more than a simple "tick box" type of survey.

4. The Survey Report has been attached as Appendix 9 and provides a summary for each question to add understanding of the main concerns. In some of the questions some data has been removed or condensed to provide more clarity in the analysis, however the full data analysis reports have been made available to the NP Steering Group and are available upon request from parishclerk.claphamcumnewby@gmail.com

5. The December 2021 version of the survey results includes a revised page 21, showing survey responses by business type

Appendix 8: Clapham cum Newby NP Survey Form

Personal Details

Please state your postcode:

This postcode relates to your:

☐ Main Residence	☐ Workplace	☐ Holiday Home	☐ Holiday Rental

How long have you used this postcode?

☐ 0 to 1 years	☐ 1 to 5 years	☐ 6 years plus	☐ All my life

If this postcode relates to your home, how many people of each age group live in this household? Also, please ask anyone aged between 10 - 17 years to complete the Young People's Survey Form.

	Number of People		Number of People
Age 0 to 4		Age 25 to 44	
Age 5 to 9		Age 45 to 59	
Age 10 to 15		Age 60 to 74	
Age 16 to 17		Age 75 to 89	
Age 18 to 24		Age 90 and over	

If your household includes children, which schools or colleges do they attend? Select all that apply and add any others.

☐ Clapham Primary	☐ Queen Mary's Primary	☐ Settle College
☐ Ingleton Primary	☐ QES Kirkby Lonsdale	☐

Which of the following categories best describes the current status of you and your household? Tick all that are relevant and add the number of people in each relevant category.

	Number of People		Number of People
Employed Full-Time		Looking after home or family	
Employed Part-Time		Self employed with employees	
Student Full-Time		Self employed without employees	
Student Part-Time		Long-term sick or disabled	
Unemployed		Retired	
Other:			

Local Character and Community

Living in this area, which of the following do you value most? Add any other factors that are important to you.

☐ Access to Countryside	☐ Quiet Village	☐ Dark Skies
☐ Community Activities	☐ Community Spirit	☐ Rural Atmosphere
☐ Traditional Dales Village	☐	☐

Which of the following words best describes what you value in the area as it is now and as it might be in the future? Add any other words of your own.

☐ Accessible	☐ Friendly	☐ Traditional
☐ Affordable	☐ Prosperous	☐ Tranquil
☐ Attractive	☐ Safe	☐ Vibrant
☐ Rural	☐	☐

As a person living in this area, which of the following matters are of concern to you? Tick all that are relevant - and add any of your own.

☐ Litter	☐ Maintaining Roads	☐ Signage of Rights of Way
☐ Dog Fouling	☐ Paths/Footbridges	☐ Public Toilets
☐ Noise	☐ Street Lighting	☐ Public Seating
☐ Parking	☐ Clearing Leaves	☐ Fly-tipping
☐ New Housing Design	☐	☐

Please add any creative suggestions or comments.

Name something that the community does well and should continue to do
Name something that the community does poorly and should stop doing
Name something that we don't do and should do

Heritage Assets

The long history of buildings and the landscape and how people have lived and worked has shaped the distinctive character of the Civil Parish and the Plan aims to protect and enhance these assets. Part of Clapham village is already designated as a Conservation Area, but what are the particular features of our historic environment that you value (for example; buildings, aspects of life, views, trees and open spaces) and why?

Communications

Communications: how do you find out about what's going on in this area? (anything underlined links to a website on the digital survey form). Tick all relevant sources and add any others.

☐ Clapham Newsletter	☐ Local Newspapers	☐ Clapham Online Newsletter
☐ Public Noticeboards	☐ Church Newsletters	☐ Online Events Calendar
☐ Word of Mouth	☐ Social Media	☐ Clapham Plan Website
☐	☐	☐

Please tell us about any communication problems or possible improvements.

Business Development - Opinions from all Residents

Businesses form a vital part of the fabric of our community. By providing goods and services and employing people, our businesses ensure that the area can thrive and prosper. Businesses need premises: retail space, permanent offices or temporary business hubs or light industrial units.

Thinking about local business and employment, how important is it to allow for the following types of business development or expansion within the Neighbourhood Plan?

	Very Important	Important	Not Important	Not Very Important	Not Applicable
Allocate sites for small single use businesses	○	○	○	○	○
Allocate sites for mixed business and light industrial units	○	○	○	○	○
Allocate sites for agricultural units	○	○	○	○	○
Allocate land for renewable energy/ green businesses	○	○	○	○	○
Allocate land for another business use. Please provide details below.	○	○	○	○	○

How important within the Civil Parish boundary is creating and supporting the following:

	Very Important	Important	Not Important	Not Very Important	Not Applicable
A local hub for technology start-ups and small businesses	○	○	○	○	○
New retail business	○	○	○	○	○
The use of local natural resources (for example; timber, the river, local food)	○	○	○	○	○
Suppliers of local businesses and products	○	○	○	○	○
Bed and breakfast and short-term holiday lets	○	○	○	○	○
Other:	○	○	○	○	○

Thinking about business development within our Civil Parish boundary, do you agree that:

	Agree	Disagree	Don't Know
There are sufficient business sites	○	○	○
It is important to link new housing with development of employment opportunities	○	○	○
The cost of moving from home-based to a commercial business unit impacts on the growth of small businesses	○	○	○
More public internet access would encourage business	○	○	○
We need a local business networking forum in addition to the North Craven Business Networking Group	○	○	○
A directory of local businesses (printed and online) would be useful	○	○	○

Business expansion within our Civil Parish boundary should be located in the following areas:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Brownfield Sites (previously developed land that is not currently in use)	○	○	○	○	○
Infill Sites (the rededication of land, usually open space, to new construction)	○	○	○	○	○
Village Edges	○	○	○	○	○
Greenfield land within the settlement boundaries of the village	○	○	○	○	○

Support to Existing and New Business

Only answer the next question if you are employed or operate a business within the designated Neighbourhood Area (Civil Parish boundary).

To which category does your employment or business (within the Neighbourhood Area) belong?

☐ Farming and agriculture	☐ Retail - mostly food
☐ Building & Construction services	☐ Retail - mostly non-food
☐ Repair or manufacturing	☐ Pub, restaurant, café etc
☐ Professional services	☐ Sports & Leisure
☐ Community Services	☐ Creative / Artistic
☐ Tourism	☐ Other (please specify)

How many people who work for the business live within the Civil Parish Boundary/ Neighbourhood Plan Area?

How strongly do you agree with the statement:	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Applicable
It is easy to recruit people to work in your business	○	○	○	○	○

Comments:

In what type of premises is your business (mostly) based?

☐ At home	☐ Space leased by the business
☐ From home & at the customer's premises	☐ Space owned by the business
☐ Our presence is mostly 'virtual'	☐ Other

If you work from home, how strongly do you agree that it is important to develop the following services within the designated Neighbourhood Area?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Applicable
Photocopying	○	○	○	○	○
Meeting facilities	○	○	○	○	○
Small office space for short term rent	○	○	○	○	○
Communal workshop area	○	○	○	○	○
Meeting place such as café	○	○	○	○	○
Storage or lock-up	○	○	○	○	○
Other:	○	○	○	○	○

How strongly do you agree that the following issues may affect business expansion?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Applicable
Lack of appropriate premises in the Parish	○	○	○	○	○
Lack of land to expand existing business premises	○	○	○	○	○
Lack of adequate transport infrastructure	○	○	○	○	○

Do you find there are any other constraints on operating your business in the Neighbourhood Area? If yes, please provide details.

How strongly do you agree that the areas below provide good opportunities to operate a business?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Applicable
Clapham	○	○	○	○	○
Keasden	○	○	○	○	○
Newby	○	○	○	○	○
Other rural areas in the Civil Parish	○	○	○	○	○

What support do you and your business need to thrive within the Civil Parish boundary?

Housing - All Residents

The lack of suitable housing was a recurring theme at the consultation meetings. The following questions will enable us to understand what type of housing is required realistically to meet the needs of this neighbourhood area and what people can afford.

In relation to this question, affordable housing means bought or rented at below local market prices. Please select the category that best fits your current home tenure:

☐	Own with mortgage (affordable housing)	☐	Rent from private landlord (affordable)
☐	Own with mortgage (at market price)	☐	Rent from private landlord (market price)
☐	Own without mortgage	☐	Rent from council
☐	Living rent free	☐	Other:

Thinking about the cost of housing (rent or mortgage payments only) and your total (gross before tax) household income, approximately how much of your income do you spend on housing?

☐	None - own house without mortgage	☐	None - rent free with employment
☐	Less than 20%	☐	30% to 40%
☐	20% to 30%	☐	More than 40%

Do you receive assistance with your rent or mortgage (Local Housing Allowance, Housing Benefit, Universal Credit etc)		☐	Yes	☐	No

We currently meet the minimum allocated number of new build houses required by the Craven Local Plan. When considering future applications (from 2020 until 2032), which of the following would be useful? In relation to this question, affordable means below local market prices.

☐	Affordable to Rent	☐	Available to Rent	☐	Bungalow
☐	Affordable to Buy	☐	Available to Buy	☐	Assisted Living
☐	Housing Association	☐	Shared Equity	☐	Caravan Park Homes

Within our Parish boundary, to what extent do you agree or disagree with the following statements?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Housing provision within the Civil Parish boundary is sufficient to meet our needs; no further housing is required	○	○	○	○	○
Local people should be given priority to buy/rent affordable homes	○	○	○	○	○
We should protect the agricultural use of barns and other farm buildings	○	○	○	○	○
Farmers should be able to build modest homes for family members subject to restrictions on profit taking	○	○	○	○	○
The design of new housing, business or industrial units should be sympathetic to the local character in scale and use of materials	○	○	○	○	○
New housing, business or industrial units should be eco-friendly	○	○	○	○	○
Having a garden on a residential property is important	○	○	○	○	○

Thinking about the conversion of redundant farm buildings (and where YDNPA and Craven Local Plan policies allow) should we plan to encourage the following types of accommodation?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Retained or adapted for agricultural use	○	○	○	○	○
Single occupancy accommodation	○	○	○	○	○
A number of smaller dwellings	○	○	○	○	○
Single use/starter business units	○	○	○	○	○
Mixed small business/light manufacturing	○	○	○	○	○
Offices/meeting rooms/hot desk facility	○	○	○	○	○
Live/work accommodation	○	○	○	○	○
Shops, cafés and restaurants	○	○	○	○	○

Please add any housing issues and/or suggestions here:

Housing - For those Seeking to Move House

Only answer the questions on this page if anyone in your household is looking to move house.

In relation to yourself or anyone in your household looking to move:

	1	2	3	4	5
How many Adults?	○	○	○	○	○
How many Children?	○	○	○	○	○
How many bedrooms do they/you need?	○	○	○	○	○
How many bedrooms do they/you want?	○	○	○	○	○

Do they or you need to be able to work at or from home?	☐ **Yes**	☐ **No**
Do they or you want a garden?	☐ **Yes**	☐ **No**

If you can't find the type of accommodation you want, or can't afford to live within the Civil Parish boundary, where are you looking? Please select or add other locations.

☐ **Bentham**	☐ **Hellifield**	☐ **Ingleton**
☐ **Settle**	☐	☐

Please add any housing issues and/or suggestions:

Energy and Services

How often does the quality of the following services (within the Civil Parish boundary) affect your home or business?

	At least once a week	At least once a month	Occasionally	Never	Not Applicable
Electricity supply	○	○	○	○	○
Water supply / pressure	○	○	○	○	○
Drainage or sewerage	○	○	○	○	○

Do you support the use of the following services on a domestic or larger commercial scale?

	Domestic Yes	Domestic No	Commercial Yes	Commercial No	Undecided
Wind turbines	○	○	○	○	○
Solar power (solar PV and solar thermal)	○	○	○	○	○
Shale gas (fracking)	○	○	○	○	○
Biomass (woodchip) boiler schemes	○	○	○	○	○
Water power (hydro-electric schemes)	○	○	○	○	○
Ground or air source heating pumps	○	○	○	○	○
Solid fuel (coal or wood)	○	○	○	○	○
Other (or similar):	○	○	○	○	○

If applicable, do you use the local oil bulk ordering service?	☐ **Yes**	☐ **No**

Please add any energy issues and/or suggestions:

Mobile Phone and Broadband Services

How often does the quality of the following services (within the Civil Parish boundary) affect your home or business?

	At least once a week	At least once a month	Occasionally	Never	Not Applicable
Mobile phone reception indoors	○	○	○	○	○
Mobile phone reception outdoors	○	○	○	○	○
Internet speed or reliability	○	○	○	○	○

How would you describe mobile phone reception in the local areas below:

	Excellent	Good	Adequate	Poor	Not Applicable
Clapham	○	○	○	○	○
Newby	○	○	○	○	○
Keasden	○	○	○	○	○
Rural (within Civil Parish boundary)	○	○	○	○	○

How strongly would you be in favour of additional phone masts to improve network issues in the following areas:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Clapham	○	○	○	○	○
Newby	○	○	○	○	○
Keasden	○	○	○	○	○
Rural (within Civil Parish boundary)	○	○	○	○	○

Any comments, suggestions or locations (e.g. for mobile masts) to improve mobile phone services:

Travel and Transport - Mode of Travel

What is your most frequent mode of transport for leisure, domestic and work purposes?

	Leisure	Domestic	Work	Volunteer
Not Applicable	○	○	○	○
Home-based	○	○	○	○
On foot	○	○	○	○
Bicycle	○	○	○	○
Train	○	○	○	○
Bus, minibus or coach	○	○	○	○
School or Community Minibus	○	○	○	○
Taxi	○	○	○	○
Motorcycle, scooter or moped	○	○	○	○
Driving a car or van	○	○	○	○
Passenger in a car or van	○	○	○	○
Other:	○	○	○	○

Travel to Towns for Leisure, Domestic or Work Purposes

How far do you travel for leisure, domestic or work purposes? Please select the towns or villages closest to your regular (e.g. once a week or once a month) journeys.

	Leisure	Domestic	Work	Volunteer
Bentham	○	○	○	○
Ingleton	○	○	○	○
Hawes	○	○	○	○
Horton-in-Ribblesdale	○	○	○	○
Kirkby Lonsdale	○	○	○	○
Kendal	○	○	○	○
Lancaster	○	○	○	○
Leeds	○	○	○	○
Settle	○	○	○	○
Skipton	○	○	○	○
Other:	○	○	○	○

Cycling

Thinking about Cycling (within Civil Parish boundary) how strongly do you agree that:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Bike hire should be available	○	○	○	○	○
Electric bike hire should be available	○	○	○	○	○
There should be better signs for cycle routes	○	○	○	○	○
There should be more designated cycle routes	○	○	○	○	○
Better signs are needed on bridleway and cycle routes	○	○	○	○	○
Electric charging points should be available	○	○	○	○	○

Public Transport

How often do you use public transport (for leisure, domestic or work)?

	At least once a week	At least once a month	Occasionally	Never	Not Applicable
Buses towards Settle and Skipton	○	○	○	○	○
Buses towards Kirkby Lonsdale and Lancaster	○	○	○	○	○
Other buses, for example; to Malham, Horton in Ribblesdale and/or Bowland Explorer	○	○	○	○	○
Trains on the Bentham Line (Leeds to Lancaster and Morecambe)	○	○	○	○	○
Trains on the Settle to Carlisle Line	○	○	○	○	○

If other public transport was available (for leisure, domestic or work), how often would you use it?

	At least once a week	At least once a month	Occasionally	Never	Not Applicable
Extending bus links to include Clapham Station	○	○	○	○	○
Direct bus through to Kendal	○	○	○	○	○
Community Transport providing a range of accessible services	○	○	○	○	○

Cars, Car Parking and Speeding

Thinking about cars (within the Civil Parish boundary) how strongly do you agree that:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Electric car charging points should be available	○	○	○	○	○

Do you feel that parking is an issue in the areas below?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Clapham	○	○	○	○	○
Keasden	○	○	○	○	○
Newby	○	○	○	○	○

Do you feel that speeding is an issue in the areas below?

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
On the A65 Clapham/Newby by-pass	○	○	○	○	○
At the junction of the A65 and Station Road	○	○	○	○	○
From the A65 towards Cross Haw Lane	○	○	○	○	○
From the A65 towards The New Inn	○	○	○	○	○
Through Clapham village	○	○	○	○	○
Other:	○	○	○	○	○

Please provide suggestions to encourage greater use of the YDNPA Car Park in Clapham, and any other comments regarding travel and transport.

Leisure

How often do you use the current leisure facilities and activities within the parish?

	Once a Week	Once a Month	Once or Twice a Year	Never
Allotments	○	○	○	○
Play park	○	○	○	○
Tennis courts	○	○	○	○
Footpaths	○	○	○	○
Bridleways and cycle paths	○	○	○	○
Fishing - available on the Wenning	○	○	○	○
Pubs, bars, cafes & restaurants	○	○	○	○
Caving & mountaineering club facilities	○	○	○	○
Table tennis	○	○	○	○
Carpet bowls	○	○	○	○
Yoga, Tai Chi & exercise classes	○	○	○	○
Dance classes	○	○	○	○
Local history lectures	○	○	○	○
Film nights	○	○	○	○
Art Group	○	○	○	○
WI	○	○	○	○
Quiz nights, ceilidhs	○	○	○	○
Whist	○	○	○	○

Within the Civil Parish boundary, how often have you carried out the following activities?

	Weekly	Monthly	All year round	Never
Walked up Ingleborough	○	○	○	○
Walked across the fields to Austwick or Newby	○	○	○	○
Completed the Three Peaks	○	○	○	○
Used the Ingleborough Nature Trail	○	○	○	○
Been down Gaping Gill	○	○	○	○
Caving	○	○	○	○
Fishing	○	○	○	○
Cycling	○	○	○	○
Bird-watching	○	○	○	○
Horse-riding	○	○	○	○
Shooting	○	○	○	○
Other:	○	○	○	○

Please suggest other facilities or activities which you would use if they were available in the Parish, or that visitors have suggested would attract them to our Neighbourhood Area:

Young People

This section of the survey is specifically designed for young people aged 10 to 17 and is your opportunity to have your say in your community.

The questions are for you to answer (not your parents) and relate to living within the area defined by the Civil Parish boundary.

You are also welcome to complete any of the adult survey sections if you wish to do so.

Personal Details

How old are you?

☐ 10 to 14 years	☐ 15 years	☐ 16 to 17 years

Please state your postcode:	
Please state the name of your school or college or state not applicable	

Please tick any of the following that describe your current status:

☐ Employed Full-Time	☐ Apprenticeship Full-Time
☐ Employed Part-Time	☐ Apprenticeship Part-Time
☐ School or Student Full-Time	☐ Looking after home or family
☐ School or Student Part-Time	☐ Long-term sick or disabled
☐ Unemployed	☐ Other:

Communications

Communications: How do you find out about what's going on in this area? (anything underlined links to a website on the digital survey). Tick all relevant sources and add any others.

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Local Character and Community

What do you like about life in this community?

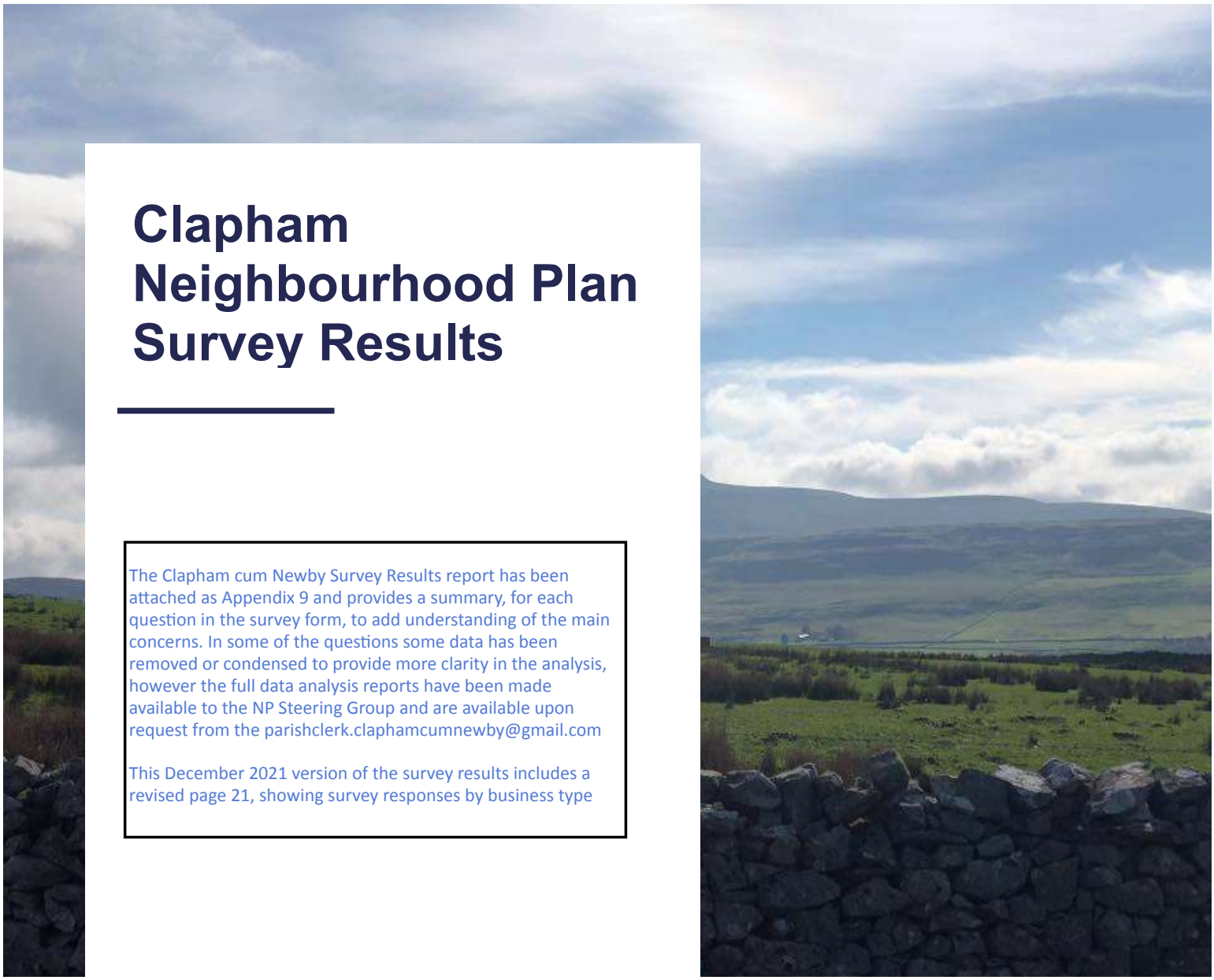
What do you dislike about life in this community?

Leisure

Please list any hobbies, sports or activities you take part in during your leisure time

	Within Clapham, Keasden or Newby	At school or college	Elsewhere	Want to take part but not available
	○	○	○	○
	○	○	○	○
	○	○	○	○
	○	○	○	○

Please tell us about anything which prevents you from taking part in leisure activities



Clapham Neighbourhood Plan Survey Results

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DECEMBER 2

Centre for Facilitation
Christine Bell

Neighbourhood Survey

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The time taken for processing each survey was 15-25 minutes and it was anticipated that respondents would have taken between 30 minutes and an hour to complete the questionnaire. The length of the questionnaire and the amount of detail in the questions makes it very impressive that the community were able to achieve such a high completion rate. Many respondents wrote a lot of additional information throughout the survey which shows a high level of engagement. This was more than a simple “tick box” type of survey.

This report provides a summary for each question to add understanding of the main concerns. In some of the questions some data has been removed or condensed to provide more clarity in the analysis, however the full data analysis reports have been made available to the organising team.

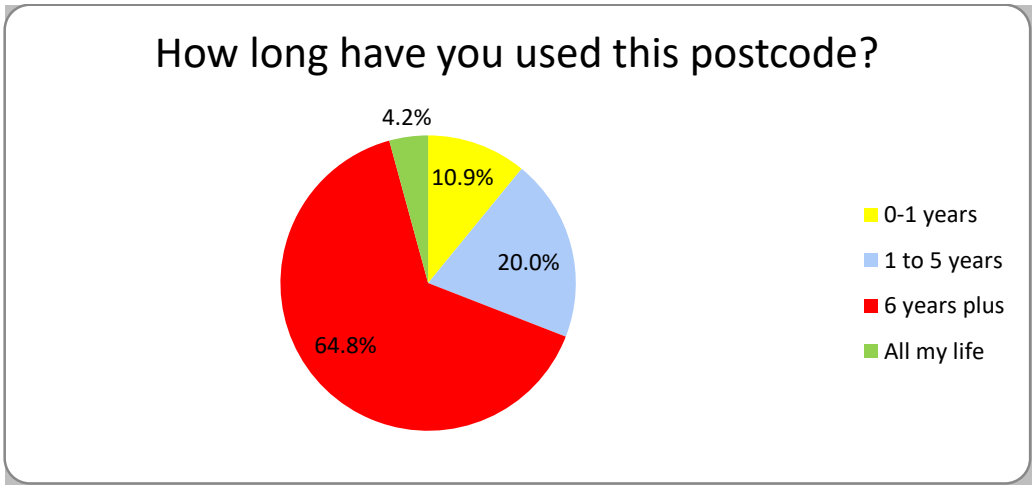
Profile of Respondents

Post Code

Respondents were asked to provide a post code to help analyse the spread of the responses. 148respondents answered this question, 29 chose to skip this question. 145 respondents provided their full post code, 3 chose to provide the initial 3-4 numbers/letters of their post code.

Post Codes	
Incomplete post codes	
LA2	2
LA2 8	1
LA2 7A	5
Complete post codes - grouped	
LA2 8D	28
LA2 8E	65
LA2 8H	37
LA2 8J	4
LA2 8R	5
LA2 8P	1
Total	148

The largest grouping of respondents are from the LA2 8E area which is central Clapham village.

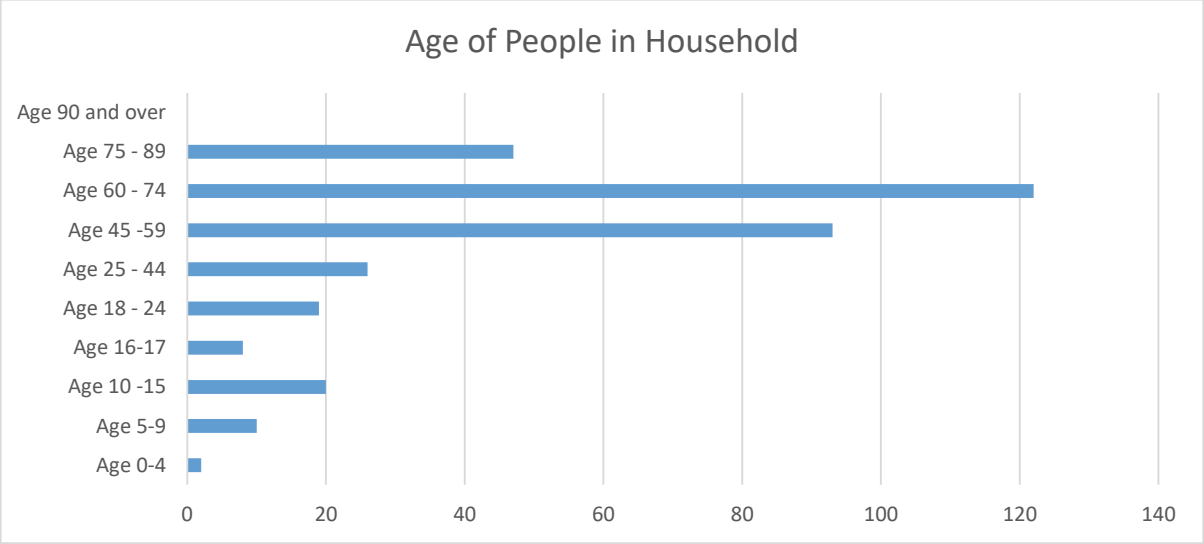


Residency Type

Most respondents were residents – 84%. Business owners were a further 9% and 2.7% were owners of a holiday home. Most respondents have lived in their postcode area for 6 years or more and 10.9% are recent newcomers to their post code area.

Age Profile of Residents

Residents were asked to provide details of the ages of all those in their household. The largest grouping is in the 60-74 age group with 122 residents in this category; this is followed by the 45-59 age group with 93 people in this group.

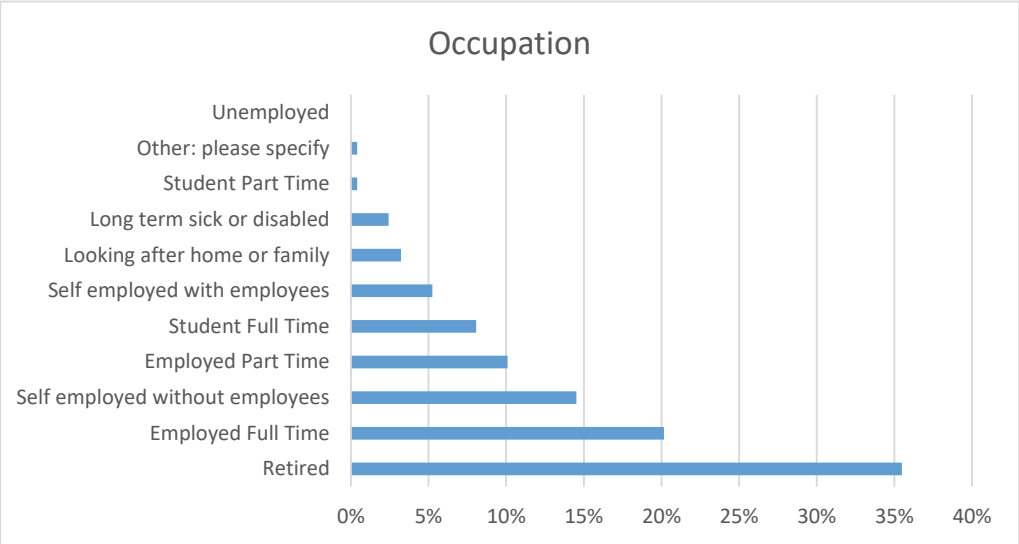


In total 75% of the residents covered by this survey are aged between 45 and 89. In common with many rural areas what we can see is an older population, many of whom have been settled here for a long time.

The structure of this question makes it difficult to measure accurately the number of solo households, so a short manual check was made on households with people in the 60-89 groups. A total of 63 households have people in these age groups and 20 of these households were solo occupiers. There may be concerns amongst solo occupiers about isolation in later years, particularly when mobility issues prevent use of private transport options.

At the other end of the age range just over 11% are under 18. This number may be currently higher than in some other rural areas owing to the proximity of a primary school within the parish boundary, with 22% of the children referred to in the questionnaire attended the school in Clapham. Just one child attends Austwick and Settle primary schools respectively and 3 children of primary age attend the school in Ingleton. 27.8% of children in the survey attend the secondary school (QES) in Kirby Lonsdale.

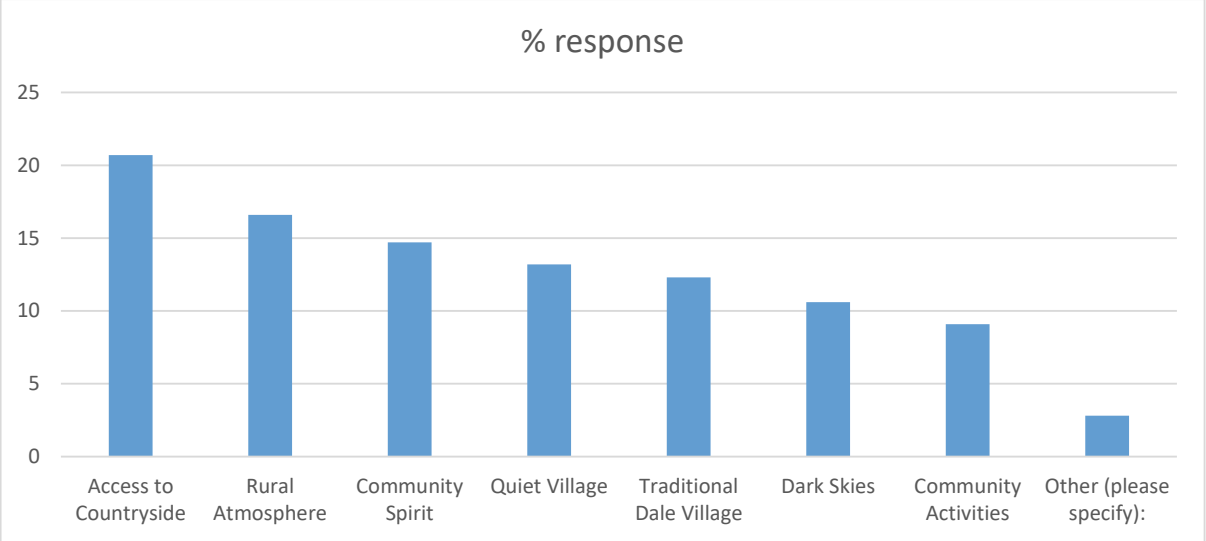
Occupations



Given the age profile of residents it is unsurprising that the highest proportion of occupations indicated was the retired category. However, overall proportionally more people are still economically active with over 50% employed or working on a self-employed basis.

Local Character and Community

Which factors are most valued?



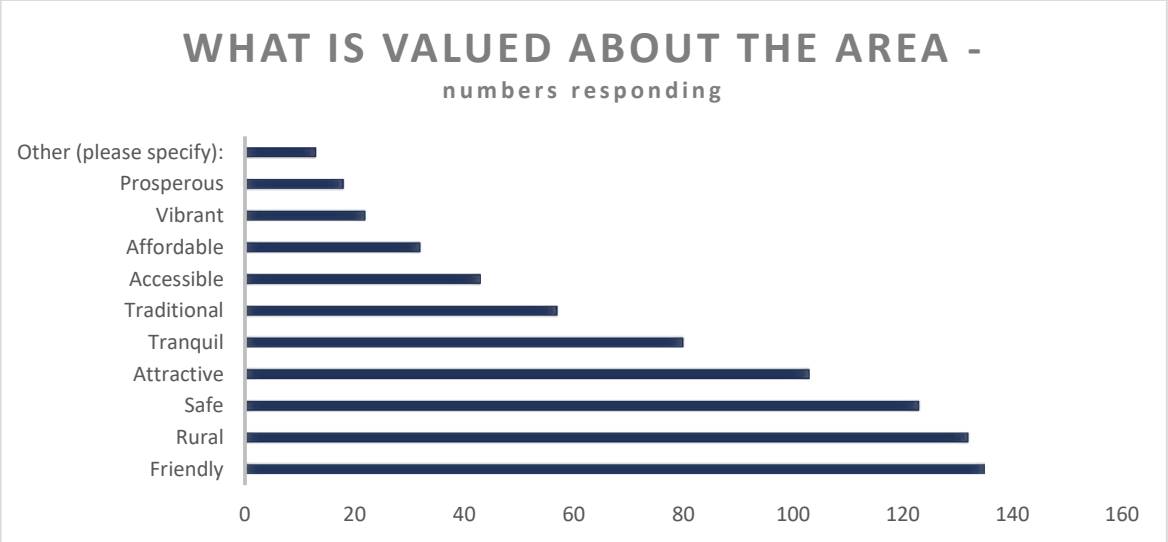
In the survey individuals were asked to select any of the listed terms or supply their own. Many respondents ticked all the terms supplied. Of the total responses supplied just over 20% valued access to the countryside, followed by rural atmosphere and community spirit.

There were 7 additional factors. The most significant of these was the availability of local services such as the shop, school, pubs and churches which combined together to make this feel like a "working village with farming activities" Mention was also made of transport links – with both the A65 and the train station helping to make this area accessible to visitors and for residents who need to go outside of the area for work or for other services. The friendliness of neighbours was listed as a factor by 4 respondents. The presence of the fells, caving facilities and clean air were also added to the overall list of factors

"The village shop is a huge asset and needs all our support"

What is valued now and for the future about this area?

Respondents were provided with a range of words and asked to select any that best described what they currently value in the area and how it might be in the future. Most respondents selected more than one of the words and further words were added to the list. The wording of this question could have been improved to give more certainty about what is valued now and the different values that people might hope for in the future. For example, in the additional options one respondent has listed “affordable housing for local people” and another has listed “sympathetic development”. These comments seem aspirational and visionary for the future of the area as the later questions on housing indicate that current housing policy is neither affordable nor entirely sympathetic to the local area.



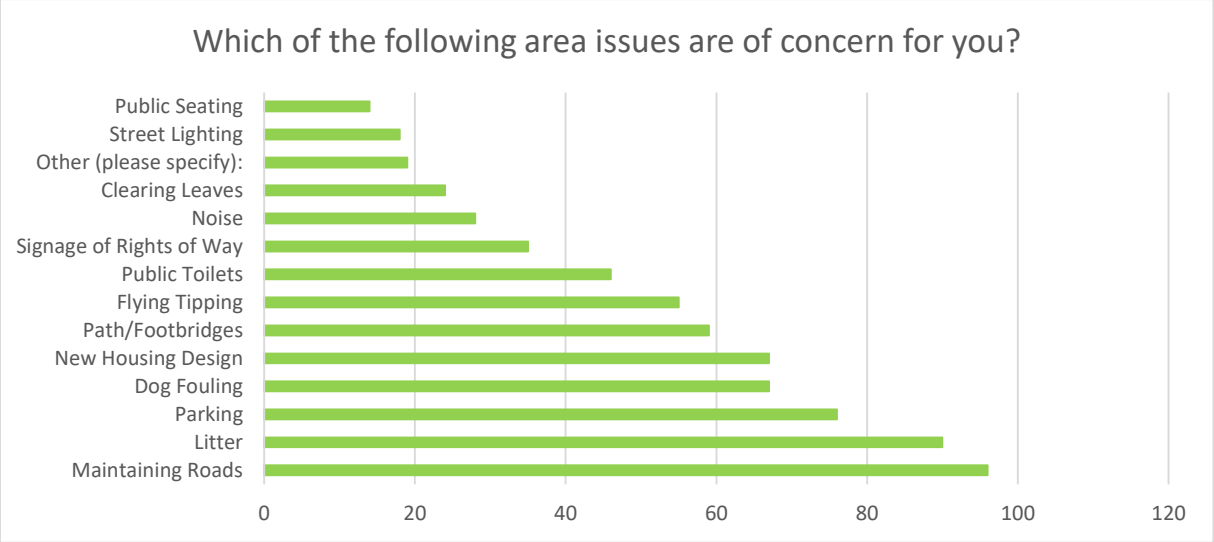
The element that was selected by the highest number of respondents was ‘friendly’, closely followed by ‘rural’ and ‘safe’. Vibrancy and prosperity were the least popular of the listed factors.

The additional 14 values that were added to the survey were: school, friends, sustainable viablity, remoteness, place for full time living, sympathetic development, affordable housing for local families, village amenities e.g. shop, resilience, a caring community, active community, village traditions and history.

The future vision of the area would benefit from further work to establish whether all these desired values are compatible and how a future vision of a friendly, rural, safe and attractive area might be seen by different members of the community.

Local Character and Community – issues of concern

The respondents were provided with a list of concerns and could select any that concerned them and could add additional concerns.



The top concern was maintenance of roads (selected by 96 - almost 60% of respondents) and a specific comment is made in the comments about the lane which passes the School as a road that needs urgent attention.

Another area of great concern was litter with 54% of respondents selecting this and many comments in the follow-up section related to suggestions to improve recycling and waste management. One specific concern is that the refuse bins provided by Craven Council are easily blown over and this means that rubbish blows all over the moorland. A suggestion is made for the supply of wooden compounds for the bins which would improve the visual impact and prevent this problem of unintended rubbish being blown around the area. Requests are also made for improvements in the availability of recycling facilitates including a central place for leaves/branches from road sweeping in those areas without brown bins, a food recycling collection point and doorstep recycling collections for glass and other products to encourage greater levels of sustainability in this community.

Parking (46%) and New Housing Design (41%) are also in the top 5 concerns and the comments about these have been added to the appropriate sections further into the report to add to the specific comments made in these sections of the questionnaire.

Dog Fouling was raised in many of the follow-up comments and was also highlighted as a concern by 41% of respondents. It was observed that this was “down to Clapham residents and not just visitors”

and it was specifically noted that people were leaving bags of dog excrement on the Ingleborough Trial.

An additional suggestion was made that the area would benefit from having a dog walking area:

> *"there is nowhere in the village where I can let my dog off its lead. Other villages where this is possible - dog walking groups have formed. This is beneficial to dogs and humans"*

The proposed school closure was announced after the survey had been designed and distributed so there are some concerns raised about this as an immediate and pressing issue for this community. The school is seen as many as the "key to the village's sustainability" and there were strong concerns that the proposed closure would have an adverse effect on the whole community.

> *"If our children's school were to close, it would have a negative effect on the village. It is at the heart of the community, and with the new houses being built, where would all of the children who come into the community attend?"*

There are some concerns in the comments about the provision and quality of footpaths in the area. It was noted that there is a lack of Public Rights of Way Footpaths in the Forest of Bowland area and a related observation is made that

> *"some of the footpaths are poorly maintained and poorly signed, especially on the Bentham Moor and Keasden Areas. Though some new signs are up, most*(paths) *are impassable or finish and peter out although they are marked on the map"*

In the earlier question in the survey about values "Access to the Countryside" was highlighted as the factor that respondents rated the most highly and so it would be worth giving consideration to whether more could be done to improve the access to public rights of way in the area both for residents and visitors.

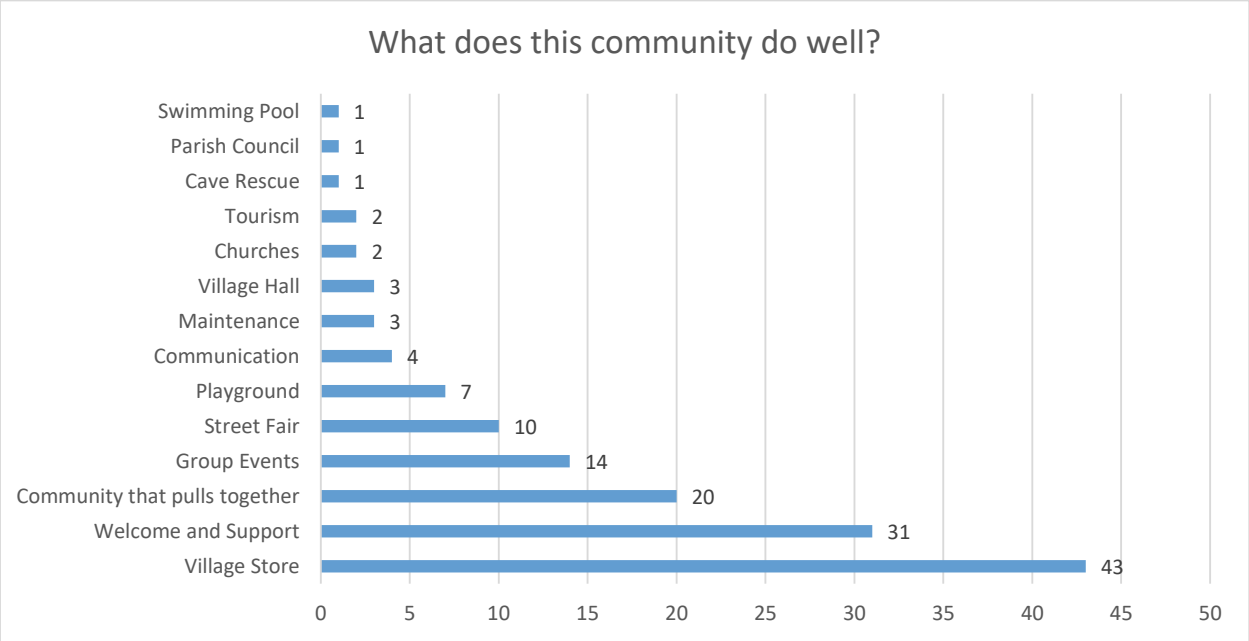
There are also concerns about the maintenance and future planting of plants and trees in the area. The local council have stopped cutting verges which is felt to have a negative impact on the look of the area and local trees need pruning and more planting. The benefit of this would be that

> *"Maintaining habitat diversity and forage for birds, insects etc., in particular trees, shrubs and under storey in the area of Clapham Beck."*

Other concerns are listed by individual respondents and may be of wider concern: eg promotion of suburban culture, increase in rural crime, flood prevention, impact of Brexit on farming, solar panels, sustainable tourism, oversighting of lodges/caravans, clearing snow, bonfires and the Shoot

What does this community do well?

64% of respondents chose to contribute to this open question which is a remarkably high level of engagement. This level of response to an open question demonstrates the positive regard respondents hold for this community.



The three features that really stand out in these comments are the village store, the supportive and friendly community atmosphere and the way that this community pulls together in times of need and to support the development of projects that will improve the community.

Clapham Community Store

The shop was an initiative generated by the community in 2014 and was established with the help of a community share offer. The shop opened as a community store in March 2015 and has clearly become a vital hub in this community. Several people commented about how vital the shop is for providing "word of mouth" communication and for contact with others in the community.

"The village shop and its volunteers are amazing - the biggest asset to the village and important for the future"

Supportive and Friendly Community

"The community helps one another and looks out for vulnerable residents"

Several comments were made in this section about the overall friendly and welcoming atmosphere of the community. There were mentions about the way people are kind and respect each other so that

interactions amongst people in the area are affable and create a positive and welcoming atmosphere for all.

"We were immediately welcomed into the community. Neighbours look out for one another".

Community that pulls together

"Pulls together in times of need to save or provide services"

This is a very active community with many shared ventures and projects. Members of the community support the upkeep and development of facilities such as the village hall and playground and organize regular events including the annual street market.

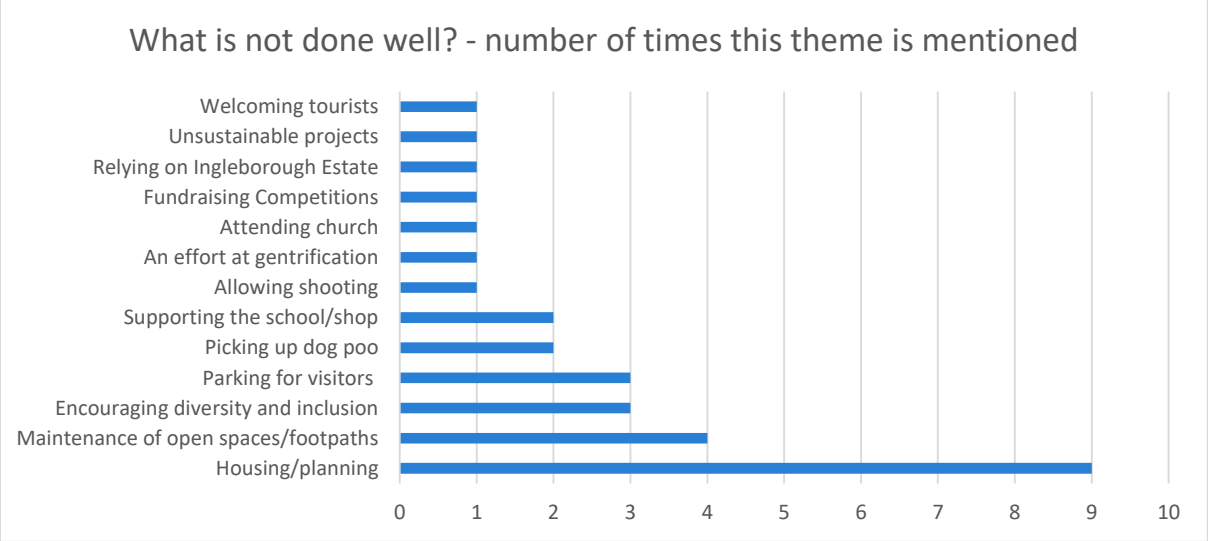
Many respondents used the words "pull together" to describe how the community has proactively responded to the many challenges that face rural communities in the UK. This neighbourhood planning process is one of many initiatives that are being driven forward in the community. Other initiative mentioned included the campaign against the school closure, the development of the fast-broadband connection (B4RN) and the way that the community helped to save the village shop.

"Promoting community cohesion and community projects"

What could this community do better?

The response rate was much lower for this question than the previous question. Just 31 people provided information about areas for improvement. Some respondents commented that there was nothing which they thought needed improvement.

Many of the issues mentioned are noted by only one respondent, although these may be themes that are worth further exploration to see if others hold similar views.



There are 3 themes that are highlighted by several respondents: housing, maintenance of outdoor

spaces and inclusion/diversity. Parking is also mentioned as a concern, and this theme is picked up later in the report.

Housing/Development

> "Planning consent does not compel builders to include a proportion of affordable housing in every development"

There are several concerns about the development of new housing, and about the lack of affordable housing for younger residents. This comment is linked to further concerns that are raised later in the questionnaire about the lack of opportunities for young people to work and live in the area.

Concerns are also raised about a perception that the community lacks or does not adequately use its power over the planning authorities at Craven Council. There is a sense that the community should be more vigilant on planning matters and should challenge the planning authorities more so that they are not "allowed" to build "unsympathetic housing developments"

> *"Allowing the authorities to get away with poor behaviour and inconsistency."*

Maintenance of Open Space/Footpaths

This category includes comments about the random dumping of rusty farming equipment on open land and the overall maintenance of trees and hedges to benefit wildlife and encourage greater diversity on the land.

> *"Leaving yards untidy and dumping rusty farming equipment all over"*

There is a concern that the maintenance of footpaths around the Austwick/Clapham area could be further improved with better drainage.

Encouraging Diversity and Inclusion

Although for many people the community feels like an inclusive space, some members of the community feel less included and there is a concern about racism and an overall lack of diversity in the area which may be a useful theme to explore further.

> *"Perhaps try to be more inclusive than exclusive"*

Something that the community should do

In this section the respondents were asked to provide suggestions for things that the community could consider doing. There were 56 responses in this section and most of the suggestions are made by just one person and some of these such as parking/speeding are covered elsewhere in the questionnaire.

The suggestions that had wide support were:

Creating opportunities for young people to live/work/stay in the area –14 suggestions
Introducing new community events – 9 suggestions
Public transport improvements – 6 suggestions
Support for new arrivals – 3 suggestions

Creating Opportunities

"Support young people who want to make careers in the area"

There was a theme about longer term sustainability of the community and the need for facilities such as the school, affordable housing and employment opportunities to be available so that younger people would be able to choose to continue to live in the area or to move to the area.

Introducing New Events

Diverse suggestions were made for a range of new community organized events. These included "Park Runs", ballroom dancing, arts and craft events, a farmer's market, a village show and for more community groups for men to attend. A suggestion was made that existing events such as Gaping Ghyll winch meet could be better promoted and supported by the local community.

Public Toilet Improvements

Suggestions were made to improve the public toilets and to introduce a donation box towards overall maintenance. It was suggested that the community would benefit from a toilet being installed at Ingleborough Cave.

Public Transport Improvements

Encouragement should be provided to the community to make better use of the local bus and train services and consideration could be given to the provision of community transport. A practical suggestion was made about improving the bus timetable so that it was clearer where the buses pick up to avoid confusion for visitors:

"NEW INN for eastbound stop and OPPOSITE CLAPHAM STORE for westbound"

Support for New Arrivals

To further improve the welcome for new-comers to the village it was suggested that a welcome pack be developed which would give a summary of some of the key information about the local area and contact points. It was also suggested that community "Getting to Know You" events would help to build links between people.

Heritage Assets

In this section the respondents were asked to highlight the features of the historic environment which they valued and to provide some reasons about why they valued these. In total 93 respondents contributed to this section, which provides a lot of rich information. Many respondents wrote very detailed responses to this section and this is an attempt to summarise some of the main themes that have emerged in this section and further detailed analysis is recommended at a later stage.

The unique landscape of the area is something that is very important to many respondents, with the dark night skies, the open landscape, the heritage buildings and the caves all getting mentioned.

> *"Being able to stretch our eyes into the distance and extending that exercise out into the cosmos above us un-skirmished with not too much light pollution."*

Alongside this is also a recognition that this it is important this area continues to be a living/working environment and that this can mean some compromises between keeping things as they have always been and accommodating the needs of future generations.

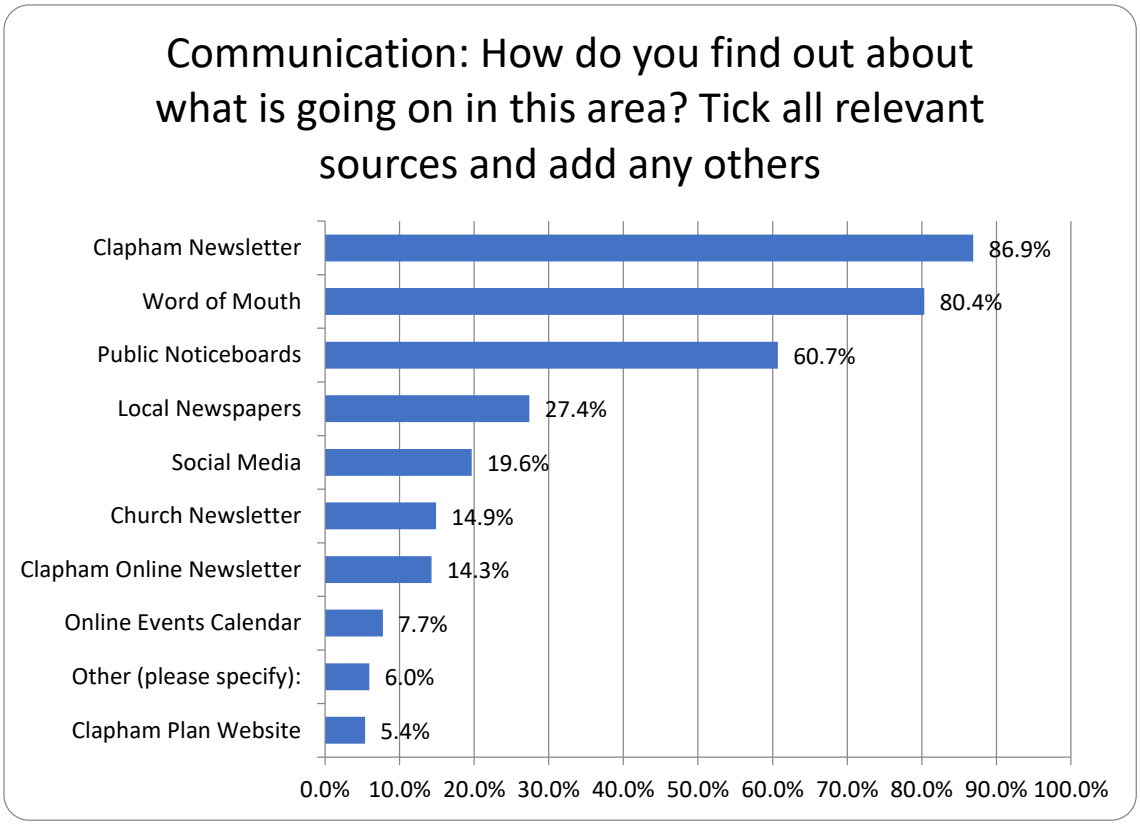
> *"Trees, views and open spaces are very important - but most important of all is the need to keep it a living village by attracting families"*

The design of the buildings is important, including the mix of domestic and farming buildings which contribute to this sense of a living environment. The hopes are that future developments recognize these features and are built sympathetically

> *"The Yorkshire stone buildings which blend in with the landscape so well and give the locality such character. New designs should be monitored carefully to maintain this for the future."*

Communications

How do people find out what is going on?



The most popular form of communication is the Clapham Newsletter which is delivered to residents and available across the area; 86.9% of respondents ticked this as their source of information about the area. Word of mouth (often mentioned in relation to the community store) and public noticeboards were also highlighted. Although the school is not mentioned as a specific source of community it is likely to be an important source of information as one respondent comments:

> *If the school was to close, we as a family would struggle to communicate with what was going on in the village, with regards to events, as we live in Keasden, and our main point of contact is via the school community.*

Improvements to Communication

In communities all over the UK a tension is found that is similar to Clapham with some people wanting more up to date online communication including suggestions for email alerts and "What's App" groups. Balanced with this is the recognition that some people do not have access to on-line communication so there are requests for improvements in non-digital formats as well, including the traditions of the noticeboard being maintained. This is a challenge for the volunteers in the village

because in order to meet the different needs of the community they need to be actively improving both digital and analogue formats but with the same limitations on their time.

"I do worry that older people without email or internet may miss out on news."

Online Improvements

The online events calendar could be expanded so that it includes more events in the local area and with links to the more detailed information provided on the calendar. The information is not always up to date and it was commented that the Clapham Facebook page is out of date and the Village store posts are infrequent. Suggestions are made to further develop the use of Social Media in the area including Facebook groups/events and What's App messaging. Consideration could also be given to how the Clapham Yorkshire site could be further improved. A number of people commented that they were lacking in confidence/skills to access social media so this could be a potential area for further community events to support better use of on-line methods as longer term these can be more cost/time effective for volunteers to manage, particularly in a large rural area like this neighbourhood.

Noticeboards

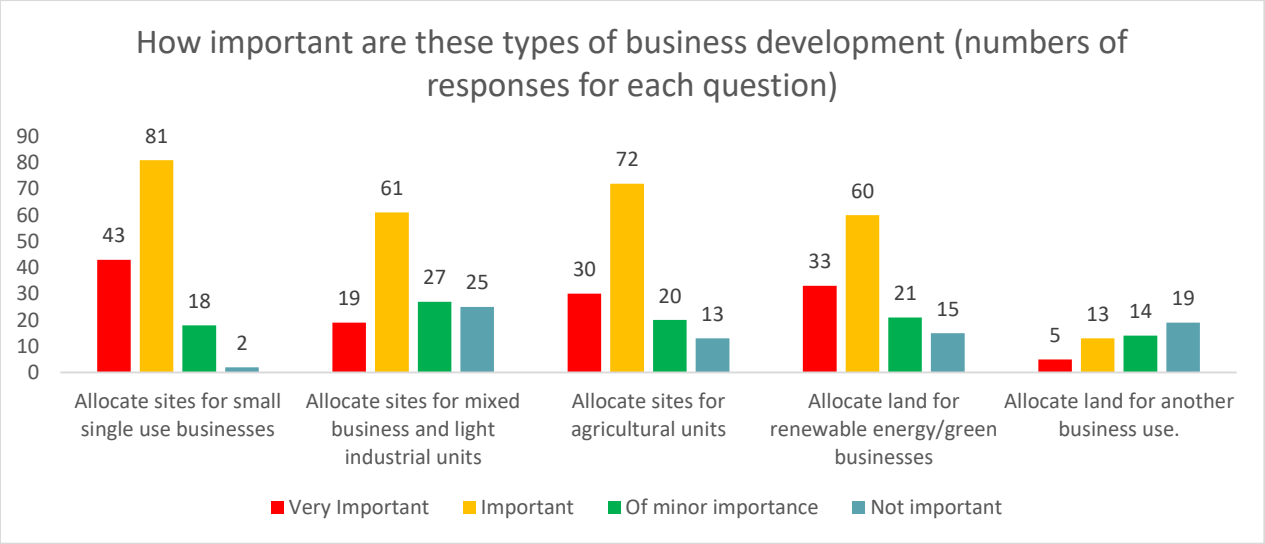
With 60% of the respondents finding the noticeboards a useful source of information it would seem worth investing some time and money into improving this traditional method of communication. The noticeboard in Clapham village was described as "flimsy, in the open and stuff blows away" and a suggestion was made about having a glass or other kind of frontage on the noticeboards to make them more robust and it would be worth considering other appropriate locations for this type of information board as "sometimes important flyers get restricted to the villages alone"

Business Development: All residents

In this section all respondents were asked to contribute to the consideration of how to support the continuation of active businesses within the fabric of the community. 87% of respondents contributed to this section so this shows an interest in business from the local community.

There was recognition that it was important to enable businesses to develop so that there were opportunities for future employment but that this development needed to be managed so it was appropriate for the location and avoided creating a visual eyesore – with caravan parks and solar panel farms being provided examples of the types of development that might be inappropriate for this area

How important is it to allow for business development or expansion within the Neighbourhood Plan?



The non-applicable responses have been removed to provide greater clarity about the opinions expressed by respondents. The chart above shows the raw numbers supporting each of the options.

By combining the "very important" and "important" scores it is easier to assess which of these proposals has the biggest amount of support and to further improve clarity these are presented in percentage terms in the analysis below.

86% of respondents were in favour of allocating sites for small single use business. 76% supported allocating sites for agricultural units and the allocation of land for renewable energy/green businesses was supported by 72% of respondents

The proposal to allocate land for another business use was only responded to by 51 respondents, many choosing to leave this option blank.

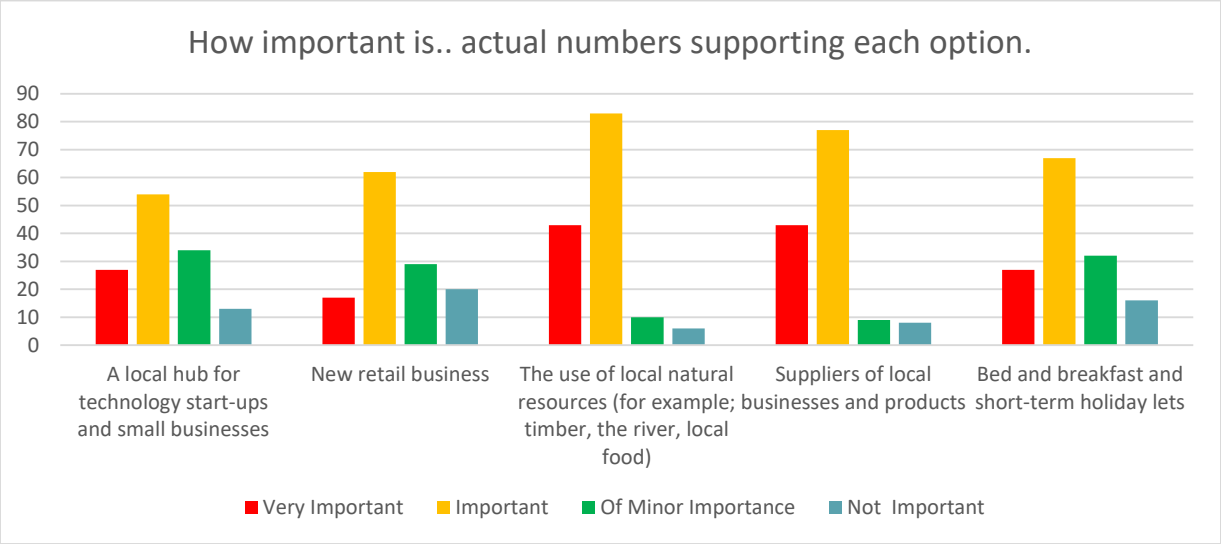
Many respondents made comments about the difficulty of responding to these questions in a general sense and wanted to be able to have more details of the actual requests being made to consider whether they were appropriate or not.

> *"It is difficult to respond without specifics - would not want yet another caravan park for instance"*

There was also a comment about making sure that any new business developments do not have an unintended impact on existing businesses and the example was provided about the impact of Seasons Bakery on local business in the Ingleton area.

How important is the creating and supporting of new businesses?

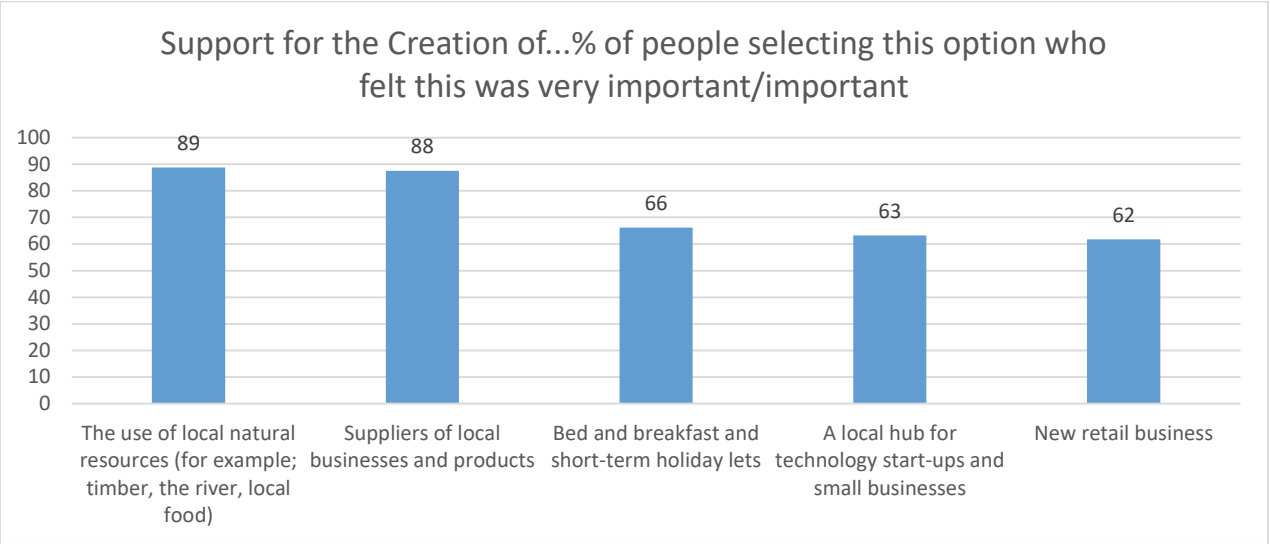
This section focused on specific types of businesses, so it is possible to gauge which gain the most support and which are not considered important to the future for this neighbourhood



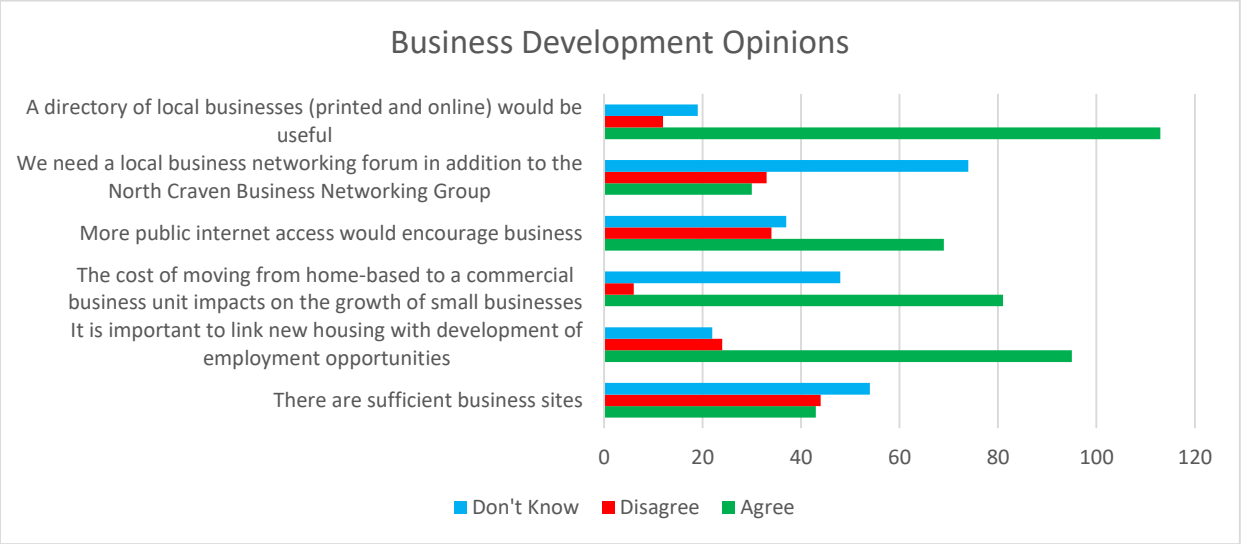
This graph shows the range of opinions and the blue column shows the people who consider an option is not important and therefore may dissent from any inclusion of this in the strategy. The information in pure number format can be misleading because not every option was voted for equally. Further analysis shows that the "Bed and Breakfast/Short Holiday Lets" has the highest proportion of total votes for "not important" with 23% of the votes for this type of business in this category. Some of the comments highlighted that people felt strongly about the holiday lets element and would have preferred it if this option had been split out.

> *"Too many holiday lets would reduce supply of small, affordable housing suitable for young families which we need more of"*

The next graph shows the highest proportion of support from the votes for each type of business by focusing on the number of responses that were for very important or important. From this analysis there would seem to be proportionally more support for the creation and support of businesses that make use of local natural resources (making use of timber, the river or local food) and this is closely followed by a desire to see the encouragement of suppliers of local businesses and products.



Overall opinions about business development



There is a high level of support for the idea of having a directory of local businesses and for linking new housing with the development of employment opportunities. There are also some areas where people did not know enough facts to be able to respond. Once the “don’t know” responses are taken out it is easier to see the proportion of respondents agreeing with each statement which helps give a better idea of how well supported these proposals might be in the local community.

	% agree
The cost of moving from home-based to a commercial business unit impacts on the growth of small businesses	93
A directory of local businesses (printed and online) would be useful	90
It is important to link new housing with development of employment opportunities	80
More public internet access would encourage business	67
There are sufficient business sites	49
We need a local business networking forum in addition to the North Craven Business Networking Group	48

Business Expansion Plans

Respondents were asked to rate several statements. This table shows the proportion of people agreeing with each of the individual proposals and the preferred choice for future development is to use brownfield sites.

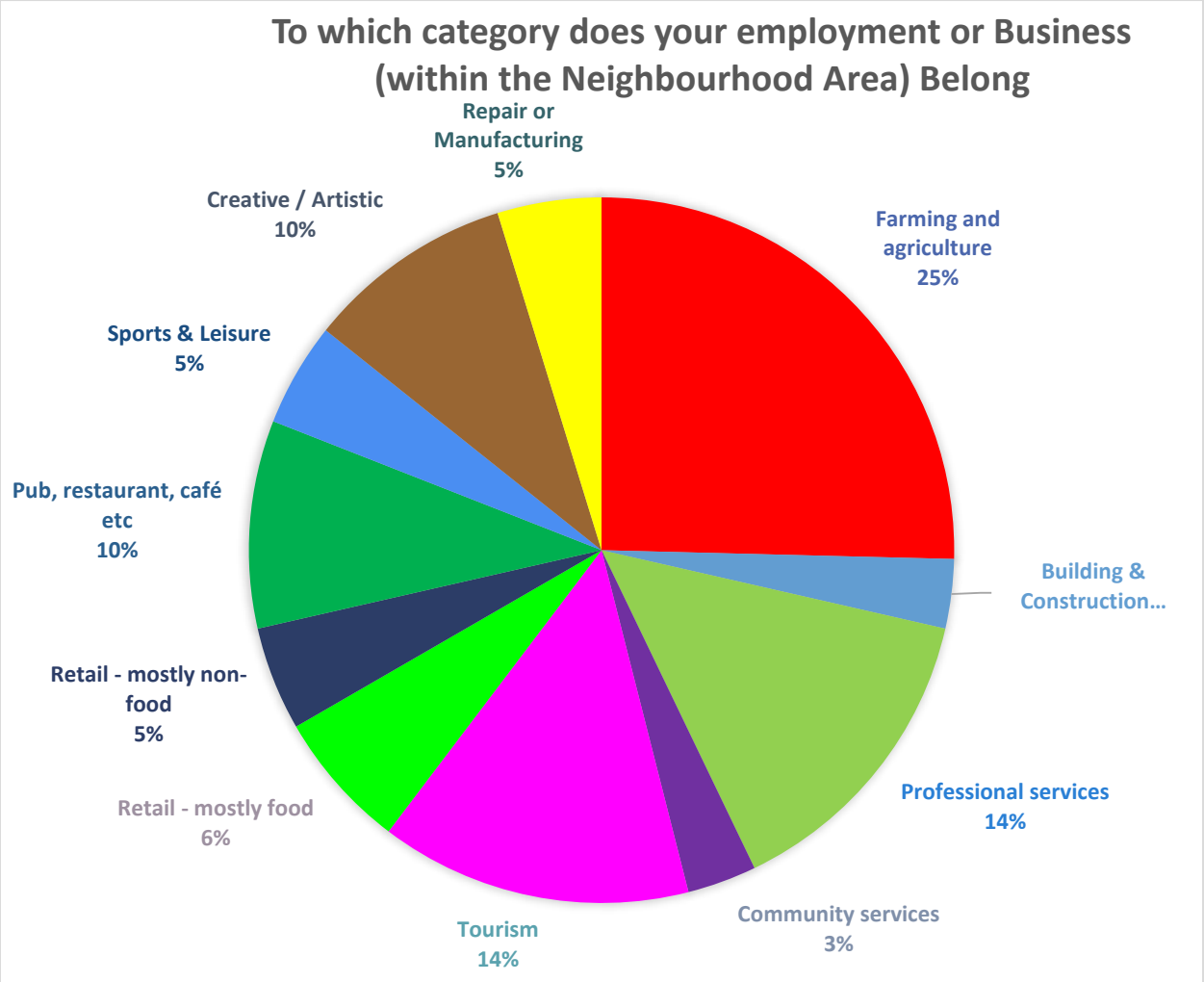
	% agree
Brownfield Sites (previously developed land that is not currently in use)	92
Village Edges	40
Infill Sites (the rededication of land, usually open space, to new construction)	35
Greenfield land within the settlement boundaries of the village	11

There remains some unease about future development amongst respondents and we return to the theme of how to balance the desire to be a living community with the desire of many respondents to live in a quiet rural area.

"We have enough business in this village. We do not want to become a TOWN"

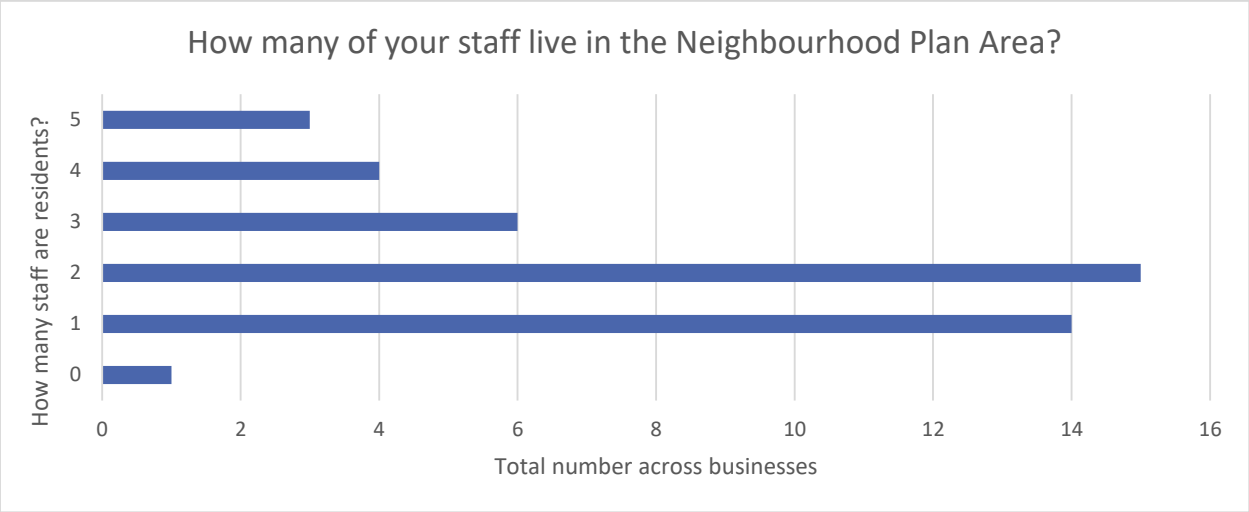
Support of Existing and New Business within the Parish

Respondents were asked to reply only to the next section of questions if they were employed by or operated a business within the designated Neighbourhood Area (Civil Parish Boundary) A total of 62 respondents completed this section.



The largest category is Farming and Agriculture – representing 16 (25%) of the respondents to this question. This is followed 9 respondents from professional services (14%) and a further 9 respondents representing tourism.

Residents employed locally

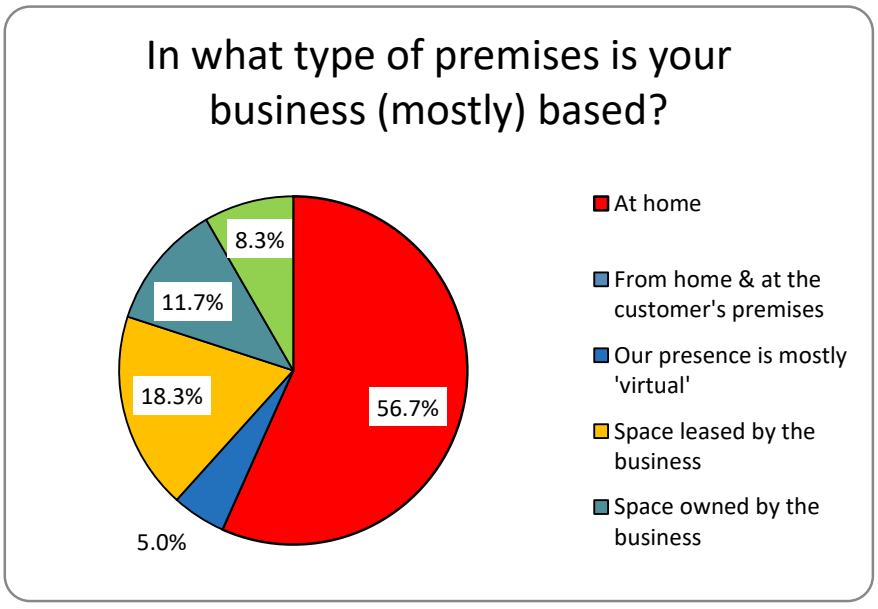


Many of the businesses in the area are small operations, often sole traders or small family businesses. The largest number of local people employed by businesses who responded in this section is 5 and there were 3 businesses who employed this number of residents.

How easy is it to recruit local people?

60% of respondents disagreed or strongly disagreed with the statement: “it is easy to recruit people to work in your business”

Where are businesses in the area based?



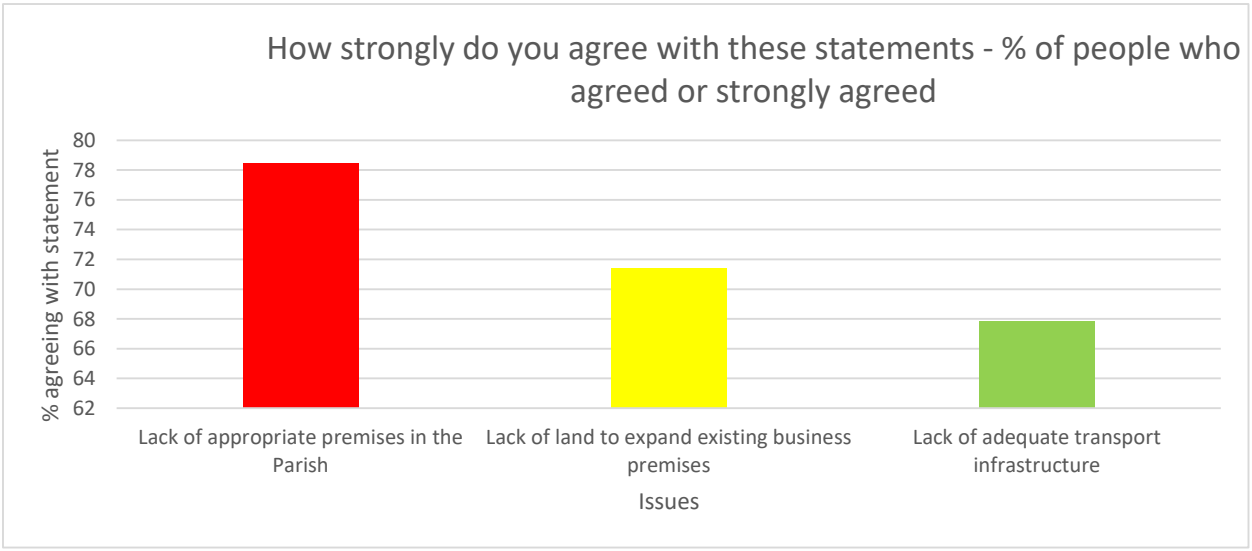
How strongly do you agree that it is important to develop the following services for home working?

Although this question was directed at home workers it was answered by a range of respondents, many selecting the "not applicable" option so the responses in this section are limited and it is recommended that further investigation be done to explore the needs of home workers in a further consultation.

	Agree	Disagree
Meeting place such as café	29	5
Communal workshop area	22	9
Storage or lock-up	19	10
Meeting facilities	17	12
Small office space for short term rent	16	14
Photocopying	15	17

The most support is provided to the option of having a meeting place such a café that would be useful to home-based workers, this is followed by a communal workshop area. Neither of these two options have much opposition whereas the final option of photocopying has more opposition than support. It is noted that the community already has 3 cafes and a pub so it may be worth exploring further what would be needed to make these more appropriate as business meeting places.

Which issues may affect business expansion?



From this limited sample the biggest issue that seems to be constraining business expansion in this area is the lack of appropriate premises with 78% of respondents either agreeing or strongly agreeing with this statement

Respondents were also asked to share any other constraints on operating their business in the Neighbourhood Area. A direct link was made between the success of the business and maintaining the character of the village:

> *"My business is affected by the attractiveness of the village. Visitors won't come if its character is spoiled."*

On the other side of this operating a business in a conservation area means that a business needs to deal with

> *"Conservation legislation and bureaucracy associated with the planning department at Craven Council"*

It was felt that both the Council and the YDNP planners need to be more business friendly.
The mobile phone coverage and broadband speed were also mentioned as additional constraints. It is noted that the B4RN project has provided fast broadband speed to the area.

How strongly do you agree that there are good opportunities to operate a business?

		% agree
Clapham		76
Keasden		58
Newby		65
Other rural areas in the Civil Parish		50

What support do businesses need to thrive here?

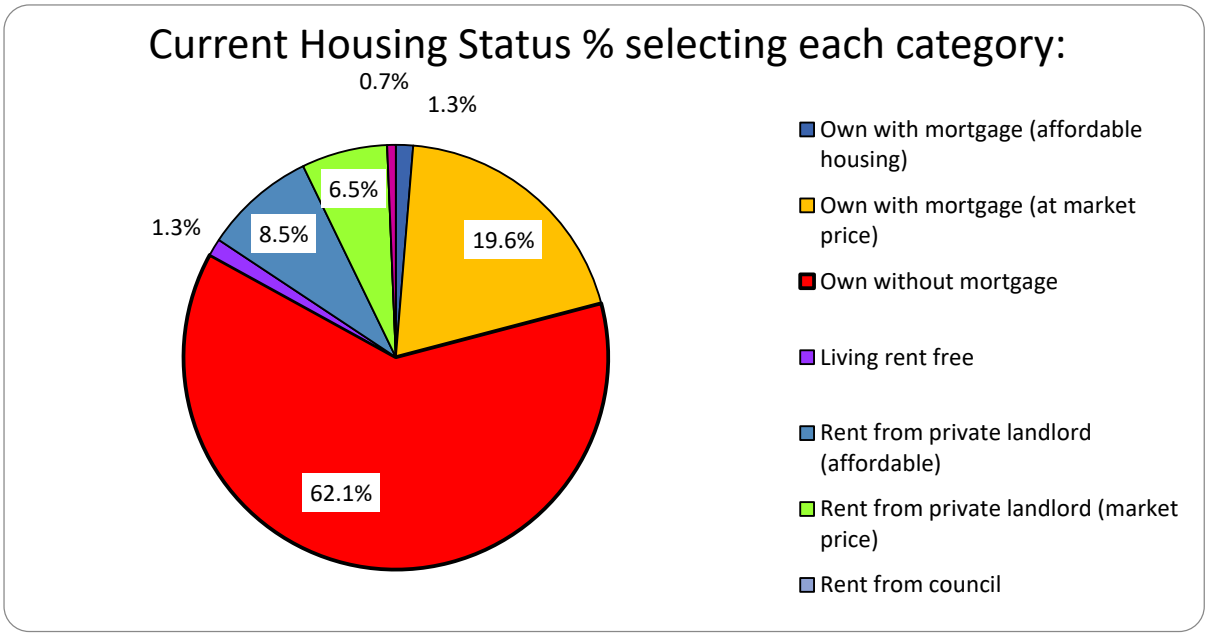
Many respondents felt that business owners are capable of driving their business forward without additional support, though the point is made that the community could do more to make use of local business services.
There are some practical points about access to business support facilitates such as photocopying and about having drop off and collection points for parcel services
If a business wants to expand then help and support from the planning department at CDC and YDNPA would make the process easier and more appealing and a suggestion is made about considering converting barns into business premises instead of residential dwellings.

Many of the businesses in this area rely on trade with visitors so services to support and encourage visitors into the area including better transport and reduction in parking fees would help increase visitor numbers.
A request is also made for better security and more police presence which links to a perceived increase in rural crime that has been highlighted elsewhere in this report

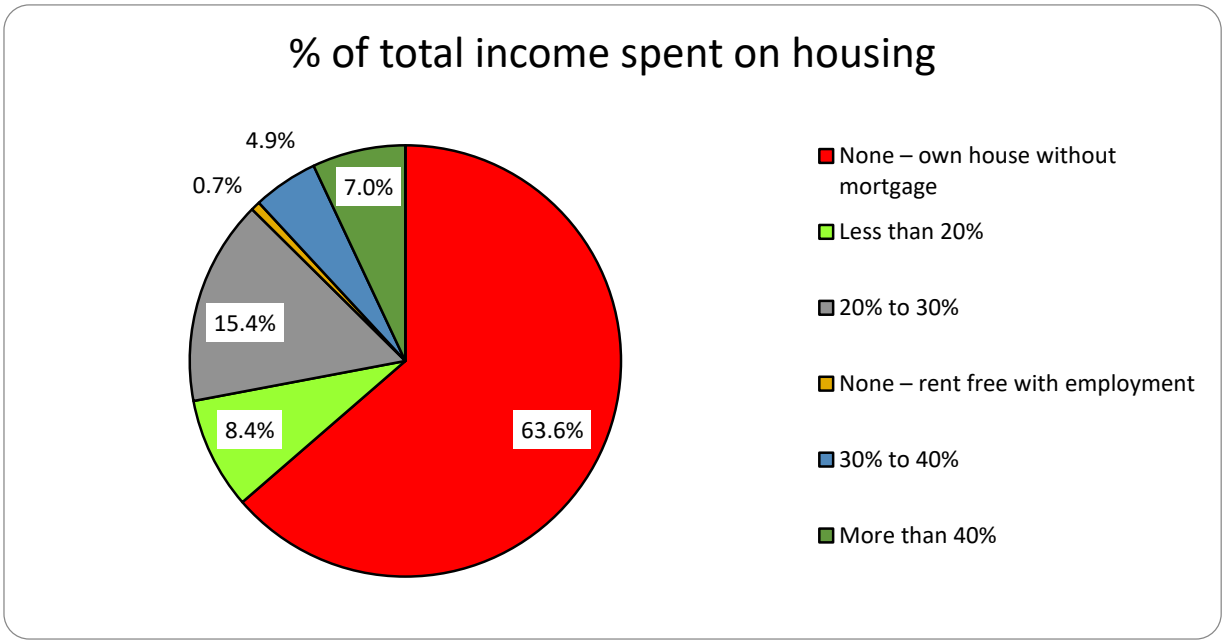
Housing – All residents

Current Housing Status

Most respondents (62.1%) own their home outright and do not have a mortgage, 20.9% are owner occupiers with a mortgage either at the market price or at an affordable housing rate. A total of 15% of respondents are renting their home from private landlords at either an affordable rate or at market rates and 1.3% are living rent free.



How much income is spent on housing costs (rent or mortgage)?



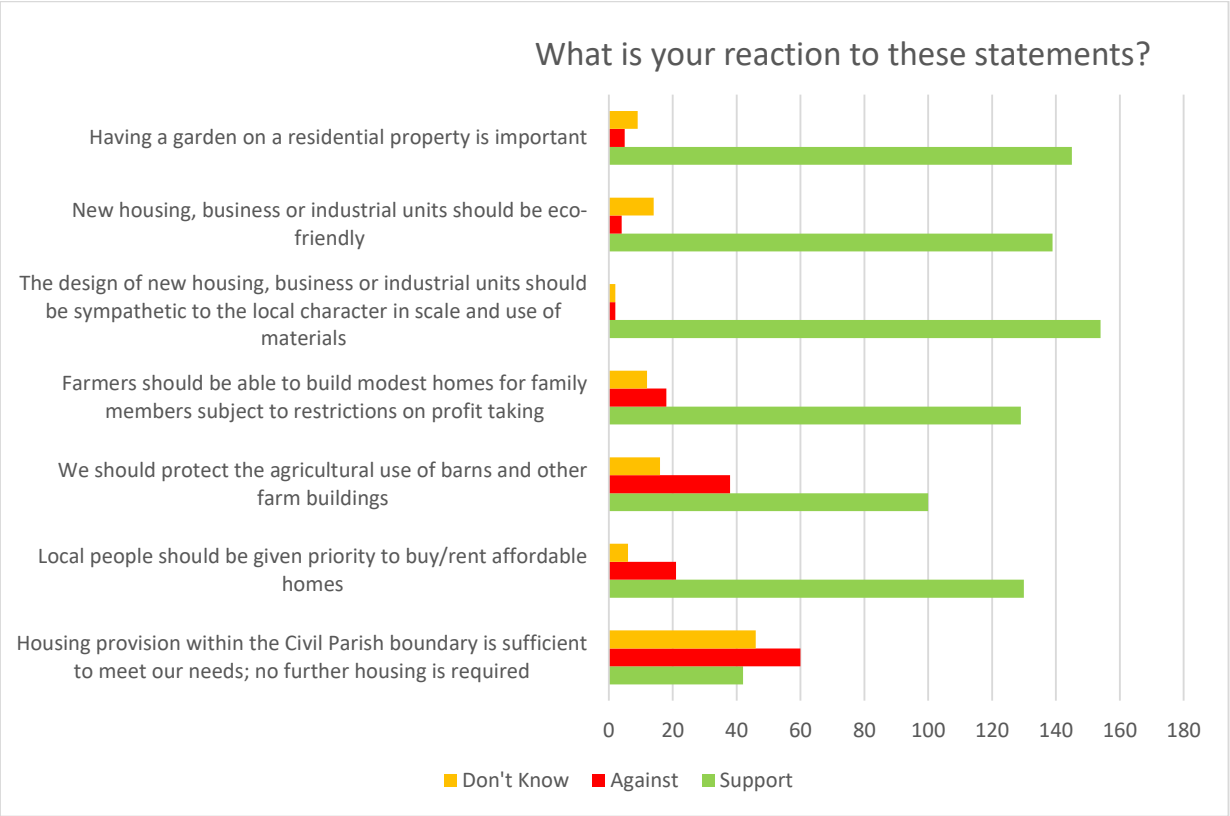
Do you receive assistance with your rent or mortgage?

96.6% of respondents do not receive any assistance with the costs of their housing

Which type of housing might be useful to this area in the future?

	% of respondents selecting this option
Affordable to Rent	73.5%
Affordable to Buy	81.6%
Housing Association	22.4%
Available to Rent	35.4%
Available to Buy	40.8%
Shared Equity	12.9%
Bungalow	16.3%
Assisted Living	21.8%
Caravan Park Homes	1.4%
Other (please specify):	2.0%

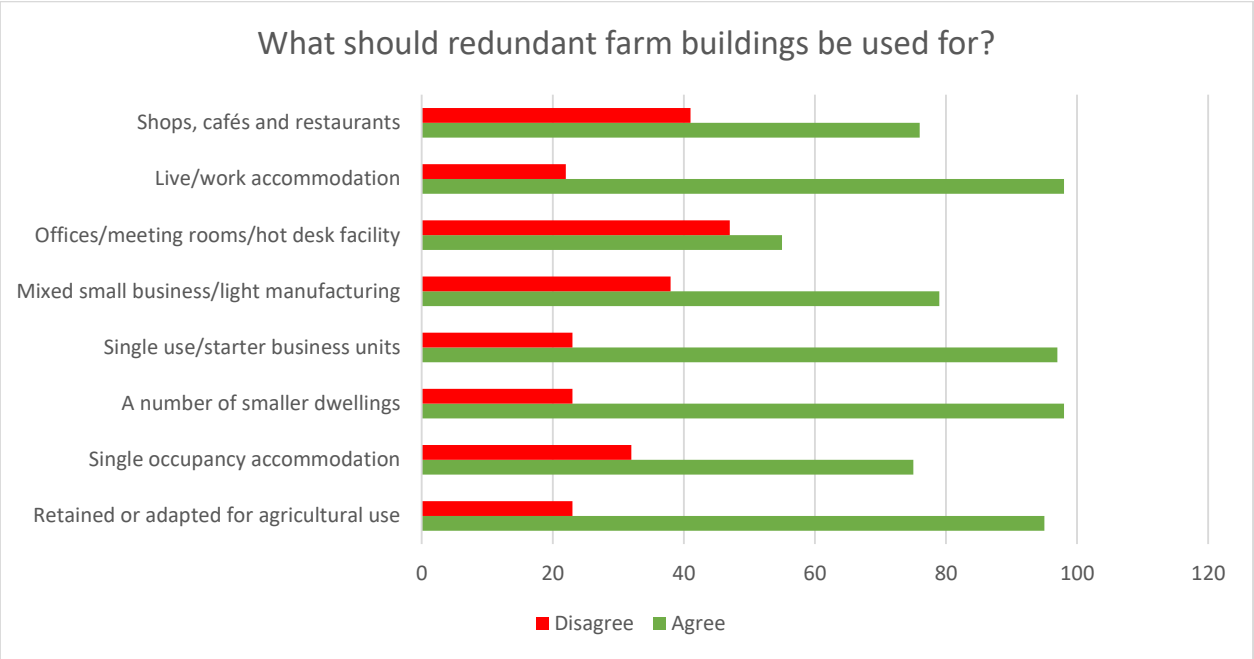
What are the future needs of this community?



An important point from this data is that a significant number of respondents (46) do not know whether housing provision is enough to meet the needs of the community. In the other statements there is a consensus in support of all statements with the desire for a garden and for new housing/business units being designed in sympathy towards the local area being the most strongly supported.

The use of redundant farm buildings

Options were proposed in this section for different uses of redundant farm buildings (subject to the usual planning constraints)



The three most popular suggestions were:

1. Divide the property up into several smaller dwelling – 98 agree/strongly agreed
2. Create live/work accommodation in the property – 98 agree/strongly agreed
3. Provide single use/starter business units – 97% agree/strongly agreed

The options with the most opposition were

1. Using the property for office/meeting rooms or hot desk facilities – 47 disagreed with this proposal
2. Using the property for shops, cafes and restaurants – 41 disagreed with this
3. Using the property for small business/light manufacturing – 38 disagreed with this

Housing Issues and Suggestions

There are concerns about the lack of reasonably priced smaller properties and the need for family homes that are affordable and would encourage young people to stay in the area. The point is made that much of the recent housing development has been priced way beyond the means of anyone who is working in the typical lower wage jobs in the tourism and agricultural sectors that are typically found in this area

> *"There does not seem to be any housing which would encourage young families to move into the village which is I think why the local school is closing"*

The reality is that it is unlikely that much of the current housing stock will be available as affordable options. As noted earlier in this survey the majority of respondents own their properties outright and when they come to sell this property they will want to achieve the highest market rate for the

property so they can either buy elsewhere or if the sale is part of probate then their executors are duty bound to secure the best possible price for the property.

> *"I don't see people selling their property as affordable housing. People want market value"*

Additional building or conversion of farm buildings offers opportunities for the development of alternative housing funding models which may generate more affordable housing stock. However caution is recommended concerning the impact on the charm of the area if there is too much new building and a fear that

> *"When too many new houses are built these houses always become second homes".*

Concern is also expressed about the impact on wildlife when old farm buildings are converted. There is a preference to see these buildings retained as farm buildings to provide protection for the bird and bat breeding sites and for potential dwellings for young people who want to move into farming

The design of the new housing is raised as a concern because recent new builds or property adaptations do not fit in with the character of the local area and the materials used are not felt to be appropriate for the Dales (e.g. plastic storage units, UPVC windows):

> *"New housing should not look like modern estates, with open plan gardens and identical houses"*

Housing – Seeking to Move

This section was provided for anyone from a household seeking to move. This section was only completed by 22 respondents. In total 34 residents were seeking to move to a new house: 28 adults and 6 children.

Size of Property

The main requirement is for 2-bedroom properties although ideally people would want more bedrooms than this, with 3 respondents wanting to have a 4-bedroom property

	1	2	3	4
How many bedrooms do they/you need?	4	11	4	0
How many bedrooms do they/you want?	2	5	7	3

New Property Requirements

31.8% of respondents wanted to be able to work from home when they moved to a new property

86.4% of respondents wanted a new property with a garden.

Locality for New Property – outside the Parish Area

Only 17 people responded to this question because it was seeking to explore location choices outside the Parish area. Many selected more than one option, with Settle being the preferred option for many.

Where are you looking to move to (if not in Civil Parish)	Numbers
Settle	9
Ingleton	5
Bentham	3
Giggleswick	3
Kendal	1
Clitheroe	1
Hellifield	1
Skipton	1

Some of the respondents would like to stay in the area but the recent housing development is inappropriate for their requirements for affordable housing:

> *"The smallest houses on the Dalesview development are straight on the road, have no garage and no garden which makes them unsuitable for families. The larger houses with garage and gardens are too highly priced for most families to afford."*

Some residents are actively hoping to downsize but have found that the smaller properties do not have some of the amenities that they require so they are having to continue to live in properties that are larger than they need:

> *"I' d like to move from my larger house to a 2-bed house with a garage but there are very few. I'm sure others have a similar requirement. Could this be incorporated into any future applications by developers for new build."*

The lack of appropriate housing in the area is causing concern about the future of this area as a living/working village. One respondent comments that their children have already had to leave the area because there was neither appropriate employment nor accommodation for them in this area. Another comment is made about the knock-on impact of the housing being developed for this area:

> *"Smaller family houses are required for buyers. Had these been built the school might have remained open. Huge, expensive new houses are unlikely to benefit the village"*

Energy and Services

Quality/Reliability of Services

Interruption Experienced		At least once a week	At least once a month	Occasionally	Never	Total
1	Electricity supply	2	5	116	33	**156**
2	Water supply / pressure	7	6	44	94	**151**
3	Drainage or sewerage	2	1	40	92	**135**

What is striking about this question is that 79% of respondents experience some disruption to their electricity supply. This is compared to only 38% who experience problems with their water supply and 32% who have problems with drainage and sewerage.

Future Energy Sources

Respondents were asked to consider a range of different energy sources and whether to support the use of these energy sources on a domestic or commercial level

Domestic	% support
Ground or air source heating pumps	93
Water power (hydro-electric schemes)	92
Solar power (solar PV and solar thermal)	91
Solid fuel (coal or wood)	85
Biomass (woodchip) boiler schemes	80
Wind turbines	69
Shale gas (fracking)	9

Commercial	% support
Biomass (woodchip) boiler schemes	**93**
Ground or air source heating pumps	**91**
Solid fuel (coal or wood)	**91**
Water power (hydro-electric schemes)	**72**
Solar power (solar PV and solar thermal)	**61**
Wind turbines	**15**
Shale gas (fracking)	**13**

There were 25-30 respondents who were undecided on each of the different types of energy source however, because of the layout of the questionnaire, it is not clear if they were undecided in both commercial and domestic settings
An observation was made that there was a difference between types of solid fuel and whilst coal was not acceptable to them, wood burning was acceptable. Some suggestions were made about sustainable energy options:

> *"A local windfarm installation to take advantage of the area and provide free or reduced energy cost to the local aging population"*

Use of the Local Oil Bulk Ordering System

43.9% of respondents use this local service.
Some respondents commented that they would like to be able to join this ordering service but had not heard of it and would like more information about it. Others would like to see this scheme extended to Keasden.

There was a concern about whether the scheme gives the best discount and a suggestion that merging the Clapham oil scheme with others would maximise economies of scale and buying power.

Energy Issues or Suggestions

The future sustainability of the area is a concern for many, and the dilemma was how to balance the installation of energy generation schemes on both a domestic scale and commercially within the Dales environment.

> *"All buildings should be permitted to have black matte solar panels and frames."*

In addition, a point was made that Estate houses are not permitted to install pv panels.

> *"The Yorkshire Dales (NPA) needs to do more to encourage energy companies to use relevant sites. Residents do not appreciate "nimby" residents from outside who try and block development"*

Some respondents were in favour of community-based energy generation and suggestions were given for bio-mass energy generation using methane, a waste product easily available in rural areas. It was also suggested that the community explore ways of improving the insulation of buildings, which can be more challenging for historical buildings which need specialist advice about the most appropriate ways of retro-fitting insulation products so that these do not compromise either the appearance of the property or the resilience of some of the historical building materials.

Some were interested in considering ways of making better use of energy sources used in urban areas and a proposal was made that gas should be piped into the villages at no cost to residents. This is unlikely to be achievable given the current carbon targets which are seeking to convert all houses away from using gas by 2030.

"It seems strange to me that there is no gas in this village despite the new east west pipeline running close by. Why not tap into this for benefit of the village?"

There were also concerns about using some of the alternatives to carbon fuels

"wind turbines are not financially viable and definitely not environmentally friendly on a large scale and very unreliable"

There has been a recent government announcement about the environmental damage that is thought to be caused by wood burning stoves. This advice was felt to be inappropriate for rural areas:

"We often get power failures in severe weather; gas heating will then not work. A wood burning stove is a very necessary back-up to prevent pipes bursting. I think rural areas should be given dispensation in forthcoming legislation"

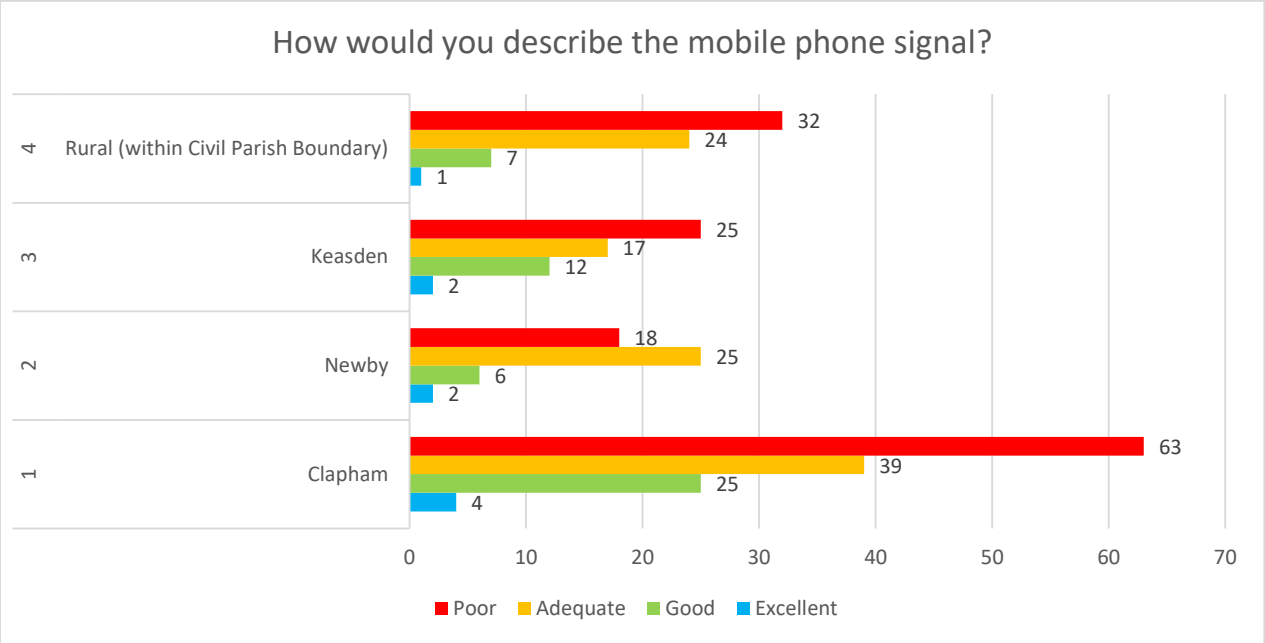
Mobile Phone and Broadband Services

Reliability of Connection: home or business

Problems Experienced	Once a week	Once a month	Occasionally	Never	Total
Mobile phone reception indoors	80	7	47	23	157
Mobile phone reception outdoors	53	17	59	24	153
Internet speed or reliability	19	12	59	61	151

85% of respondents have a problem with indoors mobile reception and 84% have a problem with outdoors reception. Internet speed or reliability is better, with 60% reporting problems with this at times.

Quality of Mobile Reception



Based on the numbers above the biggest concern about quality of the mobile signal is from Clapham. However, fewer people were able to comment on the other areas. As a percentage of those voting for each area we can see that 48% of respondents believe the mobile signal is poor in Clapham, 35% found it be poor in Newby, 47% thought that Keasden was a poor signal and 50% report poor signal in the wider rural community – outside the village centres

"The phone reception is awful and not possible at all"

Additional Phone Masts are needed/desirable

Are you in favour of additional phone masts?	Agree	Disagree	Total	% support
Clapham	87	35	122	71
Newby	34	25	59	58
Keasden	41	26	67	61
Rural (within Civil Parish boundary)	55	19	74	74

The level of support correlates with the perceived quality of the mobile signal, with strong support for additional phone masts in Clapham and the 'Rural' area within the Civil Parish boundary.

Suggestions to Improve Mobile Services

Location of Masts

The main concern about additional masts is their impact on the visual beauty of the area and some suggestions are made about exploring the idea of masts that are designed “like trees so that they blend in”

The most frequently mentioned location are the church tower and the station because there are “existing structures that are in place to use”

Sharing of Masts

A concern is whether each different phone company will need its own mast and a proposal is made that the government should make the sharing of masts compulsory.

Benefits of Poor Mobile Signals

For some users the lack of mobile signal is a benefit as it does provide an “escape from the connectivity of modern life” and some respondents felt that living in a rural area one just needs to cope with the reality of having less connectivity than one might have in an urban area. However, this can also be a problem as the Cave Rescue Organisation find that the lack of signal makes it difficult

> “to reliably communicate in the event of emergencies on the hill and better coverage would enable people to contact emergency services faster”

Using Wi-Fi Phone Signals

B4RN has clearly been a game changer in this area and now offers people alternatives to using the mobile signal

> *“B4RN is fantastic. I use Wi-Fi phone signal indoors. I have switched off 4G signal and rely on 3G outdoors as there are more 3G masts in the countryside. I get better reception and don't run down battery searching for 4G”*

There were some queries about whether B4RN could be used to set up a community mobile cell network and whether the system would connect with the caravan sites. A suggestion was made to provide local information about how to improve phone signal in poor reception areas and to provide help to some residents about how to make use of Wi-Fi calling services

Other problems with services

> *“TV and radio services have not been included but both digital and terrestrial TV and radio - particularly DAB - are poor to very poor in many parts of the parish”*

Travel and Transport

Mode of Transport

	Leisure	Domestic	Work	Volunteer	Total
On foot	63	24	11	13	**111**
Bicycle	31	6	2	1	**40**
Train	38	9	13	2	**62**
Bus, minibus or coach	28	15	2	3	**48**
School or Community Minibus	3	2	1	0	**6**
Taxi	4	0	1	0	**5**
Motorcycle, scooter or moped	5	0	2	0	**7**
Driving a car or van	140	129	75	36	**380**
Passenger in a car or van	40	27	8	7	**82**

This is an area with high car dependency with most journeys across all categories being made by either driving a vehicle or as a passenger. The next most frequently used mode of transport is walking. As the population in this area is aging this reliance on private vehicles is a challenge that will need addressing in the future.

Travel Destinations

Answer Choice		Leisure	Domestic	Work	Volunteer	Response Total
1	Bentham	35	41	13	4	93
2	Ingleton	50	59	14	5	128
3	Hawes	33	3	4	0	40
4	Horton-in-Ribblesdale	22	4	3	1	30
5	Kirkby Lonsdale	68	52	12	2	134
6	Kendal	67	56	12	3	138
7	Lancaster	63	52	10	4	129
8	Leeds	31	11	8	1	51
9	Settle	104	107	31	11	253
10	Skipton	70	51	16	3	140
11	Other:	15	4	16	3	38

The most popular destination for any reason is Settle with a total of 253 people selecting this as the place that they most regularly travel to. Skipton, Kendal and Kirby Lonsdale are also popular mainly for domestic and leisure reasons

Other destinations mentioned in the comments section are:

London x 3, Austwick – 2, Melling, Wakefield , Sedbergh ,Killington, Nelson, Hellifield, Carnforth, Preston, Basingstoke

Cycling

	% Support
Bike hire should be available	78
Electric bike hire should be available	75
There should be more designated cycle routes	72
Electric charging points should be available	68
There should be better signs for cycle routes	66
Better signs are needed on bridleway and cycle routes	67

There is support overall for all the proposals to improve cycling in the area, with the proposal that bike hire should be made available gaining the most overall support.

It was felt that it would help cycling in the area if improvements were made to the road and bridleway surfaces. It was also pointed out that there are maps available with the cycling routes clearly defined and these may need better promotion.

One concern raised was about cyclists dropping litter and a proposal for better cyclist education on litter and use of bells.

Public Transport

	once a week	once a month	occasionally	Total Use
Buses towards Settle and Skipton	7	8	48	**63**
Buses towards Kirkby Lonsdale and Lancaster	4	12	29	**45**
Other buses, for example; to Malham, Horton in Ribblesdale and/or Bowland Explorer	0	0	9	**9**
Trains on the Bentham Line (Leeds to Lancaster and Morecambe)	6	26	82	**114**
Trains on the Settle to Carlisle Line (these are not directly accessible from Clapham Station)	0	18	79	**97**

As previously noted, this rural community is heavily reliant on private transport and the local public transport infrastructure is infrequent and can be difficult for many to access (Clapham station is a 25 minute walk from the centre of the village) It is not surprising that many respondents either skipped this section or responded "never" or "not applicable"

Nobody uses the buses. The private car is dominant.

By concentrating on the respondents who do use public transport there is a clear preference for the Bentham train line and this is the service which is most used across all categories. The service that is used most on a weekly basis is the bus towards Settle and Skipton. The trains on the Settle Carlisle line are used less frequently than other services but overall are the 2nd most popular form of public transport.

"There is not a regular enough service on either buses or trains to make it a viable option for regular use. People stop relying on it."

It is important to note that for some residents (particularly those under 18 and older residents) public transport will be the only option for affordable independent travel. It was suggested that the community could help to improve the publicity for some of the special offers available for Dales residents over the winter on the train services. Improvements in frequency and reliability of timetables and connections would be needed for more people to shift towards public transport

"It is important that buses and train services link up if people are going to use them effectively as a means of travelling for work or leisure"

Future Use of Additional Public Transport

	Once a week	Once a month	Occasionally	Never
Extending bus links to include Clapham Station	7	15	60	52
Direct bus through to Kendal	5	23	62	52
Community Transport providing a range of accessible services	6	11	44	56

The most popular option was a direct bus to Kendal ,63% of respondents would consider using this type of service at least occasionally. 61% would consider using a bus link to Clapham station and 52% would consider using Community Transport.

"It would be extremely helpful if a service bus met some of the trains. It would encourage non drivers to use the trains more"

The community transport option may have had the lowest level of response, but this is something that may benefit those residents who are no longer able to travel independently. An issue is raised about access to hospital appointments

"We seem to fall between two boundaries for ambulance services. A neighbour struggles with patient transport to hospital

Cars, Car Parking and Speeding

Electric Charging Points

		Strongly Agree	Agree	Disagree	Strongly Disagree	Total
	Electric car charging points should be available	41	72	18	5	136

83% of responses to this question were in favour of electric charging points being available.

Parking Issues

Is parking an issue in the following areas?	% in agreement that parking is an issue
Clapham	**78**
Keasden	**9**
Newby	**50**

Many respondents did not know whether parking is an issue, so for ease of analysis the responses have been collated by combining both those respondents who strongly agreed or agreed with the statement. From this it is possible to see that there is a consensus that parking is an issue in Clapham but less of an issue in Newby and is not a concern in Keaden.

Parking Comments

The villages in this area were built before the advent of the motor car and so the streets are narrow in places and many houses do not have off street parking options.

"Living in an early 18th century house that has never had any provision for parking, and having to park on the roadside, the issues relating to parking provision and its costs has a great effect on life in this village"

One of the main concerns in this section was about visitors parking on the street rather than using the car park. This causes congestion in the area and sometimes can make it hard for larger vehicles to get through. There were suggestions about banning "on street parking" for non-residents, however many people were opposed to the visual impact of doing this.

In general respondents wanted to encourage greater use of the car park but there is also a recognition that the car park is not ideally placed for some visitors:

> *"From a caving perspective parking closer to Long Lane / the Ingleborough trail is preferable."*

YDNPA Car Park

Parking at the YDNPA Car Park in Clapham costs £2.50 for less than 2 hours and £4.50 for more than 2 hours. There is a resident/regular visitor pass available which is priced at £40 for 2019 and there is an accommodation pass at £70 for the year which can be used in Clapham car park only by owners of visitors' accommodation with insufficient guest parking.

Many respondents felt that these fees are too high and that residents should get a free pass, and some felt that parking should be free for visitors too so that people were encouraged to park in the car park and not on the streets. A suggestion was made that the parking fees could be

> *"funded by local lottery or similar or funded by business (especially new to area)"*

Some respondents accepted that the car parking charges were required but wanted the YDNPA to explore ways of influencing visitors to use the car park by improving the signage and providing clearer explanations about how the parking fee can support the work of the National Parks.

> *"I understand how people don't like car park charges, but it could be encouraged with signs showing what the money is used for e.g. "parking here helps to fix walls/maintains paths/plant trees"*

Another suggestion for the YDNPA was to "offer voucher/discount codes on the back of parking tickets"

General Issues at YDNPA Car Park

It was noted that:

> *"There is no bin provided at the car park which leaves others to deal with litter".*

Another observation was that the car park could be visually improved to make this a more attractive area and support local wildlife:

> *"there are some lovely green areas there that could be developed"*

Additional Car Parking

There were some suggestions about the need for more car parking in addition to the YDNPA car park that could be either free or at a local rate. The old A65 is suggested as a suitable option to explore for those days when visitor numbers are higher than normal so that there is an overspill option to the main car park and to street parking.

Parking Restrictions/On Street Parking

There is a clear divide in the community between those residents who believe that parking restrictions will be the only viable way to prevent visitors from parking on the streets instead of using the car park

> *"Double yellow lines needed to enforce council notices; we have tried polite signs with no effect"*

On the other side of this debate are residents who believe very strongly that the presence of road markings will be detrimental to the overall look of the village

> *"I am 100 percent against the idea of having any yellow lines on roads in the parish."*

There were suggestions about finding ways of discouraging parking on areas such as the village green in Newby in a way that feels more appropriate to a rural environment

> *"The stakes knocked into the ground opposite Jacques Barn are the perfect way of stopping people parking cars on the grass. By contrast the traffic cones and string down the Green are an eyesore"*

Concerns were raised generally about the width of modern cars and how this can cause access problems when people park on the roads and a specific example of this is provided:

> *"Parking opposite the bunk room and car park entrance causes buses to have to mount the narrow pavement to exit the car park".*

Road Markings/Signage

Some comments were made about the lack of road markings in some places, raising safety concerns. Two specific examples are the New Inn/Glencroft Corner and Clapham Bridge, and a suggestion was made to close off Station Road on the Clapham side to improve safety.

A suggestion was made for improved signage on entering the village and for the use of "strategically positioned flower tubs or mini bollards" to encourage visitors away from areas of village.

Street Lighting

Some comments were made in this section about street lighting, with a preference for retaining the lack of street lighting to maintain the rural atmosphere and to provide a dark skies environment.

Speeding

Do you feel that speeding is an issue ….?

	Yes - %
On the A65 Clapham/Newby by-pass	84
At the junction of the A65 and Station Road	85
From the A65 towards Cross Haw Lane	60
From the A65 towards The New Inn	54
Through Clapham village	50

The biggest area of concern is on the A65 by-pass and the junction of the A65 and Station Road. Many respondents recommend that the speed limit on the A65 in this area should be reduced to 40/50 mph

> *"A65 is huge problem far too many accidents, injuries and fatalities. It desperately needs speed cameras not just a token police van every now and then. I wonder how many people have to die before speed is properly controlled. The situation is a disgrace"*

A suggestion was made to extend speed restrictions, to include the Dalesview Close development

Clapham Village Speeding

Although only 50% of respondents agreed with the statement that speeding was an issue through Clapham village there were concerns in the comments about the way that some drivers approach the village. An observation was that both visitors and locals often speed through the village including "farmers on quad bikes"

The concern is that the village does not have pavements. These would be more common in areas developed after the introduction of the motor car, including the more urban areas where the visitors to the village will be used to driving. Many visitors may not expect to see people walking in the road and will not have adjusted their driving for this type of environment:

> *"This village needs a 20-mile speed limit imposing plus speed bumps. The reason being elderly and disabled people both living and visiting the village. There are numerous young families with small children and the village is out to attract more. The roads are narrow, there are no pavements and people speed through the village".*

However not everyone agrees that this is a problem, and some believe that the current speeding initiatives are unnecessary

> *"Too many police speed traps on A65. I haven't seen a need for them"*

Leisure

How often do respondents use the current leisure facilities and activities within the neighbourhood?

	Once a week	Once a month	Once or twice a year	Total
Pubs, bars, cafes & restaurants	50	66	35	151
Footpaths	108	24	16	148
Bridleways and cycle paths	69	27	19	115
Quiz nights, ceilidhs	1	15	55	71
Play park	6	19	38	63
Film nights	0	5	45	50
Local history lectures	5	3	23	31
Tennis courts	3	1	17	21
Yoga, Tai Chi & exercise classes	14	1	2	17
Caving & mountaineering club facilities	4	4	8	16
Allotments	8	1	0	9
Art Group	3	2	4	9
WI	0	6	3	9
Fishing –on the Wenning	0	4	3	7
Table tennis	0	0	3	3
Carpet bowls	1	0	2	3
Whist	1	0	2	3
Dance classes	0	1	1	2

The most popular activities overall are pubs/bars and restaurants with 151 of respondents using this type of facilities at least once or twice a year. Footpaths are however more popular as a regular leisure activity with 108 respondents using these at least once a week.

One respondent would have liked to participate in some of these activities but did not know that some of them existed. Another respondent commented that although she is a member of the WI mobility issues means that she cannot attend the meetings.

Frequency of Leisure Activities

In this section respondents were asked to specify how often they had participated in any of the listed activities in the last year. There may have been some confusion about the wording of this question and some respondents may have read the question as if it was about their lifetime participation in activities. An example noted in the data inputting was that some very elderly respondents had

climbed Ingleborough more than 21 times this year which would be very impressive physical activity for people aged 75 to 89.

One respondent struggled to complete these questions and felt that the wording was not appropriate

> *"I think pages 17&18 are impossible to complete. The columns are inappropriate and would give a false picture. Village life is not like that. P18 should not be restricted to 12 months".*

How often in the last year….	21 times or over	Up to 20 times	Up to 4 times	Total
Used the Ingleborough Nature Trail	37	41	53	131
Walked across the fields to Austwick or Newby	18	34	72	124
Walked up Ingleborough	12	15	56	83
Bird-watching	29	18	23	70
Cycling	26	13	23	62
Been down Gaping Gill	2	2	26	30
Completed the Three Peaks	3	2	22	27
Caving	8	2	14	24
Shooting	5	5	6	16
Horse-riding	4	3	8	15
Fishing	3	4	2	9

In line with the previous question walking is one of the most popular activities with all three top spots in this table occupied by walking related activities.

> *"One of the joys of living where I do is being able to put on a pair of boots and go for a walk immediately out of the house. This I do at least 3 or 4 times a week for anywhere between 1/2 hour and 3 to 4 hours or sometimes longer".*

Walking is also a reason many visitors come to the area:

> *"Clapham has always been a popular walking area without being destroyed by large numbers of visitors".*

Other Activities Mentioned

- Photography
- Mountain biking
- Running
- Climbing Wall
- Lectures are given as evening classes during autumn terms.
- Running
- "Shooting should be banned. It is archaic and cruel and is not part of rural life"

Suggestions for Other Activities

In this final section of the questionnaire respondents were asked about ideas for other facilities or activities which they might use or which might attract more visitors to the area

Walking/Cycling/Running Related

- Re-establishment of lost bridle paths
- The Clapham Development Association are planning to put up map boards around the village.
- More signposted and safe cycling trials
- Co-ordinated information for dog runners or dog walkers
- Sheep free spaces for free running etc
- Cycle hire including electric bikes
- Walking groups including the option of a gentle walking group for the not-so-fit
- More footpaths in Forest of Bowland part of Clapham cum Newby parish.
- Large maintained and enclosed areas of grass, small field area for exercising dogs safely off the lead

Water Sports

- Canoeing/Kayaking and other water sports – making better use of the lake/reservoir/river

Other Outdoor Activities

- An 'outdoor gym' in the park area
- Climbing - Via Feratta routes
- Basketball or netball courts
- Nets on tennis courts
- Bowling club.
- Anything to do with gardening in terms of the village – there are lots of pockets of green spaces that could be improved, and some people need help to maintain their front gardens which could be done as a community activity.
- More public benches

Indoor Sporting Activities

- Indoor racquet sports – badminton/squash

Classes/Learning Opportunities

- Regular yoga classes
- Craft course, countryside management (e.g. drystone walling courses run locally)
- Ballroom dancing groups/classes
- Carpentry classes
- Wider variety of crafting clubs e.g. sewing, painting, felting, gardening, men's sheds
- Book club
- Local craft studios

- Links with providers of craft courses to provide sessions in the village hall. These could be single events or over a weekend. There is probably a source of talent in the village and local area e.g. rug making, art techniques

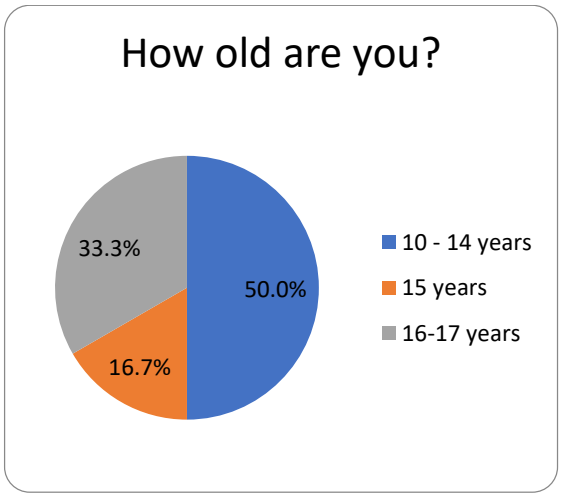
General Leisure

- Villagers access to the grounds at Ingleborough Hall at certain times. It is a wonderful area.
- More regular film /quiz nights.
- 4x4 driving

Not all these activities may be considered appropriate and often were suggested by one person so would need further consultation.

Young People Survey

The separate survey was made available on line and within the paper survey for young people. Only 6 surveys were completed so this information will not provide the full views in the neighbourhood and further consultation is advised



The schools attended were Clapham Primary, QES and St Mary's Kirby Longsdale. All respondents were in full time education and one was also working part time. Their preferred method of communication was by word of mouth – with all 6 selecting this as one of their choices. Social media, the Clapham newsletter and noticeboards were also mentioned.

What do young people like about the area?

The shop, park and access to walking areas are all mentioned

"It feels safe and I love living in the country. I have seen what cities can be like and love coming home"

"School - it was great having a school so near to home when I was at primary school"

"Lovely area, lots of nature, can walk around safely. I like Clapham park, lovely place to live"

What do young people dislike about the area?

There is a lack of things for young people to do and the public transport options are limited which makes it difficult to get to other areas easily. Our respondents would like to see

- More shops
- Play equipment for older children
- Cinema
- Gymnastics and other sports facilities

Leisure Activities

Within Clapham, Keasden or Newby	At School	Elsewhere
Climbing Running Cycling Guides Music Lessons Video games Dog walking	**After school clubs**	Horse-riding Swimming Archery Explorers Running Gym@Ingleton Rugby Boxing Racing Cycling Badminton Dog Training

Request for additional activities

Gymnastics, acting classes and a netball/basketball hoop (on the tennis courts) were requested.

Summary Questions/Issues for Consideration

There is a lot of rich material in this report which will guide the community in the further development of the Neighbourhood Plan. Some questions and issues that the community might like to discuss further include:

Reliance on Private Transport

Public transport options are limited in the area which means there is a high reliance on being able to drive to access facilities and engage in the wider community. There are plans at a governmental policy level to introduce restrictions on older drivers – including more frequent tests of driving ability. This may affect older members of this population: What happens when older residents can no longer drive?

Affordability of Housing

Most of the housing stock in the area is in private ownership and is owned outright. What happens when this property is sold? Is it possible to restrict the private sale of properties to residents? What would be the wider impact of this? Are there any ways in which residents without dependents could set up a requirement in probate that the property could be sold at below market rate to enable local people to continue to live in the area? How can planning constraints be placed on new developments to ensure that appropriate “affordable family housing” is included? How can you find out what the future housing needs really are (many respondents to the questionnaire did not know whether there was enough housing stock)?

Sustainability of Building Stock/Energy Generation

How can existing properties be made more sustainable without changing the heritage features of this neighbourhood? What is the appropriate balance between the environmental need to use more sustainable energy generation methods (e.g. solar panels) and the heritage look of the area? How can modern developments be more appropriately blended into the area so the benefits of their improved insulation and environmental features are not at a cost of the overall visual impact on the neighbourhood? Is the price of having a solar farm/wind farm/bio-mass plant worth the benefits for the overall environment of this area? How can the lack of piped gas become a benefit for this neighbourhood in face of the climate change challenges we need to address in the UK, challenges which mean we will have to stop using this type of fossil fuel for heating in the foreseeable future?

Loneliness/Social Isolation/Inclusion

How can the community be more inclusive towards people who often feel socially isolated? Is the number of solo households a significant challenge in this community? How tolerant is the community to the diversity of the modern UK? Are all new-comers made equally welcome?

A Living/Working Community

How can this community continue to exist as an economically active community when there are so many challenges that prevent younger people from settling in this area? How do you avoid the area becoming a retirement area – would that be such a bad thing? How do you keep facilities like the shop, school and church viable when attendance/use is declining? How can employment opportunities be provided for young people to make this area more attractive than the prospect of moving to other areas?

What is the Vision for Tourism?

This area is attractive for visitors but there is inevitably a cost to being an area which people choose to visit. The current issues over parking are an example of this. Does the community want to pro-actively encourage more visitors or do the costs of tourism out-weigh the benefits? How can the community prevent the conversion of residential properties into holiday lets? Could there be benefits to building a hotel/guest house for needs of visitors, provides employment and provides an alternative to holiday lets? (many villages in Austria maintain a working environment whilst still attracting tourists). Would improving some of the visitor facilities, including better footpath signage, also benefit the residents?

Voice of the Next Generation

In an area where there are so many older people actively engaged in community activities and responding to this type of questionnaire how do you balance the voices so that the younger generation (who will inherit the neighbourhood) are heard and respected?

Social Media

Can more use be made of social media to increase the range of communication options? How skilled are current volunteers at using this type of communication method? How can they manage the time to develop social media communication whilst still maintaining some of the older methods of communication e.g. the notice boards?

Clapham cum Newby

Housing Needs Assessment (HNA)

June 2022 - CDC comments added

Delivering a better world

Quality information

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Locality Review	June 2022	Annabel Osborne	Neighbourhood Planning Officer
Final Report	June 2022	Antonio Vinti	Environmental Consultant

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List of acronyms used in the text:

AONB	Area of Outstanding Natural Beauty
CCN	Clapham cum Newby
CDC	Craven District Council
CLP	Craven Local Plan 2012 to 2032
CNPS	Clapham Neighbourhood Plan Survey Findings (2019)
DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HMA	Housing Market Assessment
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPSG	Clapham cum Newby Neighbourhood Plan Steering Group
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency
YDNP	Yorkshire Dales National Park
YDNPLP	Yorkshire Dales National Park Local Plan 2015-2030
YDNPPA	Yorkshire Dales National Park Planning Authority

1. Executive Summary

Tenure and Affordability

1. Ownership tenures are the most common tenure type in CCN, at approximately 69%. Private rent, Social Rent, and Shared Ownership accounted for approximately 26%, 3%, and <1% of tenures in CCN, respectively.
2. Whilst houses in CCN have experienced a modest rate of growth (the median house price has risen by approximately 11% between 2012 – 2021), a high rate of ownership tenures and insufficient average earnings in CCN has resulted in the civil parish becoming a challenging area to get onto the property ladder. In an area where the total housing stock is already limited, these factors mean that options are scarce, and that if any units become available on the market, they are out of reach for many - average income households would need to earn 85% more income to afford median house prices on market ownership tenures. Households of one and two lower quartile earners are also below the affordability threshold for any market ownership.
3. Market rent in CCN is more accessible than market ownership, although it is only affordable to average (or higher) earners. Households of two lower quartile earners can only afford entry-level market rents. Finally, households of one lower quartile earner are below the affordability threshold for any market rent.
4. An offering of Affordable Housing tenures will be necessary in CCN to bring housing to attainable prices for many households of varying ownership/renting aspirations:
    - First Homes at 50% would be useful for households aspiring for ownership and have a suitable deposit saved up. First Homes tenures at 50% discount levels are the only way that home ownership can become attainable for average earning households in CCN.
    - Shared Ownership at 25% or lower equity would also be valuable in bringing ownership tenures to within affordable levels for households on average incomes and lacking funds to put down a deposit required for market or First Homes tenures. Shared Ownership at 25% equity has a similar affordability threshold to First Homes at 50% discount but may be considered a less attractive option if applicants had a suitable deposit for the latter. However, Shared Ownership at 10% stands alone as the most affordable route to home ownership in CCN, making the ownership market available to households earning slightly under the average. Unfortunately, households of one and two lower quartile earners are below the affordability threshold for the maximum First Homes discount and all Shared Ownership tenures.
    - Rent to Buy may provide value to households on average income or households of two lower quartile earners who lack sufficient deposits rather than sufficient incomes, or struggle to attain a mortgage.
    - Both Affordable Rent and Social Rent packages may also be valuable for households of two individuals on lower quartile income, who without these

discounts would likely be priced out of the area if they cannot find a property on entry-level market rent.

5. According to CDC data, there are currently four applicants on the housing register in CCN. Over the NP period, our calculations suggest that one further household will fall into need. Overall, this creates a demand for five households over the NP period, however, some of this demand will be absorbed by Affordable Housing re-lets. Our calculations suggest that three dwellings are needed to satisfy the Affordable Rent need in CCN by the end of the NP period. A further potential demand for 59 dwellings over the NP period has been calculated to accommodate households aspiring to move from renting to ownership tenures (although this is much less of a priority compared to Affordable Renting need, and our estimate does not consider whether those 59 households would all be able to afford the available options).
6. A 65% rent to 35% ownership split is suggested for new Affordable Housing in the area to strike a balance between fulfilling the most important renting needs in the area, whilst also providing a smaller offering of Affordable Homes ownership tenures for households struggling with the affordability thresholds of ownership in the area.
7. Under a scenario where a 65% rent to 35% ownership split for Affordable Housing is achieved, and the maximum number of Affordable Housing units are delivered based on a total number of 50 dwellings over the NP period, CCN could expect to deliver 10 dwellings on Affordable/Social Rent tenures and five dwellings on affordable ownership tenures. This level of delivery would meet the total quantity of demand identified in estimates of the need for rented Affordable Housing but would fall short of the potential affordable ownership need. In addition, if the estimated housing delivery target of 50 is achieved mostly on sites that do not have Affordable Housing policy applied to them, it may be that the rented affordable need in CCN would not be addressed.

Type and Size

8. CCN's housing mix is heavily weighted towards the less dense housing types – with the area having more detached dwellings than all other dwelling types combined. This leaves CCN with over double the proportion of detached dwellings than the district and national equivalent mix. All other dwelling types in CCN account for lower proportions when making the same comparisons across both geographies – this is especially evident for flats, accounting for only 1% of CCN's total mix, a significantly smaller proportion than the district and nation.
9. CCN's size mix is dominated by intermediate dwelling sizes (three-bedroom). In addition, almost 90% of CCN's dwellings have a bedroom size between two and four bedrooms. Compared to the district and national size mix, CCN has a 'larger-sized' dwelling stock, owing to a higher proportion of three, four, and five-or-more-bedroom dwellings, but a lower proportion of two and one-bedroom dwellings than both geographies.
10. The most recently available data suggests that approximately 65% of CCN's population falls between the ages of 45-84, indicating the CCN has relatively older population. This is highlighted by comparisons to the district and nation, which reveal that CCN has a

higher proportion of its population in age bands between 45-84, but a lower proportion of all age bands below 44. The age band of 85-and-over in CCN was lower than the district, although this may be explained due to a lack of specialist accommodation for older people or necessary amenities in the area.

11. As with most areas in the UK, CCN's population is ageing – between 2011-2020, the proportion of people in all age bands between 0-64 decreased, whereas the age group of 65-and-over all grew. The population is expected to continue ageing into 2032, with CCN's household age bands at 65-and-over expected to grow around 53%, whilst all other age household age bands are expected to show comparatively modest changes.
12. In CCN there is a trend of underoccupancy, with approximately 87% of households under-occupying their dwelling.
13. Between 2001-2011, the proportion of families with non-dependent (older) children grew by 17%, a higher rate of growth then the district and nation. The growth in this household type may be an indicator that supports the previous chapter's conclusions regarding issues with affordability in the area limiting the ability of younger people and new families to get onto the property ladder.
14. The current type mix within CCN would benefit from diversifying its stock and offering a wider range of property types other than detached. Whilst the dominance of detached housing in less densely populated areas is common, it may be desirable to offer a wider range of types to suit people with different needs – especially as denser dwelling types are usually cheaper, and affordability is an issue already identified to be in the area.
15. Modelling based on population change and CCN's existing dwelling stock suggests that to achieve CCN's 'ideal' size mix by 2032 the civil parish needs to focus its housing delivery on one and two-bedroom dwellings to increase their position in the overall size mix. It is recommended that almost 60% of future developments should be two-bedroom dwellings. The remaining dwellings should be split between one-bedroom dwellings (25%) and three-bedroom dwellings (17%). However, whilst it is recommended that priority is given to smaller homes, this should be done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability.

Specialist Housing for Older People

16. There are 0 specialist housing units for older people in CCN. It can, therefore, be understood that the current provision of specialist accommodation for individuals aged 75 or over in CCN is 0 per 1,000 of the 75+ population (a common measure of specialist housing supply). This means that if elderly individuals require specialist accommodation, they will be forced to move out CCN.
17. Future development of specialist units will be needed to serve arising future need, with population growth in CCN expected to be driven by the older population age bands (a theme that was also identified in the 'Type and Size' chapter). Specifically, the number of 75+ individuals in CCN is expected to almost double by 2031, and account for around six more percentage points of the total population compared to current levels. Without

development of specialist units in CCN, it is likely that those in need will be forced to move out of the area.

18. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
19. These two methods of estimating the future need in CCN produce a range of 11 to 12 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
20. Regarding the tenure of new specialist housing units, the NP may not be able set the proportion that should be affordable, and therefore the tenure split should align with the relevant Local Plan (see 'Planning policy context' section).
21. Given that there is unlikely to be a large volume of additional specialist supply during the NP period, another avenue open to the Neighbourhood Planning groups is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence district/borough level policies. Groups may also be able to encourage the adaptation of existing properties through grant schemes and other means (though it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock).
22. Craven Local Plan policy ENV 3 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). The evidence gathered here would appear to justify the Steering Group approaching the LPA to discuss setting requirements on accessibility and adaptability at a district level. It is unclear whether NPs can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.
23. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the district/borough falling into this category.
24. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for several reasons, as follows:

    - so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;

- so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
- so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.

25. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from several different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
26. It is considered that CCN's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation based on the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from CCN entirely within the NA boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of CCN, Skipton or Bentham may be considered to have potential to accommodate the specialist housing need arising from the NA (i.e. to be the hub in the hub-and-spoke model). If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the NA itself would not overlap. However, this method may create isolation amongst elderly people who are from CCN, many of whom may have lived in the area for the majority, if not all, of their lives.
27. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

2. Context

Local context

28. Clapham cum Newby is a Neighbourhood Area (NA) located in Craven and the Yorkshire Dales National Park (YDNP), North Yorkshire. The Neighbourhood Area (NA) boundary aligns with the civil parish of Clapham cum Newby (CCN) and was designated in September 2018. CCN falls under the jurisdiction of Craven District Council (CDC) and Yorkshire Dales National Park Planning Authority (YDNPPA).

29. The proposed Neighbourhood Plan (NP) period starts in 2022 and extends to 2032, therefore comprising a planning period of 10 years. The evidence supplied in this report will look forward to the NP end date of 2032, but where possible will also provide annualised figures which can be extrapolated to a different term if the NP period changes.

30. CCN is a rural parish, with a significant proportion of its area under a form of designated protection; most of the northern half of the NA falls within the YDNP, and most of the southern half falls within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Spatial development within CCN is therefore limited, and is concentrated in the central-eastern region of the NA in the limited area of land outside of a designation.

31. Within the NA there are a small number of villages (Clapham and Newby) and hamlets (Keasden and Clapham Station). The majority of CCN's amenities are in Clapham, these include: a village store, two places of worship, a village hall, several B&Bs, a hotel, a recreation ground, and a small selection of eateries. In addition to the two places of worship in Clapham there is also a church at Keasden and a chapel at Newby.

32. Vehicular access is generally limited across the NA, although the central region and the settlements are relatively well served by roads, including the A65. Public transport is also limited within the NA; CCN is served by one bus service (Craven Connection 581) running through the Clapham and the periphery of Newby, however, the service is infrequent, stopping once every hour in the morning and once every two hours during the day. There is no bus service for the hamlets of Keasden and Clapham Station. The parish does benefit from a Railway station; however, it is located at least a mile away from the two villages and has no disabled access on the southern side of the tracks.

33. CCN's boundary was identified from Office for National Statistics (ONS) boundary maps available on Nomis.

34. For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs). The NA equates to the following OAs, which have been used throughout as a statistical proxy for the CCN's boundary and which can be interrogated for data from both the 2001 and the 2011 Censuses:

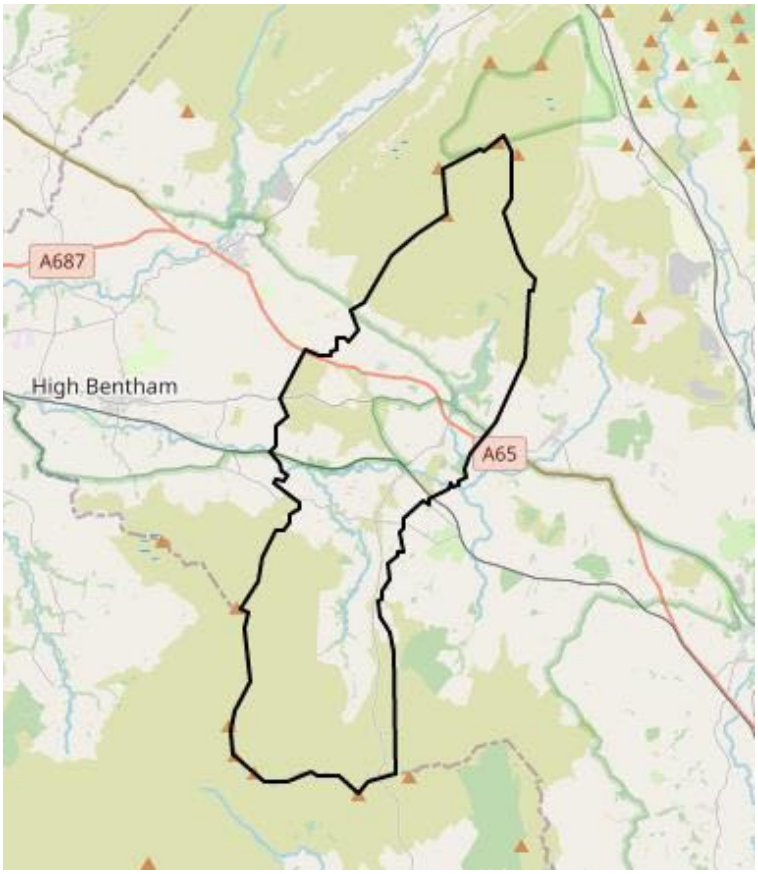
    - E00140336
    - E00140337

35. The statistics show that in the 2011 Census the NA had a total of 640 residents, formed into 272 households and occupying 300 dwellings. ONS produces mid-year population estimates for parishes and wards throughout the country. The mid-2020 population estimate for CCN is 621 – indicating a decline of around 19 individuals since 2011. It is worth noting that this figure is an estimate only, based on data which is mostly available at local authority level such as administrative registers of births and deaths, data on moves between local authorities, small-area population estimates and official population projections, and not based on a survey count.

36. According to data provided by YDNPPA and CDC (March 2022), since 2011, net housing completions in CCN have been zero, derived from one unit gained and one unit lost. The low number of completions between 2011 - 2021, combined with the ageing of the population, aligns with CCN's negative population growth figures in the previous paragraph.

37. CDC planning authority data for the period 1st April 2012 to 31st March 2021 shows a net housing completion figure of 24 dwellings, and 11 dwellings with extant planning consent, for the part of Clapham village that falls within the CDC local planning authority area (Source: . There have also been 15 dwellings completed and 7 dwellings with extant consent on sites which fall outside of the main built up area of Clapham Village (but within the CDC local planning authority) i.e. within the 'open countryside'. These dwellings feed into wider tier 5 and open countryside allowances as set out in policy SP4 of the Craven Local Plan.

38. A map of the NA appears in Figure 2-1.



Source: Nomis

The Housing Market Area Context

39. Whilst this HNA focuses on CCN, it is important to keep in mind that neighbourhoods are not self-contained housing market areas (HMAs). HMAs are usually wider than local authority areas and often stretch across several districts or boroughs. This is because HMAs are inherently linked to the labour market, employment patterns and travel to work areas. In the case of CCN, the civil parish sits within a housing market area which covers Craven and YDNP.[1]This means than when households who live in these authorities move home, the vast majority move within this geography. The housing market area also has links to other neighbouring areas however, including the nearby districts of Lancaster and Ribble Valley.

40. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including CCN, are closely linked to other areas. In the case of CCN, changes in need or demand in settlements nearby is likely to impact on the neighbourhood. For example, within Craven's local plan, Settle, Bentham, and Gargrave are listed as areas that will be allocated specific sites for '*residential accommodation to meet the housing needs of older people*' – this may have a knock-on effect and reduce the need for accommodation for older people in CCN. However, this particular example requires the assumption that older people would be happy to move away from CCN. It may be the case that there is a desire from older residents to remain in CCN.

41. In summary, CCN functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (CDC and YDNPPA), it is useful to think about the role of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. NPs can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood play within the wider housing market, or developing polices to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

Planning policy context

42. NPs are required to be in general conformity with the strategic policies in the adopted local plan.[2]In the case of CCN, the relevant adopted Local Plans for Craven and YDNP consists of:

    - Craven Local Plan 2012 to 2032 (CLP). Adopted November 2019.
    - Yorkshire Dales National Park Local Plan 2015-2030 (YDNPLP). Adopted December 2016. This is mostly relevant to the village of Clapham.

Comment from CDC: Is this last statement true? CDC LP provides a policy framework for a substantial part of the parish, including the southern part of Clapham village that has seen a lot of development in recent years, in comparison with the size of the village.

[1]Craven Local Plan 2012 to 2032

[2]A description of the Basic Conditions of Neighbourhood Planning is available at https://www.gov.uk/guidance/neighbourhood-planning-2#basic-conditions-for-neighbourhood-plan-to-referendum

Policies in the adopted local plan

43. Table 2-1 summarises adopted Local Plan policies that are relevant to housing need and delivery in CCN.

Table 2-1: Summary of relevant adopted strategic plans and policies in the adopted Local Plans for Craven and Yorkshire Dales National Park

<table>
<tr><th>Policy</th><th>Provisions</th></tr>
<tr><td>CLP SP1: Meeting Housing Need</td><td>A district wide housing delivery target of 4,600 net completions has been set for the CLP period. This equates to an annual delivery target of 230 net additional dwellings.
A 2017 SHMA identified the need for 126 affordable homes per annum in Craven.
The supporting text to policy SP1 also defines that ‘the minimum proportion for affordable housing that should be required on greenfield sites has been assessed as 30%’.</td></tr>
<tr><td>CLP SP3: Housing Mix And Density</td><td>New housing developments within Craven must ‘…provide an appropriate mix of housing having regard to the dwelling size and mix recommended in the SHMA, its successor or other appropriate and up to date evidence of local housing need’.
The following table from the CLP summarises the SHMA’s recommendations for dwelling size and tenure type for new builds in Craven:
<table><tr><td colspan="4">SHMA Update 2017
Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)</td></tr><tr><td>Overall dwelling size mix</td><td>Market (%)</td><td>Affordable (%)</td><td>Overall (%)</td></tr><tr><td>1/2 Beds</td><td>18.9</td><td>87.4</td><td>39.4</td></tr><tr><td>3 Beds</td><td>57.3</td><td>11.8</td><td>43.7</td></tr><tr><td>4 Beds</td><td>23.8</td><td>0.8</td><td>16.9</td></tr></table>In summary, the SHMA recommendations lean towards smaller/intermediate sized dwellings, and that around a 70% market to 30% affordable tenure split should be sought.
Policy SP3 also sets out that ‘in typical greenfield developments or in brownfield developments with no significant element of conversion, the appropriate housing density should be approximately 32 dwellings per hectare (net).’</td></tr>
<tr><td>CLP SP4: Spatial Strategy and Housing Growth</td><td>The settlements within CCN fall under Tier 4b (‘Villages with Basic Services Bisected by Yorkshire Dales National Park Boundary’) or Tier 5 (‘Small Villages and Hamlets’) of the district settlement hierarchy. The remaining area is designated as ‘Countryside’.
The parish of Clapham cum Newby is designated as ‘rural area’.
Rural exception sites will be supported in Tiers 4 and 5.
Non-allocated sites may be released in areas that ‘adjoin the main built-up area’ of Tier 4 settlements (but not Tier 5) if several conditions are satisfied.
Indicative housing delivery targets for the CLP period have been provided in SP4 for different settlement tiers:
Tier 4b - Clapham: 37
Tier 5 (district wide, including Newby): 69
Open Countryside and Small Sites Allowance (district wide): 207</td></tr>
</table>

Policy	Provisions
CLP ENV1: Countryside and Landscape	Around a third of Craven is in the Forest of Bowland AONB, protected for 'its exceptional landscape value and special qualities including its heather moorland, blanket bog and rare birds…'. The Craven Local Plan area also shares an extensive boundary with the YDNP. Policy ENV1 states that 'In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting or the setting of the Yorkshire Dales National Park, the Council will give great weight to conservation of their special qualities, including their landscape, scenic beauty and intrinsically dark landscapes (for the enjoyment and experience of dark skies).' In areas outside of the national landscape designations (Forest of Bowland AONB and YDNP), ENV1 sets out that proposals for development are expected to '…respect, safeguard, and wherever possible, restore or enhance the landscape character of the area'.
CLP ENV3: Good Design	New developments within Craven will be expected to fulfil '*good design*' principles to ensure that they fit in within the wider landscape character. Two examples of these design principles include: sensitive design in relation to the development location's context, and ensuring that buildings and spaces are accessible to all individuals.
CLP H1: Specialist Housing For Older People	Housing needs for older people are expected to be met by appropriate developments located within *'reasonable access to local services, facilities and public transport'*. The settlements of Settle, Bentham, and Gargrave have been specifically mentioned to be allocated specific sites for '*residential accommodation to meet the housing needs of older people*'.
CLP H2: Affordable Housing	Based on the 2017 SHMA, tenures for affordable housing in Craven should be 'approximately 15%-25% intermediate tenure, and 75%-85% affordable rented…'. The SHMA also recommends that affordable housing delivery should be split '87.4% one- and two-bedroom dwellings and 12.6% three (or more) bedroom dwellings'. It is expected that 30% of developments of 11 dwellings or more on greenfield sites should be affordable housing. In designated rural areas, developments of 6 to 10 dwellings 'will be required to make an equivalent financial contribution for affordable housing'. It is expected that on brownfield sites, developments of 11 dwellings or more, and developments with a combined gross floor area of more than 1000sqm will provide not less than 25% of new dwellings as affordable housing. In designated rural areas, developments on brownfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution for affordable housing. Rural exception sites may be approved to accommodate 'households who are either current residents or have an existing family or employment connection', upon which, a maximum of 30% of units could be for market housing, subject to certain policy criteria. Sites allocated for age restricted housing on greenfield sites should 'provide not less than 30% new dwellings as affordable housing'. Sites allocated for age restricted housing on brownfield sites should 'provide not less than 25% new dwellings as affordable housing'. Sites allocated for assisted living/extra care housing on greenfield sites should 'provide not less than 12% new dwellings as affordable housing'. Sites allocated for assisted living/ extra care housing on brownfield sites should 'provide not less than 7% new dwellings on brownfield sites as affordable housing'.
YDNPLP SP3: Spatial Strategy	Within the YDNPLP settlement hierarchy Clapham is classed as a 'Service Village'. The YDNPLP sets a housing delivery target of '*55 new dwellings per year*', to be achieved through developments on '*allocated sites and inside the housing development boundaries of local service centres and service villages'* and on exception sites for the purposes of affordable housing and local employment purposes.
YDNPLP C1: Housing In Settlements	The YDNPLP provides affordable housing proportions for different scenarios: • '*On sites of 11 or more dwellings, 50% must be affordable housing or alternatively 33% affordable housing and 33% local occupancy restricted housing'.* • '*On sites of between six and 10 dwellings, the National Park Authority will require the payment of a commuted sum in lieu of the delivery of the relevant proportion of affordable housing above'.* • '*On sites of up to five dwellings, new housing will be restricted to local occupancy'* The area of Craven that falls within YDNP has been set a delivery target of 27 dwellings per annum.

Policy	Provisions
YDNPLP C2: Rural exceptions sites	Exception sites for new builds or conversions in service villages and small settlements may be approved based on affordable housing and local connection needs in areas where there is no alternative site available.
YDNPLP C4: Sub-division	Sub-dividing existing dwellings is acceptable under the certain conditions, and in some circumstances is encouraged as a more suitable route to housing delivery in place of building on greenbelt land, subject to site appropriability. Any net dwellings gained will '*be directed toward local need by restricting their occupancy*'.
YDNPLP C8: Accommodation for the elderly and vulnerable adults	Accommodation for older people will be expected to meet '*…identified care and support needs, as demonstrated through an up-to-date elderly/vulnerable persons needs assessment and other relevant supporting evidence…*'.

Source: CDLP / YDNPLP

45. Yorkshire Dales have an emerging plan, proposed for the period 2023-2040. The emerging Yorkshire Dales Local Plan is currently in its consultation phase. Due to Local Government Reorganisation the local authority of Craven will cease to exist on 31st March 2023. The part of Craven that falls outside of the YDNP will become part of a wider North Yorkshire Authority. A formal decision about whether the Craven Local Plan review will continue to inform an updated local plan is yet to be made in light of LGR. It is considered however that current local plan policies are reviewed to see whether or not they are in line with the NPPF 2021, and that relevant evidence base documents are kept up to date. Preparation of a new local plan for the new North Yorkshire Authority will be carried out over the coming years and is expected to be in place by 2028.

Quantity of housing to provide

46. The NPPF 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the NP period.
47. CDC has fulfilled that requirement by providing CCN with an indicative figure of 37 dwellings specifically for the village of Clapham, a share of 69 dwellings across all Tier 5 areas in Craven, and a share of 207 dwellings in open countryside and small site allowances across Craven – all to be accommodated within the NA by the end of the Local Plan period[Craven Local Plan 2012-2032]. YDNPPA have also fulfilled this requirement, setting a delivery target of 27 dwellings per annum in the areas of overlap between YDNP and Craven [YDNP Local Plan 2015-2030] – in the case of CCN, this policy is only relevant to the village of Clapham.
48. Based on the information above, the calculations within this report will estimate that the combined indicative target for CCN will be roughly 50 dwellings (37 + a fraction of Tier 5 and open countryside targets). YDNPA have confirmed that no new builds have occurred within their part of CCN parish since 2011,
49. CDC quarterly settlement growth monitoring (position at 1st July 2022) shows that 24 dwellings have been completed in the main built up area of Clapham village which falls within the Craven local planning authority area, and that 11 sites have extant permission, leaving a residual negative balance of 2 dwellings against the tier 4b Clapham village target of 37 dwellings as set out in policy SP4 of the Craven Local Plan. There have also been 11 completions and 7 extant consents for dwellings on sites which fall outside of the main built up area of Clapham Village (but within the CDC local planning authority) i.e. within the 'open countryside'. Policy SP4 of the Craven LP includes a separate allowance for development in tier 5 settlements and the open countryside, so development in this part of the Clapham cum Newby parish contributes to that allowance.

3. Approach

Research Questions

49. The following research questions were formulated at the outset of the research through discussion with NPSG. They serve to direct the research and provide the structure for the HNA.

Tenure and Affordability

50. NPSG would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.

51. This evidence will allow CCN to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

52. The neighbourhood planners are interested in exploring the need for Affordable Housing for sale (also known as affordable home ownership) and are therefore eligible for support under the Affordable Housing for sale element of the Neighbourhood Planning Technical Support programme. Analysis and commentary on this issue has been provided where relevant and possible in the HNA.

RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

Type and Size

53. NPSG is seeking to determine what size and type of housing would be best suited to the local community. NPSG perceive that the area needs more smaller/intermediate-sized homes, as these provide opportunities for residents to downsize and are more suited towards younger households.

54. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

55. While this study is not able to advise on space standards or home configurations, it may reveal imbalances between the available stock and demographic trends.

56. Note, however, that the evidence gathered here takes the current population as its starting point and projects forward trends that exist today. It therefore risks embedding features of the housing stock and occupation patterns that the community may actually wish to change. In that sense, the findings in this report might be viewed as the baseline scenario on top of which the community's objectives and primary evidence should be layered to create a more complete picture and vision for the future.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

Specialist Housing for Older People

57. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care.

RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?

Relevant Data

58. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the Neighbourhood Plan level and is locally specific. This includes data from the 2011 Census and a range of other data sources, including:

- Clapham Neighbourhood Plan Survey Results (June 2019).
- Land Registry data on prices paid for housing within the local market.
- Local Authority housing waiting list data.
- Office of National Statistics (ONS) population and household projections for future years.
- Other ONS datasets providing more up-to-date demographic information.
- Rental prices from Home.co.uk.
- Craven Strategic Housing Market Assessment (Update 2017).
- Yorkshire Dales National Park Authority Strategic Housing Market Assessment (2019).

59. More recent data sources for the population and existing housing stock will be used wherever possible in this report. However, Census datasets providing, for example, the breakdown of households (as opposed to individuals) by age and the tenure of dwellings, cannot accurately be brought up to date in this way. Such patterns are instead generally assumed to persist to the present day.

4. RQ 1: Tenure, Affordability, and the Need for Affordable Housing

RQ 1: What Affordable Housing (e.g. social housing, affordable rented, Shared Ownership, discounted market sale, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

Introduction

60. This section approaches the question of affordability from two perspectives. First, it examines what tenure options are currently available in the civil parish and which of them might be most appropriate going forward, based on the relationship between how much they cost and local incomes. Second, it estimates the quantity of Affordable Housing that might be required during the NP period. The scale of need for these homes can justify planning policies to guide new development.

61. Tenure refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and Shared Ownership). We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF. A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.

62. The definition of Affordable Housing set out in the NPPF 2021 makes clear the Government's commitment to home ownership by broadening the definition to include a range of low-cost housing opportunities for those aspiring to own a home. As part of this effort, the Government has recently introduced a new product called First Homes.[5]

63. Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:

    - First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home).
    - The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale.
    - After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally.

[5] The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48. The relevant update to PPG is available here: https://www.gov.uk/guidance/first-homes#contents.

- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers.
- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted.
- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy, or Supplementary Planning Documents.
- 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of Shared Ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

Current tenure profile

64. The current tenure profile is a key feature of an NA. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.
65. Table 4-1 presents data on tenure in CCN compared with Craven and England from the 2011 Census (the most recent available source of this information).
66. The data in Table 4-1 shows that the majority of CCN's dwellings are in ownership tenures (69%) - a percentage that is lower than the district mix (73%), but higher than the national mix (63%).
67. A higher degree of variance can be seen between the geographies when looking at the rates of Affordable Housing and market renting tenures. Whilst all three geographies have around 25%-35% of their dwellings on rented tenures (Affordable Housing and market tenures combined), CCN has a significantly higher proportion of private rent tenures (26%), and a significantly lower proportion of social rent tenures (3%) than the other two.
68. The extremely low proportion of dwellings in social rent tenures stands out as a particular area of concern with CCN's tenure profile. This is because for individuals who cannot afford market rent, it is probable that they will be forced to move out of the area. This issue is likely to affect the younger age groups or individuals whose financial circumstances change for the worse, who may be eligible for social rent tenures, but have no access to the due to there being no available stock.
69. The proportion of dwellings on Shared Ownership tenues is around the same for CCN, Craven, and England.

70. There is no current data on the proportion of housing that is rented because the choice to let out a property does not require planning permission or other changes that would be recorded centrally. The 2021 Census will provide the most robust and up-to-date picture of this when the results are released in the coming months.

Table 4-1: Tenure (households) in Clapham Cum Newby, Craven, and England, 2011

Tenure	Clapham cum Newby	Craven	England
Owned	68.8%	73.1%	63.3%
Shared Ownership	0.4%	0.5%	0.8%
Social rented	2.6%	9.0%	17.7%
Private rented	26.1%	15.4%	16.8%

Sources: Census 2011, AECOM Calculations

Affordability

House prices

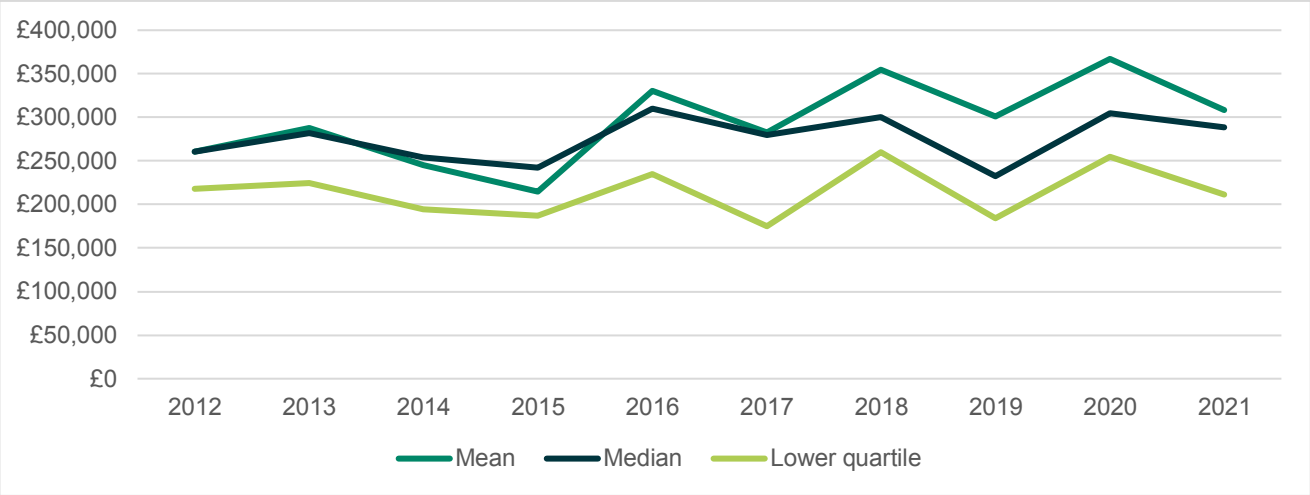
71. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type, and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.

72. Figure 4-1 looks at the change in mean (the average), median (the middle value), and lower quartile (the value below which the lowest 25% of values fall) for house prices in CCN. Over the 10-year period examined in the graph, house prices across all featured measures have experienced a fairly high level of fluctuation, especially for the period of 2015 -2021 which has not seen two consecutive years of gains or losses (the period is categorised by a cycle of one year of growth followed by one year of decline).

73. The mean and median house prices in 2021 have slightly risen from their 2012 values (18% and 11%, respectively), however, the lower quartile has slightly dropped over the same period (-3%). This leaves the 2021 mean at £308,417, the median at £288,750, and the lower quartile at £211,625.

74. The fluctuations in the graph can be explained by an overall low number of house sales in CCN in each year – the housing market's figures are more likely a reflection of the housing size, condition, location and other characteristics, alongside general market conditions.

Figure 4-1: House prices by quartile in CCN, 2012-2021



Source: Land Registry PPD

75. Table 4-2 presents median house prices in CCN between 2012-2021, broken down by housing type. It shows that the median house price growth was not equal across house types. Looking closer at specific housing types reveals that detached housing saw the most growth, at 31%. Semi-detached and Terraced housing also grew, but at comparatively modest rates of around 8% and 5%, respectively. There were no sales of flats between 2012-2015 and in 2020-2021 – therefore, this housing type has no growth figure.

76. It should be noted that the same caveats discussed in relation to Figure 4-1 still apply when interpreting Table 4-2, with dwelling size and other characteristics specific to individual dwellings potentially influencing the growth rates of housing types.

Table 4-2: Median house prices by type in Clapham cum Newby, 2012-2021

Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Growth
Detached	£345,000	£356,000	£300,000	£270,000	£310,000	£352,500	£517,250	£435,000	£383,870	£451,500	**30.9%**
Semi-detached	-	£267,000	£203,750	£242,250	£430,000	£177,500	£299,995	£236,250	£322,000	£288,750	**8.1%**
Terraced	£176,000	£170,000	£137,000	£132,000	£312,500	£187,250	£275,000	£232,500	£185,000	£185,000	**5.1%**
Flats	-	-	-	-	£185,315	£149,155	£201,000	£150,000	-	-	**n/a**
All Types	**£260,500**	**£282,000**	**£253,750**	**£242,250**	**£310,000**	**£280,000**	**£299,995**	**£232,500**	**£305,000**	**£288,750**	**10.8%**

Source: Land Registry PPD

Income

77. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.

78. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average gross household income locally was £40,200 in 2018 in Middle Layer Super Output Area (MSOA) 'Craven 001' – which includes CCN and other nearby areas. A map of the area to which this data applies is provided in Appendix A.

79. The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. Craven's gross individual lower quartile annual earnings were £13,061 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £26,122.

80. It is immediately clear from this data that there is a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has one earner only.

Affordability Thresholds

81. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds' - the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.

82. AECOM has determined thresholds for the income required in CCN to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF. These calculations are detailed and discussed in more detail in Appendix A.

83. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken and a case can be made for alternatives. The mortgage multiplier is particularly variable, with multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants. The percentage of income to be spent on rent also varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption. While larger mortgages and higher rents may be feasible for individuals, this creates vulnerability to changing economic circumstances and may not be a possibility for many people with the most acute housing needs. Different assumptions would, however, alter the picture of affordability that emerges here. This is another reason interpret the findings with a degree of flexibility.

84. Table 4-3 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have

assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.

85. The same information is presented as a graph in Table 4-3 on a subsequent page, with selected measures from the table presented for clarity.

Table 4-3: Affordability thresholds in Clapham cum Newby (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £40,200	Affordable on LQ earnings (single earner)? £13,061	Affordable on LQ earnings (2 earners)? £26,122
Market Housing						
Median House Price	£259,875	-	£74,250	No	No	No
LA New Build Median House Price (2020 and 2021)	£300,211		£85,775	No	No	No
LQ/Entry-level House Price	£190,463	-	£54,418	No	No	No
Average Market Rent	-	£9,408	£31,360	Yes	No	No
Entry-level Market Rent	-	£6,696	£22,320	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£181,913	-	£51,975	No	No	No
First Homes (-40%)	£155,925	-	£44,550	No	No	No
First Homes (-50%)	£129,938	-	£37,125	Yes	No	No
Shared Ownership (50%)	£129,938	£3,609	£49,156	No	No	No
Shared Ownership (25%)	£64,969	£5,414	£36,609	Yes	No	No
Shared Ownership (10%)	£25,988	£6,497	£29,081	Yes	No	No
Affordable Rented Housing						
Affordable Rent	-	£4,912	**£16,357**	Yes	No	Yes
Social Rent	-	£4,604	**£15,330**	Yes	No	Yes

Source: AECOM Calculations

86. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give a sufficiently robust indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity, the analysis speaks in terms of tenure products being 'affordable' or 'not affordable' for different groups, but individual circumstances and the location, condition, and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

Market housing for purchase and rent

87. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit

of a higher-than-average income, is likely to remain out of reach to most. The median house price would require an annual income 85% higher than the current average.

88. Average private renting is generally only affordable to average (and above) earners. Households made up of two lower quartile earners can access entry-level rent, but not average market rent. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances. All forms of market housing are unaffordable to individuals on lower quartile earnings. The implication of these market conditions means that households on lower incomes (which is likely to include most of the younger population) may be forced out of the area.

Affordable home ownership

89. There is a relatively large group of households in CCN who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £22,320 per year (at which point entry-level rents become affordable) and £54,418 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and Shared Ownership.

90. First Homes are to be offered at a discount of at least 30% on equivalent market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.

91. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. For these calculations, the data suggests that only a 50% discount would reduce house prices to within affordable levels for average earners in the area. However, even with a 50% discount, households made up of two lower quartile earners would still be unable to afford First Homes in the area.

92. Table 4-4 shows the discounts required for First Homes to be affordable to the three income groups. Because it is not possible to estimate the cost of a typical First Home due to a lack of data on new build entry-level house prices in the NA, it is worth considering the discounts required for some additional price benchmarks. Table 4-3 uses median house prices in the NA as the best proxy for the cost of a newly built entry-level home in the area, because this reflects the local market and accounts for the price premium usually associated with newly built housing (which would bring the price closer to the price of median existing homes than existing entry-level homes). However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, and of entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given in Table 4-4.

Table 4-4 Discount on sale price required for households to afford First Homes

Tenure/product	Mean Income	LQ Income x1	LQ Income x2
NA Median house price	46%	82%	65%
LA New build median house price	13%	72%	44%
NA Entry-level house price	26%	76%	52%

Source: Land Registry PPD; ONS MSOA total household income

93. Shared Ownership appears to be more affordable than First Homes but is broadly accessible to the same groups. Government has recently announced that the minimum equity share for Shared Ownership will fall to 10% of the property value.[6] If this is delivered in the NA, it will make Shared Ownership easier to access for more people. However, while the income threshold for a 10% equity Shared Ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as Shared Ownership at higher equity shares and First Homes) for those who can afford them.

94. The transition from 10% to 100% ownership would be long, and during this period the rent on the 90% unsold value would not be subsidised, meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. This product would therefore only be a realistic route to full ownership for households prepared to take a long-term view.

95. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. On that basis, Rent to Buy appears to be a more affordable option than First Homes and Shared Ownership at 25% or more equity.

96. These three products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not:

    - First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
    - Shared Ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
    - Shared Ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant must pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
    - Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower

[6] The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48.

accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

97. In conclusion, all these products would provide value to different segments of the local population, with Shared Ownership at a 25% or lower equity share potentially allowing average and lower earning households to get a foot on the housing ladder, while Rent to Buy is helpful to those with little or no savings for a deposit, and First Homes (at 50% discount) may provide a better long-term investment to those who can afford to access it.

Affordable rented housing

98. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear unable to afford any of the tenures considered including the smallest socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.

99. The evidence in this chapter suggests that the affordable rented sector performs a vital function in CCN as the only option for a large segment of those in the greatest need. Social Rents are cheaper than Affordable Rents and would therefore leave households on lower earnings more able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This mean that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

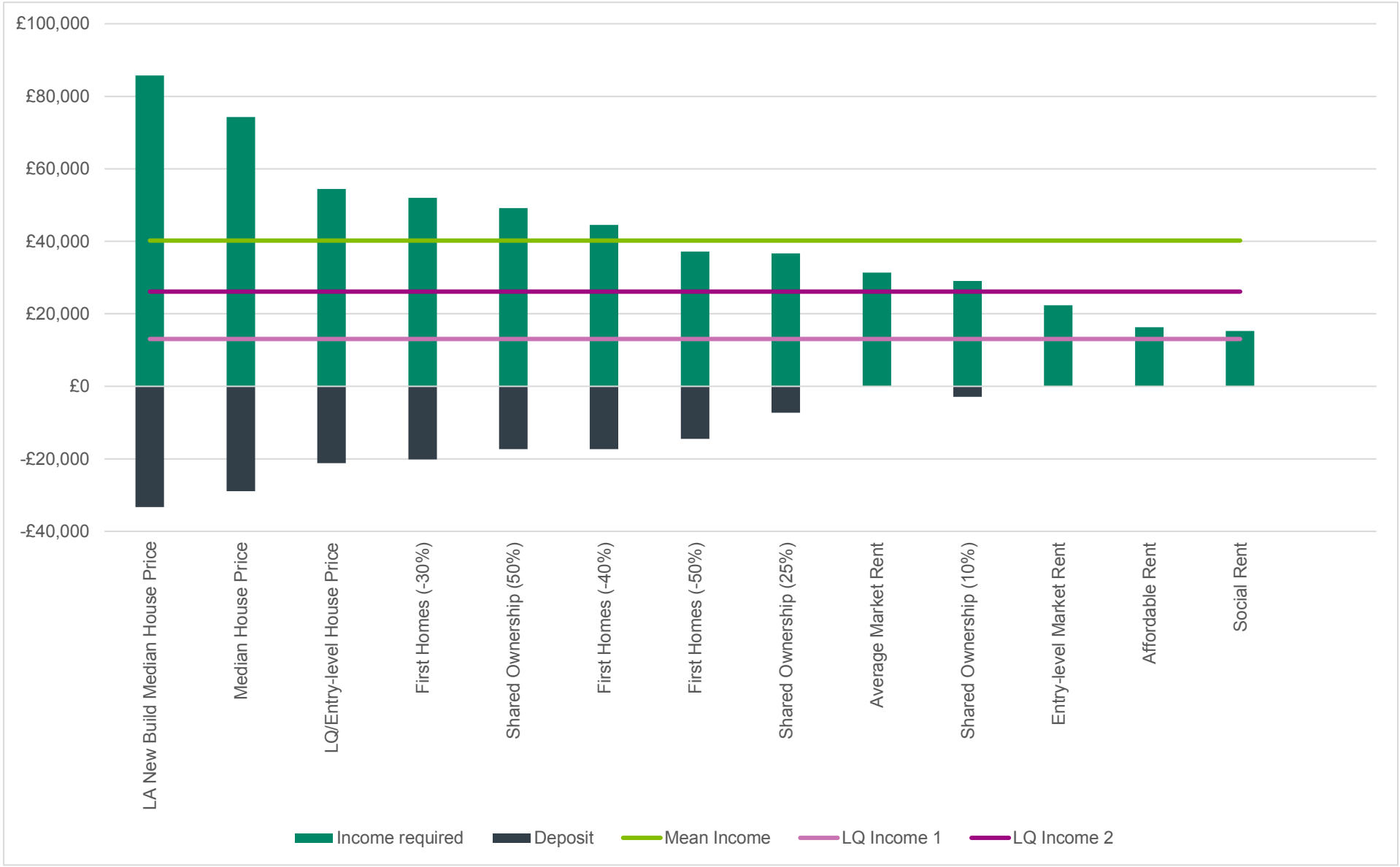
Clapham Neighbourhood Plan Survey Findings (2019) (CNPS)

100. The CNPS identifies that the issue of housing and affordability is one of the most pressing concerns amongst CCN's population. When survey participants were asked '*what is not done well [in CCN]?*', the most common response related to the theme of '*housing/planning*'. The CNPS summarise the issue by saying that '*there are several concerns about the development of new housing, and about the lack of affordable housing for younger residents'*.

101. Aligning with the sentiments above, other results within the CNPS show clear support for building more homes offered on affordable tenures (74% support for affordable rent and 82% for affordable ownership), rather than market tenures.

102. Finally, reflecting on CCN's overall housing market, the CNPS concludes that '*there are concerns about the lack of reasonably priced smaller properties and the need for family homes that are affordable and would encourage young people to stay in the area…much of the recent housing development has been priced way beyond the means of anyone who is working in the typical lower wage jobs in the tourism and agricultural sectors that are typically found in this area'.*

Figure 4-2: Affordability thresholds in CCN, income required (additional cost of deposit in black)



Source: AECOM Calculations

Affordable housing- quantity needed

103. The starting point for understanding the need for affordable housing in CCN is the relevant Strategic Housing Market Assessment (SHMA). Two separate SHMAs were undertaken for Craven in 2017, and YDNP in 2019. These SHMAs estimate the need for Affordable Housing in their districts based on analysis of the council waiting list and analysis of other data sets in line with Planning Practice Guidance at the time. The Craven SHMA identifies the need for 126 additional affordable homes each year for the relevant Local Plan period (20122032). The YDNP SHMA identifies the need for 27 additional affordable homes each year for the relevant Local Plan period (2015-2030). These two targets should be considered as overlapping, rather than to be combined. ***[Comment from CDC: Is this true? Further explanation could be included here as to why]*** This need is largely for Social Rent as it relates to households who live in unsuitable housing and who cannot afford to access market rents. A small proportion of these households may be able to afford Shared Ownership because in some cases it is more affordable than market rents, especially when available at a share of 10%.

104. Focussing on Craven's affordable housing delivery, when the SHMA figures are pro-rated to CCN based on its fair share of the population (1% of Craven's population), this equates to one home per annum (predominately for Social/Affordable Rent) or 10 homes over the NP period (2022-2032). However, pro-rating District level estimates of affordable housing need to rural areas presents problems in practice. The District level figures are likely to represent higher needs in the urban areas of the District where there is a large social housing stock and larger numbers of households living in the PRS on housing benefit. Both factors tend to generate higher needs. By contrast, in rural villages like Clapham, the lack of social housing means there is no need generated from households already living in the sector. Similarly, households who may need social housing often move away to areas where their needs are more likely to be met (either because there is social housing available or more private rented housing). This means it is difficult to identify need for Social Rent housing within CCN.

105. The data for needed to pro-rate the YDNP affordable housing target to CCN is not available, so an estimate for CCN's share of the total target cannot be generated. However, it can be assumed that the figure is low and would be subject to the same caveats mentioned in the previous paragraph.

106. In Table 4-5 we have calculated, using PPG as a starting point,7 an estimate of the total need for affordable rented housing in CCN over the NP period. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence we have available to us. For example, Census 2011 data is increasingly out-of-date. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic polices, the calculations set out here are considered

[7]Paragraphs 024-026 Reference ID: 2a-026-20140306, at https://www.gov.uk/guidance/housing-and-economic-landavailability-assessment

a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.

107. The figures in Table 4-5 are largely dependent on information provided by CDC in its capacity as manager of the local housing waiting list. As of March 2022, the following figures have been confirmed:

- The current number of residents on CCN's Affordable Housing register with active applications is four. These fall under the following needs:
  - 1 x two-bedroom house
  - 3 x one-bedroom bungalow
- Quantity of Affordable Housing re-lets in CCN:
  - 2021 – 2022: 1 x three-bedroom house (carried over from previous year)
  - 2020 - 2021: 2 x three-bedroom house
  - 2011 – 2020: no vacancies

108. Table 4-5 shows that there are currently four households in CCN unable to access affordable rented homes suitable to their needs (based on data provided by CDC in March 2022). The table also suggests that, over the NP period, one additional household in the NA will fall into need. Whilst a turnover of affordable rented accommodation will satisfy some of CCN's need, the calculations in Table 4-5 suggest that there will be a total need for three new affordable rented homes over the NP period.

Table 45: Estimate of the potential demand for affordable housing for sale in Clapham cum Newby

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	**4.0**	Data provided by YDNPPA in February 2022.
1.2 Per annum	**0.4**	1.1 divided by the plan period 2022-2032
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	**19.2**	MHCLG 2018-based household projections for the LA between start and end of plan period. % increase applied to NA
2.2 Proportion of new households unable to rent in the market	**7.4%**	(Steps 1.1 + 2.2.1 + 2.2.2) divided by number of households in NA
2.2.1 Current number of social renters in NA	**8.0**	2011 Census + LA-level % increase
2.2.2 Number of private renters on housing benefits	**10.1**	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	**1.4**	Step 2.1 * Step 2.2
2.4 Per annum	**0.1**	Step 2.3 divided by plan period 2022-2032
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of social/affordable re-lets (including transfers) %	**3.0%**	Assumed proportion of stock re-let each year
3.2 Supply of social/affordable re-lets (including transfers)	**0.2**	Step 3.1 x NA social rented stock (2.2.1)
NET SHORTFALL (OR SURPLUS) OF RENTED UNITS PER ANNUM		
Overall shortfall (or surplus) per annum	**0.3**	Step 1.2 + Step 2.4 - Step 3.2
Overall shortfall (or surplus) over the plan period	**3.0**	(Step 1.1 + Step 2.3) - Step 3.2 * plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency. Figures may not sum due to rounding.

109. Turning now to Affordable Housing providing a route to home ownership, Table 46 estimates the potential demand in CCN. This model aims to estimate the number of households might wish to own their own home but cannot afford to – the 'can rent, can't buy' group described in the previous section. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.

110. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys.

and polls at the national level which demonstrate that most households (typically 80% or more) aspire to home ownership.[8] No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.

111. The result of the calculation is six households per annum who may be interested in affordable home ownership (or 59 for the entirety of the NP period).

112. Again, this assumes a rate of turnover in the existing stock will satisfy some need, though this is extremely minimal because of the lack of Shared Ownership in the NA currently.

113. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

[8] http://www.ipsos-mori-generations.com/housing.html

Table 4-6: Estimate of the potential demand for affordable housing for sale in Clapham cum Newby

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	**86.5**	Census 2011 number of renters * national % increase to 2018
1.2 Percentage renters on housing benefit in LA	**11.6%**	% of renters in 2018 on housing benefit
1.3 Number of renters on housing benefits in NA	**10.1**	Step 1.1 * Step 1.2
1.4 Current need (households)	**57.4**	Current renters minus those on HB and minus 25% assumed to rent by choice
1.5 Per annum	**5.7**	Step 1.4 divided by plan period
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	**19.2**	LA household projections for plan period (2018 based) pro-rated to NA
2.2 % of households unable to buy but able to rent	**20.0%**	(Step 1.4 + Step 3.1) divided by number of households in NA estimated in 2020
2.3 Total newly arising need	**3.8**	Step 2.1 * Step 2.2
2.4 Total newly arising need per annum	**0.3**	Step 2.3 divided by plan period
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	**1.8**	Number of shared ownership homes in NA (Census 2011 + LA new build to 2018/19 pro-rated to NA)
3.2 Supply - intermediate resales	**0.1**	Step 3.1 * 5% (assume rate of re-sale)
NET SHORTFALL (OR SURPLUS) PER ANNUM		
Overall shortfall (or surplus) per annum	**5.9**	(Step 1.5 + Step 2.4) - Step 3.2
Overall shortfall (or surplus) over the plan period	**59.4**	(Step 1.4 + Step 2.3) - Step 3.2 * number of years to end of plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

114. There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).

115. It is also important to remember that even after the NP is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented

housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

Affordable Housing policy guidance

116. Craven's adopted policy on this subject (Policy H2) states that 30% of all new housing on greenfield sites and 25% of all new housing on brownfield sites should be affordable. Given that there has been a minimal amount of development in CCN over the last decade, it is unsurprising that there have been no Affordable Housing completions in the area.

117. The overall proportion of housing that must be affordable is not an area of policy that a NP can usually influence, but it is worth emphasizing that the HNA finds there to be robust evidence of need for some Affordable Housing in the NA, and every effort should be made to maximise delivery where viable.

118. How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership – is specified in the SHMAs and Local Plans. The HNA can supply more localized evidence, and this section summarises the factors that might be taken into account before proposing a suggested Affordable Housing tenure mix that might be suitable for CCN specifically.

119. The following evidence and considerations may be used as a starting point in the development of policy concerning the Affordable Housing mix:

    A. **Evidence of need for Affordable Housing**: This study estimates that CCN requires roughly three units of affordable rented housing and could accommodate demand for around 59 units of affordable home ownership over the NP period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.

    The relationship between these figures suggests that 5% of Affordable Housing should be rented and 95% should offer a route to ownership. However, as noted above, these figures are not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership.

    If the quantity of new housing overall were unlimited, 5% to 95% may be an appropriate affordable tenure mix. However, this is certainly not the case in CCN, and therefore would not be an appropriate mix.

    B. **Can Affordable Housing needs be met in full?** How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.

    If the CLP target of 30% (of all housing to be affordable) were achieved on every site (based on our estimated target of 50 dwellings), up to around 15 affordable homes might be expected in the NA. If the majority of CCN's HRF is expected to come forward in the form of small infill developments,

those schemes are unlikely to be large enough to meet the threshold of 11 dwellings on greenfield sites or six dwellings in rural areas, above which the Affordable Housing policy applies. If that is the case, the potential delivery of Affordable Housing is likely to be lower still. This may not be sufficient to satisfy the total potential demand for Affordable Housing identified here.

As a result, affordable rented housing should have a higher weighting in the tenure mix to ensure that the most acute needs are met as a priority. Given the historic delivery rates and the expected volume of future delivery it is reasonable to assume that supply will be limited, and affordable rented accommodation should be prioritised. The 15%-25% ownership/ intermediate to 75%-85% rented guideline mix in the CLP may offer an appropriate benchmark.

C. **Government policy (e.g. NPPF) requirements**: current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. For 10% of all housing to be affordable ownership in Craven, where 30% of all housing should be affordable, 33% of Affordable Housing should be for affordable ownership. The guideline tenure split sought in the CLP does not appear to comply with this requirement.

There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. ***[CDC: Suggest that a reference to para 65 of the NPPF is included, which actually states that 'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership (footnote 31), unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.' The para also lists exemptions to this requirement]***. Based on the findings of this HNA there is no evidence that meeting the 10% threshold in CCN would prejudice the provision of much needed affordable rented homes. ***[CDC: The CLP was examined against the 2012 NPPF and the Council's evidence on local housing need in the 2017 SHMA and addenda is largely based on that version of the NPPF and the definitions of AH need included. The 2012 NPPF did not include the requirement for 10% affordable home ownership for major development and therefore this is not a requirement of adopted LP policy H2. The requirement set out in the 2021 NPPF is a material planning consideration. This explanation should be included.]***

D. **Local Plan policy**: As noted above, the adopted CLP seeks a tenure split for Affordable Housing in the ranges of 15%-25% ownership/intermediate to 75%-85% rented.

E. **First Homes policy:** the Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a written ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes.

This new minimum requirement may have the effect of displacing other products in any established tenure mix, and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. Based on CLP recommended tenure split, this will have an impact on the delivery of new homes in CCN.

After the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should as a first priority protect the provision for social rent set out in the

CLP. The remaining units should then be allocated to other tenure products in the relative proportions set out in the CLP.

AECOM is aware that some Local Planning Authorities are considering 'top slicing' their affordable housing quota to provide 25% First Homes and then allocating the remaining proportion according to their existing policy tenure split. If this was done in Craven, the remaining 75% of the affordable housing provision would then be apportioned 75-85% to affordable rent and 15-25% to affordable home ownership. If this approach is taken, all other things being equal, it would reduce the provision of rented forms of affordable housing since it would effectively protect the provision of other forms of affordable home ownership alongside First Homes. Some LPAs are considering this approach because of the existing business models of registered providers which have relied on Shared Ownership to cross subsidise affordable rented housing and uncertainty over whether First Homes could replace this model.

This guidance generally applies to district-level policy, and there may still be potential for a NP tenure mix to deviate from how the other tenures are rebalanced if appropriate.

[CDC Comments: Craven has produced a First Homes in Craven document which explains how FHs will be implemented in Craven. It sets out Craven's approach to an adjusted tenure split of AH i.e., 25% FHs, 10-15% affordable home ownership and 60-65% social/affordable rent. This split is in line with the requirements of the FH WMS and NPPG of delivering affordable housing tenures in line with the proportions set out in adopted LP policy H2. We suggest that you provide a link to the FH in Craven document and the accompanying Arc4 evidence once they are published on the CDC website.]

G. **Funding**: the availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The neighbourhood planning group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.

H. **Existing tenure mix in CCN**: According to the 2011 Census data, approximately 69% all dwellings in CCN are on ownership tenures - the most common tenure type within the parish. Private rent, Social Rent, and Shared Ownership accounted for approximately 26%, 3%, and <1% of tenures, respectively. Comparing Affordable Housing tenures to the district's rates, CCN has an equivalent proportion of Shared Ownership tenures, but a significantly lower rate of Social Rent tenures.

Since 2011, new build completions data suggests that no houses were offered in Affordable Housing tenures. Overall, ownership and market tenures dominate CCN's housing stock in the present day. This suggests that some provision of Affordable Housing would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes including newly forming households and younger families to remain in or move to the area. Social rent would seem to be particularly under-supplied.

I. **Views of registered providers**: it is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in the parish. The funding arrangements available to housing associations will determine rent levels.

J. **Wider policy objectives**: the neighbourhood planning group may wish to take account of broader policy objectives for CCN and/or the wider district. These could include, but are not restricted to, policies to attract younger households, families or working aged people to the NA. These wider considerations may influence the mix of Affordable Housing provided.

120. Based on the considerations above, Table 4-7 proposes an indicative Affordable Housing tenure mix of 35% ownership to 65% rented tenures that might be sought through NP policy.

121. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here. In this context, affordable rented tenures should be prioritised. Whilst the CLP guideline mix of 15%-25% rented to 85%-75%% rightly emphasises rented tenures, it does not comply with the various minimum requirements mandated nationally. This HNA therefore recommends a 35% rented to 65% ownership tenure split for new Affordable Housing in CCN as it conforms with nationally mandated requirements, but also would cater for a wider proportion of the population in CCN. This mix still places a priority towards the acute needs for Affordable Rent tenures, whilst still providing some options to locals who cannot afford the step up from renting to ownership (which has been identified as a serious issue in CCN).

122. Since First Homes appears the most affordable and helpful option locally, assuming it can be offered at the appropriate discount level, national policy that First Homes should represent 25% of the affordable mix is suitable in CCN. In the interests of diversity and maximizing choice, both Shared Ownership and Rent to Buy have been allocated 5%.***[CDC comment: Suggest you include an explanation as to why FHs appear to be the most affordable. This para states 'assuming it (FHs) can be offered at the appropriate discount level'. The WMS & NPPG are clear that any local requirements should be justified by evidence in the form of a local housing needs assessment. Can this LHNA recommend an appropriate discount level for FH in Clapham?]***

123. This mix should be viewed as a starting point, based primarily on secondary evidence, which should be reconsidered in light of considerations F to J above, and in particular the views and objectives of the community.

124. Where the neighbourhood planning group wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures - it is important that they liaise with Craven to gather more detailed income and viability information, and to ensure that departures from the local policy context have their support.***[CDC comment: NP policy should be in conformity with LP policy.]***

125. Another option when developing NP policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered based on site-by-site circumstances in addition to this evidence.

Table 4-7: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	**35%**	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders, and buyer appetite etc.
Shared Ownership	5%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on Shared Ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	5%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	**65%**	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

Source: AECOM calculations

126. Table 4-8 summarises CCN's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the NP period. This exercise simply applies the estimated housing requirement figure for the area from the CLP (see 'Quantity of housing to provide' section) and shows the quantities of Affordable Housing for rent and sale that would be delivered if the Local Plan's tenure mix were to be rigidly enforced. In this sense it is hypothetical, and the outcomes in practice may differ, either because of measures taken in the NP (e.g. if the group plan for more housing, and therefore more Affordable Housing, than the Local Plan), or if the group decide to influence the tenure mix in other ways, or because of site-specific constraints.

127. Note that none of these scenarios would comply with Government minimum affordable ownership requirements of 10% of the total housing delivery.

Table 4-8: Estimated delivery of Affordable Housing in Clapham cum Newby based on CLP

	Step in Estimation	Expected delivery		
A	Provisional capacity figure	50		
B	Affordable housing quota (%) in LPA's Local Plan	30%		
C	Potential total Affordable Housing in NA (A x B)	**15**		
D	Rented % (e.g. social/ affordable rented)	75%	80%	85%
E	Rented number (C x D)	**11**	**12**	**13**
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	25%	20%	15%
G	Affordable home ownership number (C x F)	4	3	2

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

128. Finally, following the same method used in Table 4-8, Table 4-9 provides an estimate for the expected delivery of Affordable Housing, split between ownership and renting tenures based on the newly suggested tenure split recommended in this report.

Table 4-9: Estimated delivery of Affordable Housing in Clapham cum Newby based on AECOM recommendation

	Step in Estimation	Expected delivery
A	Provisional capacity figure	50
B	Affordable housing quota (%) in LPA's Local Plan	30%
C	Potential total Affordable Housing in NA (A x B)	**15**
D	Rented % (e.g. social/ affordable rented)	65%
E	Rented number (C x D)	**10**
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	35%
G	Affordable home ownership number (C x F)	**5**

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

Conclusions- Tenure and Affordability

129. Beginning with housing tenures, this chapter finds that ownership tenures are the most common tenure type in CCN, at approximately 69%. Private rent, Social Rent, and Shared Ownership accounted for approximately 26%, 3%, and <1% of tenures in CCN, respectively.

130. Whilst houses in CCN have experienced a modest rate of growth (the median house price has risen by approximately 11% between 2012 – 2021), a high rate of ownership tenures and insufficient average earnings in CCN has resulted in the civil parish becoming a challenging area to get onto the property ladder. In an area where the total housing stock is already limited, these factors mean that options are scarce, and that if any units become available on the market, they are out of reach for many - average income households would need to earn 85% more income to afford median house prices on market ownership tenures. Households of one and two lower quartile earners are also below the affordability threshold for any market ownership.

131. Market rent in CCN is more accessible than market ownership, although it is only affordable to average (or higher) earners. Households of two lower quartile earners can only afford entry-level market rents. Finally, households of one lower quartile earner are below the affordability threshold for any market rent.

132. An offering of Affordable Housing tenures will be necessary in CCN to bring housing to attainable prices for many households of varying ownership/renting aspirations:

    - First Homes at 50% would be useful for households aspiring for ownership and have a suitable deposit saved up. First Homes tenures at 50% discount levels are the only way that home ownership can become attainable for average earning households in CCN.
    - Shared Ownership at 25% or lower equity would also be valuable in bringing ownership tenures to within affordable levels for households on average incomes and lacking funds to put down a deposit required for market or First Homes tenures. Shared Ownership at 25% equity has a similar affordability threshold to First Homes at 50% discount but may be considered a less attractive option if applicants had a suitable deposit for the latter. However, Shared Ownership at 10% stands alone as the most affordable route to home ownership in CCN, making the ownership market available to households earning slightly under the average. Unfortunately, households of one and two lower quartile earners are below the affordability threshold for the maximum First Homes discount and all Shared Ownership tenures.
    - Rent to Buy may provide value to households on average income or households of two lower quartile earners who lack sufficient deposits rather than sufficient incomes, or struggle to attain a mortgage.
    - Both Affordable Rent and Social Rent packages may also be valuable for households of two individuals on lower quartile income, who without these discounts would likely be priced out of the area if they cannot find a property on entry-level market rent.

133. According to CDC data, there are currently four applicants on the housing register in CCN. Over the NP period, our calculations suggest that one further household will fall into need. Overall, this creates a demand for five households over the NP period, however, some of this demand will be absorbed by Affordable Housing re-lets. Our calculations suggest that three dwellings are needed to satisfy the Affordable Rent need in CCN by the end of the NP period. A further potential demand for 59 dwellings over the NP period has been calculated to accommodate households aspiring to move from renting to ownership tenures (although this is much less of a priority compared to Affordable Renting need, and our estimate does not consider whether those 59 households would all be able to afford the available options).

134. A 65% rent to 35% ownership split is suggested for new Affordable Housing in the area to strike a balance between fulfilling the most important renting needs in the area, whilst also providing a smaller offering of Affordable Homes ownership tenures for households struggling with the affordability thresholds of ownership in the area.

135. Under a scenario where a 65% rent to 35% ownership split for Affordable Housing is achieved, and the maximum number of Affordable Housing units are delivered based on a total number of 50 dwellings over the NP period, CCN could expect to deliver 10 dwellings on Affordable/Social Rent tenures and five dwellings on affordable ownership tenures. This level of delivery would meet the total quantity of demand identified in estimates of the need for rented Affordable Housing but would fall short of the potential affordable ownership need. In addition, if the estimated housing delivery target of 50 is achieved mostly on sites that do not have Affordable Housing policy applied to them, it may be that the rented affordable need in CCN would not be addressed.

5. RQ 2: Type and Size

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

Introduction

136. The evidence in this chapter is intended to give a snapshot of the existing dwelling stock in CCN in terms of type and size, as well as some of the population characteristics that tend to influence housing needs. From this, it is possible to develop an understanding of what sort of housing would be appropriate going forward.

137. It is worth emphasising that this evidence assumes that existing demographic and occupation patterns will persist into the future. It can therefore be thought of as the baseline or default scenario, into which the community may wish to intervene – for example to attract a different or more balanced demographic. The recommendations in this chapter, particularly the final suggested size mix, are a starting point that may be adjusted considering other community objectives and primary evidence.

Existing types and sizes

Background and definitions

138. Before beginning to explore issues of dwelling type and size, it is important to note that the demand for housing by size and type tends to be determined primarily by wealth – with those having more buying power choosing to occupy larger homes, and often preferring detached properties to denser types, such as flats.

139. This study is concerned primarily with need rather than demand. Need for homes of different sizes is chiefly determined by the number of people occupying the home. In the strict sense, there is no 'need' for dwellings of any particular type, other than the specific needs of those with certain disabilities for level access properties, for example.

140. The best proxy for the number of people in a household is age or 'life stage', with younger and then older households tending to have one or two people, and those in between these poles more likely to have larger families including children. Life stage is therefore a main indicator considered here for the size of housing needed. But it is worth pointing out that wealth is also correlated with age, so it is not possible to attain a pure view of what is needed from the secondary data alone.

141. It is also useful to clarify the terminology around dwellings and households. Dwellings are counted in the Census by combining address information with Census returns on whether people's accommodation is self-contained. As such,

all dwellings are classified as either shared or unshared dwellings. Households are groups of people who live together as a coherent unit (such as a family), and a dwelling is shared where there is more than one household occupying it (e.g. two families or a group of individual students). Hence, there is usually a different number of households and dwellings in any given area. The number of dwellings can also exceed that of households in areas with large numbers of holiday or second homes.

142. As noted in the Context section of this report, there is no perfect data source for the current mix of dwellings in the NA. Due to CCN being a small civil parish, made up of the smallest output areas, the number of usable data sources are limited. Most of the analysis in this chapter will use 2011 Census data, however it can be assumed that due to the low number of completions in CCN since 2011, the figures are likely to be similar to the current profile of the area's housing stock (other than any extensions or other changes to existing dwellings). The 2021 Census may confirm these assumptions on its release.

Dwelling type

143. Table 5-1 presents the recorded dwelling type mix in CCN using 2011 Census data.

Table 5-1: Accommodation type, Clapham cum Newby, 2011

Dwelling type	2011 (Census)
Bungalow	-
Flat	4
Terrace	55
Semi-detached	56
Detached	185
Unknown/other	-
Total	300

Source: ONS 2011, AECOM Calculations

144. The data in Table 5-1 shows that CCN's housing type mix is heavily weighted towards less dense housing types. Detached dwellings are the most common type by a distance, accounting for over three times more units than the next most common house type. There are a similar number of terrace and semi-detached homes in CCN - both in the mid-50s. Finally, there is a notable absence of flats in CCN, with only four units recorded in the 2011 Census. These trends are unsurprising for an NA of CCN's size, population, and rural profile; however, this type profile still has room to increase the quantity of units of denser housing types which tend to be most affordable (especially flats) in its overall mix.

145. To understand the mix further, it is useful to look at the percentage breakdown of accommodation types, and compare these to the wider district and country, provided in Table 5-2.

Table 5-2: Accommodation type, Clapham cum Newby, 2011

Dwelling type		Clapham cum Newby	Craven	England
Whole house or bungalow	Detached	61.7%	25.2%	22.4%
	Semi-detached	18.7%	27.9%	31.2%
	Terraced	18.3%	37.1%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	0.3%	5.4%	16.4%
	Parts of a converted or shared house	0.7%	2.1%	3.8%
	In commercial building	0.3%	1.3%	1.0%

Source: ONS 2011, AECOM Calculations

146. The data in Table 5-2 shows that the trends discussed in relation to CCN's housing type profile in Table 5-1 are not comparable to Craven or England's housing profiles. For example, CCN's mix of detached houses is over two times the proportion of Craven and three times the proportion of England. The heavy weighting of detached housing in CCN means that the proportions of all other housing types are lower than the district and nation. This is particularly evident for the proportion of flats – all flat types have significantly lower proportions than the district and nation.

Dwelling size

147. Table 5-3 presents the recorded dwelling bedroom size mix in CCN using 2011 Census data.

Table 5-3: Number of bedrooms in household spaces in Clapham cum Newby, 2011

Number of Bedrooms	2011 (Census)
No bedrooms	1
1 bedroom	7
2 bedrooms	48
3 bedrooms	118
4 bedrooms	75
5 or more bedrooms	23

Source: ONS 2011

148. The most common dwelling size in CCN is three-bedroom, at 118 units. The next two most common dwelling sizes are four-bedrooms at 75 units and two-bedrooms at 48 units. The housing sizes on both ends of the size spectrum account for the smallest number of units within the total stock – 23 units for five-or-more-bedrooms and seven for one-bedroom. There is also one dwelling classed as having no bedrooms. In summary, CCN's housing size stock is concentrated towards the intermediate to larger sized units.

149. To understand the mix further, it is useful to look at the percentage breakdown of house sizes, and compare these to the wider district and country, provided in Table 5-4.

Table 5-4: Number of bedrooms in household spaces in Clapham cum Newby, Craven, and England, 2011

Bedrooms	Clapham cum Newby		Craven		England	
All categories: no. of bedrooms	**272**	**100.0%**	**24,583**	**100.0%**	**22,063,368**	**100.0%**
No bedrooms	1	0.4%	59	0.2%	54,938	0.2%
1 bedroom	7	2.6%	1,845	7.5%	2,593,893	11.8%
2 bedrooms	48	17.6%	7,042	28.6%	6,145,083	27.9%
3 bedrooms	118	43.4%	10,333	42.0%	9,088,213	41.2%
4 bedrooms	75	27.6%	3,979	16.2%	3,166,531	14.4%
5 or more bedrooms	23	8.5%	1,325	5.4%	1,014,710	4.6%

Source: ONS 2011, AECOM Calculations

150. Table 5-4 shows that all three geographies share a common trait - the proportion of three-bedroom dwellings is just above 40% and is also the most common dwelling size. However, the size profile of CCN for all other sizes (except for 'no bedrooms') is less alike when making the same geographical comparisons. This is because CCN has a higher proportion of four or five-or-more-bedroom household spaces, but a smaller proportion of one and two-bedroom household spaces, when compared to Craven and England. Overall, this makes means that the civil parish has a 'larger-sized' housing stock compared to both Craven and England.

Age and household composition

151. Having established the current stock profile of CCN and identified recent changes to it, the evidence gathered in this report examines the composition and age structure of households living in the NA. Many of these indicators have a bearing on what housing might be needed in future years.

Age structure

152. Table 5-5 shows the most recent estimated age structure of CCN's population, alongside 2011 Census figures.

153. Between 2011 and 2020, CCN's total population has reduced by around 3%.

154. In 2011, the most common age band for an individual in CCN was 45-64, accounting for 35% of the total mix. The two age bands either side of 45-64 shared a similar proportion of the total population's age mix, both accounting for around 20% each. The 16-24 and 85 and over categories accounted for under 10% of the population.

155. The updated figures from 2020 indicate a shift towards the older age bands, and thus suggest that CCN's population is ageing. Whilst the 45-64 age band remained in a relatively similar proportion as it did in 2011, both older age bands above it grew, whereas both younger age bands below it declined.

156. Note that ONS advises exercising caution with population estimates by single year of age (from which this 2020 data has been derived), as patterns of variance and bias make it relatively less accurate compared to Census data.

157. It is also worth noting that only the age structure of the population (individuals) can be brought up to date in this way. The life stage of households, which forms the basis of the subsequent analysis of future dwelling size needs, is not estimated each year. The 2011 Census therefore remains the most accurate basis to use in those areas, and the brief comparison here demonstrates that the change from 2011-2020 has not been so significant as to invalidate the 2011 household data used in modelling later in this chapter.

Table 5-5: Age structure of Clapham cum Newby population, 2011 and 2020

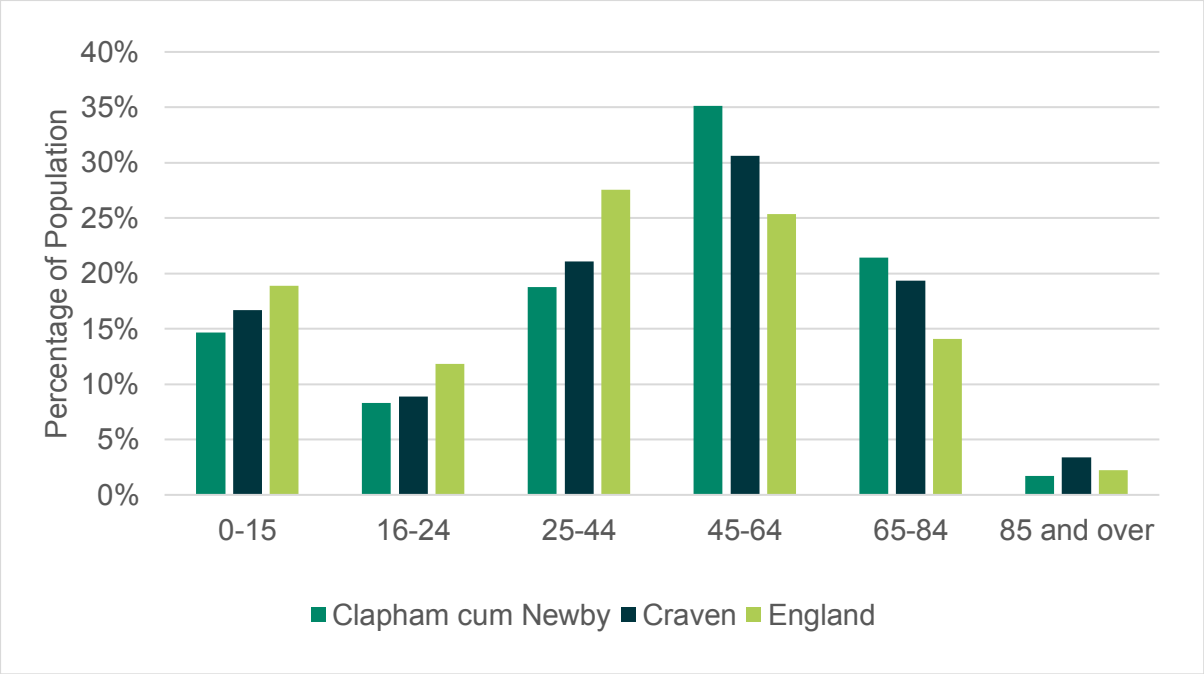
Age group	2011 (Census)		2020 (ONS, estimated)	
0-15	94	15%	70	11.3%
16-24	53	8%	47	7.6%
25-44	120	19%	84	13.5%
45-64	225	35%	212	34.1%
65-84	137	21%	190	30.6%
85 and over	11	2%	18	2.9%
Total	640		621	

Source: ONS 2011, ONS mid-2020 population estimates, AECOM Calculations

158. For context, it is useful to look at the civil parish's population structure alongside that of the district and country. Figure 5-1 (using 2011 Census data) shows that CCN's high proportion of individuals in the 45-64 and 65-84 category is significantly higher than the national equivalent proportion, and slightly higher than the district proportions. The opposite trend can be seen in the age bands below 45-64, with the proportion of each band lower in CCN compared to the district and nation. Finally, the proportion of 85 and over is lower than the district and nation – it is possible that this is due to an insufficient number of specialist accommodation units for older people or appropriate facilities and amenities in the area, forcing them to move out.

159. Based on the 2020 population estimates, it is likely that there have not been any changes in the trends identified in Figure 5-1 since 2011. In fact, it is probable that the differences have become more pronounced.

Figure 5-1: Age structure in Clapham cum Newby, 2011



Source: ONS 2011, AECOM Calculations

Household composition

160. Household composition (i.e. the combination and relationships of adults and children in a dwelling) is an important factor in the size (and to an extent, the type) of housing needed over the NP period.

161. Table 5-6 presents household composition data for CCN, Craven, and England from the 2011 Census.

162. Almost three quarters of CCN's households are families – a higher rate than the district and the nation. Consequently, CCN's proportion of one person households is much lower when making the same comparisons.

163. Looking at the household type sub-categories reveals that CCN's household composition is slightly older than the district and nation, having a higher proportion of 'One family only - All aged 65 and over' and 'One family only - All children Non-Dependent' households. In addition, CCN has a lower proportion of younger families, indicated by the lower proportion of 'One family only - With dependent children' households. However, whilst the households of CCN can generally be considered 'older' than Craven and England, CCN does have a lower proportion of 'One person household - Aged 65 and over' than both wider geographies – this may again be explained by an insufficient number of specialist accommodation units in the area forcing older people in the area to move away, particularly as single older people are likely to have less support from partners.

164. Note that non-dependent children refer to households in which adult children are living at home, or which students still call their primary residence despite living for most of the year near to university. A marked increase in this category can be taken to indicate the relative unaffordability of entry-level homes, where

young people are financially unable to move out and form their own households. While the data is quite old at this point, it is interesting to observe that this category grew by 17% between 2001 and 2011 in the civil parish – a faster rate than the district and national average.

Table 5-6: Household composition, CCN, 2011

Household composition		Clapham cum Newby	Craven	England
One person household	**Total**	21.7%	31.1%	30.2%
	Aged 65 and over	12.1%	16.0%	12.4%
	Other	9.6%	15.1%	17.9%
One family only	**Total**	73.9%	65.1%	61.8%
	All aged 65 and over	14.7%	11.7%	8.1%
	With no children	25.0%	21.4%	17.6%
	With dependent children	21.3%	23.3%	26.5%
	All children Non-Dependent[9]	12.9%	8.8%	9.6%
Other household types	**Total**	4.4%	3.8%	8.0%

Source: ONS 2011, AECOM Calculations

Occupancy ratings

165. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.

166. The occupancy rating data, presented in Table 5-7, reveals an overall trend of underoccupancy in CCN, with approximately 87% of households having at least one unused bedroom. The ‘Family 65+’ and ‘Family under 65 – no children’ households are most likely to have a +2-occupancy rating. These statistics point towards the possibility that larger housing within CCN is being occupied by the people with the most wealth and/or by older people who have remained within family homes after children have moved out to other locations or smaller properties.

[9] Refers to households containing children who are older than 18 e.g students or young working people living at home.

Table 5-7: Occupancy rating by age in Clapham cum Newby, 2011

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 65+	80.0%	12.5%	7.5%	0.0%
Single person 65+	57.6%	39.4%	3.0%	0.0%
Family under 65 - no children	79.4%	16.2%	4.4%	0.0%
Family under 65 - dependent children	27.6%	43.1%	27.6%	1.7%
Family under 65 - adult children	20.0%	57.1%	22.9%	0.0%
Single person under 65	69.2%	26.9%	3.8%	0.0%
All households	55%	32%	13%	0%

Source: ONS 2011, AECOM Calculations

Dwelling mix determined by life-stage modelling

Suggested future dwelling size mix

167. As noted above, there is a strong link between the life stage of a household and the size of dwelling that household can be expected to need. The final part of this chapter presents the results of a model that aims to estimate the dwelling size needs of the civil parish at the end of the NP period. The steps involved in this model are not presented in full, but can be summarised – along with the underpinning assumptions and some limitations – as follows:

- The starting point is the age distribution of CCN households in 2011.
  - The life stage of a household is determined by the age of the household reference person (HRP), a more modern term for the head of household.
  - As noted above, household life stages are not estimated annually, so the older Census data must be used.
- This life stage data is then projected forward to the end of the Plan period by applying the growth rates for each household age group as suggested by the latest household projections. This allows for an estimate of how the civil parish population might evolve in future.
  - ONS household projections are produced every two years but are only available at Local Authority level. The growth rates are therefore applied to the 2011 starting household age profile of the NA.
- Next, we turn to a Census dataset that shows the occupation patterns or preferences of each household life stage (e.g. what proportion of households aged under 24 tend to live in one-bedroom homes as opposed to two-, three- or four-bedroom homes). This data is mapped to the distribution of the projected NA population for each life stage and each dwelling size category to form a picture of what mix of homes might be appropriate in future.
  - This occupation data is again only available at Local Authority scale, so it does risk embedding any unusual characteristics present in the area.

  - The model also assumes that today's occupation patterns persist into the future, which is not a given, particularly with the change in preferences for home working space and other features arising from the Covid-19 pandemic. However, there is no better indication of what those patterns might look like. It is considered more appropriate to adjust the end mix that results from this model to reflect such trends than to build further speculative assumptions into the model.

- Finally, this 'ideal' future mix of dwelling sizes can be compared to the current stock of housing in the NA. From this we can identify how future development might best fill the gaps.
  - The 2011 dwelling size mix is used for consistency, so any imbalances in new development since then may justify adjustments to the final results.

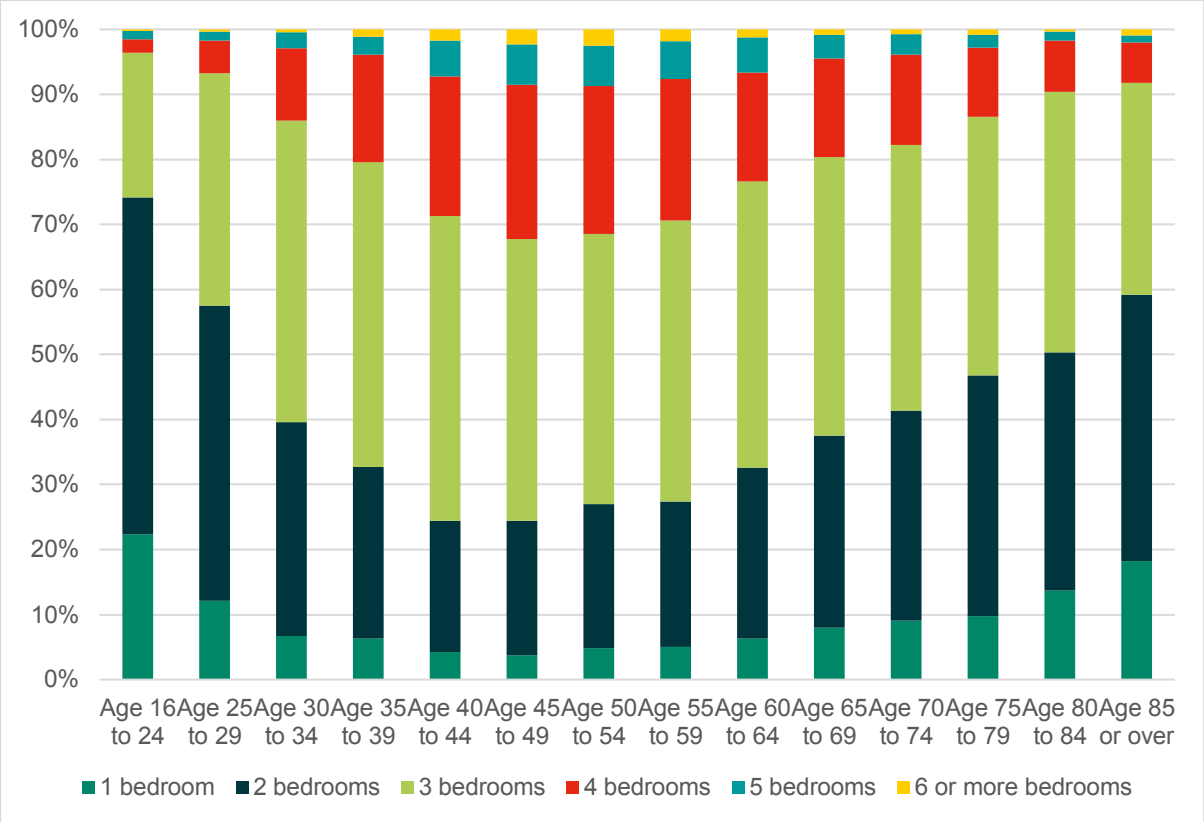
168. It is important to keep in mind that housing need is not an exact science and this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the tendency of households to occupy more or less space than they 'need'. It also does not anticipate changes in how people may wish to occupy their homes in response to social and technological change.

169. The approach therefore embeds existing patterns of occupancy which may or may not be desirable. As such, it is appropriate for the result of this model to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is considered entirely appropriate for the purpose of drafting neighbourhood plan policy.

170. Before presenting the results of this exercise, it may be interesting to review two of the inputs described above.

171. The first, given as Figure 5-2, sets out the relationship between household life stage and dwelling size for Craven in 2011. This shows how the youngest households occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

Figure 5-2: Age of household reference person by dwelling size in Craven, 2011



Source: ONS 2011, AECOM Calculations

172. The second dataset of note is the result of applying Local Authority level household projections to the age profile of CCN households in 2011 and the updated estimates of household numbers described in the bullets above. Table 5-8 suggests that population growth can be expected to be driven by the oldest households, especially the '65 and over' age band, which is expected to increase 53% by 2032. The other age bands are expected to show comparatively smaller changes.

173. The only age band expected to decline is '35-54', expected to decrease by 11% - this may be explained by households in this age category ageing into the older age bands by 2032, but not being replaced by the same quantity as the number of young households in 2011 in CCN is relatively low.

Table 5-8: Projected distribution of households by age of HRP, Clapham cum Newby

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	3	9	102	58	100
2032	3	10	91	59	153
% change 2011-2032	0%	11%	-11%	2%	53%

Source: AECOM Calculations

174. The result of this size modelling exercise is presented in Table 5-9. The model suggests that CCN would benefit from an increase in the proportions of smaller

dwellings in the area. Table 5-9 suggests that the proportion of one and two-bedroom dwellings should both be increased by a significant amount, whereas it is recommended that all other sized dwellings reduce their proportion in the civil parish's size mix.

175. To achieve CCN's ideal dwelling size mix by 2032, almost 60% of future f developments should be two-bedroom dwellings. The remaining housing delivery should be split between one-bedroom dwellings (25%) and three-bedroom dwellings (17%). The calculations suggest that CCN does not need any more four and five-or-more-bedroom dwellings for the period up to 2032.

Table 5-9: Suggested dwelling size mix to 2032, Clapham cum Newby

Number of bedrooms	Current mix (2011)	Target mix (2032)	Balance of new housing to reach target mix
1 bedroom	2.6%	8.3%	25.0%
2 bedrooms	17.6%	29.4%	57.9%
3 bedrooms	43.4%	41.7%	17.1%
4 bedrooms	27.6%	15.6%	0.0%
5 or more bedrooms	8.5%	5.1%	0.0%

Source: AECOM Calculations

176. It is never advisable to restrict future housing delivery to selected size categories only. The result of this model is a relatively blunt measure of what could be beneficial given population change and existing imbalances in housing options. It is a starting point for thinking about how best to address the more nuanced needs of the future population.

177. For example, the young starter families and downsizing older households mentioned above may both need 'mid-sized' homes, but are likely to have extremely different requirements and degrees of purchasing power. There is limited scope for Neighbourhood Planning policy to influence the more detailed characteristics of new housing, but additional guidance and prioritisation could be informed by further primary research.***[CDC: Disagree with last sentence. This is the type of policy a NP can directly influence, i.e. design, sustainable construction, materials, layout, parking arrangements etc, as long as it is in accordance with overarching LP policy]***

178. The preceding chapter found that affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type, and density for local residents' budgets. Continuing to provide smaller homes with fewer bedrooms would help to address this situation.

179. To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms of

space, flexibility, quality, location, and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.

180. That said, it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently under-occupied in CCN. Reducing the issue of dwelling size to a number of bedrooms is potentially unhelpful in this case. There may be a strong justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power. This is too speculative to quantify in a percentage size mix, but is among the good reasons not to inhibit any size of dwelling entirely.

The SHMA findings

181. More generally, it would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to smaller homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability. The evidence in this section represents a starting point for further thought and consultation.***[CDC comments: Any NP policy on housing mix should be broadly in line with existing/emerging strategic LP policy – as set out in paras below.]***

182. The Craven SHMA proceeds to state that 39% of all new housing developments of all tenure types in the district should be one or two-bedroom dwellings, 44% to three-bedroom dwellings, and 17% to four-or-more-bedroom dwellings.

183. Overall, the SHMA indicates a desire for new dwellings in Craven to have an emphasis on smaller/intermediate housing for all housing, but a particular emphasis on just small for Affordable Housing units. This broadly aligns with the calculations offered in Table 5-9.

184. The CNPS identified that there is strong support within CCN for converting redundant farm buildings '*into several smaller dwellings*' – this response was the joint most preferred use for redundant farm buildings alongside '*Create live/work accommodation in the property*'.

Clapham Neighbourhood Plan Survey Findings (2019) (CNPS)

185. The CNPS identified that there is strong support within CCN for converting redundant farm buildings *'into several smaller dwellings'* — this response was the joint most preferred use for redundant farm buildings alongside *'Create live/work accommodation in the property'*.

186. The CNPS also asks about respondents' '*need*' and '*wants*' for housing. The responses indicate a '*need*' for mostly two-bedroom dwellings and a '*want*' for mostly two-to-three-bedroom dwellings.

Conclusions- Type and Size

187. This chapter provides an indication of the likely need for different types and sizes of homes based on demographic change in CCN. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the civil parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider HMA (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

188. Beginning with housing type, this chapter finds that CCN's housing mix is heavily weighted towards the less dense housing types – with the area having more detached dwellings than all other dwelling types combined. This leaves CCN with over double the proportion of detached dwellings than the district and national equivalent mix. All other dwelling types in CCN account for lower proportions when making the same comparisons across both geographies – this is especially evident for flats, accounting for only 1% of CCN's total mix, a significantly smaller proportion than the district and nation.

189. This chapter also finds that CCN's size mix is dominated by intermediate dwelling sizes (three-bedroom). In addition, almost 90% of CCN's dwellings have a bedroom size between two and four bedrooms. Compared to the district and national size mix, CCN has a 'larger-sized' dwelling stock, owing to a higher proportion of three, four, and five-or-more-bedroom dwellings, but a lower proportion of two and one-bedroom dwellings than both geographies.

190. The most recently available data suggests that approximately 65% of CCN's population falls between the ages of 45-84, indicating the CCN has relatively older population. This is highlighted by comparisons to the district and nation, which reveal that CCN has a higher proportion of its population in age bands between 45-84, but a lower proportion of all age bands below 44. The age band of 85-and-over in CCN was lower than the district, although this may be explained due to a lack of specialist accommodation for older people or necessary amenities in the area.

191. As with most areas in the UK, CCN's population is ageing – between 2011-2020, the proportion of people in all age bands between 0-64 decreased, whereas the age group of 65-and-over all grew. The population is expected to continue ageing into 2032, with CCN's household age bands at 65-and-over expected to grow around 53%, whilst all other age household age bands are expected to show comparatively modest changes.

192. In CCN there is a trend of underoccupancy, with approximately 87% of households under-occupying their dwelling.

193. Between 2001-2011, the proportion of families with non-dependent (older) children grew by 17%, a higher rate of growth then the district and nation. The growth in this household type may be an indicator that supports the previous chapter's conclusions regarding issues with affordability in the area limiting the

ability of younger people and new families to get onto the property ladder.

194. The current type mix within CCN would benefit from diversifying its stock and offering a wider range of property types other than detached. Whilst the dominance of detached housing in less densely populated areas is common, it may be desirable to offer a wider range of types to suit people with different needs – especially as denser dwelling types are usually cheaper, and affordability is an issue already identified to be in the area.

195. Modelling based on population change and CCN's existing dwelling stock suggests that to achieve CCN's 'ideal' size mix by 2032 the civil parish needs to focus its housing delivery on one and two-bedroom dwellings to increase their position in the overall size mix. It is recommended that almost 60% of future developments should be two-bedroom dwellings. The remaining dwellings should be split between one-bedroom dwellings (25%) and three-bedroom dwellings (17%). However, whilst it is recommended that priority is given to smaller homes, this should be done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability.

6. RQ3: Specialist housing for older people

RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?

Introduction

196. This chapter considers in detail the specialist housing needs of older and disabled people in CCN. The level of care associated with specialist housing products can vary widely, and is broadly categorised, in descending order from highest to lowest care level, as follows

    - Specialist schemes that have 24-hour onsite care and support, typically including onsite catering (e.g. extra care, flexicare, and enhanced care);
    - Specialist housing that is designed with the relevant group in mind. This may be suitable for receiving care or support, but this is not typically provided onsite or at all times of day (e.g. sheltered housing); and
    - Mainstream housing that is adapted or capable of adaptation so that the inhabitant can live independently and care or support can be provided in the home.

197. People experience ageing differently. Much depends on their health, lifestyle, and relationship with work. Some people live healthy and active lives into advanced old age while others may need support and care much earlier in their lives. Some will be interested in moving to a suitable home closer to services while for others ageing independently in place will be key to their wellbeing.

198. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.

199. The specialist housing needs of older people (75+) are assessed below using two methods. The first is a tenure-led projection, based on rates of mobility limitation among this age group and the tenure of housing they currently occupy. The second, included for the purposes of comparison, is based on the Housing Learning and Improvement Network (HLIN) Strategic Housing for Older People (SHOP) tool,[10] which is based on best practice nationally and sets a recommended level of provision per 1,000 head of population.

200. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline

[10] Available at https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/

as opposed to the projected new households which form the baseline for estimating housing need overall.[11]

201. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).[12] Residences that fall into Use Class C2 (institutions including prisons, boarding schools, and some care homes for the elderly) are not within the scope of this research. Unfortunately, however, the dividing line between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required.

Current supply of specialist housing for older people

202. Firstly, when determining a final target for the need for specialist dwellings, it is necessary to take account of current supply. Information on the current stock is collated manually using the search function on the Elderly Accommodation Counsel's Website: http://www.housingcare.org.

203. A search on HousingCare.org reveals that there are no units of specialist accommodation in the NA at present. The nearest units of specialist accommodation can be found in Bentham Village, approximately 7.5km west of Clapham Village. It can, therefore, be understood that the current provision of specialist accommodation for individuals aged 75 or over in CCN (ONS 2020 population estimates suggest that there are currently around 90 individuals aged 75 or over in CCN) is 0 per 1,000 of the 75+ population (a common measure of specialist housing supply). This means that if elderly individuals require specialist accommodation, they will be forced to move out CCN.

Tenure-led projections

204. Turning to determining future need for specialist housing, the first step is to review data on the tenure of households aged 55-75 across Craven, as this is the most recent and smallest geography for which tenure by age bracket data is available.

205. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2032. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.

206. According to Table 6-1, most households within the 55-75 age bracket outright own their homes, at a proportion of around 62%. A further 20% of households

[11] See Paragraph: 017 Reference ID: 2a-017-20190220, at https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments)
[12] For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

own their home through mortgages/Shared Ownership schemes. This leaves around 18% of households in the 55-75 age backet having a renting tenure.

Table 6-1: Tenure of households aged 55-75 in Craven, 2011

All owned	Owned outright	Owned with a mortgage or loan or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
82.0%	61.8%	20.1%	**18.0%**	7.7%	8.8%	1.5%

Source: Census 2011

207. The next step is to project how the overall number of older people in CCN is likely to change in future, by extrapolating from the ONS Sub-National Population Projections for Craven at the end of the Plan period. The figure must be extrapolated from the Local Authority level data because such projections are not available at neighbourhood level. The results are set out in Table 6-2.

208. The data in Table 6-2 reinforces conclusions made throughout this report suggesting that the future population of CCN will grow older towards the end of the NP period. This is demonstrated by the number of individuals aged 75+ expecting to almost double in size between 2011 and 2032 and account for a larger share of the population mix, increasing by six percentage points.

Table 6-2: Modelled projection of elderly population in Clapham cum Newby by end of Plan period

Age group	2011		2032	
	Clapham cum Newby	Craven	Clapham cum Newby	Craven
All ages	640	55,409	685	59,341
75+	61	6,105	104	10,402
%	9.5%	11.0%	15.2%	17.5%

Source: ONS SNPP 2020, AECOM Calculations

209. A key assumption for the next stages of the calculation is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes, or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture).

210. The people whose needs are the focus of the subsequent analysis are therefore the additional 43 individuals expected to join the 75+ age group by the end of the Plan period. This figure should also be converted into households with reference to the average number of people per household with a life stage of 75+ in Craven in 2011 (the smallest and most recent dataset to capture households). In 2011 there were 6,105 individuals aged 75+ and 4,319

households headed by a person in that age group. The average household size is therefore 1.4, and the projected growth of 43 people in CCN can be estimated to be formed into around 31 households.

211. The next step is to multiply this figure by the percentages of 55–75-year-olds occupying each tenure (shown in the table above). This is set out in Table 6-3. This provides a breakdown of which tenures those households are likely to need.

Table 6-3: Projected tenure of households aged 75+ in Clapham cum Newby to the end of the Plan period

Owned	Owned outright	Owned with a mortgage or loan or shared ownership	All rented	Social rented	Private rented	Living rent free
25	19	6	**6**	2	3	1

Source: Census 2011, ONS SNPP 2020, AECOM Calculations

212. Next, rates of disability by tenure are considered. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs, they may find that the only suitable and affordable option to them is available in the social rented sector. Table 6-4 presents this data for CCN from the 2011 Census. Note that the closest proxy for the 75+ age group in the Census is the 65+ age group.

Table 6-4: Tenure and mobility limitations of those aged 65+ in Clapham cum Newby, 2011

Tenure	All categories: Long-term health problem or disability	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories: Tenure	**148**	**21**	**14.2%**	**35**	**23.6%**	**92**	**62.2%**
Owned or shared ownership: Total	**127**	**19**	**15.0%**	**30**	**23.6%**	**78**	**61.4%**
Owned: Owned outright	121	19	15.7%	29	24.0%	73	60.3%
Owned: Owned with a mortgage or loan or shared ownership	6	0	0.0%	1	16.7%	5	83.3%
Rented or living rent free: Total	**21**	**2**	**9.5%**	**5**	**23.8%**	**14**	**66.7%**
Rented: Social rented	4	0	0.0%	1	25.0%	3	75.0%
Rented: Private rented or living rent free	17	2	11.8%	4	23.5%	11	64.7%

Source: DC3408EW Health status

213. It is now possible to multiply the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure to arrive at the final tenure-led estimate for specialist housing needs. The number of households falling into potential need for specialist accommodation over the Plan period is 12.

214. These findings are set out in Table 6-5, based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day-to-day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

Table 6-5: AECOM estimate of specialist housing need in Clapham cum Newby by the end of the Plan period

Type	Affordable	Market	Total (rounded)
Housing with care (e.g. extra care)	Multiply the number of people across all rented tenures (not just social rent as those aged 65+ who need to rent are overwhelmingly likely to need Affordable Housing) by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	Multiply the number of people across all owner-occupied housing by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	**5**
	1	4	
Adaptations, sheltered, or retirement living	Multiply the number of people across all rented housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	Multiply the number of people across all owned housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	7
	1	6	
Total	**2**	**10**	**12**

Source: Census 2011, AECOM Calculations

Housing LIN-recommended provision

215. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Table 6-6 reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. The table serves as a guide to the numbers of specialist dwellings for older people that should be provided given the increase in their numbers over the Plan period, and how these should be split into the different tenures.

216. It is worth highlighting that the HLIN model suggests that the level of unmet demand for specialist housing for older people of all kinds is approximately 251 units per 1,000 of the population aged 75+.

Table 6-6: Recommended provision of specialist housing for older people from the SHOP toolkit

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale)[36]	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN SHOP Toolkit

217. As Table 6-6 shows, CCN is forecast to see an increase of 11 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = 60 x 0.043 = 3
- Leasehold sheltered housing = 120 x 0.043 = 5
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = 20 x 0.043 = 1
- Extra care housing for rent = 15 x 0.043 = 1
- Extra care housing for sale = 30 x 0.043 = 1
- Housing based provision for dementia = 6 x 0.043 = 0

218. This produces an overall total of 11 specialist dwellings which might be required by the end of the plan period.

219. Table 6-7 sets out the HLIN recommendations in the same format as Table 6-6. It is important to stress that the SHOP toolkit embeds assumptions that uplift the provision of specialist accommodation compared to current rates.

Table 6-7: HLIN estimate of specialist housing need in Clapham cum Newby by the end of the Plan period

Type	Affordable	Market	Total
Housing with care (e.g. extra care)	Includes: enhanced sheltered housing for rent + extra care housing for rent + housing-based provision for dementia	Includes: enhanced sheltered housing for sale + extra care housing for sale	3
	1	2	
Sheltered housing	Conventional sheltered housing for rent	Leasehold sheltered housing	8
	3	5	
Total	**4**	**7**	**11**

Source: Housing LIN, AECOM calculations

Conclusions- Specialist Housing for Older People

220. To begin with, this chapter finds that there are 0 specialist housing units for older people in CCN. It can, therefore, be understood that the current provision of specialist accommodation for individuals aged 75 or over in CCN is 0 per 1,000 of the 75+ population (a common measure of specialist housing supply). This means that if elderly individuals require specialist accommodation, they will be forced to move out CCN.

221. This chapter determines that future development of specialist units will be needed to serve arising future need, with population growth in CCN expected to be driven by the older population age bands (a theme that was also identified in the 'Type and Size' chapter). Specifically, the number of 75+ individuals in CCN is expected to almost double by 2031, and account for around six more percentage points of the total population compared to current levels. Without

development of specialist units in CCN, it is likely that those in need will be forced to move out of the area.

222. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

223. These two methods of estimating the future need in CCN produce a range of 11 to 12 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.

224. Regarding the tenure of new specialist housing units, the NP may not be able set the proportion that should be affordable, and therefore the tenure split should align with the relevant Local Plan (see 'Planning policy context' section).

225. Given that there is unlikely to be a large volume of additional specialist supply during the NP period, another avenue open to the Neighbourhood Planning groups is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence district level policies. Groups may also be able to encourage the adaptation of existing properties through grant schemes and other means (though it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock).

226. Craven Local Plan policy ENV 3 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). The evidence gathered here would appear to justify the Steering Group approaching the LPA to discuss setting requirements on accessibility and adaptability at a district level. It is unclear whether NPs can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.***[CDC: Categories M4(2) and M4 (3) are set out in building regulations and are monitored through that process. Please refer to para 2.11.5 of Craven's adopted Affordable Housing SPD, which provides further guidance on Part M4(2) and M4(3) of the Building regulations 2010, (as amended). As set out above, due to LGR Craven will cease to exist in April 2023, and the area will be subsumed into a wider NY Authority. Discussions about future local plan policy development in terms of accessibility and adaptability for new housing should therefore take place with the new NY Spatial Planning Team, following LGR, as part of the development of the new NY wide Local Plan.]***

227. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using

wheelchairs might be set with reference to the proportion of affordable housing applicants in the district falling into this category.

228. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for several reasons, as follows:
- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
- so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
- so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.

229. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from several different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).

230. It is considered that CCN's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation based on the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from CCN entirely within the NA boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of CCN, Skipton, Settle, Bentham, Gargrave and Ingleton may be considered to have potential to accommodate the specialist housing need arising from the NA (i.e. to be the hubs in the hub-and-spoke model). If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the NA itself would not overlap. However, this method may create isolation amongst elderly people who are from CCN, many of whom may have lived in the area for the majority, if not all, of their lives.

231. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

7. Recommendations for next steps

232. This Neighbourhood Plan housing needs assessment aims to provide CCN with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with the YDNPA and CDC with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan.
- The views of CDC and YDNP.
- The views of local residents.
- The views of other relevant local stakeholders, including housing developers and estate agents.
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by CDC and YDNP.

233. This assessment has been provided in good faith by AECOM consultants based on housing data, national guidance, and other relevant and available information current at the time of writing.

234. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should carefully monitor strategies and documents with an impact on housing policy produced by the Government, CDC, YDNP or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

235. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

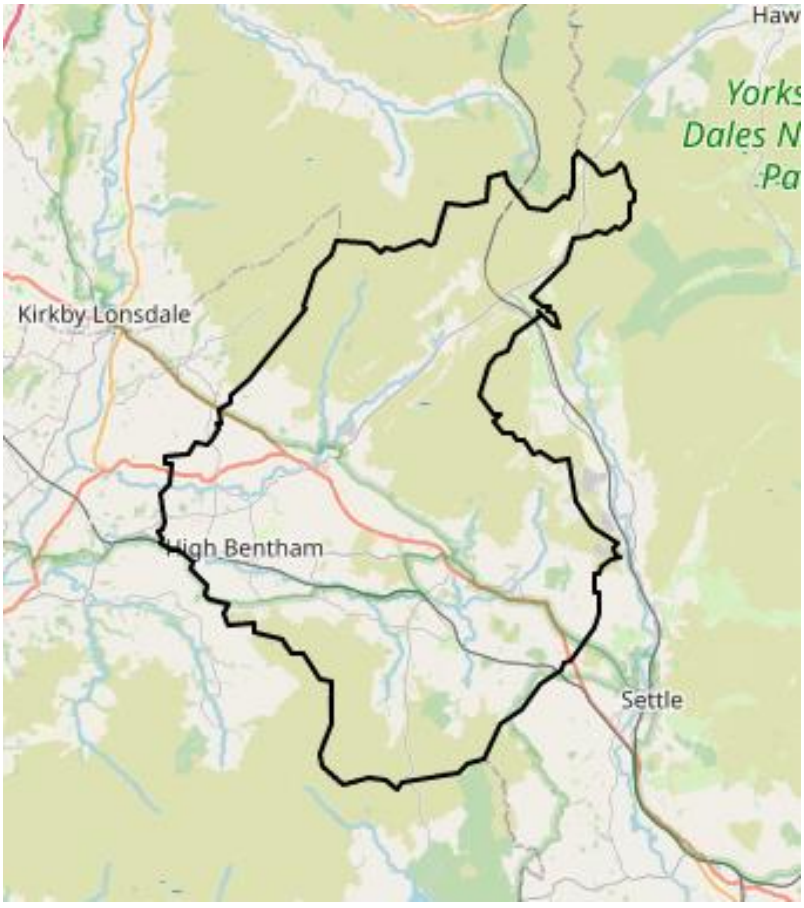
Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

236. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the NA. Such data is available at MSOA level but not at the level of NAs.

237. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the NA. In the case of CCN, it is considered that MSOA Craven 001 is the closest realistic proxy for the NA boundary, and as such, this is the assessment geography that has been selected. A map of Craven 001 appears in Figure A-1.

Figure A-1: MSOA 'Craven 001' used as a best-fit geographical proxy for the Neighbourhood Area



Source: ONS

A.2 Market housing

238. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.

239. To determine affordability in market housing, this assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

240. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.

241. To produce a more accurate assessment of affordability, the savings required for a deposit should be considered in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in CCN, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.

242. The calculation for the purchase threshold for market housing is as follows:

- Value of a median NA house price (2021) = £288,750.
- Purchase deposit at 10% of value = £28,875.
- Value of dwelling for mortgage purposes = £259,875.
- Divided by loan to income ratio of 3.5 = purchase threshold of £74,250.

243. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2020 was £211,625, and the purchase threshold is therefore £54,418.

244. Finally, it is worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry records one sale of new build properties in the NA in 2020 and 2021. This sample is too small to use in our calculations; therefore, the £288,750 figure for median house price in CCN will be used as a proxy for entry-level new build prices. This method assumes that new build entry-level

homes will cost around the same as a median existing home, because of the premium usually associated with new housing.

ii) Private Rented Sector (PRS)

245. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income.

246. This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.

247. The property website Home.co.uk shows rental values for property in the Neighbourhood Area.

248. According to home.co.uk, there were 14 properties for rent at the time of search in April 2022, with an average monthly rent of £784. There were three two-bed properties listed, with an average price of £558 per calendar month.

249. The calculation for the private rent income threshold for entry-level (2 bedroom) dwellings is as follows:

- Annual rent = £558 x 12 = £6,696.
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £22,320.

250. The calculation is repeated for the overall average to give an income threshold of £31,360.

A.3 Affordable Housing

251. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2021: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. More recently, a new product called First Homes has been introduced in 2021. Each of the affordable housing tenures are considered in the following sections.

i) Social rent

252. Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.

253. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for CCN. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Craven in Table A-1.

254. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£79.19	£89.02	£96.96	£122.16	**£88.53**
Annual average	£4,118	£4,629	£5,042	£6,352	**£4,604**
Income needed	£13,713	£15,415	£16,790	£21,153	**£15,330**

Source: Homes England, AECOM Calculations

ii) Affordable rent

255. Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000).

256. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are 50-60% of market levels rather than 80%.

257. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Craven. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.

258. Comparing this result with the average two-bedroom annual private rent above indicates that affordable rents in the NA are closer to 73% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table A-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£84.78	£97.35	£105.75	£118.82	**£94.46**
Annual average	£4,409	£5,062	£5,499	£6,179	**£4,912**
Income needed	£14,681	£16,857	£18,312	£20,575	**£16,357**

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

259. Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), Shared Ownership, and Rent to Buy. These are considered in proceeding sections.

260. In paragraph 65 of the NPPF 2021, the Government introduces a recommendation that "where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership." The recently issued Ministerial Statement and updates to PPG state that 25% of all Affordable Housing should be First Homes – the Government's new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% affordable home ownership requirement referenced above may be replaced by the First Homes requirement.

First Homes

261. Whether to treat discounted market housing as affordable or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to buy market housing.

262. The starting point for these calculations is therefore the estimated cost of new build housing in CCN, derived from the 2021 median house price, noted above as £288,750.

263. For the minimum discount of 30% the purchase threshold can be calculated as follows:

- Estimated value of a new home = £288,750.
- Discounted by 30% = £202,125.
- Purchase deposit at 10% of value = £20,213.
- Value of dwelling for mortgage purposes = £181,913.
- Divided by loan to income ratio of 3.5 = purchase threshold of £51,975.

264. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 40% and 50% discounted First

Home. This would require an income threshold of £44,550 and £37,125 respectively.

265. All the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible.

266. Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a two-bedroom home (assuming 70 sq. m and a build cost of £1,500 per sq. m) would be around £105,000. This cost excludes any land value or developer profit. This would not appear to be an issue in CCN.

Shared Ownership

267. Shared Ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%) and paying rent on the share retained by the provider. Shared Ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.

268. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.

269. To determine the affordability of Shared Ownership, calculations are again based on the estimated costs of new build housing as discussed above. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).

270. The affordability threshold for a 25% equity share is calculated as follows:

- A 25% equity share of £288,750 is £72,188.
- A 10% deposit of £7,219 is deducted, leaving a mortgage value of £64,969.
- This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £18,563.
- Rent is charged on the remaining 75% Shared Ownership equity, i.e. the unsold value of £216,563.
- The estimated annual rent at 2.5% of the unsold value is £5,414.

- This requires an income of £18,047 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
- The total income required is £36,609 (£18,047 plus £36,609).

271. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £29,081 and £49,156 respectively.

272. The data above shows that Shared Ownership options at 10%, 25%, and 50% equity are all below the £80,000 income threshold cap.

Rent to Buy

273. Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Help to Buy (Equity Loan)

274. The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.

275. It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.

Appendix B : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes Shared Ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value)

and Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods[13].

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard[14]

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

[13] The Tenant Services Authority has issued an explanatory note on these methods at http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf

[14] See https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principal forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order[15]

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)[16]

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

[15] See https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary
[16] See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Extra Care Housing or Housing-With-Care

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

First Homes

The Government has recently confirmed the introduction of First Homes as a new form of discounted market housing which will provide a discount of at least 30% on the price of new homes. These homes are available to first time buyers as a priority, but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets, and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (Shared Ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level, so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: http://www.lifetimehomes.org.uk/.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better-connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority, or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years[17], i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls, and storage areas). As such, a home with one bedroom and one

[17] See https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/

living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living “rent free”. Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually

include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status, and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (though this was lowered in 2021 to a minimum of 10%), and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share to save/increase the deposit level

Sheltered Housing[18]

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of schemes, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also

[18] See http://www.housingcare.org/jargon-sheltered-housing.aspx

usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability, and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.[19]

[19] See http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing

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Clapham-cum-Newby Neighbourhood Plan

Site Options and Assessment - Final Report

Clapham-cum-Newby Parish Council

September 2021

Delivering a better world

Quality Information

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V4	27 August 2021	Final Draft	Tim Fearn	Senior Planner
V5	13 September 2021	Final Report	Annabel Osborne	Neighbourhood Planning Officer, Locality

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Abbreviations used in this report

Abbreviation	
AONB	Area of Outstanding National Beauty
CDC	Craven District Council
dpa	Dwellings per annum
DPD	Development Plan Document
dph	Dwellings per hectare
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing Economic Land Availability Assessment
YDNPA	Yorkshire Dales National Park Authority

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Plan (NP) and can be used to guide decision making, and, if the Qualifying body (QB) chooses, as evidence to support draft NP policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft NP. An explanation and justification for all decision making should be documented and submitted with the draft NP, together with supporting evidence.

Executive Summary

This independent Site Assessment for the Clapham-cum-Newby Neighbourhood Plan (NP) has been carried out by AECOM on behalf of the Parish Council as part of the Government's programme of Neighbourhood Plan Technical Support delivered with partners Locality. The purpose of this Site Assessment is to assess all known potential development sites in the Neighbourhood Area and identify which, if any, are appropriate for allocation in the NP.

The NP is being prepared in the context of the development plan for the parish, which consists of Craven Local Plan 2012-2032 (adopted November 2019) and Yorkshire Dales National Park Local Plan 2015-2030 (adopted December 2016).

25 sites were assessed to consider whether they would be appropriate to put forward as housing, live/work units or employment allocations in the NP. The sites were identified by the neighbourhood planning group and through the Craven District Council Strategic Housing and Economic Land Availability Assessment (SHELAA).

Nine of these sites are isolated sites in open countryside and therefore would be unsuitable for additional residential development. These sites have been subject to a high-level desktop assessment to understand their potential suitability for re-use/conversion development. This assessment has found five sites to potentially be suitable for re-use/conversion development or subdivision subject to other material considerations (as explained in Table 3.2).

A detailed site assessment has been undertaken for the remaining 16 sites proposed for housing, live/work units and/or employment. The assessment has found that four sites are considered to be appropriate for allocation in the NP. The suitable sites are:

- CNP3 Street Fair Barn (housing or live/work unit);
- CNP4 Rear of Cave Rescue (housing or live/work unit);
- CNP5 Mark Nelson's Barn and Curtilage (housing or live/work unit); and
- CNP11 Riverside Barns (housing, live/work unit or employment).

A further six sites are potentially suitable if identified constraints can be addressed. These sites are:

- CL014 Land adjacent to Fountain House Farm, The Green (housing);
- CNP2 Jacques Farm (housing or live/work unit);
- CNP8 Former Railway Goods Yard, Clapham Station (employment);
- CNP9 Former School (housing or live/work unit);
- CNP10 School Playing Field (housing or live/work unit); and
- CNP12 Land next to Telephone Exchange (housing).

1. Introduction

1.1 Background

1.1.1 AECOM has been commissioned to undertake an independent site assessment for the Clapham-cum-Newby Neighbourhood Plan (NP) on behalf of Clapham-cum-Newby Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

1.1.2 The NP is being prepared in the context of the development plan for the parish, which consists of Craven Local Plan 2012-2032 (adopted November 2019) and Yorkshire Dales National Park Local Plan 2015-2030 (adopted December 2016).

1.1.3 Key objectives of the NP include: ensuring there are affordable homes to buy in the Parish, particularly for younger people, in order to address local demographic imbalances; supporting the delivery of smaller homes for older residents who wish to downsize; allowing modest homes to be built on farms to support farming families; and attracting businesses to the area and encouraging local employment.

1.1.4 Clapham-cum-Newby consists of two Villages (Clapham and Newby, of which Clapham is the principal settlement), the hamlet of Keasden and numerous small clusters of built development in the open countryside, such as the hamlet of Clapham station[1] and the series of isolated farmsteads along Keasden Road. Most of the NP area including the southern part of Clapham Village falls within the Forest of Bowland AONB. The north eastern part of the NP area and the majority of Clapham Village lies within the Yorkshire Dales National Park.

1.1.5 The Parish Council intend to potentially allocate sites for housing, live/work units and employment in the NP. The purpose of this report is, therefore, to produce a clear assessment of the identified sites to advise which ones might be appropriate for allocation in the Plan; in particular whether they comply with both National Planning Policy Framework and the strategic policies of the development plan.

[1] In this report the small settlement surrounding Clapham station is referred to as a hamlet. It should be noted that Policy SP4 of the Craven Local Plan contains a tier within the settlement hierarchy of 'Small Villages and Hamlets' and the area around Clapham station does not fall within this tier. To avoid confusion between the status of settlements, we have capitalised settlement designations where these are drawn from the Local Plan (and lower-case has been used for generic terms such as village and hamlets which do not relate to the Local Plan.

1.1.6 While the site assessment looks at the overall suitability of the sites for development, it does not provide an assessment of the potential to accommodate specific forms of residential development such as affordable housing or housing for specific groups (e.g. families or older people). From the shortlist of suitable and potentially suitable sites, the Parish Council should engage with landowners, the community and the Local Planning Authority to determine which sites are most appropriate to deliver the types of housing which best meet the objectives of the Neighbourhood Plan and address the need identified in the community survey.

1.1.7 It is anticipated that this site assessment will help the Parish Council to ensure that that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

1.1.8 The NP area is shown in **Figure 1.1** below.

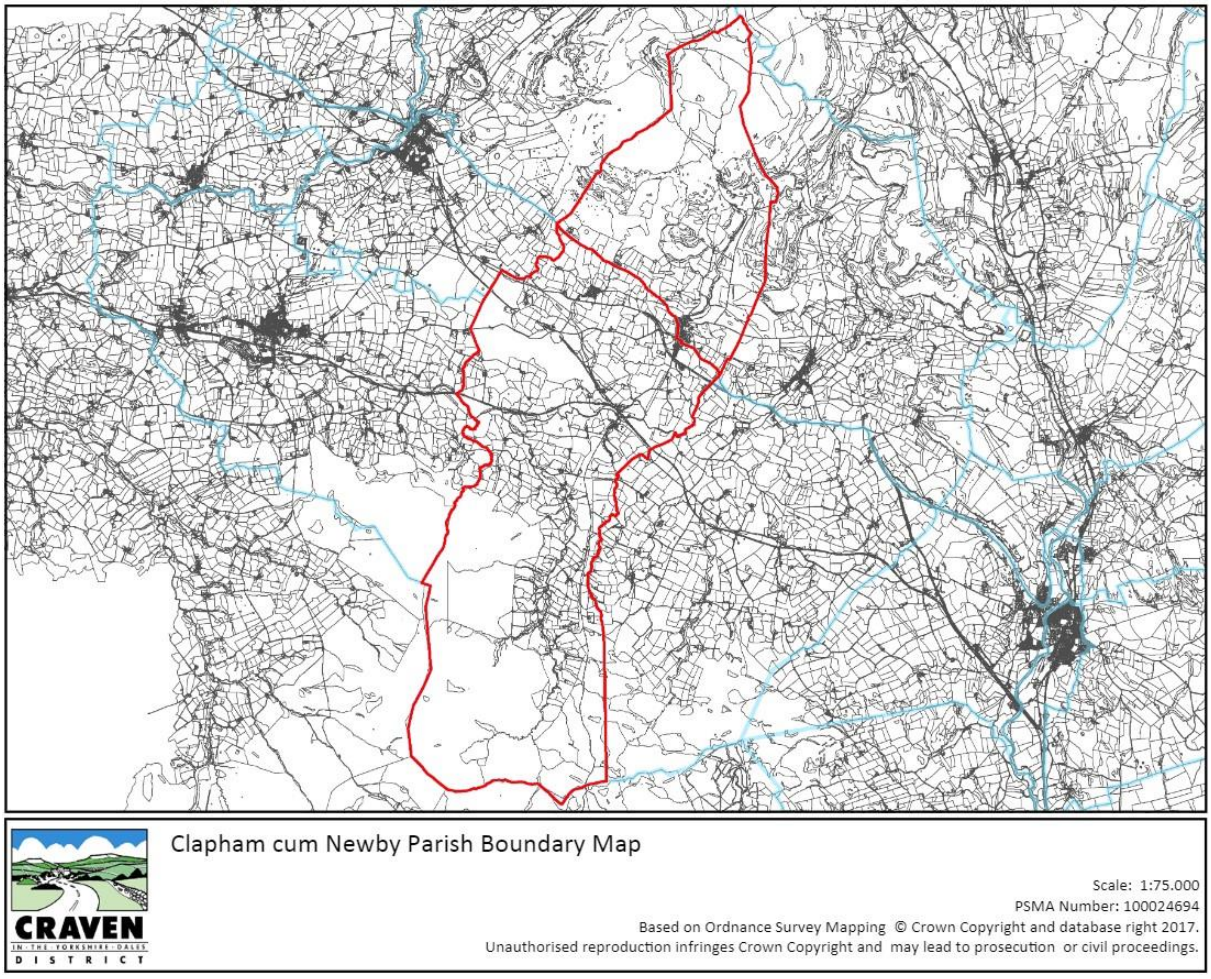


Figure 1.1 Clapham-cum-Newby NP Area (Source: Craven District Council)

1.2 Policy Context

1.2.1 The NP policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.

1.2.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, adopted and emerging Local Plan policies and relevant evidence base documents.

1.2.3 National policy is set out in the National Planning Policy Framework (2019)[2] (NPPF) and is supported by Planning Practice Guidance[3] (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.

1.2.4 The statutory local plan-making authorities for Clapham-cum-Newby are Craven District Council (CDC) and the Yorkshire Dales National Park Authority (YDNPA). While the entire NP area is within the CDC administrative boundary, planning policy for the area which also falls in the National Park is the responsibility of the YDNPA and therefore different local policies will be applicable to sites according to whether they are in or outside the National Park.

1.2.5 The key documents making up the adopted statutory development plan for Clapham-cum-Newby are:

- Craven Local Plan 2012-2032 (adopted November 2019); and
- Yorkshire Dales National Park Local Plan 2015-2030 (adopted December 2016).

1.2.6 The YDNPA is reviewing the National Park Local Plan and is in the early stages of preparing a new plan to cover the period 2023-2040. Three consultations have taken place to date on options for the emerging plan, most recently in January-February 2021. The current timetable for plan production indicates that a pre-submission version of the plan will be published for consultation in September 2021.

1.2.7 In addition to the two Local Plans, the southern half of the neighbourhood area falls within the Forest of Bowland AONB, which is subject to the Forest of Bowland AONB Management Plan (2019). While this is not a statutory planning document, it sets out a strategy for the preservation and enhancement of the AONB and provides guidance on the type of development that may be considered appropriate within the AONB itself.

[2] Available at www.gov.uk/guidance/national-planning-policy-framework
[3] Available at www.gov.uk/government/collections/planning-practice-guidance

1.2.8 There are three landscape assessments covering the neighbourhood area. These are:

- Yorkshire Dales National Park Landscape Character Assessment (2020), which covers the area within the National Park;
- Forest of Bowland AONB Landscape Character Assessment (2009), which covers the area within the AONB; and
- North Yorkshire and York Landscape Characterisation Project (2011), which covers the whole neighbourhood area.

1.2.9 Much of the Village of Clapham is within the Clapham Conservation Area. A Conservation Area Appraisal, adopted by the YDNPA in 2011, highlights the key features of the Conservation Area, including notable buildings and important views.

1.2.10 The relevant policies and findings from the above plans (including the emerging National Park Local Plan) and evidence base documents are presented below.

1.3 Planning Policy

National Planning Policy Framework (2019)

1.3.1 The policies of relevance to the development in Clapham-cum-Newby are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

1.3.2 *Paragraph 14* states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

1.3.3 *Paragraph 69* states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (i.e. sites of no more than one hectare, consistent with paragraph 68a) suitable for housing in their area.

1.3.4 *Paragraph 78* states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

1.3.5 *Paragraph 79* states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker;
b) the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
c) the development would re-use redundant or disused buildings and enhance its immediate setting;
d) the development would involve the subdivision of an existing residential dwelling; or
e) the design is of exceptional quality.

1.3.6 *Paragraph 93* states that to provide social, recreational and cultural facilities and services the community needs, planning policies should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

1.3.7 *Paragraph 118* outlines that planning policies and decisions should:

a) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
b) Recognise that some undeveloped land can perform many functions, such as wildlife, recreation etc.;

c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively; and

e) Support opportunities to use the airspace above existing residential and commercial premises for new homes.

1.3.8 *Paragraph 170* states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes and b) recognising the intrinsic character and beauty if the countryside'

1.3.9 *Paragraph 171* states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

1.3.10 *Paragraph 172* states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty, and to the conservation and enhancement of wildlife and cultural heritage in National Parks. The scale of development within these areas should be limited, and planning permission for major development should be refused other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest.

1.3.11 *Paragraph 185* states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.

1.3.12 *Paragraph 193* sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.

1.3.13 *Paragraph 200* states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

Craven Local Plan (2019)

1.3.14 The Craven Local Plan was adopted in November 2019 and sets out the strategy for growth in the part of the district outside the National Park from 2012 to 2032, as well as policies to guide new development within the district. The principal policies affecting the Village of Clapham are shown on the inset map at **Figure 1.2**.

1.3.15 The key policies relevant to development in Clapham-cum-Newby include:

1.3.16 *Policy SP1: Meeting Housing Need* - makes provision for 4,600 net additional dwellings over the plan period (equivalent to 230 dwellings per annum), in accordance with the spatial strategy in Policy SP4.

1.3.17 *Policy SP4: Spatial Strategy and Housing Growth* - sets out that limited growth will be directed towards Tier 4b settlements (Villages with Basic Services bisected by the National Park Boundary) to reflect their role as tourism hubs or gateways on the edge of the Yorkshire Dales National Park and that a low level of growth will directed towards Tier 5 settlements and the open countryside to support a sustainable, vibrant and healthy rural economy. The village of Clapham is designated as a Tier 4b settlement, while Newby is classed as a Tier 5 settlement. Open countryside is defined as any land outside the main built up areas of Tier 1 to 5 settlements.

1.3.18 The policy also sets out the conditions under which development in the open countryside will be supported, including meeting essential needs for rural worker accommodation, securing the future of a designated heritage asset, re-using redundant or disused buildings, or exceptional design, in line with the NPPF.

1.3.19 The policy sets a housing requirement of 37 new homes over the plan period for Clapham, and a total requirement of 69 dwellings for the 17 named Tier 5 settlements.

1.3.20 *Policy ENV1: Countryside and Landscape* - sets out that proposals for development should have regard to the relevant Landscape Character Appraisal/Assessment, and that the Council will give great weight to the conservation of the National Park or AONB where proposals affect their setting.

1.3.21 *Policy ENV2: Heritage* - states that the historic environment will be conserved and, where appropriate, enhanced, and that particular attention will be paid to the conservation of heritage assets that contribute to the district's sense of place, including the legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates. Proposals which conserve and enhance designated and non-designated heritage assets, including Conservation Areas, will be supported.

1.3.22 *Policy ENV4: Biodiversity* - sets out that development should, where possible, make a positive contribution towards biodiversity net gain, and ensure that there is no adverse impact on national or local designated sites and their settings.

1.3.23 *Policy ENV5: Green Infrastructure* - states that development proposals should, wherever possible avoid the significant loss of, or harm to, existing green infrastructure assets.

1.3.24 *Policy ENV7: Land and Air Quality* - seeks to direct development away from the best and most versatile agricultural land and towards previously developed land of low environmental value, including through the remediation of contaminated land where possible, safe and viable.

1.3.25 *Policy EC1: Employment and Economic Development* - supports employment development within the built-up area of Tier 1 to 5 settlements subject to appropriate mitigation of effects on sensitive uses, traffic, environmental and heritage assets. Employment uses should be supported by adequate communications infrastructure wherever possible. Outside these areas, economic uses will be supported where a specific location is required or the proposals benefit the rural economy, or where there is no land within the settlement which could accommodate the proposal.

1.3.26 *Policy INF2: Sustainable Transport and Highways* - supports improvements to community facilities including improvements in local provision through new facilities. The policy further supports proposals that are of a scale that is in keeping with the location, are in accessible locations, are innovative for sustaining or improving facilities and where proposals include public realm enhancements. The policy further seeks to safeguard existing facilities.

1.3.27 *Policy INF7: Sustainable Transport and Highways* - seeks to ensure that opportunities to travel by non-car modes of transport are maximised and that safe, suitable and convenient access is provided for all transport modes and all people, including vulnerable road users and those with limited mobility.

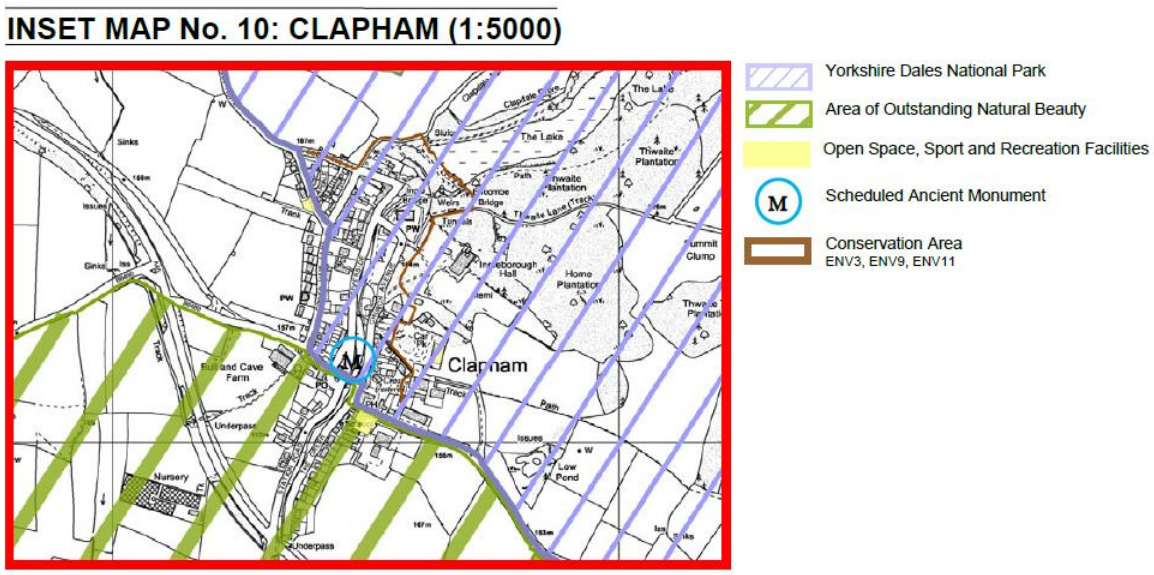


Figure 1.2 Inset policies map of Clapham (Source: Craven District Council)

Yorkshire Dales National Park Local Plan (2016)

1.3.28 The National Park Local Plan was adopted in December 2016 and provides the strategic framework for planning within the Yorkshire Dales National Park between 2015 and 2030.

1.3.29 The key policies relevant to development in Clapham-cum-Newby include:

1.3.30 *Policy SP2: National Park Purposes* - sets out that development which prejudices conservation of the natural beauty, wildlife and cultural heritage of the National Park will not be permitted unless there is an overriding need and the harm can be mitigated.

1.3.31 *Policy SP3: Spatial Strategy* - sets a housing requirement of 55 dwellings per year, to be delivered on allocated sites and inside the housing development boundaries of local Service Centres and Service Villages. The policy does not specify individual requirements for each settlement, but there are nine Service Centres and 40 Service Villages identified in the settlement hierarchy. Clapham is designated as a Service Village. The settlement boundary of the part of Clapham which falls within the National Park is shown in red in **Figure 1.3** below.

1.3.32 *Policy SP5: Major Development* - states that planning permission for major development will only be granted in exceptional circumstances where it can be demonstrated to be in the public interest.

1.3.33 *Policy BE1: Business Development Sites* - states that the development of unallocated land for new small-scale businesses on sites within or adjacent to settlements listed in Table 1 of the plan (which includes Clapham) will be permitted subject to consideration of development quality (Policy SP4).

1.3.34 *Policy BE3: Re-use of Modern Buildings* - sets out criteria under which the re-use of modern (20th century or later) buildings for business or employment uses will be permitted.

1.3.35 *Policy BE4: New Build Live/Work Units* - states that such units will be permitted within Service Villages where the residential use is ancillary to the business use and where the occupancy of the living area will be restricted to a person working full-time at the business.

1.3.36 *Policy BE7: Safeguarding Employment Uses* - sets out that development which would lead to the loss of existing business land or buildings will not normally be permitted, other than in a limited range of circumstances.

1.3.37 *Policy C1: Housing in Settlements* - states that housing sites should have a minimum density of 35 dwellings per hectare unless a lower density is required to permit safe access, conform to highway capacity, fit into the landscape, preserve settlement character or to respect the physical characteristics of the site.

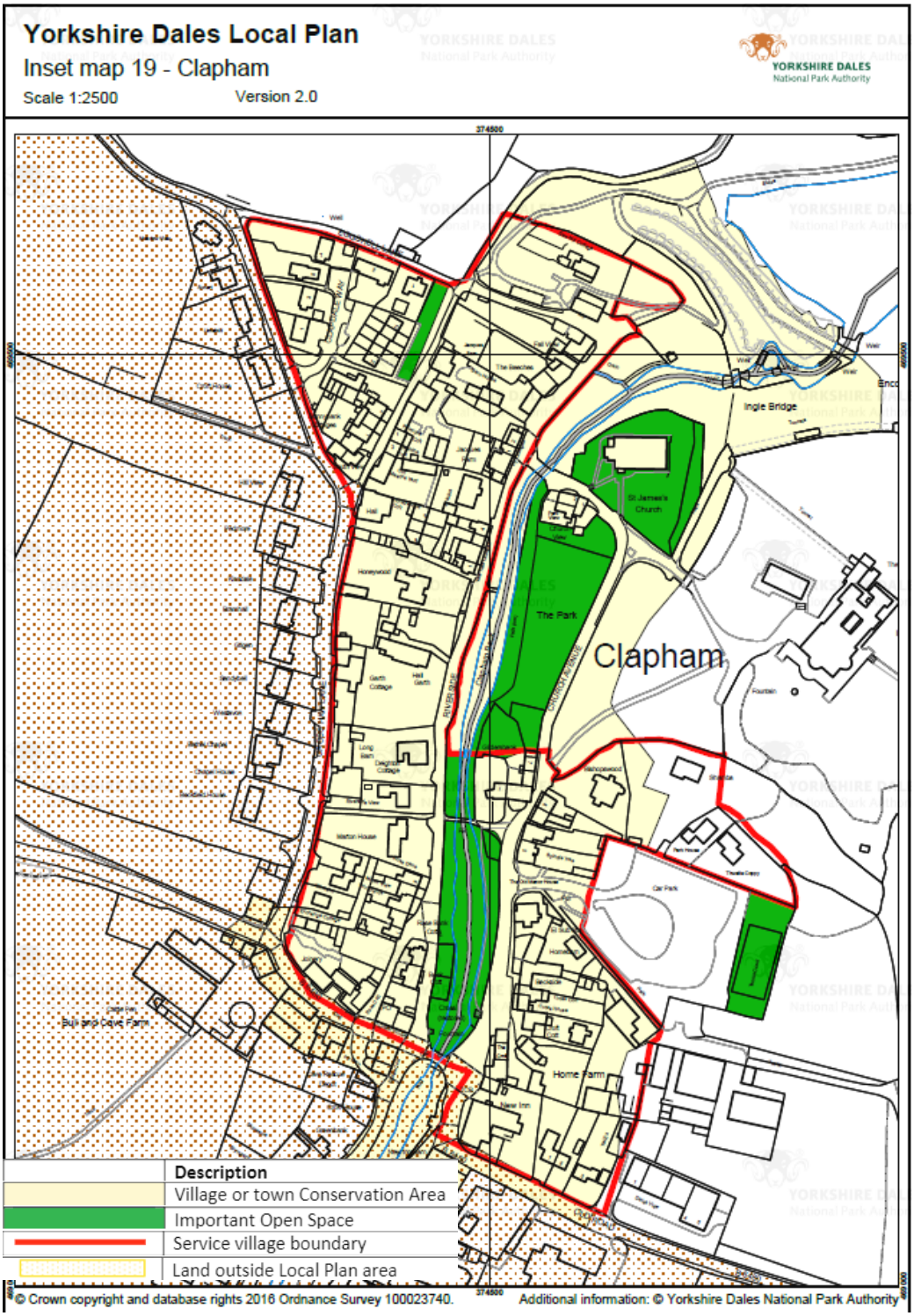


Figure 1.3 Inset policies map of Clapham (Source: Craven District Council)

1.3.38 *Policy C13: Important Open Space* - sets out that proposals within areas identified as important open space on the policies map will only be permitted where they do not result in the loss of, or significantly harm, their qualities or functions. Important open spaces are shown in green in the policies map at Figure 1.3.

1.3.39 *Policy L1: Heritage Assets* - states that proposals that result in substantial harm to or loss of a scheduled monument, Grade I or II* listed building, or Grade I or II* registered park and garden, will only be permitted in wholly exceptional circumstances. Proposals that result in substantial harm to or loss of a Grade II listed building, Grade II registered park and garden, or a structure that makes a positive contribution to the character and appearance of a conservation area, will only be permitted in exceptional circumstances. The Clapham Conservation Area is shown in yellow in the policies map at Figure 1.3.

1.3.40 *Policy L2: Conversion of Traditional Buildings - Acceptable Uses* - sets out that change of use of traditional buildings to residential uses and employment uses will only be permitted within existing settlements and building groups. For conversions to dwelling houses, local occupancy restrictions will apply.

1.3.41 *Policy L4: Demolition and Alteration of Traditional Farm Buildings* - states that demolition or substantial alteration of traditional farm buildings will not normally be permitted.

Emerging Yorkshire Dales National Park Local Plan (2021)

1.3.42 The YDNPA is preparing a new Local Plan to replace the adopted National Park Local Plan. Three public consultations have taken place to date, most recently in January and February 2021. The two earlier consultations aimed to develop the vision and objectives for the emerging plan, while the third had a specific focus on the strategy to deliver new housing within the National Park.

1.3.43 At the time of writing, there was little detail available on the content of any policies proposed for the emerging Local Plan, but the most recent consultation does provide an indication of the level of growth proposed, and the potential spatial strategy to deliver new homes. Three scenarios were presented which looked at a range of growth options, ranging from 30 dwellings per annum to 70 dwellings per annum (dpa).

1.3.44 The housing requirement would be distributed across 6 sub-areas within the National Park, primarily focused on Main Towns, with the remainder being accommodated in Large Villages. Clapham is classified as one of six Large Villages within the Ribblesdale and Chapel-le-Dale sub-area. These six Large Villages would be expected to accommodate between 3-4 dpa and 7-8 dpa, depending on the growth option selected for the Local Plan, but no indicative housing requirement is provided for Clapham on its own.

1.3.45 The consultation document suggests that the use of housing development boundaries may be expanded to cover more settlements within the plan area, and that infilling within these boundaries may be acceptable, subject to compliance with other planning policies. It seeks feedback on the existing boundaries.

1.4 Evidence Base and other considerations

Forest of Bowland AONB Management Plan (2019)

1.4.1 The AONB management plan provides a framework for the proactive management of change within the Forest of Bowland AONB. It sets out a range of objectives and actions, grouped under the following three themes:

- An outstanding landscape of natural and cultural heritage;
- Resilient and sustainable communities; and
- A strong connection between people and the landscape.

1.4.2 Of particular relevance to the site assessment is the first theme, which aims to conserve and enhance the landscapes, habitats, heritage assets and natural capital of the AONB whilst recognising the need for new development, particularly locally affordable homes. The management plan states that landscape characterisation will form the basis for policy and decision-making for development management, and that projects which seek to conserve or enhance historic environment features will be supported.

Yorkshire Dales Landscape Character Assessment (2020)

1.4.3 The Landscape Character Assessment classifies the varying landscapes of the National Park and identifies their key features. The Village of Clapham and its surroundings fall within the Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale.

1.4.4 The lower parts of this area are characterised by linear woodland along the riverbanks and a strong walled field pattern, with occasional barns at field corners. The wooded valley of the Clapham Beck is noted for its distinctive character, which is influenced by the historic parkland of Ingleborough Hall and the mixed planting surrounding the lake created by the damming of the beck. The walled droving roads which connect Clapham with the moorland, and the ancient field systems surrounding the Village, are identified as important landscape features.

Forest of Bowland AONB Landscape Character Assessment (2009)

1.4.5 The Landscape Character Assessment classifies the landscape within the AONB, setting out the key features within each landscape area and assessing the sensitivity of each to change from development. The sites assessed in this report which fall within the AONB are all within the Drumlin Fields Landscape Area (Landscape Area K). This area is divided into several sub-areas, with the assessed sites all being part of sub-area K3 (Lawkland).

1.4.6 The Drumlin Fields are characterised by small copses, marshy hollows, hedgerows and walls following the skylines of the drumlins (rounded hills shaped by glacial action), and narrow streams winding among them. There are strong field patterns and framed views of the uplands of the Bowland Fells and the Yorkshire Three Peaks. Settlement patterns are dispersed, with small villages and hamlets and farmsteads in sheltered locations on the drumlins' mid-slopes. Within the Lawkland sub-area, the railway line forms part of the landscape, and road corridors are often lined with neat hedges. Panoramic views towards the Yorkshire fells provide a sense of place.

1.4.7 The landscape is judged to have limited capacity to accommodate change. New development should avoid ridgelines and hilltops and should be located on the mid-slopes of the drumlins above the poorly-drained land. The dispersed settlement pattern should be preserved, and tall buildings should be avoided to maintain the open character of the area.

North Yorkshire and York Landscape Characterisation Project (2011)

1.4.8 The Landscape Characterisation Project report provides an assessment of landscapes across the whole of North Yorkshire, including the entirety of the Craven District Council area. It identifies key features within the different landscape character areas and assesses their sensitivity to change from residential and other development. The sites assessed in this report fall within two areas: Moors Fringe (Character Area 13) and Drumlin Valleys (Character Area 32)

1.4.9 The Moors Fringe acts as the transition point between the higher moors and lower-lying land. It is characterised by small villages and dispersed large farmsteads, with settlements generally constructed of local stone. The rural landscape features a patchwork of pastoral and arable fields delineated by dry stone walls and hedgerows (although arable farming is not a common practice within the NP area). Wooded estates and parklands associated with country houses are scattered throughout the landscape. New development on the higher slopes could be visually intrusive, and conversion of traditional farm buildings has the potential to introduced suburban elements which are not consistent with landscape character, particularly where new access arrangements and domestication of the surrounding land (e.g. through the creation of gardens) are required.

1.4.10 The Drumlin Valleys are characterised by medium-sized pastoral fields often lined with dry stone walls and occasional hedgerows. Clumps of trees are landscape features, as are the rolling oval hills associated with glacial action and the small rivers which meander between the drumlins. The predominantly open character of the landscape means it has a high visual sensitivity and moderate landscape sensitivity. Development on ridgelines and hilltops should be avoided and should instead be concentrated on the sheltered mid-slopes of the drumlins, away from poorly-drained lower-lying land. Ribbon development should also be avoided as it would detract from the characteristic dispersed pattern of building groups.

Clapham Conservation Area Appraisal (2011)

1.4.11 The Conservation Area Appraisal was prepared by the YDNPA to identify the important features of the Clapham Conservation Area, and to set out potential threats to its integrity and provide guidance for future development. Over 90% of the Conservation Area is within the boundary of the National Park, with just under 9% falling within the area covered by the Craven Local Plan. While the appraisal covers the entire Conservation Area, planning for the area outside the National Park remains the responsibility of Craven District Council.

1.4.12 The appraisal identifies two character zones within the Conservation Area - a heavily vegetated area with few buildings in the northeast, and a more densely built-up zone in the south and northwest – with a transitional area along Clapham Beck. It lists 18 Grade II listed buildings within the Conservation Area and a further eight buildings and structures which are recommended for inclusion on a local list of heritage assets. The features of these buildings are described in detail within the report, and they should be taken into account when assessing sites for development.

1.4.13 A number of key internal and external views are identified in the appraisal. The internal views are mostly along the main thoroughfares, Clapham Beck and towards the church. Two views from the surrounding landscape to the southwest and northwest are identified which place the village in its setting. The potential impact of development on these views should be considered when assessing site suitability. These views are shown in **Figure 1.4**.

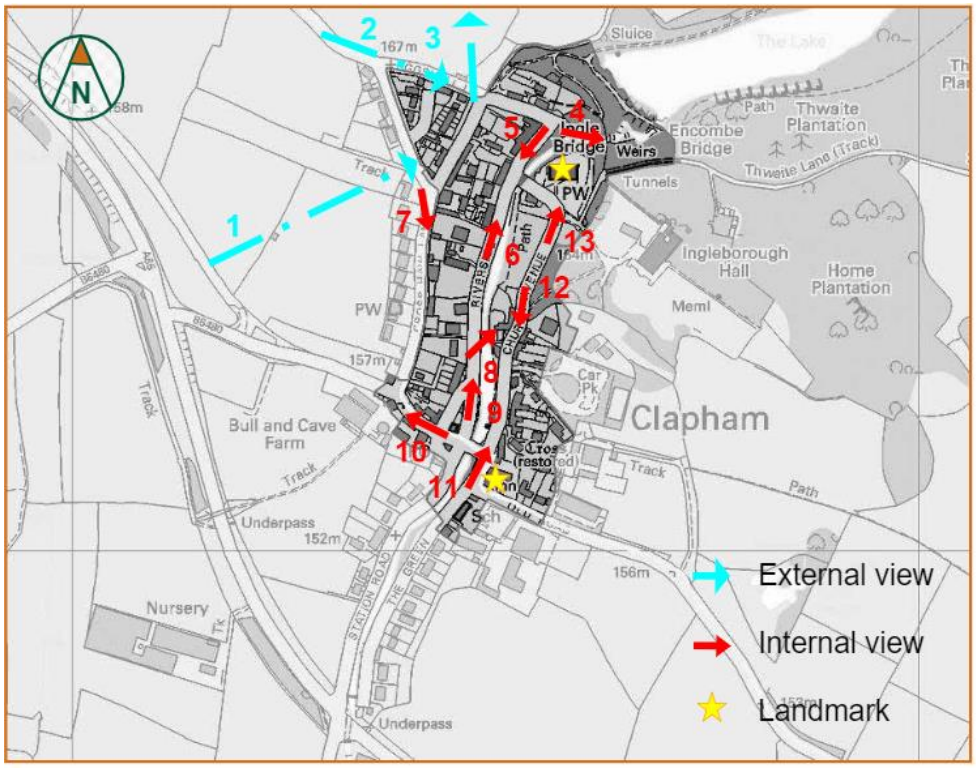


Figure 1.4 Key views of Clapham Conservation Area (Source: YDNPA)

1.4.14 The green spaces and trees within the Conservation Area also make a strong contribution to its character and to the biodiversity of the village. Care should be taken to ensure that new development does not detract from the visual effect of trees which form focal points at various parts of the village.

1.4.15 The principal threats to the Conservation Area are listed as public realm damage (particularly road surfaces), building issues (including lack of maintenance and inappropriate materials and conversions), and external clutter. While these are largely outside the scope of the site assessment, the suitability of buildings for conversion and the potential for conversion to alter the character of the Conservation Area through changes to the land around the converted buildings should be taken into account in the assessment.

Strategic Housing and Employment Land Availability Assessment (SHELAA)

1.4.16 The Strategic Housing and Employment Land Availability Assessment (SHELAA) is a technical background document to identify potential housing and employment sites. It sets out total deliverable and developable capacity within each settlement but also the nature of that supply including the split between undeveloped and previously developed land and the policy constraints on sites, including Green Belt. The SHELAA is one of the major means of identifying sites and broad locations for growth, and forms part of the evidence base for an emerging Local Plan.

1.4.17 The SHELAA for Craven District was published in February 2020 and identifies and assesses several sites in Clapham-cum-Newby.

2. Site Assessment Methodology

2.1 Introduction

2.1.1 The approach to the site assessment is based primarily on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment (July 2019)[4], Neighbourhood Planning (updated May 2019)[5] and Locality's Neighbourhood Planning Site Assessment Toolkit[6]. These all encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).

2.1.2 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

2.2 Task 1: Identify Sites to be included in the Assessment

2.2.1 The initial task was to identify which sites should be considered as part of the assessment. This included sites identified in the Clapham-cum-Newby NP area through:

- The Craven District Council Strategic Housing and Economic Land Availability Assessment (SHELAA) 2020; and
- Sites within the NP area identified by the neighbourhood planning group as having the potential for development.

2.2.2 The Yorkshire Dales National Park Authority issued a call for sites alongside the consultation on the emerging Local Plan in January and February 2021, but no site information had been published at the time of writing.

2.2.3 All sites included in this assessment are set out in **Table 3.1**. The sites are illustrated in **Figures 3.1 - 3.6**.

2.3 Task 2: Assessment of Sites

2.3.1 The Craven SHELAA provides a high-level constraint summary for some sites, while others were not assessed because they were smaller than 0.1ha or incapable of accommodating 5 or more dwellings, the lower limits for assessment in the SHELAA. The majority of sites within the NP area were not fully assessed. In this report, all sites which were included in the SHELAA or identified by the neighbourhood planning group and which are within or adjacent to the Villages of Clapham and Newby have been taken forward for a full assessment to provide a consistent method of assessment.

[4] MHCLG (2019) Housing and economic land availability assessment [online] available at: https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment
[5] MHCLG (2019) Neighbourhood Planning [online] available at: https://www.gov.uk/guidance/neighbourhood-planning--2
[6] MHCLG (2020) Site assessment and allocation for Neighbourhood Plans [online] available at: https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/

2.3.2 A number of the SHELAA sites are located on farms or other land which are isolated from the main settlements of the NP Area, and at a considerable distance from local services. Under national and local policy, development on these sites is largely restricted to conversion of existing agricultural buildings and replacement dwellings. These sites (including three sites at Clapham Station) were subject to a high-level assessment of their suitability for this form of development but were not taken through the full assessment.

2.3.3 A site appraisal pro-forma has been developed to assess potential sites for allocation in the NP. It is based on the Government's Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2020) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

2.3.4 The pro-forma contains the following criteria:

- General information:
  - Site location and use;
  - Site context and planning history;
  - Type of site (greenfield, brownfield etc.);
- Suitability:
  - Environmental considerations;
  - Physical considerations;
  - Accessibility;
  - Landscape and visual considerations;
  - Heritage considerations;
  - Planning policy considerations;
- Availability; and
- Summary / Conclusions

2.3.5 The sites were objectively reviewed using the criteria in the pro-forma through a combination of desktop assessment and details recorded during the site visit undertaken in May 2021. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the parish.

2.3.6 The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to assess whether a site is suitable for the use proposed.

2.4 Task 3: Consolidation of Results

2.4.1 The site assessment information and outcomes were consolidated into a summary table.

2.4.2 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the NP. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation - i.e. the site is suitable, available and achievable:

- '**Green**' is for sites that show no major constraints, or which have minor constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in the NP (subject to viability).
- '**Amber**' sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation in the NP (subject to viability) if issues can be resolved.
- '**Red**' sites are currently unsuitable for development and therefore not appropriate to allocate for the proposed use in the NP.

2.5 Task 4: Indicative Housing Capacity

2.5.1 For all sites which were subject to the full assessment, and which were found to be suitable or potentially suitable for residential allocation, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.

2.5.2 The indicative capacity takes into account the site-specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the applicable Local Planning Authority and the relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development. The percentage of the site which is considered to be developable for residential uses is shown in **Table 2.1** as the 'gross to net site area ratio'.

2.5.3 The indicative capacity does not constitute a recommendation on the number of homes which should be delivered on any given site, which should be determined through discussions with the landowner and consideration of the type and size of housing that would best meet local needs and Neighbourhood Plan objectives.

2.5.4 The Craven District Council SHELAA is based on an average density of 32 dwellings per hectare, while the Yorkshire Dales National Park Local Plan states that a minimum density of 35 dwellings per hectare (dph) should be achieved unless site specific constraints mean lower densities are more appropriate. **Table 2.1** below shows how the net density is calculated for sites within each of the planning authority areas.

Table 2.1 AECOM Net Housing Density[7]

Area	Gross to net site area ratio[8]	Net Housing Density in Craven (dph)	Net Housing Density within Yorkshire Dales National Park (dph)
Up to 0.4 ha	90%	28	31
0.4 ha to 2 ha	80%	25	28
2 ha to 10 ha	75%	24	26
Over 10 ha	50%	16	17

[7] Net densities are rounded down to the nearest whole number and are calculated using the minimum densities in the relevant Local Plan/SHELAA multiplied by the applicable gross to net site area ratio.
[8] The gross to net site area ratio shows the percentage of the site that is considered to be developable based on site size. For larger sites, more land is usually required for supporting infrastructure or other (non-residential) uses, which reduces the overall residential density of the site.

3. Site Assessment

3.1 Sites included in the Assessment

3.1.1 The sites included in this assessment include all sites that have been identified through the site identification exercise, including 12 sites identified by the neighbourhood planning group and 14 sites promoted through the Craven District Council SHELAA. A total of 26 sites were identified for assessment.

3.1.2 Of the 14 sites identified in the SHELAA, nine are isolated sites which are spatially distant from the Villages of Clapham and Newby. These nine sites have been taken forward for a high-level assessment of their potential for conversion/re-use under national and local planning policy criteria, as set out in Task 2 of the site assessment methodology (section 2.3).

3.1.3 Since the latest update to the SHELAA, Site CL010 has been granted planning permission and has been delivered. Therefore, SHELAA Site CL010 has been discounted prior to further assessment.

3.1.4 The 25 sites taken forward for assessment and their source and method of assessment is set out in **Table 3.1** below. The sites are illustrated in **Figures 3.1 - 3.6**.

Table 3.1 Sites Identified for Assessment

Site Ref	Site Name/Address	Source	Assessment method
CL003	Flying Horseshoe Caravan Site	Craven SHELAA	High-level assessment for isolated rural development potential
CL004	Keasden Water Treatment Works	Craven SHELAA	High-level assessment for isolated rural development potential
CL005	Land to east of Keasden Road	Craven SHELAA	High-level assessment for isolated rural development potential
CL006	Scalemire	Craven SHELAA	High-level assessment for isolated rural development potential
CL007	Woodgill Farm	Craven SHELAA	High-level assessment for isolated rural development potential
CL011	Fountain House Farm, The Green.	Craven SHELAA	Detailed assessment (pro-forma)
CL013	Former Railway Goods Yard, hamlet of Clapham Station - Phase 1	Craven SHELAA	High-level assessment for isolated rural development potential
CL014	Land adjacent to Fountain House Farm, The Green.	Craven SHELAA	Detailed assessment (pro-forma)
CL015	The Barn, Hammon Head Hall, Hollin Lane	Craven SHELAA	High-level assessment for isolated rural development potential

CL016	Former Railway Goods Yard, hamlet of Clapham Station - Phase 2	Craven SHELAA	High-level assessment for isolated rural development potential
CL017	Allotment Site, Cross Haw Lane	Craven SHELAA	Detailed assessment (pro-forma)
CL018	Site at Henbusk Lane	Craven SHELAA	Detailed assessment (pro-forma)
CL019	Giffords Barn, Wenning Bank to Reebys Lane	Craven SHELAA	High-level assessment for isolated rural development potential
CNP1	Station Road	Identified by NP group	Detailed assessment (pro-forma)
CNP2	Jacques Farm	Identified by NP group	Detailed assessment (pro-forma)
CNP3	Street Fair Barn	Identified by NP group	Detailed assessment (pro-forma)
CNP4	Rear of Cave Rescue	Identified by NP group	Detailed assessment (pro-forma)
CNP5	Mark Nelson's Barn and curtilage	Identified by NP group	Detailed assessment (pro-forma)
CNP6	Paddock opposite Bull and Cave	Identified by NP group	Detailed assessment (pro-forma)
CNP7	Old Road traveller site	Identified by NP group	Detailed assessment (pro-forma)
CNP8	Former Railway Goods Yard, hamlet of Clapham Station	Identified by NP group	Detailed assessment (pro-forma)
CNP9	Former School	Identified by NP group	Detailed assessment (pro-forma)
CNP10	School Playing Field	Identified by NP group	Detailed assessment (pro-forma)
CNP11	Riverside Barns	Identified by NP group	Detailed assessment (pro-forma)
CNP12	Land next to telephone exchange	Identified by NP group	Detailed assessment (pro-forma)



Figure 3.1 Map showing sites in and around Clapham Village



Figure 3.2 Map showing sites in and around Newby Village



Figure 3.3 Map showing sites around the hamlet of Clapham station

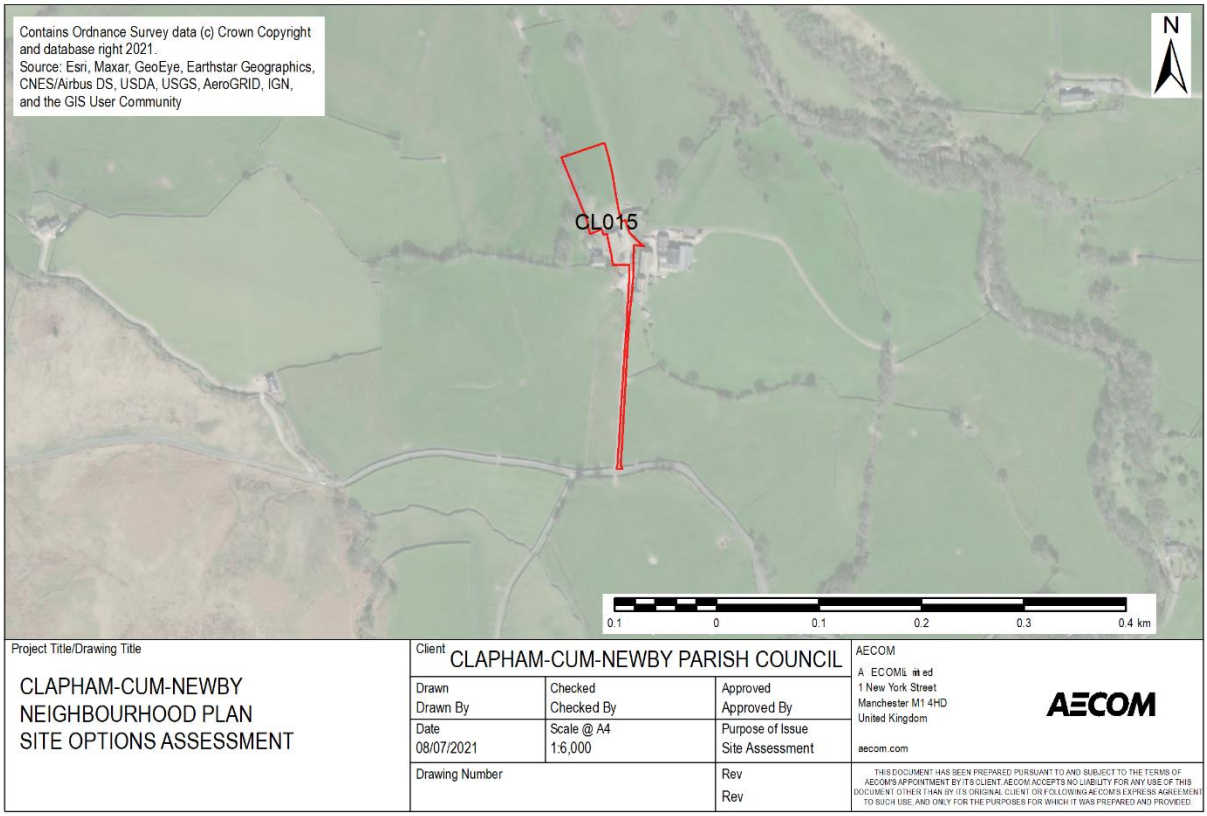


Figure 3.4 Map showing Site CL015 (near Mewith Head)

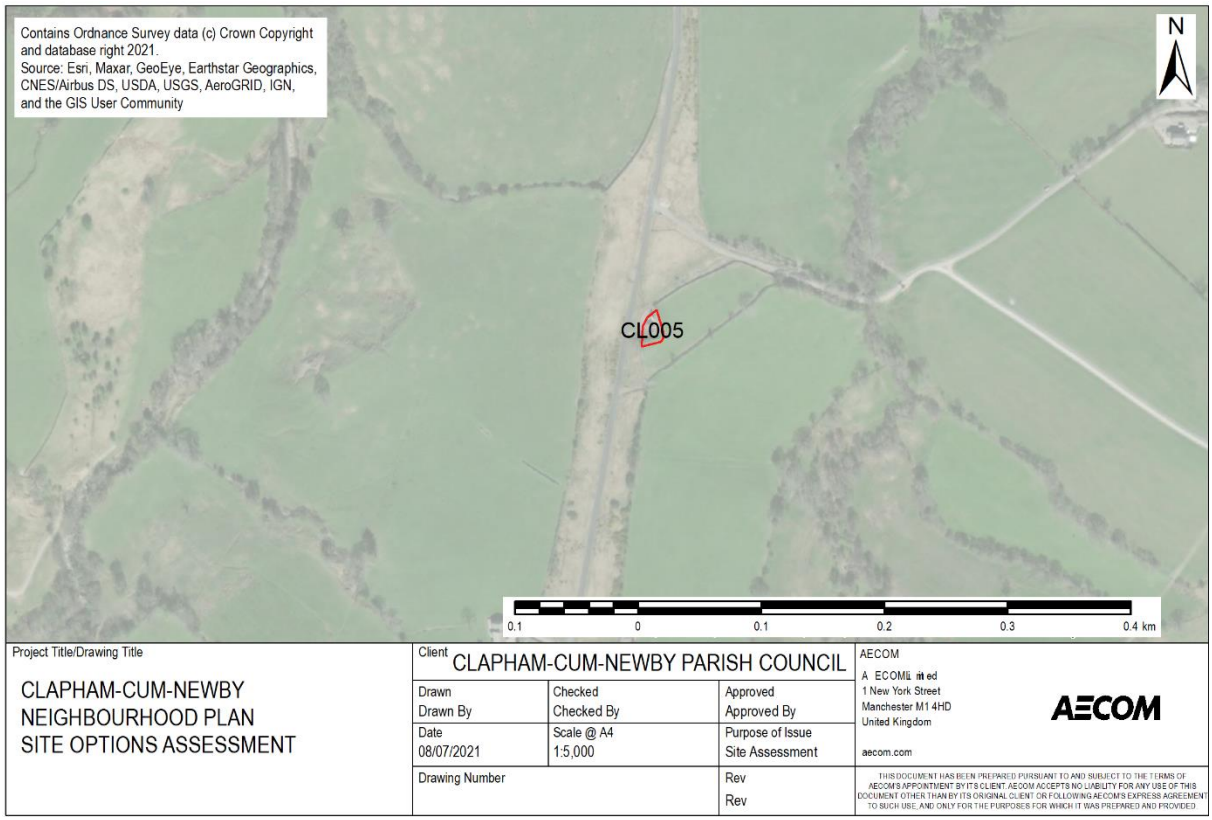


Figure 3.5 Map showing Site CL005 (south of Keasden)

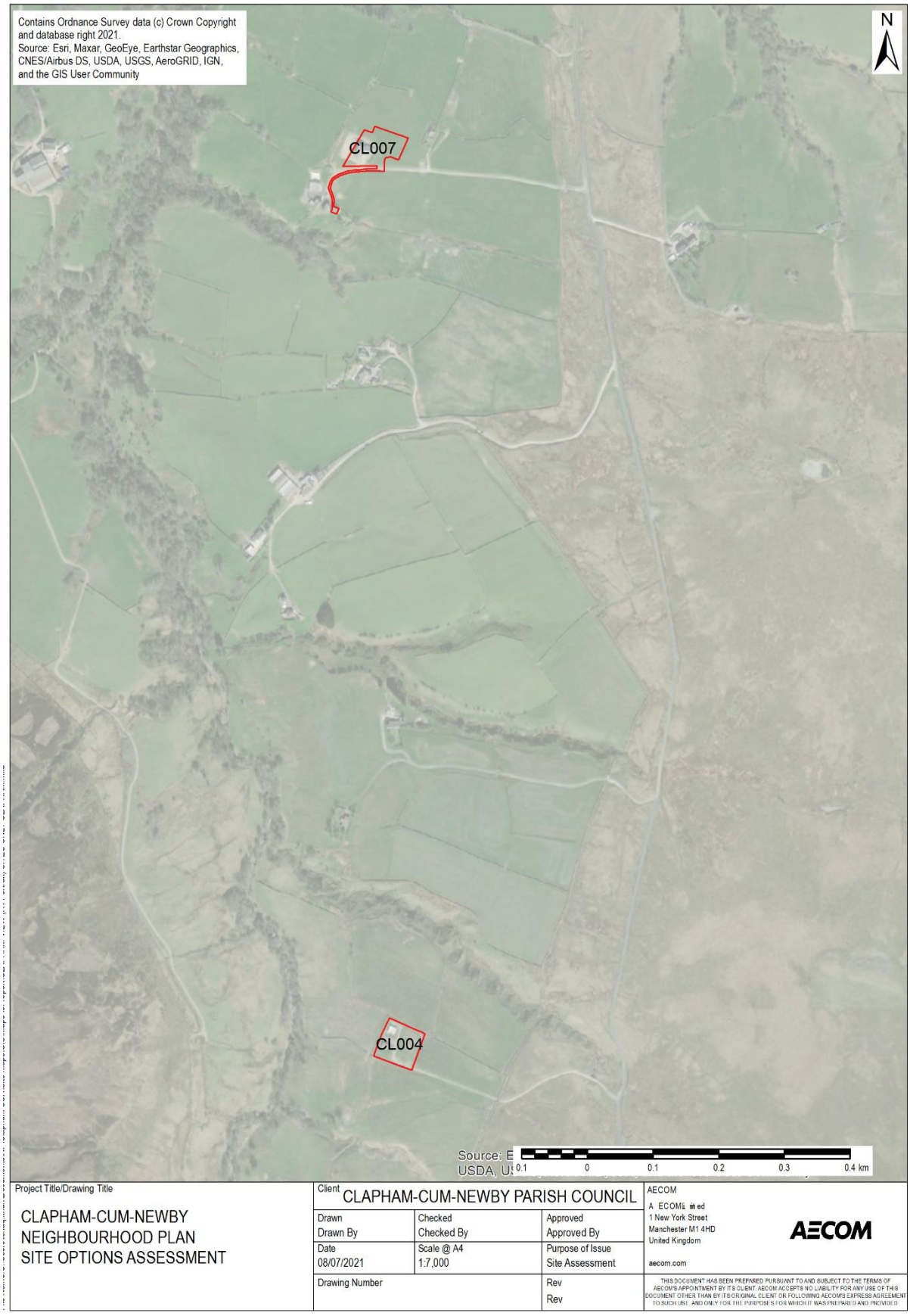


Figure 3.6 Map showing Sites CL004 and CL007 along Keasden Road

3.2 Assessment of sites outside the main settlements

3.2.1 A high-level desktop assessment has been undertaken of the nine isolated sites (including three sites at Clapham Station) to understand their potential suitability for residential development in the open countryside (including live/work units) under national and local planning policy criteria.

3.2.2 This assessment appraises sites against the policies for development in isolated areas/open countryside in the NPPF and the adopted statutory development plan for Clapham-cum-Newby (Craven Local Plan). All isolated site options falls outside the Yorkshire Dales National Park and therefore policies within the Yorkshire Dales National Park Local Plan have not been considered in this assessment. Relevant policies considered in this assessment are set out below:

3.2.3 *NPPF Paragraph 79* - states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker;

b) the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality.

3.2.4 *Policy SP4: Spatial Strategy and Housing Growth* - sets out the conditions under which development in the open countryside will be supported, including meeting essential needs for rural worker accommodation, securing the future of a designated heritage asset, re-using redundant or disused buildings, or exceptional design, in line with the NPPF.

3.2.5 All sites within the high-level assessment have the potential to be compliant with NPPF Paragraph 79(a) and Paragraph 79(e). This will be determined by the nature of individual development proposals, and subject to consideration of other relevant policies, including development management policies. None of the sites include or are in close proximity to any heritage assets, and therefore Paragraph 79(b) does not apply to any of the nine sites.

3.2.6 Therefore, the assessment focuses on whether development of the sites (through either conversion. re-use or subdivision of the existing buildings) is likely to accord with Paragraphs 79(c) or 79(d).

3.2.7 The assessment does not consider broader planning matters or other material considerations which would also need to be considered in detail and evaluated prior to forming a planning judgement on the suitability of a site for conversion/re-use for housing or live/work units (e.g. detailed development management policies, connectivity to infrastructure etc.).

3.2.8 As this assessment considers the suitability for conversion, re-use or subdivision, isolated site options which do not contain permanent buildings have been discounted from the assessment through an initial sift exercise and considered unsuitable. The discounted sites include the following:

- CL003 Clapham Station, land adjacent Flying Horseshoe;
- CL005 Land to east of Keasden Road;
- CL013 Former Railway Goods Yard, hamlet of Clapham Station;
- CL016 Former Railway Goods Yard, Clapham Station;

3.2.9 This assessment identifies potential policy conflicts and provides a 'traffic light' rating for each site and planning policy document. **Red** indicates a clear conflict with planning policy on isolated rural development. **Amber** indicates potential conflict with planning policy and **Green** indicates where isolated rural development is considered to be in accordance with planning policy. An overall suitability score is given to each site option, with Green sites potentially being suited for conversion/re-use subject to other planning matters and material considerations.

3.2.10 For sites considered to be broadly in accordance with planning policy related to isolated development in the countryside, due to their isolated spatial context, these are more likely to be appropriate to come forward as individual planning applications so that a development proposal can be addressed on a case by case basis rather than through allocations in the NP.

3.2.11 The outcome of the site assessment is set out in **Table 3.2** below.

Table 3.2 Site Assessment Summary Table - Sites Outside Main Settlements

Site Ref	Site Name	Gross Area (Hectares)	Planning Policy Review	Suitability
CL003	Flying Horseshoe Caravan Site	1.03ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.

Site Ref	Site Name	Gross Area (Hectares)	Planning Policy Review	Suitability
CL004	Keasden Water Treatment Works	0.38ha	The site consists of a former water treatment works and has active planning permission for the conversion of the works to form a three-bedroomed dwelling and the water tank for ancillary use (18/2016/17055). The planning permission has been implemented. Under the NPPF, the former stone-built treatment works building in current residential use is potentially suitable for subdivision. Given the implemented planning permission, it should be verified with the landowner whether the site is available for additional residential development/subdivision.	Potentially suitable for the subdivision of the residential use subject to other material considerations.
CL005	Land to east of Keasden Road	0.04ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.
CL006	Scalemire	0.1ha	The site consists of an agricultural barn with expired planning permission for conversion to a live/work unit (18/2007/8097). It is unclear if the planning permission has been implemented. The barn is considered potentially suitable for conversion to residential use subject to other material considerations. If the planning permission has been implemented, under the NPPF and Policy SP4, the workspace is potentially suitable for residential conversion and existing residential use potentially suitable for subdivision, subject to confirmation from the landowner that the site is still available for development.	Potentially suitable subject to other material considerations.
CL007	Woodgill Farm	0.42ha	The site consists of two farm houses. There is no evidence to suggest that the farm houses are in a redundant or disused condition. Under the NPPF, the farm houses are potentially suitable for subdivision.	Potentially suitable for the subdivision of the residential use subject to other material considerations.
CL013	Former Railway Goods Yard – Phase 1	0.72ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.

Site Ref	Site Name	Gross Area (Hectares)	Planning Policy Review	Suitability
CL015	The Barn, Hammon Head Hall, Hollin Lane	0.46ha	The site consists of an agricultural barn with active planning permission for conversion to two dwellings (2019/20376/FUL). It is unclear if the planning permission has been implemented. The barn is considered potentially suitable for conversion to residential use subject to other material considerations. If the planning permission has been implemented, under the NPPF, the residential dwellings are potentially suitable for subdivision, subject to confirmation from the landowner that the site is still available for development.	Potentially suitable subject to other material considerations.
CL016	Former Railway Goods Yard – Phase 2	0.4ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.
CL019	Giffords Barn, Wenning Bank to Reebys Lane	0.1ha	The site consists of an agricultural barn with active planning permission for conversion to a single dwelling (2020/21718/FUL). It is unknown if the planning permission has been implemented. The barn is considered potentially suitable for conversion to residential use subject to other material considerations. If the planning permission has been implemented, the residential dwelling is potentially suitable for subdivision under the NPPF, subject to confirmation from the landowner that the site is still available for development.	Potentially suitable subject to other material considerations.

3.3 Detailed Assessment findings

3.3.1 A detailed site assessment has been undertaken of the 16 sites proposed for either housing and live/work units or employment. A summary of the site assessment conclusions is set out in **Table 3.3** accompanied with a RAG rating to indicate the potential suitability of a site for allocation in the NP. The table should be read alongside the completed pro-formas presented in **Appendix A**.

3.3.2 The summary table shows that of the 16 sites assessed, four sites are considered to be appropriate for housing allocation in the NP with a combined capacity to deliver approximately seven or eight homes. Five sites are potentially appropriate for residential allocation, subject to identified constraints being addressed, with indicative capacity for an additional 11 homes.

3.3.3 A further two sites (CL011 and CL017) have existing active planning permissions for five homes. These do not need to be allocated in the Neighbourhood Plan, although doing so could indicate community support for development in these locations.

3.3.4 Six sites are considered to be inappropriate for allocation in the NP due to the constraints identified in the assessment.

3.3.5 The summary table also shows that seven sites are suitable or potentially for live/work units with a combined capacity of approximately 15 or 16 units. One site is considered to be potentially suitable for employment use only, and is considered unsuitable for residential development or live/work units.

3.3.6 Availability has not been established for the sites identified by the Neighbourhood Plan group, and the assessment is based on the sites' suitability for allocation should their availability be confirmed by the landowner. This would need to be determined before any allocations are made in the Neighbourhood Plan.

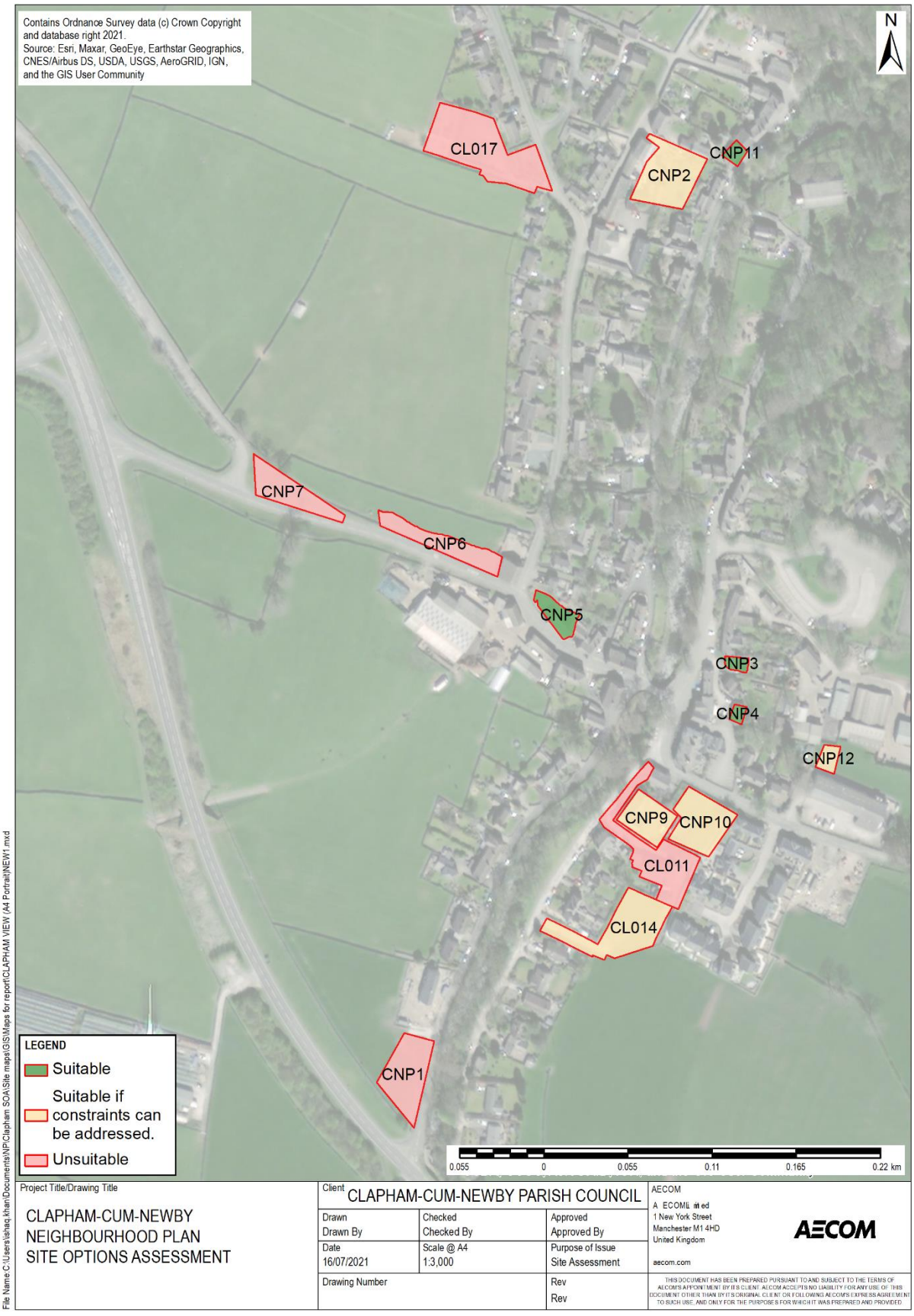


Figure 3.7 Sites assessed in and around Clapham Village

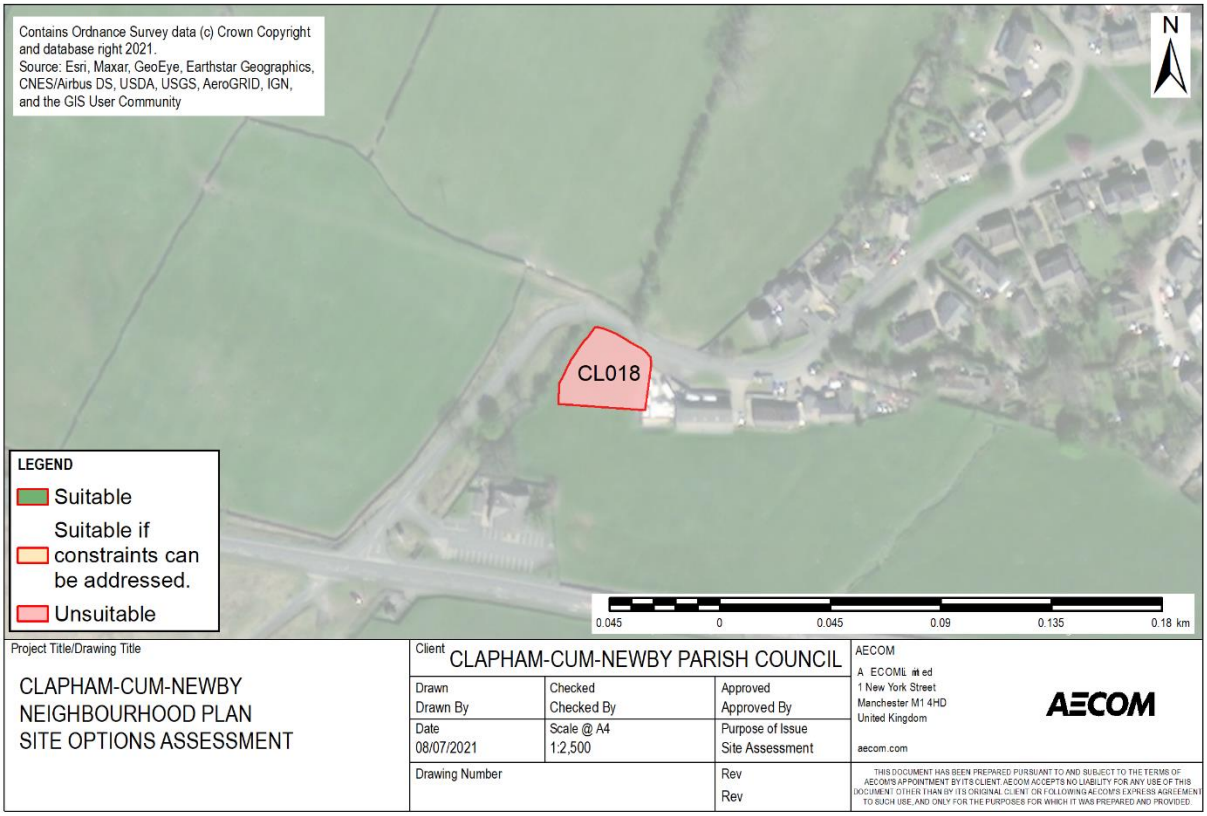


Figure 3.8 Sites assessed in Newby Village

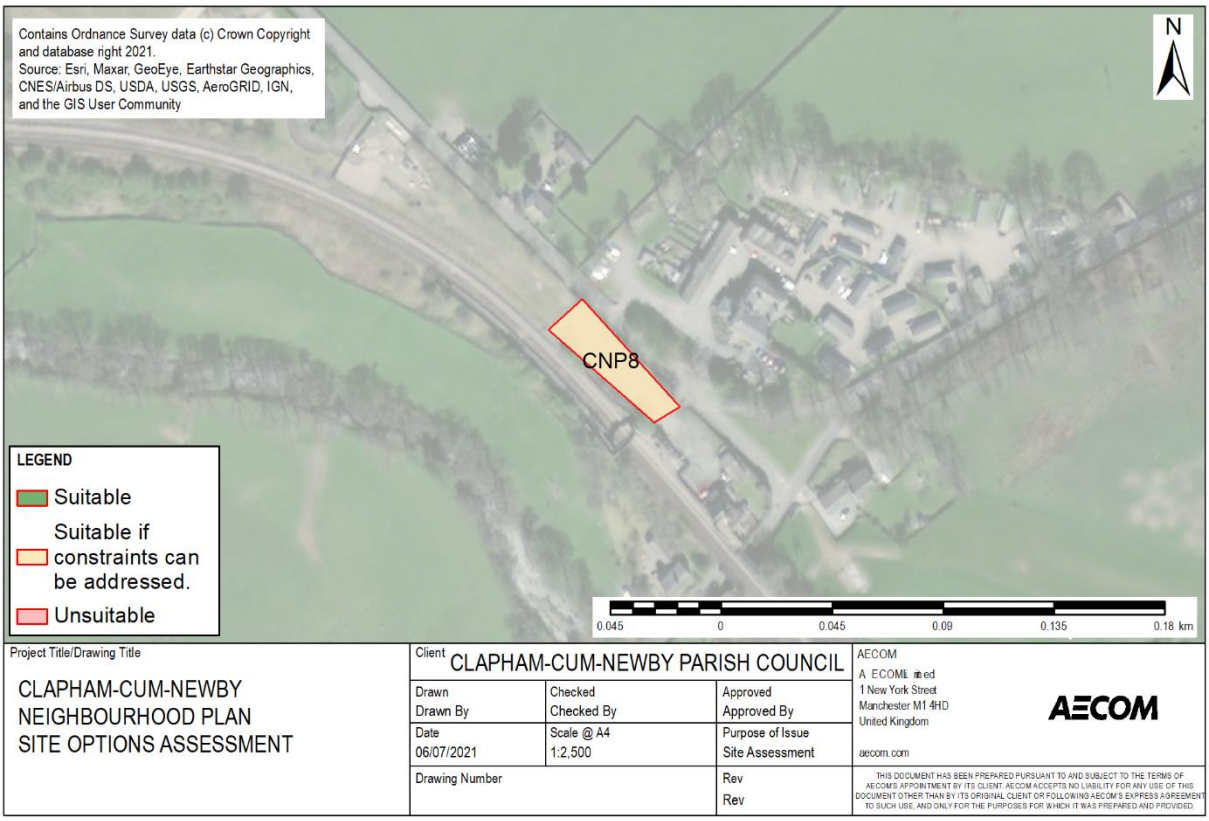


Figure 3.9 Sites assessed in hamlet of Clapham station

Table 3.3 Site Assessment Summary Table[9]

Site Ref	Site Name	Gross Area (Hectares)	Source	Site Type	Proposed use	Indicative site capacity [10]	Site Assessment Findings	Appropriate for allocation?
CL011	Fountain House Farm, The Green.	0.16	Craven SHELAA	Previously developed land	Housing or live/work units	4 (extant planning permission)	The site is within and well-integrated into the existing built up area of Clapham and consists of previously development land. The site has suitable existing vehicular access for the scale of development deliverable on site and is also in close proximity to the village bus stops, local community facilities and open space. Although the site falls within the Forest of Bowland AONB, no adverse landscape effects are envisaged due to the enclosed nature of the site. The site also falls within the Clapham conservation area and is adjacent to a Grade II listed building (Clapham Primary School). However, development could be sensitively designed and positioned to complement the character of the listed building and wider conservation area. The site has recently received full planning permission for the conversion of the 2 existing barns and an outbuilding to provide 4 homes (2020/21775/FUL).	Unsuitable for allocation due to existing planning permission.

[9] This table includes the conclusions for sites that were taken forward for full assessment. Other sites that were sifted out at an earlier stage due to their location outside the main settlements are included in Table 3.2.

[10] For sites identified in the Craven SHELAA, the indicative capacity from the SHELAA has been used where appropriate, with adjustments made based on constraints identified in the assessment. For sites identified by the NP steering group, an indicative housing capacity has been calculated using the SHELAA methodology at 32 dwellings per hectare for sites in Craven, or 35 dwellings per hectare for sites within the Yorkshire Dales National Park.

							As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement.	
CL014	Land adjacent to Fountain House Farm, The Green	0.17ha	Craven SHELAA	Greenfield	Housing or live/work units	3	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from The Green, a wide single track road without a designated footpath. A review of access and highways is required to assess if the existing access (including visibility splays) can support development, and should be discussed with the highways authority. The site has good access to the village bus stops, local community facilities and open space. The site contains an electricity pylon and electricity substation, which may preclude development or reduce the developable area of the site, potentially affecting viability. The site is predominantly enclosed with built development and relates well to the built-up area. While development of the site is unlikely to adversely affect landscape character, there are potential adverse impacts on visual amenity, as the site provides a gap between the new housing to the east and the older buildings along the Green. The site is considered to be suitable for housing subject to suitable access being demonstrated and to consideration of the electricity infrastructure on site.	Potentially appropriate for allocation subject to suitable access and consideration of the electricity infrastructure on site.

							However, this site is considered unsuitable for live/work units, since the developable area of the site does not fall within the built-up area and there are alternative site options within the built-up area which can accommodate the employment use. Live/work development would therefore be in conflict with Policy EC1 of the Craven Local Plan.	
CL017	Allotment Site, Cross Haw Lane	0.24ha	Craven SHELAA	Previously developed land	Housing or live/work units	1 (extant planning permission)	The site is adjacent to the main built up area of Clapham and its development will result in the partial loss of greenfield land. The site also falls adjacent to the Yorkshire Dales National Park. The site is accessed from a track off Old Road and has good access to open space and the village hall, and is within walking distance to the village bus stops and other community facilities. Part of the site has planning permission for a single dwelling and the relocation of allotments to the west of the site (2019/20758/OUT), The planning permission has been partially implemented by the relocation of the allotments from the eastern part to the western part of the site. The site is open in character to the west with potential for development to cause harm to landscape and built character and visual amenity. However, the eastern part of the site which adjoins Old Road is well enclosed and relates closely with the existing built-up area and thus development here is not likely to cause adverse harm to landscape and built character and visual amenity.	Unsuitable for allocation as part of the site has planning permission for a single dwelling and the remainder of the site is unsuitable for development.

							As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement. Development on the remainder of the site (which consists of the relocated allotments and an open field) would intrude into open countryside and cause harm to the built character and thus would be unsuitable, as noted in the officer's report which accompanies 2019/20758/OUT (which originally included a proposal for a second dwelling on this part of the site).	
CL018	Site at Henbusk Lane	0.09ha	Craven SHELAA	Greenfield	Housing or live/work units	0	The site is adjacent to the main built up area of Newby and its development will result in the loss of greenfield land. The current site access off Henbusk Lane is unsuitable but a suitable vehicular access can be provided. With limited provision in Newby, the site has poor access to community services and facilities but does fall within close proximity to bus stops at Lane End with services to nearby towns.	Unsuitable for allocation.

							The site also occupies a raised prominent position in the landscape with some long-distance views and its development would risk reducing the gap between the existing built-up area and the Goat Gap Café. From a number of viewpoints, development of the site would create the appearance that the village extends to the A65. This is likely to significantly change the built character of the village, undermine the openness of the landscape character and have significant adverse effects on visual amenity. It could also lead to ribbon development which the Landscape Character Assessment states should be avoided. Therefore, the site is considered unsuitable for allocation.	
CNP1	Station Road	0.18ha	Identified by NP Group	Greenfield	Housing or live/work units	0	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from a purpose-built access off Station Road, although housing development is likely to front onto Station Road itself and new access can be provided. The site also has good access to the village bus stops, local community facilities and open space. However, the site is in an elevated location and development would disturb long distance views of the valleys and landscape forms to the north of the site. Although the adjacent site to the north has recently been developed, this is better integrated with the existing village and does not affect long distance views to the same extent. Development would also undermine the openness of the landscape and appear as a minor intrusion of built development beyond an existing strong settlement boundary into the open countryside.	Unsuitable for allocation.

							The site is considered unsuitable for allocation.	
CNP2	Jacques Farm	0.15ha	Identified by NP Group	Previously developed land	Housing or live/work units	1	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of a mix of greenfield and previously developed land. The site falls within the Clapham conservation area, but development could be sensitively designed to significantly reduce the impact on its character or function. The site is also within close proximity to a number of listed and non-listed buildings, but the site is well screened and where considered to fall within their setting, development can be sensitively designed to avoid potential adverse effects. The site is accessed from Cross Haw Lane which narrows between the junctions with Old Road and Eggshell Lane, to a single lane bounded by walls and buildings with very limited space to allow vehicles to pass. Furthermore, visibility splays at the site access are also limited and require substantial egress from the site without visibility. The suitability of the existing access should be discussed with the highways authority. This section of Cross Hall Lane is considered unsuitable to safely accommodate much additional traffic and thus the site is considered appropriate for allocation for a single dwelling or live/work unit that replaces the existing agricultural use.	Potentially suitable for allocation subject to access.

CNP3	Street Fair Barn	0.01ha	Identified by NP Group	Previously developed land	Housing or live/work unit	2	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Base to Cross) and Scheduled Monument (Market Cross). The sensitive renovation of the existing building presents opportunities for development to make a positive contribution to the setting of the conservation area and wider setting of the listed building and scheduled monument. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design. Otherwise, the site also has good access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.	Suitable for allocation subject to sensitive design.

CNP4	Rear of Cave Rescue	0.008ha	Identified by NP Group	Previously developed land	Housing or live/work unit	2	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1893). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (New Inn). The sensitive renovation of the existing building presents some opportunities for development to make a positive contribution to the setting of the conservation area. There is also potential for the insensitive redevelopment of the site to cause harm to designated heritage assets, although effects can likely be mitigated. Otherwise, the site also has good vehicular access, access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.	Suitable for allocation subject to sensitive design.
CNP5	Mark Nelson's Barn and Curtilage	0.04ha	Identified by NP Group	Greenfield	Housing or live/work unit	1-2	The site is within the settlement boundary and well-integrated into the existing built up area of Clapham, adjacent to the Forest of Bowland AONB and within the Yorkshire Dales National Park. The site is currently accessed from a gate on Cross Haw Lane in immediate proximity to the junction with the B6480. This access is considered unsuitable to accommodate any substantial development and it is also envisaged that an improved vehicular access cannot be provided due to the location of the site along a bend and junction with poor visibility splays.	Suitable for allocation for a single home, or two homes subject to access and confirmation of site extent.

							Otherwise, the site has good access to the village bus stops, community facilities and open space. The site falls within the Clapham conservation area and in proximity to two listed buildings, but development could be sensitively designed to not impact significantly on its character, setting or function. The site is considered suitable for a live/work unit ideally involving the conversion of the existing barn. Conversion of the barn to a single home may also be possible. Subject to discussions with the highways authority on the suitability of access, one additional dwelling could be accommodated on the site, either adjacent to the junction or to the north of the barn. This would also be subject to confirmation from the landowner on the full extent of the site, since there is land outside the boundary provided which appears to be part of the same landholding.	
CNP6	Paddock opposite Bull and Cave	0.09ha	Identified by NP Group	Greenfield	Housing or live/work units	0	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls adjacent to the Forest of Bowland AONB and the Yorkshire Dales National Park. There is no existing vehicular access to the site, but an access can potentially be provided along the B6480, subject to traffic calming and other measures. The site also has good access to the village bus stops, local community facilities and open space. The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function.	Unsuitable for allocation.

							Development on this site for housing would, however, result in a linear extension to the densely built up area of Clapham which would change the form and character of the settlement. This would undermine the historic field pattern and the openness of the landscape character and would adversely affect visual amenity, with a significant intrusion into long-range views towards the higher ground of the National Park. The site is therefore considered unsuitable for allocation.	
CNP7	Old Road Traveller Site	0.09ha	Identified by NP Group	Greenfield	Housing or live/work units	0	The site falls adjacent to the Forest of Bowland AONB and its development will result in the loss of greenfield land. There is no existing vehicular access to the site, but an access can potentially be provided to the north west of the site off the unnamed road off the B6480. The site also has walkable access to the village bus stops, local community facilities and open space. The site falls outside the main built up area of Clapham and its development will result in a sporadic form of development in the open countryside with high intervisibility with the surrounding landscape. This would not be in conformity with the requirements of adopted Local Plan policy SP4.	Unsuitable for allocation.

						Development would also appear to conflict with the townscape and landscape character which is defined by an open undisturbed landscape surrounding a linear densely built-up area along Clapham Beck. Furthermore, the site includes and borders a small number of deciduous trees in an otherwise open landscape of pastoral fields. This is intrinsic to the landscape character of the local area and of significance to the AONB. Development is therefore likely to cause irreversible harm to these important landscape features, which are likely to also be of some, although limited, ecological importance. The site is considered unsuitable for allocation.	
CNP8	Former, Railway Goods Yard, hamlet of Clapham Station	0.11ha	Identified by NP Group	Previously developed land	Employment - or live/work units	The site consists of previously developed land and falls within the Forest of Bowland AONB and in close proximity to the Newby Moor SSSI. Whilst the site does not fall within an impact zone which would trigger consultation for employment development with Natural England, the site does include a number of trees, shrubs and green infrastructure of potential ecological value with potential to support protected species or ecological connectivity to and from the SSSI. A detailed ecological assessment is required to fully understand the ecological value of the site. It is also likely that potential effects can likely be mitigated through sensitive design and by preserving green corridors along the site perimeter. The site is broadly enclosed in character with built development on three sides, including Clapham train station to which is closely relates. Therefore, development is unlikely to have any adverse effects on landscape character and the AONB.	Potentially suitable for allocation for employment use subject to a detailed ecological assessment and mitigation.

The close proximity to the station and railway line has potential to adversely affect the amenity of new users as a result of noise and air pollution. However, this is not considered to be a significant constraint for employment use, as the site can be utilised for less sensitive employment uses, and the frequency of services means that it is not likely to create a significant barrier to residential development, subject to mitigation through design.

The site is accessed from an unnamed road which connects the site to the A65. It is poorly served by local services and facilities but does benefit from immediate access to Clapham train station, which is frequently served with connections to nearby towns. The site is considered suitable for employment use subject to a detailed ecological assessment and mitigation.

The site is considered unsuitable for live/work units or other residential development since it is in an area designated as open countryside in the Local Plan and therefore development will only be supported where it is in accordance with the special circumstances set out in NPPF Paragraph 79 (Local Plan Policy SP4).

CNP9	Former School	0.07ha	Identified by NP Group	Previously developed land	Housing, live/work units or community use	2	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham and consists of a Grade II listed building (Clapham Primary School) and its curtilage. The site also falls within the Clapham conservation area. The reuse of the building for housing or partially for employment would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. The reuse of the building for community use may result in less harm to its architectural interest, particularly if the classrooms are retained and the interior structural integrity is retained. There is also potential for a small proportion of the eastern part of the site to be sensitively developed without causing substantial harm to the listed building. However, the substantial redevelopment of the site or the loss of the listed building will result in permanent harm or significant adverse effects from the loss of the heritage asset. Other than this, the site benefits from good access to the village bus stops, local community facilities and open space. The site can be serviced via the Green, although there is no vehicular access into the site itself. There is a possibility that this could be provided to the rear of the site via the lane which serves Site CL011, subject to landowner agreement, or, if developed alongside the former school playing field, from Old Road via site CNP10. The site is considered suitable for housing, live/work units or community use through a sensitive scheme which preserves the listed building and the character of its setting.	Potentially suitable for allocation subject to adequate mitigation to preserve listed building and the character of its setting.

CNP10	School Playing Field	0.1ha	Identified by NP Group	School playing field	Housing or live/work units	1-2	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham. The site contains a mixture of greenfield and previously developed land. The site also includes a number of trees and shrubs. The site benefits from good proximity to the village bus stops, local community facilities and open space. The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). However, the setting of the listed building is broadly confined to its immediate curtilage and historic architectural significance as a school. Therefore, development on this site is unlikely to undermine the openness of the listed building and could likely be designed sensitively to avoid harm to heritage assets. The site is designated as protected open space in the Local Plan, although it no longer functions as a school playing field. This designation would need to be removed in order for the site to be allocated. Development would also lead to the loss of community open space which could be used for the adjacent new housing. The site is considered potentially suitable for housing and for live/work units subject to sensitive design and the removal of the open space designation.	Potentially suitable for allocation subject to sensitive design and removal of open space designation.

CNP11	Riverside Barns	0.02ha	Identified by NP Group	Previously developed land	Housing, live/work unit or employment	2	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham and consists of a large barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a number of Grade II listed buildings. The sensitive renovation of the existing building presents limited opportunities for development to make a minor positive contribution to the setting of the conservation area and listed buildings. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, and to affect the key views identified in the Conservation Area appraisal, but impacts can likely be avoided through sensitive design. The site also has walkable access to the village bus stops, local community facilities and open space. The site is considered suitable for housing, live/work units, or employment uses which are sensitive to its location within the conservation area.	Suitable for allocation subject to sensitive design.
CNP12	Land next to telephone exchange	0.02ha	Identified by NP Group	Greenfield	Housing or live/work unit	1	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham. The site is adjacent to a working cattle farm, with potential to have some adverse effects on residential amenity. The site is in close proximity to the village bus stops, local community facilities and open space. However, the site boundary does not abut the public highway. Whilst there is an unadopted lane which could be used to access the site, access rights would need to be established with the landowner.	Potentially suitable for allocation subject to establishing access.

The site is potentially suitable for housing, subject to establishing suitable access. If this can be established, the site has the potential to accommodate a single dwelling in a sustainable location.

4. Conclusions

4.1 Site Assessment Conclusions

4.1.1 25 sites were assessed to consider whether they would be appropriate to put forward as housing, live/work units or employment allocations in the Clapham-cum-Newby NP. The sites were identified by the neighbourhood planning group and through the Craven District Council SHELAA.

4.1.2 A high-level desktop assessment has been undertaken for nine sites outside the main settlements which fall within open countryside to understand their potential suitability for re-use/conversion development. This assessment has found five sites to potentially be suitable for re-use/conversion development or subdivision subject to other material considerations.

4.1.3 A detailed site assessment has been undertaken for the remaining 16 sites proposed for either housing and live/work units or employment. The assessment has found that four sites are considered to be appropriate for allocation in the NP with a combined capacity to deliver approximately seven or eight homes. The suitable sites are:

- CNP3 Street Fair Barn (housing or live/work unit);
- CNP4 Rear of Cave Rescue (housing or live/work unit);
- CNP5 Mark Nelson's Barn and Curtilage (housing or live/work unit); and
- CNP11 Riverside Barns (housing, live/work unit or employment).

4.1.4 A further six sites are considered potentially suitable for allocation. Subject to identified constraints being addressed, these sites have the potential to deliver approximately 11 homes. The potentially suitable sites are:

- CL014 Land adjacent to Fountain House Farm, The Green (housing);
- CNP2 Jacques Farm (housing or live/work unit);
- CNP8 Former Railway Goods Yard, hamlet of Clapham Station (employment);
- CNP9 Former School (housing or live/work unit);
- CNP10 School Playing Field (housing or live/work unit); and
- CNP12 Land next to Telephone Exchange (housing).

4.1.5 The total indicative capacity for live/work units on the suitable and potentially suitable sites is 15 or 16 units.

4.1.6 The remaining six sites are considered unsuitable for allocation.

4.2 Viability

4.2.1 As part of the site selection process, it is recommended that Clapham-cum-Newby Parish Council discusses site viability with Craven District Council and Yorkshire Dales National Park Authority, as allocations should be supported by viability evidence. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the NP. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Parish Council, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

4.3 Affordable housing provision

4.3.1 Nine of the 16 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. None of these sites have the potential to accommodate 10 or more dwellings and therefore none would be required to include a proportion of affordable housing under national planning policy. However, the requirement for Affordable Housing provision on sites proposed for allocation in the NP should be discussed with the Local Planning Authority to understand the specific requirements for the sites proposed for allocation.

4.4 Next Steps

4.4.1 This report can be used by Clapham-cum-Newby Parish Council to guide decision making on site selection and to use as evidence to support site allocations in the NP, if they choose to do so. It is strongly advised that the Parish Council discuss potential site allocations with Craven District Council, Yorkshire Dales National Park Authority and the Highways Authority in order to establish whether proposed site(s) would be acceptable. The Parish Council should also engage with landowners and the community to select sites which best meet community needs and Neighbourhood Plan objectives.

1.1 The site selection process should be based on the following:

- The findings of the site assessment;
- Discussions with the planning authority;
- Discussions with landowners to determine the availability of sites and the potential timeframe for development;
- The extent to which the sites support the vision and objectives for the NP;

- The potential for the sites to meet the identified infrastructure needs of the community;
- The potential for the sites to deliver the type of housing which meets the need identified in the Neighbourhood Plan survey;
- Engagement with key stakeholders; and
- Neighbourhood Plan conformity with strategic Local Plan policy.

A.1 Site Appraisal Pro-Formas

CL011





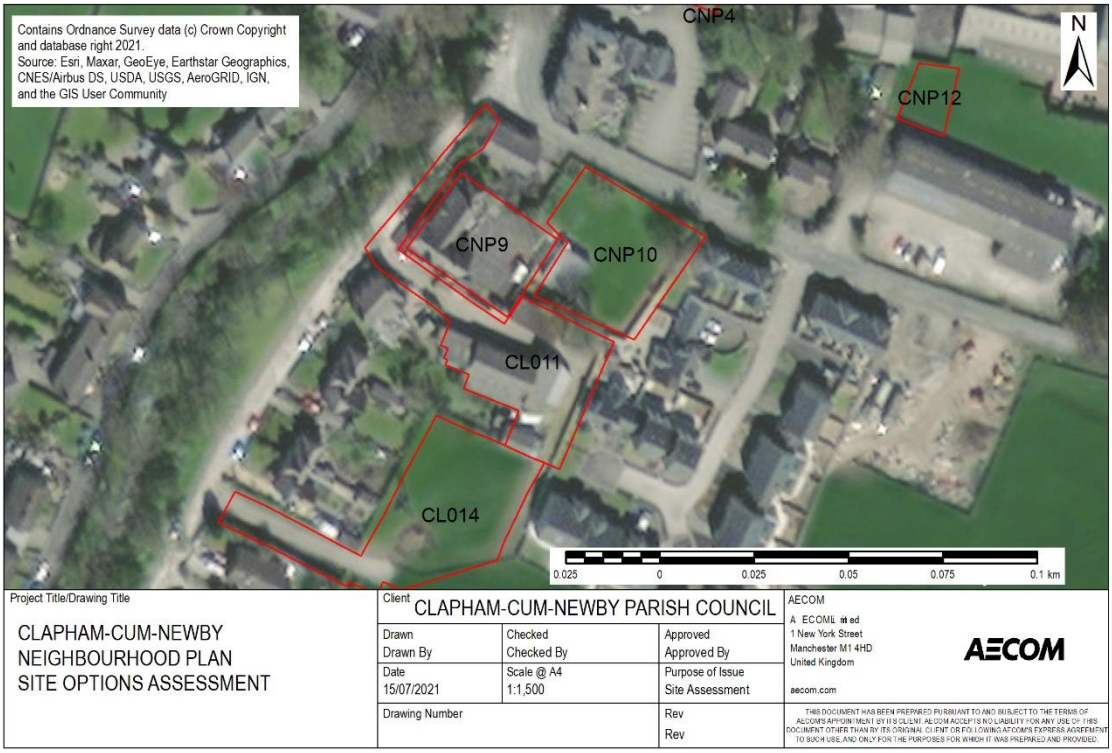
Site Details

Site Reference / Name	CL011
Site Address / Location	Fountain House Farm, The Green
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL011

Site Context

Current Land use	Agricultural Barns
Neighbouring Land uses	Residential / former school
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.16 ha
Development Capacity	4
Planning History	2020/21775/FUL - Conversion of 2 barns into 3 dwellings, conversion and extension of existing stone outbuilding to form one new dwelling. / Approved with conditions - 29.4.21 2017/18171/FUL / Fountain House Farm / Conversion of traditional barn to dwelling with ancillary office and new garage building (resubmission of withdrawn application reference 18/2016/17190) / Approved with conditions - 26.9.17

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[11]. There is a Green Infrastructure Corridor to the west of the site. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site consists of agricultural buildings).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[11] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees along the site boundary with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is accessed from Riverside.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is served by a PROW along The Green.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	The northern part of the site boundary, which forms the access but does not contain the developable area of the site, contains a public footpath.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is adjacent to The Green open space and within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is adjacent to undeveloped countryside to the south, but is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and is mainly enclosed with built development. The site is adjacent to undeveloped countryside to the south, but it has low

	intervisibility with the landscape surrounding the village and is not likely to adversely impact any internal or long-distance important views. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). The listed building is of historic and architectural interest and makes a significant contribution to a group of nearby listed buildings and the character of the conservation area. Development could likely be designed and positioned sensitively to complement the character of the listed building and wider conservation area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is adjacent to a Grade II listed building (Clapham Primary School) which is also a non-designated heritage asset. Development could likely be designed and positioned sensitively to complement the character of the heritage asset.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Available now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The development of the site would likely require comprehensive site clearance, but this is not likely to substantially undermine viability.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	**Unsuitable for allocation**
Justification for rating	The site is within and well-integrated into the existing built up area of Clapham and consists of previously development land. The site has suitable existing vehicular access for the scale of development deliverable on site and is also in close proximity to the village bus stops, local community facilities and open space. Although the site falls within the Forest of Bowland AONB, no adverse landscape effects are envisaged due to the enclosed nature of the site. The site also falls within the Clapham conservation area and is adjacent to a Grade II listed building (Clapham Primary School). However, development could be sensitively designed and positioned to complement the character of the listed building and wider conservation area. The site has recently received full planning permission for the conversion of the 2 existing barns and an outbuilding to provide 4 homes (2020/21775/FUL). As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement.

CL014





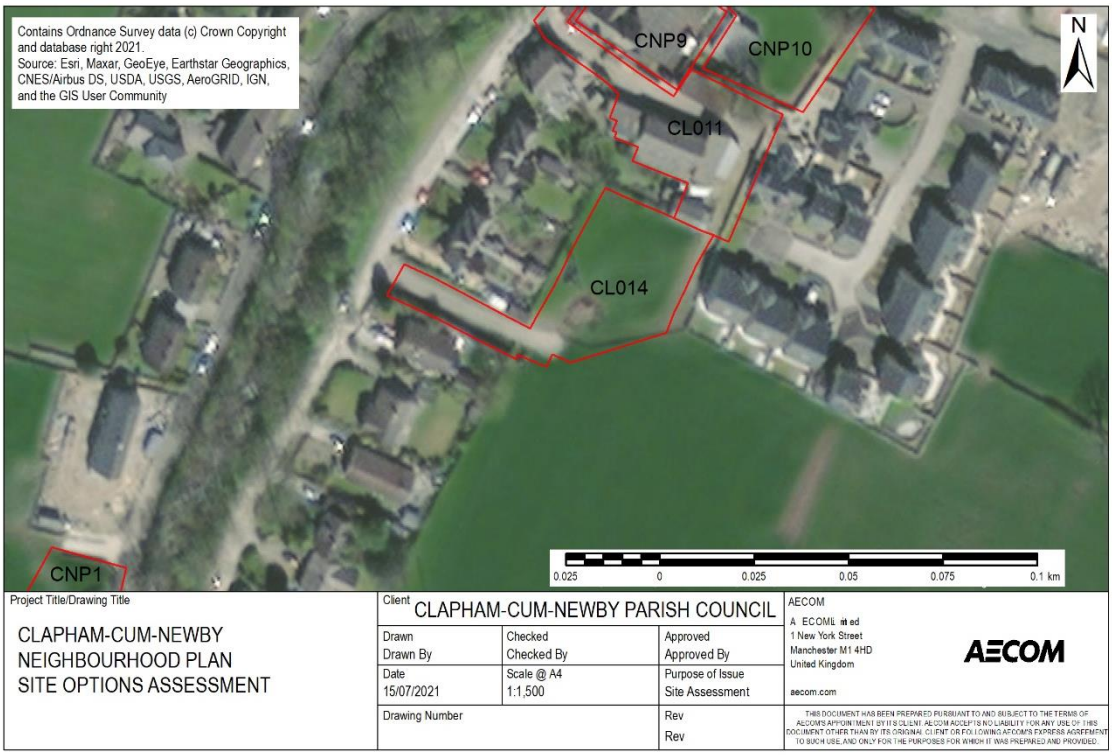
Site Details

Site Reference / Name	CL014
Site Address / Location	Land adjacent to Fountain House Farm, The Green
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL014

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Residential development / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.17 ha
Development Capacity	4
Planning History	2019/20202/OUT / Land adjacent to the Fountain House / Change of use of agricultural land and the siting of a detached house and associated external works / approved with conditions - 23.4.19

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[12]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[12] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is accessed from The Green. .
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is served by a PROW along The Green.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	A public footpath runs along the western boundary of the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains electricity pylons, overhead power lines and an electricity substation. This is likely to reduce the developable area of the site but should not undermine the overall deliverability of the site.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 300m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 300m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlise and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is adjacent to The Green open space and within 500m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 200m of the National Cycle Network Route 68 and 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed with built development to three sides and open in character to the south. The site therefore has long distance views from the south and the A65, although views are constrained from the south east due to higher ground. The site is also defined to the south with a dry-stone wall along the perimeter, which is accordance with the character of the local landscape and townscapes and thus reduces visual impact. The site is considered to have medium sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site is nearby to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No. Whilst the site extends slightly into open countryside, the site is well enclosed with built development on three sides and is unlikely to appear as an intrusion into open countryside.

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Avaliable now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Avaliable now.

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	Yes. The site contains an electricity pylon and substation which may affect site viability.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	3
Likely timeframe for development	Unknown
Overall rating	**Potentially appropriate for allocation**
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from The Green, a wide single track road without a designated footpath. A review of access and highways is required to assess if the existing access (including visibility splays) can support development, and should be discussed with the highways authority. The site has good access to the village bus stops, local community facilities and open space. The site contains an electricity pylon and electricity substation, which may preclude development or reduce the developable area of the site, potentially affecting viability. The site is predominantly enclosed with built development and relates well to the built-up area. While development of the site is unlikely to adversely affect landscape character, there are potential adverse impacts on visual amenity, as the site provides a gap between the new housing to the east and the older buildings along the Green. The site is considered to be suitable for housing subject to suitable access being demonstrated and to consideration of the electricity infrastructure on site.

	However, this site is considered unsuitable for live/work units, since the developable area of the site does not fall within the built-up area and there are alternative site options within the built-up area which can accommodate the employment use. Live/work development would therefore be in conflict with Policy EC1 of the Craven Local Plan.

CL017





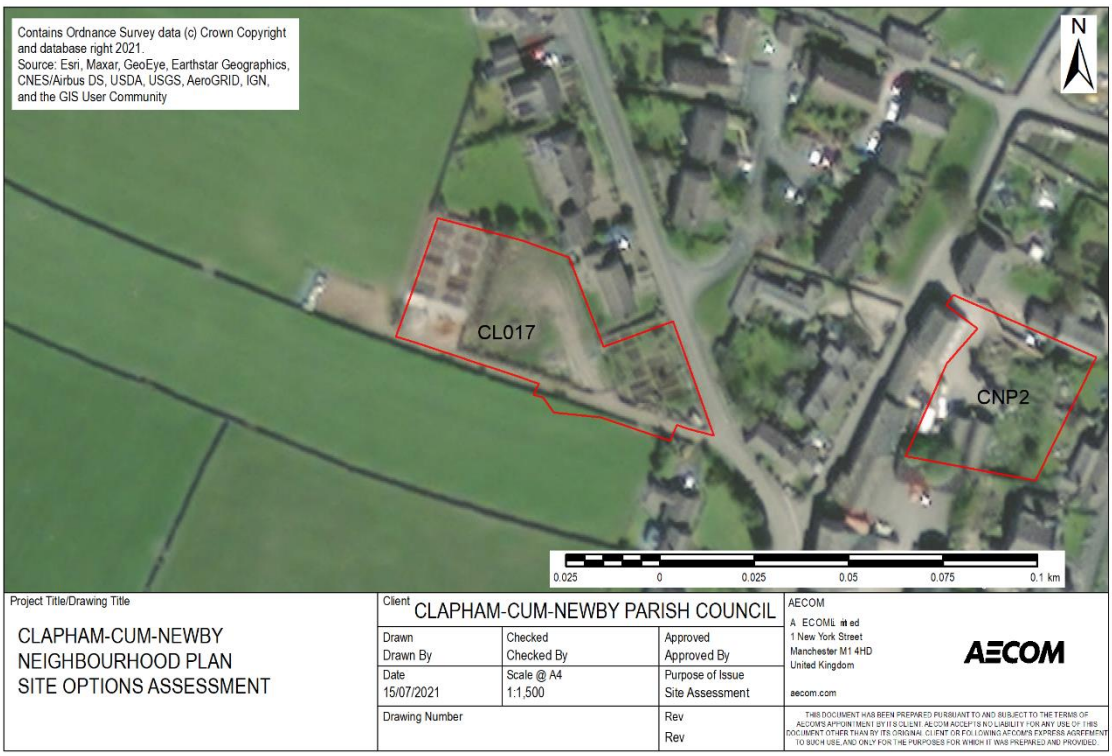
Site Details

Site Reference / Name	CL017
Site Address / Location	Allotment Site, Cross Haw Lane
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL017

Site Context

Current Land use	Allotments and garden land
Neighbouring Land uses	Residential / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.24 ha
Development Capacity	8
Planning History	2019/20758/OUT / Allotment Site, Cross Haw Lane / Relocation of allotments and erection of 1no. Two storey house / Approve with conditions - 9.12.19

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[13]. The site also includes an allotment site, although development is unlikely to result in the use of this part of the site. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 4 agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[13] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Old Road. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath, but does have pedestrian access from a low traffic road.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Potential for minor ground contamination due to the use of the site to store bricks and other materials. This is not likely to undermine the deliverability of the site.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	No – existing allotments have been relocated as part of planning permission

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 450m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of a single and 500m of both village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of Ingleborough Estate nature trail, open space at St James' Church and Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 150m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. Development on the eastern parcel of the site will involve the infilling of a small gap within the existing built-up

	area. It is considered that development here would relate well to the existing built-up area and is unlikely to cause any harm to landscape character. In the contrary, whilst development between the eastern parcel and allotments to the west is fairly contained and enclosed, development on this parcel would result in a minor intrusion of built development towards the west into open countryside and undermine the established grain and pattern of development, adversely affecting the character of the local area. Similar but more adverse effects are also envisaged for housing development on the western parcel of the site which consists of allotments. The site is considered to have High sensitivity to development.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed in character to the east but is more open in character to the west, which enjoys distant views, particularly from the A65 and Old Road. Development on the eastern parcel of the site is considered to have Low sensitivity to development, as this area is visually enclosed with built development, trees and other landscape features and has low intervisibility with the surrounding landscape. However, the western parcel of the site including the area between the eastern parcel and the allotments is visually open in character and has high intervisibility with the surrounding landscape and thus considered to have High sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The eastern parcel falls within and the western parcel falls adjacent to the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls adjacent to the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.

Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	Part of the site is allocated as Open Space in the Craven Local Plan. This part of the site has existing planning permission for a single dwelling.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on the eastern parcel of the site will involve the infilling of a small gap within the existing built-up area. However, development that includes the western parcel is likely to result in a minor intrusion of built development into open countryside and would change the existing pattern and grain of built development.

Assessment of Availability

Indicator of Availability	***Assessment***
Is the site available for development?	Available now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	***Assessment***
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	0
Likely timeframe for development	Permission has been implemented
Overall rating	**Unsuitable for allocation**
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the partial loss of greenfield land. The site also falls adjacent to the Yorkshire Dales National Park. The site is accessed from a track off Old Road and has good access to open space and the village hall, and is within walking distance to the village bus stops and other community facilities. Part of the site has planning permission for a single dwelling and the relocation of allotments to the west of the site (2019/20758/OUT), The planning permission has been partially implemented by the relocation of the allotments from the eastern part to the western part of the site. The site is open in character to the west with potential for development to cause harm to landscape and built character and visual amenity. However, the eastern part of the site which adjoins Old Road is well enclosed and relates closely with the existing built-up area and thus development here is not likely to cause adverse harm to landscape and built character and visual amenity. As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement. Development on the remainder of the site (which consists of the relocated allotments and an open field) would intrude into open countryside and cause harm to the built character and thus would be unsuitable, as noted in the officer's report which accompanies 2019/20758/OUT (which originally included a proposal for a second dwelling on this part of the site).

CL018





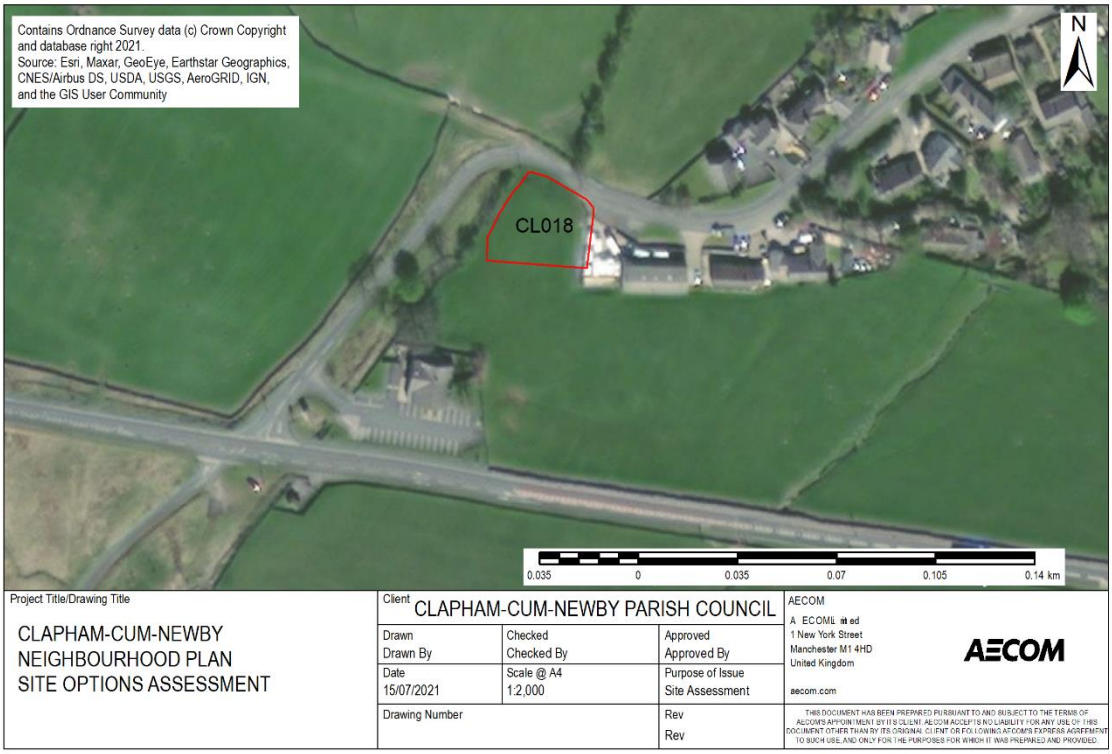
Site Details

Site Reference / Name	CL018
Site Address / Location	Site at Henbusk Lane
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL018

Site Context

Current Land use	Open field
Neighbouring Land uses	Caravan shop / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.09 ha
Development Capacity	2
Planning History	2019/21012/OUT/ Site at Henbusk Lane / Outline application for detached bungalow (access applied for with all other matters reserved) / Refused - 30.1.2020

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The Newby Moor SSSI is approximately 100m to the south west of the site. The site also falls within the SSSI Impact Zone for residential development of 10 or more homes or non-residential gross internal floorspace in excess of 1,000m². Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[14]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 4 agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[14] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species. However, there is a large Green Infrastructure Corridor to the west of the site.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Henbusk Lane. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is almost adjacent to a footpath and has a right of way to the north.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is not served by a designated cycle route but does have cycle access from a fairly low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known other than power lines that run along the boundary of the site.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is over 2km from the nearest shop (Growing with Grace). The nearest shop accessible by public transport is Clapham village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of bus stops at Lane End with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary schools (Ingleton Primary School and Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is around 12km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the bus stops at Lane End.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 200m of green space along Henbusk Lane.
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site. However, there are a number of bridleways and low-traffic roads nearby.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to also fall within the Drumlin Valleys area (Character Area 32).

	Whilst the site adjoins the built-up area to the east, development would result in a linear extension to Newby beyond a strongly defined settlement boundary. This will result in the reduction of an important gap between the existing built-up area and the Goat Gap Café and is likely to visually appear to extend the built-up area to the A65. Development would undermine the open landscape character to the south west of Newby and thus the site is considered to have Medium sensitivity to development.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is visually open in character and occupies a prominent raised position in the landscape with some long-distance views to the south and slightly obscured views to the east. The site has high intervisibility with the surrounding landscape and is considered to be of High sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Newby Village is not defined by a settlement boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.

Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on this site would extend the built-up area of the settlement past a defined settlement edge and involve the infilling of an important gap between the existing built-up area and the Goat Gap Café. The infilling of the gap would change the character of the village which will appear to extend to the A65 from a number of vantage points including the A road.

Assessment of Availability

Indicator of Availability	***Assessment***
Is the site available for development?	Available now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	***Assessment***
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	***Assessment***
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	**Unsuitable for allocation**
Justification for rating	The site is adjacent to the main built up area of Newby and its development will result in the loss of greenfield land. The current site access off Henbusk Lane is unsuitable but a suitable vehicular access can be provided. With limited provision in Newby, the site has poor access to community services and facilities but does fall within close proximity to bus stops at Lane End with services to nearby towns. The site also occupies a raised prominent position in the landscape with some long-distance views and its development

	would risk reducing the gap between the existing built-up area and the Goat Gap Café. From a number of viewpoints, development of the site would create the appearance that the village extends to the A65. This is likely to significantly change the built character of the village, undermine the openness of the landscape character and have significant adverse effects on visual amenity. It could also lead to ribbon development which the Landscape Character Assessment states should be avoided. Therefore, the site is considered unsuitable for allocation.

CNP1





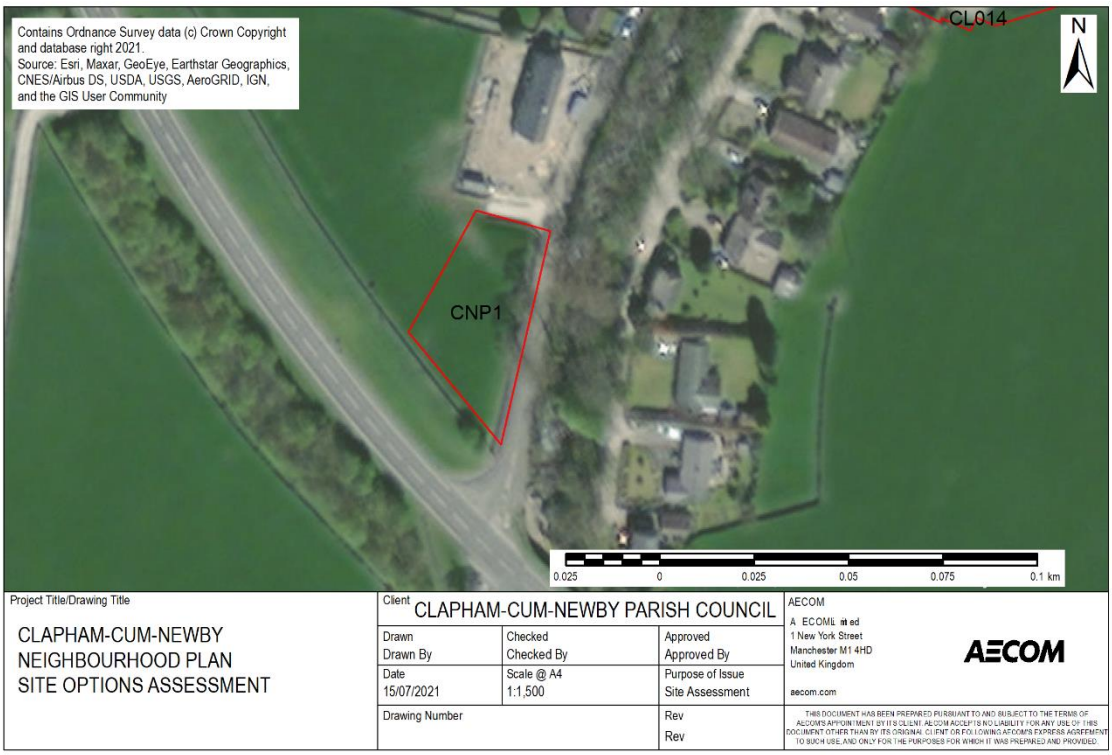
Site Details

Site Reference / Name	CNP1
Site Address / Location	Land off Station Road
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Residential / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.18 ha
Development Capacity	6
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[15]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[15] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees along the site boundary with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or undermine ecological connectivity.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping to the east
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Station Road.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is accessed from a designated cycle route and is almost adjacent to a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 400m of the village shop and 0.2 miles from the farm shop at Growing with Grace.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 300m of The Green open space and within 600m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

	The existing landscape character between the A65 and the built-up area is open, and the development of the site would undermine the openness of the landscape and appear as a minor intrusion of built development beyond an existing strong boundary into the open countryside. The site is considered to have a High sensitivity to development.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is open in character and in an elevated location. Development in this location would be prominent, particularly from the A65, in an otherwise open landscape. Development is also likely to disturb long distance views of the valleys and landscape forms to the north of the site. The site has high intervisibility with the surrounding landscape and is considered to be of High sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No

Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on this site would extend the built-up area of the settlement past a defined settlement edge formed by a new access to the site to the A65. Development will also change the built character of the settlement which is linear in form but is not defined by the A65 to the west of Clapham Beck.

Assessment of Availability

Indicator of Availability	***Assessment***
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	***Assessment***
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	***Assessment***
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	**Unsuitable for allocation**
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from a purpose built access off Station Road, although housing development is likely to front onto Station Road itself and new access can be provided. The site also has good access to the village bus stops, local community facilities and open space. However, the site is in an elevated location and development would disturb long distance views of the valleys and landscape forms to the north of the site. Although the adjacent site to the north has recently been developed, this is better integrated with the existing village and does not affect long distance views to the same extent. Development would also undermine the openness of the

	landscape and appear as a minor intrusion of built development beyond an existing strong settlement boundary into the open countryside. The site is considered unsuitable for allocation.

CNP2





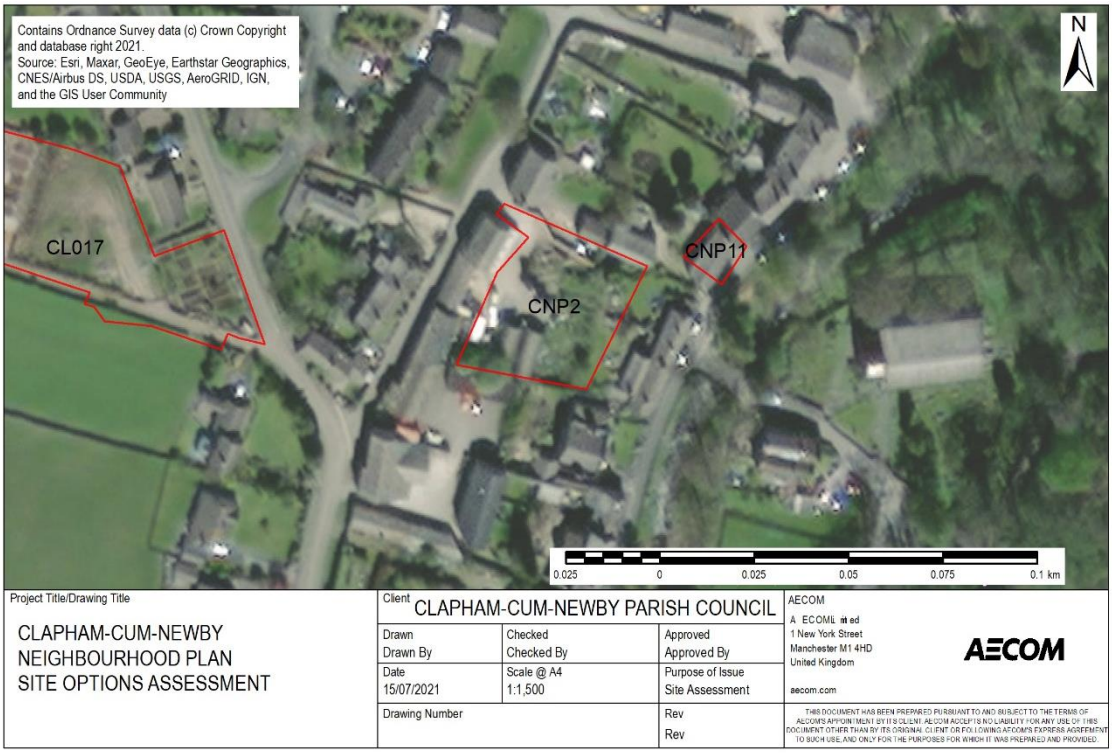
Site Details

Site Reference / Name	CNP2
Site Address / Location	Land at Jacques Farm
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural Barn and Yard
Neighbouring Land uses	Residential
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.15 ha
Development Capacity	4
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[16]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site consists of a barn and ancillary uses to support offsite agriculture).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[16] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees, hedges and green infrastructure with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of a planning application.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	No. The site is currently accessed via Cross Haw Lane. The current access is unsuitable for the number of houses being considered for this site.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath but does have pedestrian access from a low traffic road.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Potential for minor ground contamination in relation to materials and debris being left on the site and due to it's existing agricultural use. However, this is not likely to undermine the deliverability of the site.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 500m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 500m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of Ingleborough Estate nature trail, open space at St James' Church and Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and is enclosed with built development. It has low intervisibility with the landscape surrounding the village and is not likely to

	adversely impact any internal or long-distance important views. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. The site is also within close proximity to a number of listed buildings on Riverside, but the site is well screened and not considered to fall within their settings.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is north east of Ivy Cottages which is a non-designated heritage asset. Development could likely be designed and positioned sensitively to complement the character of the heritage asset and avoid adverse effects.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	A mixture of greenfield and previously developed land.
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The development of the site would require some site clearance works, but this is unlikely to substantially undermine viability.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	1
Likely timeframe for development	Unknown
Overall rating	**Potentially suitable for allocation**
Justification for rating	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of a mix of greenfield and previously developed land. The site falls within the Clapham conservation area, but development could be sensitively designed to significantly reduce the impact on its character or function. The site is also within close proximity to a number of listed and non-listed buildings, but the site is well screened and where considered to fall within their setting, development can be sensitively designed to avoid potential adverse effects. The site is accessed from Cross Hall Lane which narrows between the junctions with Old Road and Eggshell Lane, to a single lane bounded by walls and buildings with very limited space to allow vehicles to pass. Furthermore, visibility splays at the site access are also limited and require substantial egress from the site without visibility. The suitability of the existing access should be discussed with the highways authority. This section of Cross Hall Lane is considered unsuitable to safely accommodate much additional traffic and thus the site is considered appropriate for allocation for a single dwelling or live/work unit that replaces the existing agricultural use.

CNP3



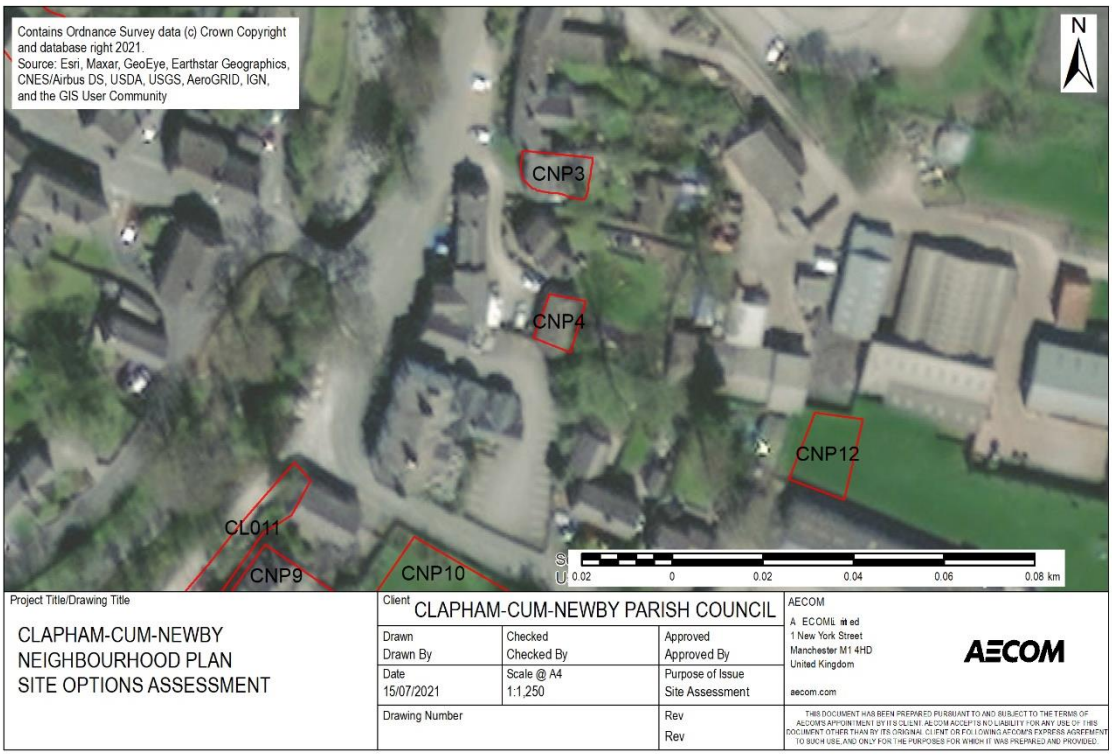
Site Details

Site Reference / Name	CNP3
Site Address / Location	Street Fair Barn, Church Avenue
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Unused Barn
Neighbouring Land uses	Residential / village centre
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.01 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[17]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[17] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping/uneven
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Church Avenue.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a PROW.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is adjacent to a designated cycle route and has cycle access from a PROW and low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	A footpath runs along the southern boundary of the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 100m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 100m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 200m of Clapham playground and The Green open space.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village. There is potential for the refurbishment of the existing building to improve the character of the local townscape

	and conservation area. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	*Assessment*
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Base to Cross) and Scheduled Monument (Market Cross). The site contains a barn of some historic significance (pre-1851). The sensitive renovation of the existing building presents opportunities for development to make a positive contribution to the setting of the conservation area and wider setting of the listed building and scheduled monument. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	*Assessment*
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	**Suitable for allocation**
Justification for rating	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Base to Cross) and Scheduled Monument (Market Cross). The sensitive renovation of the existing building presents opportunities for development to make a positive contribution to the setting of the conservation area and wider setting of the listed building and scheduled monument. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design. Otherwise, the site also has good access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.

CNP4



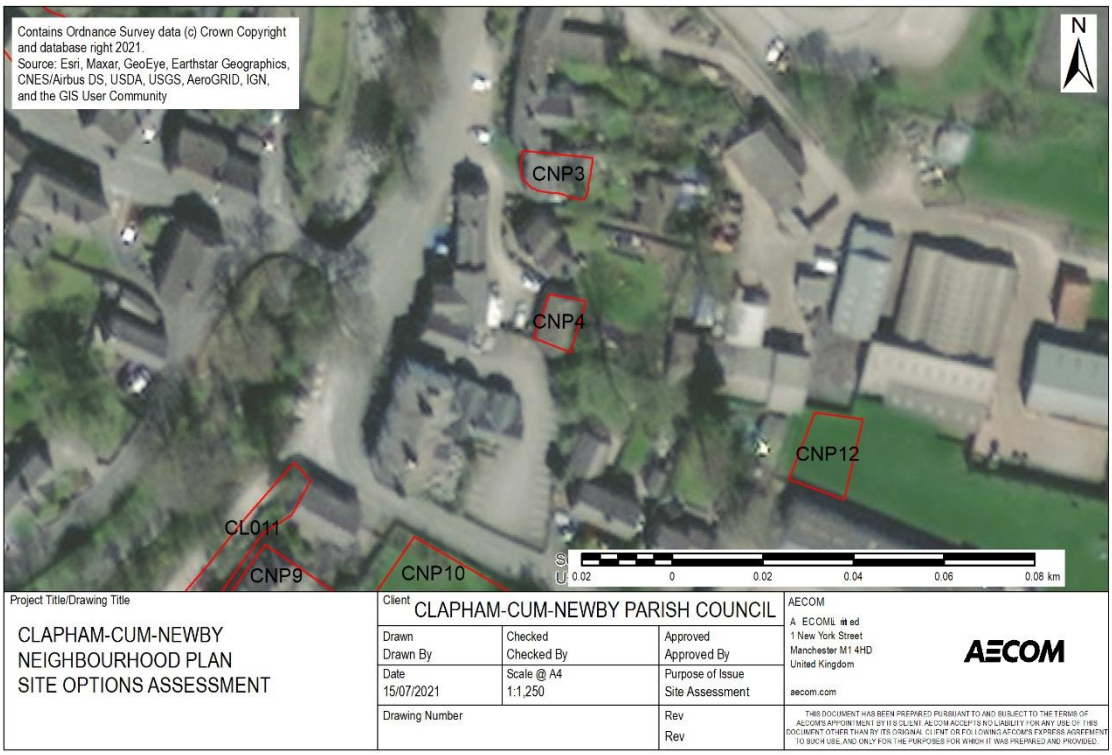
Site Details

Site Reference / Name	CNP4
Site Address / Location	Barn rear of Cave Rescue, off Church Avenue
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Unused Barn
Neighbouring Land uses	Residential / village centre
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.008 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[18]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[18] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Church Avenue.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a PROW.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in immediate proximity to a designated cycle route and has cycle access from a PROW and low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. Significant trees to the south east of the site. However, development is unlikely to cause harm or loss of the trees.
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 300m of Clapham playground and The Green open space.
Cycle Route	<400m 400-800m >800m	The site is in immiedate proximity to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village. There is potential for the refurbishment of the existing

	building to improve the character of the local townscape and conservation area. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (New Inn). The site contains a building of some historic significance (pre-1893). The sensitive renovation of the existing building presents some opportunities for development to make a positive contribution to the setting of the conservation area. There is also potential for the insensitive redevelopment of the site to cause harm to designated heritage assets, although effects can likely be mitigated.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	**Suitable for allocation**
Justification for rating	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1893). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (New Inn). The sensitive renovation of the existing building presents some opportunities for development to make a positive contribution to the setting of the conservation area. There is also potential for the insensitive redevelopment of the site to cause harm to designated heritage assets, although effects can likely be mitigated. Otherwise, the site also has good vehicular access, access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.

CNP5



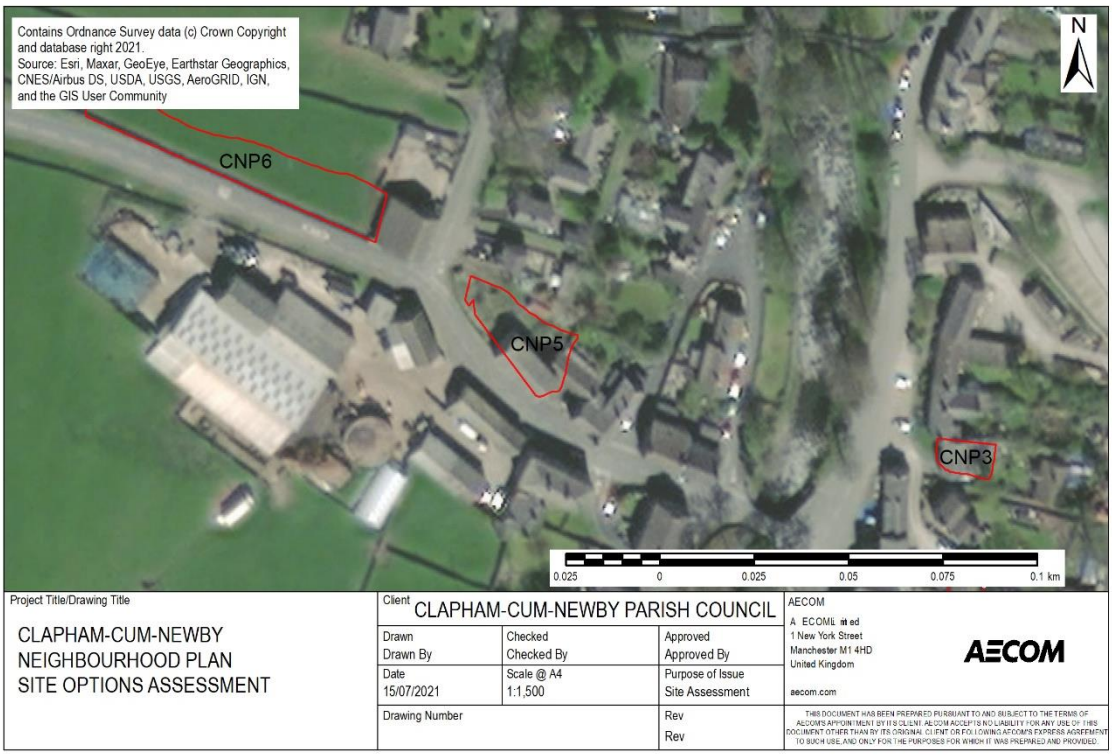
Site Details

Site Reference / Name	CNP5
Site Address / Location	Mark Nelson's Barn and curtilage, Cross Haw Lane
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural barn and field
Neighbouring Land uses	Residential / agricultural buildings
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.04 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. The site is also adjacent to the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[19]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site consists of a barn and its curtilage to support offsite agriculture).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[19] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Cross Haw Lane. The existing access is suitable for a single dwelling but is considered to not be suitable for a higher quantum of housing.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath but does have pedestrian access from a low traffic road (Cross Haw Lane). Pedestrian accessibility is poor along the B6480 between the site and Clapham Beck, due to higher traffic volume and poorer visibility.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road (Cross Haw Lane).
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Potential for minor ground contamination in relation to materials and debris being left on the site. However, this is not likely to undermine the deliverability of the site.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 100m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 300m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has limited intervisibility with the landscape surrounding the village. The view east along the B6480 from Clapham Beck is identified as a key view in the Conservation Area

	appraisal, so any development would need to be sensitively designed to ensure this view is maintained. There is potential for the refurbishment of the existing building to improve the character of the local townscape and conservation area. The site is considered to have a low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. The site is also within close proximity to Rose Cottage and Bull and Cave Farmhouse listed buildings. However, the site can likely be development sensitively (especially through the preservation and renovation of the existing barn) to avoid any harm to the character or setting of these heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	A mixture of greenfield and previously developed land.
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	1-2
Likely timeframe for development	Unknown
Overall rating	**Suitable for allocation**
Justification for rating	The site is within the settlement boundary and well-integrated into the existing built up area of Clapham, adjacent to the Forest of Bowland AONB and within the Yorkshire Dales National Park. The site is currently accessed from a gate on Cross Haw Lane in immediate proximity to the junction with the B6480. This access is considered unsuitable to accommodate any substantial development and it is also envisaged that an improved vehicular access cannot be provided due to the location of the site along a bend and junction with poor visibility splays. Otherwise, the site has good access to the village bus stops, community facilities and open space. The site falls within the Clapham conservation area and in proximity to two listed buildings, but development could be sensitively designed to not impact significantly on its character, setting or function. The site is considered suitable for a live/work unit ideally involving the conversion of the existing barn. Conversion of the barn to a single home may also be possible. Subject to discussions with the highways authority on the suitability of access, one additional dwelling could be accommodated on the site, either adjacent to the junction or to

	the north of the barn. This would also be subject to confirmation from the landowner on the full extent of the site, since there is land outside the boundary provided which appears to be part of the same landholding.

CNP6



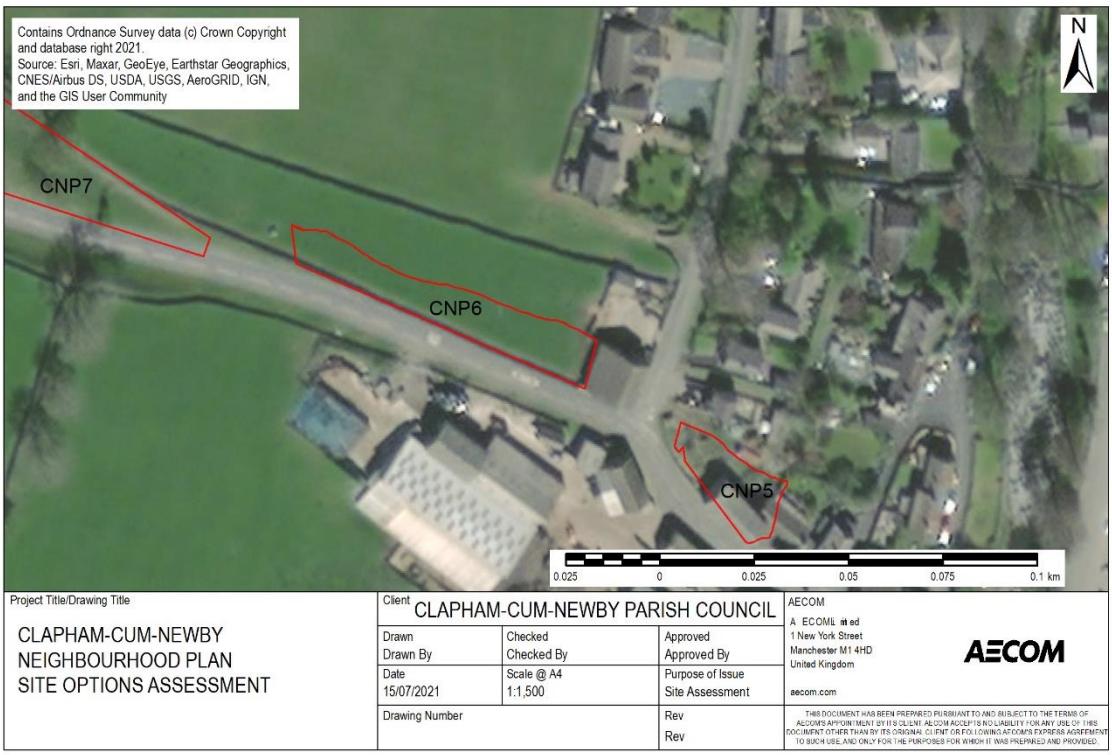
Site Details

Site Reference / Name	CNP6
Site Address / Location	Paddock opposite Bull and Cave
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Agricultural buildings / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.09 ha
Development Capacity	3
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site is adjacent to the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[20]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[20] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping/uneven
Is there existing vehicular access to the site? Or could access be provided?	There is no existing vehicular access to the site, but an access can potentially be provided along the B6480, subject to traffic calming and other measures.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is in close proximity to a designated cycle route but falls adjacent to a busy road with no cycle infrastructure.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 250m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of The Green open space and within 500m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 200m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The site is visually open in character and its development will form a linear extension of the built-up area into open countryside, within an area with long distance views and in a form that does not resonate with the character of Clapham Village (linear built form aligned along Clapham Beck). The site has High intervisibility with the surrounding landscape and is considered to be of High sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on the site would result in a linear extension to the densely built-up area of Clapham. It will significantly change the form and character of the settlement to the west which is currently well confined and would appear as an intrusion into the countryside.

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	**Unsuitable for allocation**
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls adjacent to the Forest of Bowland AONB and the Yorkshire Dales National Park. There is no existing vehicular access to the site, but an access can potentially be provided along the B6480, subject to traffic calming and other measures. The site also has good access to the village bus stops, local community facilities and open space. The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Development on this site for housing would, however, result in a linear extension to the densely built up area of Clapham which would change the form and character of the settlement. This would undermine the historic field pattern and the openness of the landscape character and would adversely affect visual amenity, with a significant intrusion into long-range views towards the higher ground of the National Park. The site is therefore considered unsuitable for allocation.

CNP7





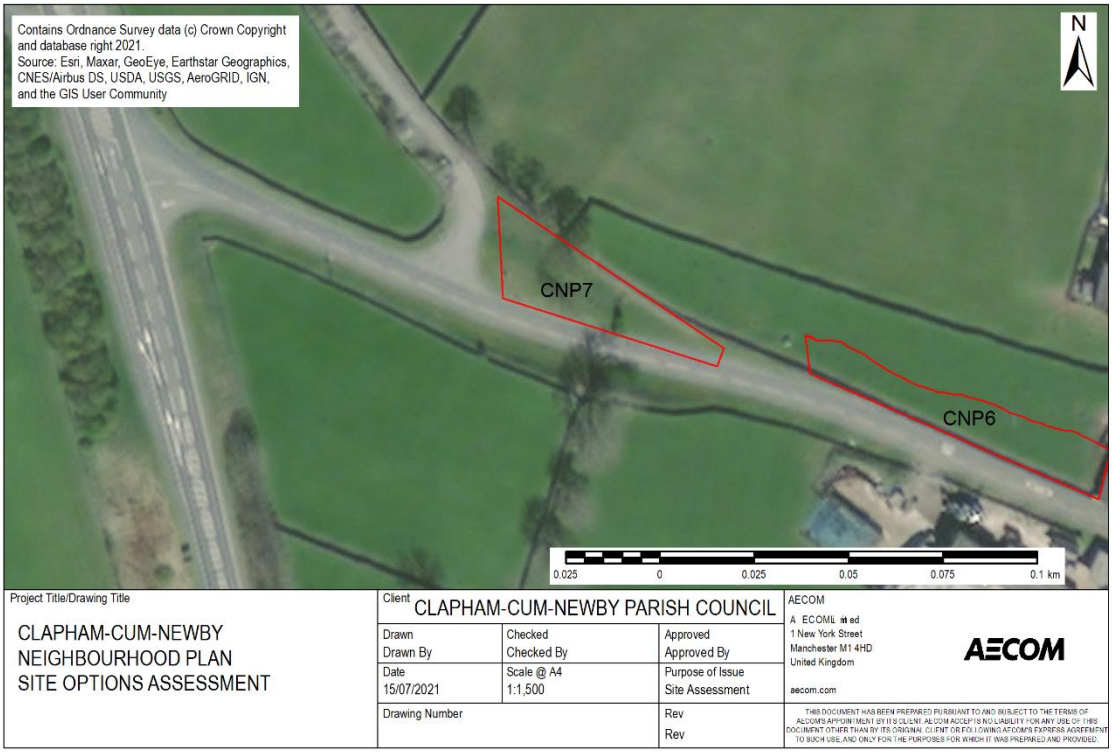
Site Details

Site Reference / Name	CNP7
Site Address / Location	Land at the corner of Old Road and B6480
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Green Space
Neighbouring Land uses	Open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.09 ha
Development Capacity	3
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	***Assessment***
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site is adjacent to the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[21]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk Note: an area of high flood risk lies on the boundary of the site.
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land, but forms a small roadside parcel of land unsuitable for agricultural use. The site is also not in existing agricultural use.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[21] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains a mature tree and a small area of tall grasses. The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping/uneven
Is there existing vehicular access to the site? Or could access be provided?	There is no existing vehicular access to the site, but an access can potentially be provided to the north west of the site off the unnamed road off the B6480.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is in good proximity to a designated cycle route but falls adjacent to a busy road with no cycle infrastructure.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains and is adjacent to a small linear cluster of trees. There is potential for development to cause some harm to a tree subject to the scale of development.
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 300m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 300m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The development of the site will result in a sporadic form of development in the open countryside with high intervisibility with the surrounding landscape. The site is considered to have a High sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is outside the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. The site is outside the built-up area and its comprensive development for housing would appear as an intrusion of built development into open countryside and undermine the existing contained character of the settlement.

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	**Unsuitable for allocation**
Justification for rating	The site falls adjacent to the Forest of Bowland AONB and its development will result in the loss of greenfield land. There is no existing vehicular access to the site, but an access can potentially be provided to the north west of the site off the unnamed road off the B6480. The site also has walkable access to the village bus stops, local community facilities and open space. The site falls outside the main built up area of Clapham and its development will result in a sporadic form of development in the open countryside with high intervisibility with the surrounding landscape. This would not be in conformity with the requirements of adopted Local Plan policy SP4. Development would also appear to conflict with the townscape and landscape character which is defined by an open undisturbed landscape surrounding a linear densely built-up area along Clapham Beck. Furthermore, the site includes and borders a small number of deciduous trees in an otherwise open landscape of pastoral fields. This is intrinsic to the landscape character of the local area and of significance to the AONB. Development is therefore likely to cause irreversible harm to these important landscape features, which are likely to also be of some, although limited, ecological importance.

	The site is considered unsuitable for allocation.

CNP8





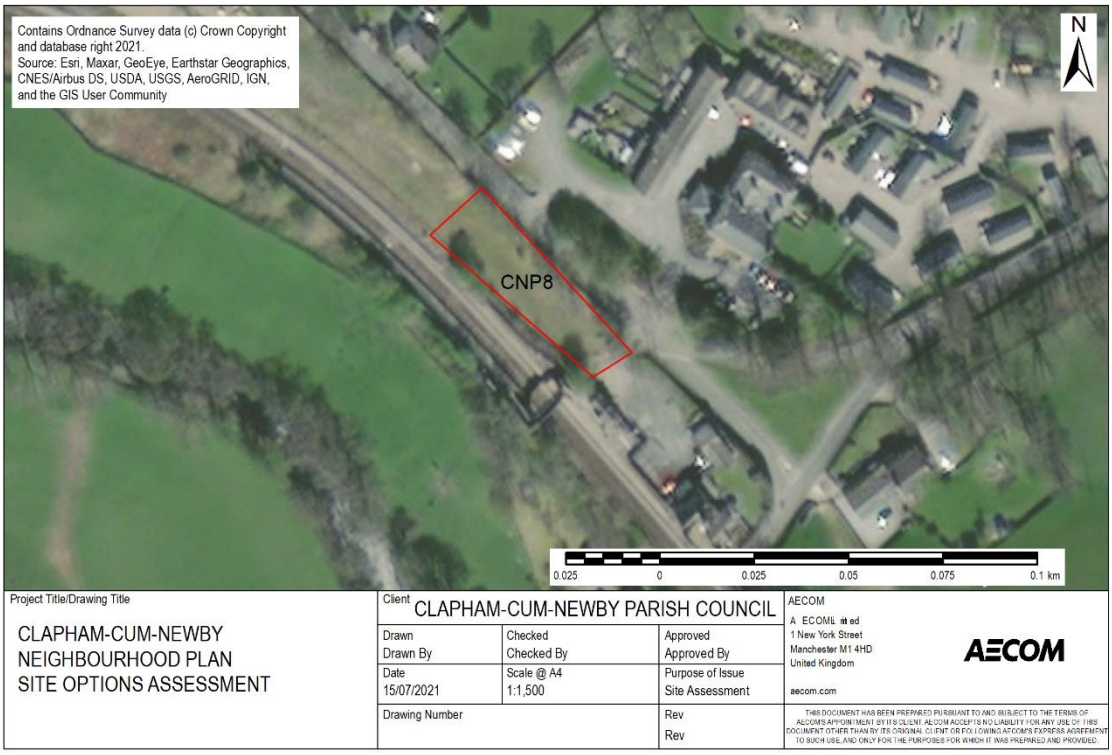
Site Details

Site Reference / Name	CNP8
Site Address / Location	Former Railway Goods Yard, Clapham Station
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Former Railway Goods Yard, hamlet of Clapham Station
Neighbouring Land uses	Residential/train station / holiday cottages / countryside
Proposed Land use (in the Neighbourhood Plan)	Employment
Gross Site Area (Hectares)	0.11 ha
Development Capacity	0
Planning History	2019/20202/OUT / Land adjacent to the Fountain House / Change of use of agricultural land and the siting of a detached house and associated external works / approved with conditions - 23.4.19 2018/19550/FUL / Former Railway Goods Yard / Change of use of land from Former Railway Goods Yard to 9no. holiday lodges (phase 2) / Application withdrawn- 21.11.18

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The Newby Moor SSSI is aproximately 150m to the north west of the site. The site falls within the SSSI Impact Zone for non-residential development in the excess of 1,000m². The site is enclosed with the Forest of Bowland AONB to the east and west. The site is not within or adjacent to any other known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[22]. The site is also within immediate proximity to the Meldingscale Corner, Clapham Station and Conisber, Clapham Common SINCs. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land, but forms a small previously developed parcel of land adjacent to the railway line considered unsuitable for agricultural use. The site is also not in existing agricultural use.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[22] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees and hedges along the site boundary with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or undermine ecological connectivity.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is accessed from an unnamed road which connects the site to the A65.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath but does have pedestrian access from a low traffic road.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. Significant trees along the site boundaries and to the east of the site. However, development is unlikely to cause harm or loss of the trees.
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Due to the historical land use as railway use there is a potential for the land to be contaminated.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is over 1200m from the nearest shop (Growing with Grace).
Bus /Tram Stop	<400m 400-800m >800m	The site is over 800m from the nearest bus stop.
Train station	<400m 400-1200m >1200m	The site is adjacent to Clapham railway station.
Primary School	<400m 400-1200m >1200m	The site is over 4km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 10km from the nearest mainstream secondary school (Settle College). The site is not served by good public transport links to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site does not fall within 800m of formal open space or recreational facilities. However, the site is within the countryside and benefits from PROWs and low traffic roads of recreational value.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed with built development to three sides and open in character to the north. The site relates well to the current train station building and surrounding built-up area and thus is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	The cluster of development around Clapham train station is not defined by a settlement boundary but does fall within a built-up area within the hamlet of Clapham station.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No. The site is well enclosed with built development and resonates well with the adjacent train station.

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	-
Likely timeframe for development	Unknown
Overall rating	**Potentially suitable for allocation (employment use only)**
Justification for rating	The site consists of previously developed land and falls within the Forest of Bowland AONB and in close proximity to the Newby Moor SSSI. Whilst the site does not fall within an impact zone which would trigger consultation for employment development with Natural England, the site does include a number of trees, shrubs and green infrastructure of potential ecological value with potential to support protected species or ecological connectivity to and from the SSSI. A detailed ecological assessment is required to fully understand the ecological value of the site. It is also likely that potential effects can likely be mitigated through sensitive design and by preserving green corridors along the site perimeter. The site is broadly enclosed in character with built development on three sides, including Clapham train station to which is closely relates. Therefore, development is unlikely to have any adverse effects on landscape character and the AONB. The close proximity to the station and railway line has potential to adversely affect the amenity of new users as a result of noise and air pollution. However, this is not considered to be a significant constraint for employment use, as the site can be utilised for less sensitive employment uses, and the frequency of

	services means that it is not likely to create a significant barrier to residential development, subject to mitigation through design. The site is accessed from an unnamed road which connects the site to the A65. It is poorly served by local services and facilities but does benefit from immediate access to Clapham train station, which is frequently served with connections to nearby towns. The site is considered suitable for employment use subject to a detailed ecological assessment and mitigation. The site is considered unsuitable for live/work units or other residential development since it is in an area designated as open countryside in the Local Plan and therefore development will only be supported where it is in accordance with the special circumstances set out in NPPF Paragraph 79 (Local Plan Policy SP4).

CNP9





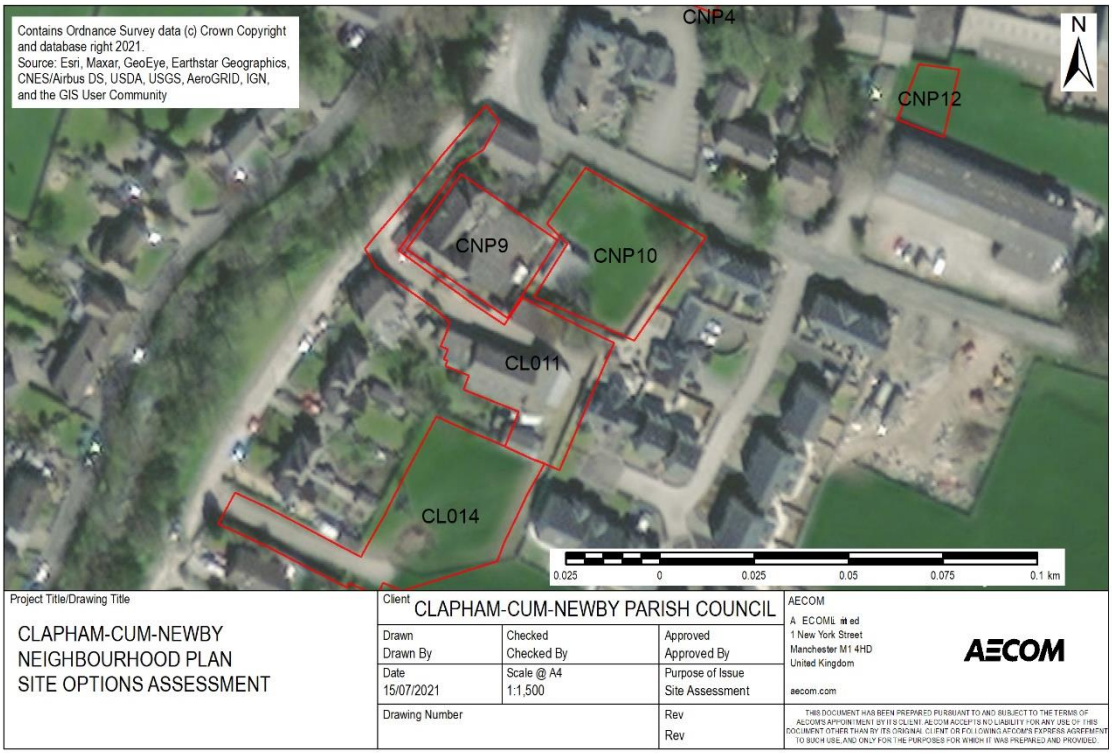
Site Details

Site Reference / Name	CNP9
Site Address / Location	Former Clapham Primary School, The Green
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Former school and curtilage
Neighbouring Land uses	Residential / agricultural buildings
Proposed Land use (in the Neighbourhood Plan)	Residential, live/work units or community use
Gross Site Area (Hectares)	0.07 ha
Development Capacity	2
Planning History	18/2011/12074 / Clapham C of E Primary School / Erection of a single storey rear extension, macadam playground, canopy and removal of four trees within Clapham Conservation Area on land at Primary School / Application withdrawn - 30.01.12 18/2013/14013 / Clapham C of E Primary School / Removal of existing temporary classroom unit and relocation of 2no. existing sheds and summer house / approved - 12.12.13

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[23]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[23] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	No. The site can be directly serviced from the Green, but there is no vehicular access into the site itself. However, the site does benefit from on-street parking nearby and there is potential for an access to be established from the adjacent farm complex (Site CL011) or via Old Road if the site was to be considered alongside Site CNP10.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is served by a PROW along The Green.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in immediate proximity to a designated cycle route and has cycle access from a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	A public footpath runs along the western boundary of the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site consists of a former primary school. There is no evidence to suggest the site is currently in public or community use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 150m of The Green open space and within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village. There is potential for the reuse of the existing building to preserve its important positive contribution towards the character of the local townscape and conservation area.

	The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and contains a Grade II listed building (Clapham Primary School). The listed building is of historic and architectural interest and makes a significant contribution to a group of nearby listed buildings and the character of the conservation area. The building is currently vacant following the closure of the school. The reuse of the building for a non-educational use would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. There is potential for some of the site to be sensitively developed without causing substantial harm to the listed building. The substantial redevelopment of the site or the loss of the listed building will result in permanent harm or loss of the heritage asset.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site contains a Grade II listed building (Clapham Primary School) which is also a non-designated heritage asset. The listed building is currently vacant following the closure of the school. The reuse of the building for a non-educational use would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. There is potential for the site to be sensitively developed to avoid adverse effects.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.

Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	Unknown. The NP group have indicated that there may be unresolved ownership issues, which should be clarified with the landowners if the site is proposed for allocation.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	**Potentially suitable for allocation**
Justification for rating	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham and consists of a Grade II listed building (Clapham Primary School) and its curtilage. The site also falls within the Clapham conservation area. The reuse of the building for housing or partially for employment would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. The reuse of the building for community use may result in less harm to its architectural interest, particularly if the classrooms are retained and the interior structural integrity is retained.

	There is also potential for a small proportion of the eastern part of the site to be sensitively developed without causing substantial harm to the listed building. However, the substantial redevelopment of the site or the loss of the listed building will result in permanent harm or significant adverse effects from the loss of the heritage asset. Other than this, the site benefits from good access to the village bus stops, local community facilities and open space. The site can be serviced via the Green, although there is no vehicular access into the site itself. There is a possibility that this could be provided to the rear of the site via the lane which serves Site CL011, subject to landowner agreement, or, if developed alongside the former school playing field, from Old Road via site CNP10. The site is considered suitable for housing, live/work units or community use through a sensitive scheme which preserves the listed building and the character of its setting.

CNP10



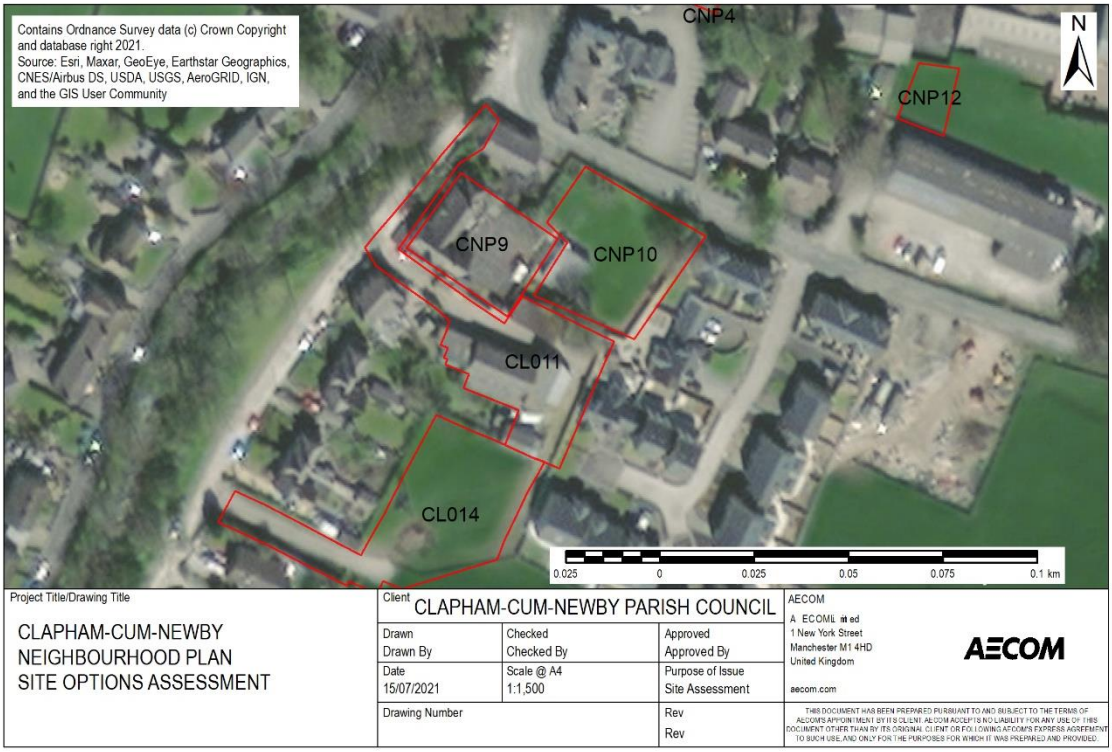
Site Details

Site Reference / Name	CNP10
Site Address / Location	Former School Playing Field, Old Road
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Former school playing field
Neighbouring Land uses	Residential / former school / village centre
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.1 ha
Development Capacity	3
Planning History	18/2013/14013 / Clapham C of E Primary School / Removal of existing temporary classroom unit and erection of a new single prefabricated classroom unit and relocation of 2no. Existing sheds and summer house / Approved - 12.12.13 18/2011/12069 / Clapham C of E Primary School / Conservation area consent for the demolition of a temporary classroom unit / withdrawn - 24.10.11 18/2012/12742 / Clapham C of E Primary School / Erection of single storey rear extension, formation of macadum playground, removal of temporary classroom unit, relocation of sheds and summerhouse and removal of five trees within Clapham conservation area (revised application) / Approved - 14.8.12

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. The site is also adjacent to the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[24]. It is also designated as Open Space in the Craven Local Plan, although it is no longer in use as a school playing field (due to the closure of the school).
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[24] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some trees with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via The Green.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is adjacent to a designated cycle route, but this also forms a busy road with no cycle infrastructure.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site consists of a former primary school playing field. There is no evidence to suggest the site is currently in public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 150m of The Green open space and within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and is enclosed with built development. It has low intervisibility with the landscape surrounding the village and is not likely to adversely impact any internal or long-distance important

	views. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). However, the setting of the listed building is broadly confined to its curtilage and historic architectural significance as a school. Development on this site is unlikely to undermine the openness of the listed building. Development could also likely be designed sensitively to avoid harm to heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is adjacent to a Grade II listed building (Clapham Primary School) which is also a non-designated heritage asset. Development could likely be designed and positioned sensitively to complement the character of the heritage asset.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	A mixture of greenfield and previously developed land.
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls adjacent to the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is allocated as open space in the Craven Local Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	1-2
Likely timeframe for development	Unknown
Overall rating	**Potentially suitable for allocation**
Justification for rating	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham. The site contains a mixture of greenfield and previously developed land. The site also includes a number of trees and shrubs. The site benefits from good proximity to the village bus stops, local community facilities and open space. The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). However, the setting of the listed building is broadly confined to its immediate curtilage and historic architectural significance as a school. Therefore, development on this site is unlikely to undermine the openness of the listed building and could likely be designed sensitively to avoid harm to heritage assets. The site is designated as protected open space in the Local Plan, although it no longer functions as a school playing field. This designation would need to be removed in order for the site to be allocated. Development would also lead to the loss of community open space which could be used for the adjacent new housing. The site is considered potentially suitable for housing and for live/work units subject to sensitive design and the removal of the open space designation.

CNP11



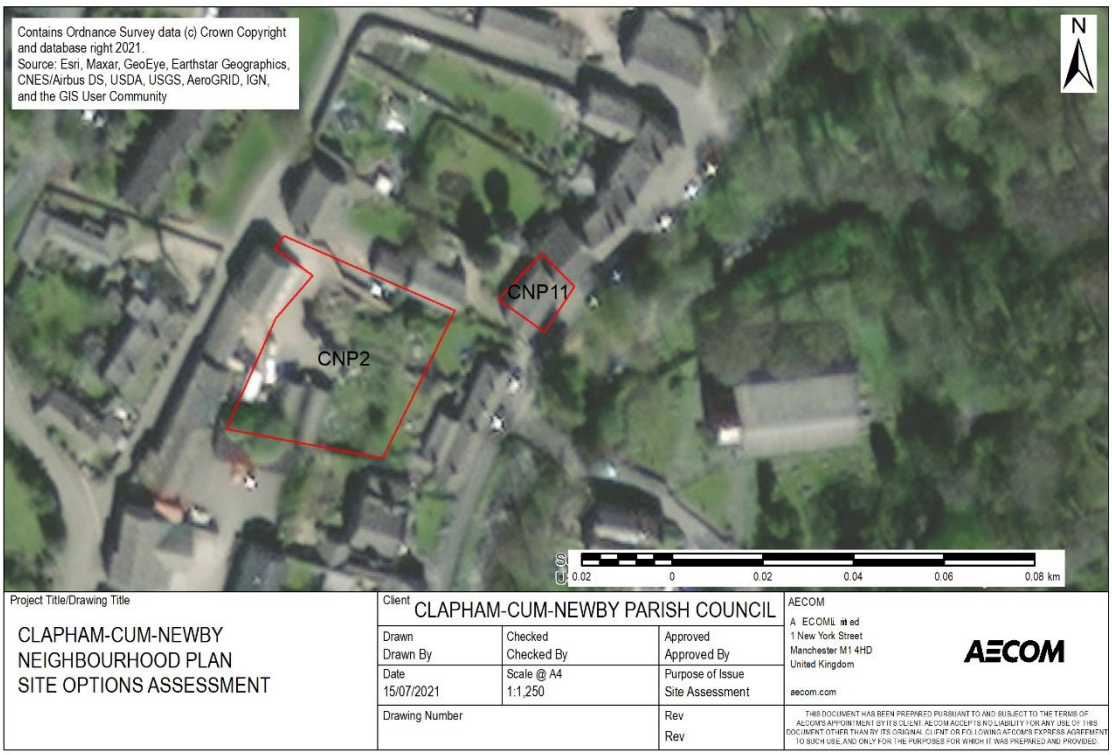
Site Details

Site Reference / Name	CNP11
Site Address / Location	Riverside Barns, Riverside
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Unused Barn
Neighbouring Land uses	Residential / church
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.02 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[25]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[25] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via The Green.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is adjacent to a designated-on road cycle route, although the road usually has a high volume of parked cars. The site is also in close proximity to a low traffic road and PROWs.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 400m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 200m of Ingleborough Estate nature trail, open space at St James' Church and Clapham playground.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village, although it falls within two key views identified in the

	Conservation Area appraisal. There is potential for the refurbishment of the existing building to improve the character of the local townscape and conservation area and make a positive contribution to the key views. The site is considered to have a medium sensitivity to development which could be addressed through the sensitive re-use of the barns.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a number of Grade II listed buildings. The site contains a building of some historic significance (pre-1851). The sensitive renovation of the existing building presents limited opportunities for development to make a minor positive contribution to the setting of the conservation area and listed buildings. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	**Suitable for allocation**
Justification for rating	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham and consists of a large barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a number of Grade II listed buildings. The sensitive renovation of the existing building presents limited opportunities for development to make a minor positive contribution to the setting of the conservation area and listed buildings. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, and to affect the key views identified in the Conservation Area appraisal, but impacts can likely be avoided through sensitive design. The site also has walkable access to the village bus stops, local community facilities and open space. The site is considered suitable for housing, live/work units, or employment uses which are sensitive to its location within the conservation area.

CNP12



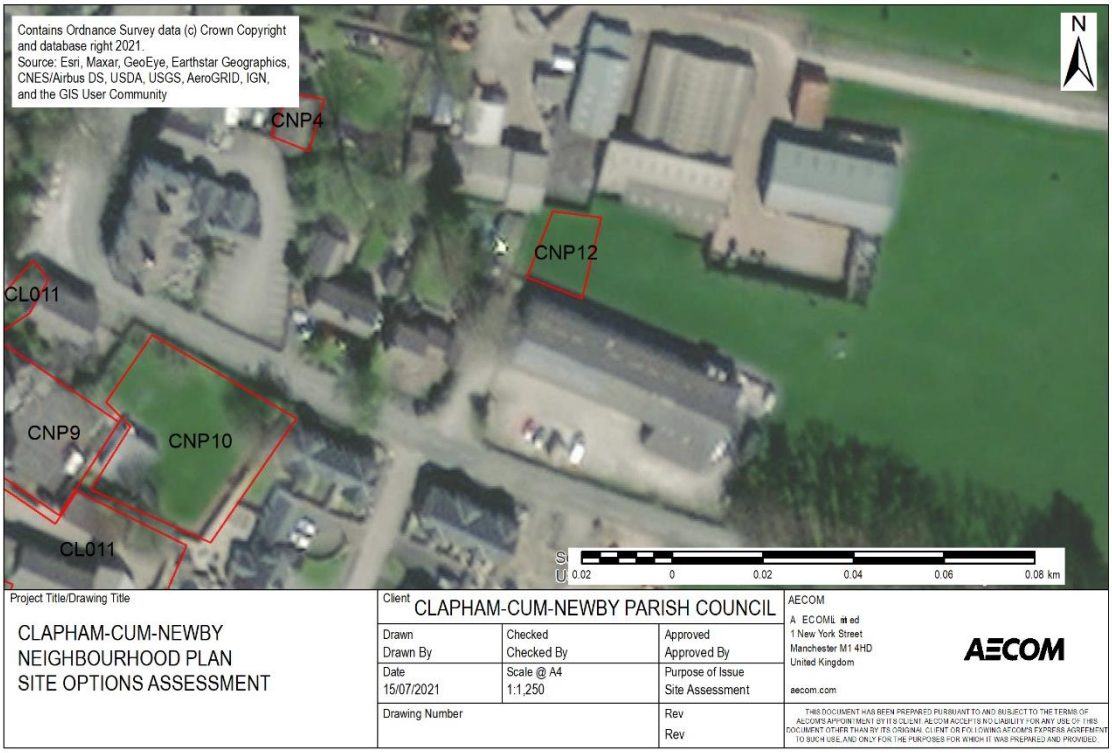
Site Details

Site Reference / Name	CNP12
Site Address / Location	Land next to telephone exchange
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Agricultural buildings
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.02 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	*Assessment*
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area[26]. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

[26] Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: https://www.communityforest-trust.org/englands-community-forests

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.

Physical Constraints

Indicator of Suitability	***Assessment***
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	No. The site boundary does not abut the public highway and therefore it is unclear if a suitable vehicular access can be provided.
Is there existing pedestrian access to the site? Or could access be provided?	No. The site is not directly served by a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is in close proximity to a designated cycle route along Old Road, but the site boundary does not include an access between the site and Old Road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains overhead power lines but this should not undermine the delivery of the site.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	*Distance (metres)*	*Comments*
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 400m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 250m of The Green open space and within 500m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	*Assessment*
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed with built development. It has low intervisibility with the landscape surrounding the village and is not likely to adversely impact any internal or long-

	distance important views. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	***Assessment***
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls in close proximity to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	***Assessment***
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls adjacent to this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	*Assessment*
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	*Assessment*
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	*Assessment*
Assessed Development capacity	1
Likely timeframe for development	Unknown
Overall rating	**Potentially suitable for allocation**
Justification for rating	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham. The site is adjacent to a working cattle farm, with potential to have some adverse effects on residential amenity. The site is in close proximity to the village bus stops, local community facilities and open space. However, the site boundary does not abut the public highway. Whilst there is an unadopted lane which could be used to access the site, access rights would need to be established with the landowner. The site is potentially suitable for housing, subject to establishing suitable access. If this can be established, the site has the potential to accommodate a single dwelling in a sustainable location.

Table of Acronyms and Hyperlinks to External Documents

Organisation	Details	Website
AECOM	© 2022 AECOM Infrastructure & Environment UK Limited	https://aecom.com/about-us/
Bentham Line	Development Study of the Leeds-Lancaster-Morecambe (Bentham) Railway Line	https://thebenthamline.co.uk/2021/11/18/21-11-major_new_development_study_announced/
Broadband for the Rural North (B4RN)	A community-owned company providing 'fibre to the home' broadband services to rural areas	https://b4rn.org.uk/
Clapham Station (CPY)	Clapham Station Information	https://www.northernrailway.co.uk/stations/clapham-north-yorkshire
Craven Connection	Dales Bus Connections	https://www.dalesbus.org/cravenconnection.html
Craven District Council	Affordable Housing SPD, (2021)	https://www.cravendc.gov.uk/planning/spatial-planning/spds-and-information/affordable-housing/affordable-housing-spd/
Craven District Council	Authority Monitoring Report	https://www.cravendc.gov.uk/planning/spatial-planning/evidence-and-monitoring/authority-monitoring-report-amr/

Organisation	Details	Website
Craven District Council	Biodiversity Evidence Base	https://www.cravendc.gov.uk/media/8671/clp-biodiversity-evidence-base.pdf
Craven District Council	Climate Emergency Strategic Plan - February 2020	https://www.cravendc.gov.uk/media/9460/cdc-climate-emergency-strategic-plan-february-2020.pdf
Craven District Council	Craven Local Plan Obtrusive Light Evidence Base, (2019)	https://www.cravendc.gov.uk/media/8644/clp-obtrusive-light-evidence-base.pdf
Craven District Council	First Homes, (2022)	https://www.cravendc.gov.uk/planning/spatial-planning/spds-and-information/affordable-housing/first-homes/
Craven District Council	Good Design SPD - Adopted December 2022	https://www.cravendc.gov.uk/planning/spatial-planning/spds-and-information/good-design/good-design-spd/
Craven District Council	Green Infrastructure and Biodiversity SPD	https://www.cravendc.gov.uk/planning/spatial-planning/spds-and-information/green-infrastructure-and-biodiversity/green-infrastructure-and-biodiversity-spd/
Craven District Council	Green Infrastructure Evidence Base	https://www.cravendc.gov.uk/media/8695/z-local-plans-website-2019-update-green-infrastructure-clp-green-infrastructure-evidence-base.pdf

Organisation	Details	Website
Craven District Council	Infrastructure Funding Statement, (2021-22)	https://www.cravendc.gov.uk/media/11784/ifs-2021-22-final.pdf
Craven District Council	Local Plan 2012-2032 (adopted 2019)	https://www.cravendc.gov.uk/media/8733/z-local-plans-ldf-314-local-plan-adoption-2019-lp-adoption-docs-final-adoption-local-plan-pdfs-craven-local-plan-appendices-and-policies-map.pdf
Craven District Council	Open Space and Sports Evidence Base	https://www.cravendc.gov.uk/media/10931/clp-open-space-sports-evidence-base.pdf
Craven District Council	Second Draft Affordable Housing Supplementary Planning Document	https://www.cravendc.gov.uk/planning/spatial-planning/archives/consultations-archive/2021/
Craven District Council	Settlement Growth Reports	https://www.cravendc.gov.uk/planning/spatial-planning/evidence-and-monitoring/settlement-growth-monitoring/
Craven District Council	Strategic Housing and Economic Land Availability Assessment, (SHELAA)	https://www.cravendc.gov.uk/planning/spatial-planning/evidence-and-monitoring/strategic-housing-and-economic-land-availability-assessment/
Craven District Council	Strategic Housing Market Assessment, (SHMA). Update 2017	https://www.cravendc.gov.uk/media/3007/craven_shma_report_2017_final.pdf

Organisation	Details	Website
Craven District Council	Wildlife Corridors	https://www.cravendc.gov.uk/planning/spatial-planning/spds-and-information/green-infrastructure-and-biodiversity/wildlife-corridors/
Forest of Bowland	Keeping Bowland in the Dark - Guidance for Residents, 2016	https://www.forestofbowland.com/files/uploads/pdfs/guidance
Forest of Bowland	Landscape Character Assessment	https://www.forestofbowland.com/Landscape-Character-Assessment
Forest of Bowland	Obtrusive Lighting Position Statement	https://www.forestofbowland.com/files/images/aonb_ob_lighting_pos_stmt.pdf
Forest of Bowland	Management Plan, 2019-24	https://www.forestofbowland.com/management-plan
Gov.UK	Sustainability Appraisal Scoping Report	https://www.gov.uk/government/consultations/creating-a-vision-for-the-oxford-cambridge-arc/sustainability-appraisal-scoping-report
Historic England	Identifying and Conserving Local Heritage, (Advice Note 7 - second edition)	https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/
Historic England	Neighbourhood Planning - Advice Note 11, (second edition)	https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/

Organisation	Details	Website
Ingleborough Dales Landscape Partnership	Landscape Conservation Action Plan	https://www.storiesinstone.org.uk/Resources/Scheme-Development-Documents
National Health Service	Patient Transport Services	https://www.nhs.uk/nhs-services/hospitals/going-into-hospital/how-to-organise-transport-to-and-from-hospital/
National Planning Policy Framework (NPPF)	Achieving Well Designed Places	https://www.gov.uk/guidance/national-planning-policy-framework/12-achieving-well-designed-places
National Planning Policy Framework (NPPF)	Conserving and Enhancing the Historic Environment	https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment
National Planning Policy Framework	Conserving and Enhancing the Natural Environment	https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment
National Planning Policy Framework	Glossary of Terms	https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary
National Planning Policy Framework	National Design Guide	https://www.gov.uk/guidance/national-planning-policy-framework/12-achieving-well-designed-places
National Planning Policy Framework	NPFF Publications	https://www.gov.uk/government/publications/national-planning-policy-framework--2

Organisation	Details	Website
National Planning Policy Framework	Section 8 - Promoting Healthy and Safe Communities	https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities
National Planning Policy Framework	Section 9 - Promoting Sustainable Transport	https://www.gov.uk/guidance/national-planning-policy-framework/9-promoting-sustainable-transport
National Planning Policy Framework	Section 10 - Promoting High Quality Communications Infrastructure	https://www.gov.uk/guidance/national-planning-policy-framework/10-supporting-high-quality-communications-infrastructure
National Planning Policy Framework	Sustainability Appraisal Scoping Report, (July 2021)	https://www.gov.uk/government/consultations/creating-a-vision-for-the-oxford-cambridge-arc/sustainability-appraisal-scoping-report
National Planning Practice Guidance	Historic Environment	https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment
National Planning Practice Guidance	Open Space, sports, recreation facilities, public rights of way and local green space	https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space
National Rail	Accessible Train Travel and Facilities	https://www.nationalrail.co.uk/on-the-train/accessible-train-travel-and-facilities/
Natural England	Agricultural Land Classification of England and Wales	http://publications.naturalengland.org.uk/publication/6257050620264448

Organisation	Details	Website
Natural England	Natural Character Area, (NCA), Profiles in Yorkshire and the Humber	https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-yorkshire-and-the-humber
Natural England	NCA 21 Yorkshire Dales	http://publications.naturalengland.org.uk/publication/4674002?category=587130
Natural England	NCA 33 Bowland Fringe	http://publications.naturalengland.org.uk/publication/3522238?category=587130
Natural England	NCA 34 Bowland Fells	http://publications.naturalengland.org.uk/publication/3261818?category=587130
Nidderdale Plus Community Transport	Patient Transport Services	https://www.nidderdaleplus.org.uk/community-transport/
North West Ambulance Service - Patient Transport	Patient Transport Services	https://www.nwas.nhs.uk/services/professionals/pts/

Organisation	Details	Website
North Yorkshire County Council	Community Transport	http://www.golocal-northyorks.community/craven-2/
North Yorkshire County Council	Definitive Map of Public Rights of Way	https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Out_and_About
North Yorkshire County Council	Environment and Waste	https://www.northyorks.gov.uk/environment-and-waste
North Yorkshire County Council	Local Transport Plan, 2016- 2045	https://www.northyorks.gov.uk/local-transport-plan
North Yorkshire County Council	North Yorkshire and York Landscape Character Assessment	https://www.northyorks.gov.uk/describing-and-understanding-our-landscape
North Yorkshire County Council	Rights of Way and Development	https://www.northyorks.gov.uk/rights-way-and-development#:~:text=Development%20affecting%20a%20public%20right%20of%20way%20must,and%20should%20be%20generally%20acceptable%20to%20the%20public

Organisation	Details	Website
North Yorkshire County Council	Yor-bus Patient Transport Services	https://www.northyorks.gov.uk/yorbus-connecting-north-yorkshire
Northern Rail	About Us	https://www.northernrailway.co.uk/about-us
Northern Rail	Accessibility Hub	https://www.northernrailway.co.uk/accessibility-hub
Northern Rail	Clapham North Yorkshire, (CPY), Station Information	https://www.northernrailway.co.uk/stations/clapham-north-yorkshire
Office of Rail and Road	Station Usage Information	https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage
Open Spaces Society	Local Green Space Designation	https://www.oss.org.uk/need-to-know-more/information-hub/local-green-space-designation/
Way of the Roses	Way of the Roses Information Website	wayoftheroses.info
Yorkshire Ambulance Service	Patient Transport Services - Alternative Transport Providers	https://www.yas.nhs.uk/media/3902/alternative-transport-providers-north-and-east-yorkshire-v20.pdf

Organisation	Details	Website
Yorkshire Dales Millennium Trust (YDMT)	Cycling the Edge of Ingleborough	https://www.storiesinstone.org.uk/Portals/0/adam/Image Link/7M7hN4ahSUOdO4jQlPb5HQ/Link/YDNPA Cycling the edge of Ingleborough.pdf
Yorkshire Dales Millennium Trust (YDMT)	Family Cycling Trail - Boggart	https://www.storiesinstone.org.uk/Portals/0/adam/Image Link/CAexluF290C2EYi_Ju4TCg/Link/Clapham Boggart.pdf
Yorkshire Dales Millennium Trust (YDMT)	Stories in Stone	https://www.storiesinstone.org.uk/
Yorkshire Dales Millennium Trust (YDMT)	Stories in Stone - D4 Ingleborough for All	https://www.storiesinstone.org.uk/Projects/Discovery/D4-Ingleborough-for-All
Yorkshire Dales National Park Authority	Adopted Conservation Area Appraisal	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/10/ca-adoptedappriasal-clapham.pdf
Yorkshire Dales National Park Authority	Annual Monitoring Report 2018-2019	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/08/FINAL-2018-19-AMR.pdf
Yorkshire Dales National Park Authority	Annual Monitoring Report, 2021-22	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2022/08/FINAL-2021-22-AMR.pdf
Yorkshire Dales National Park Authority	Dark Sky Reserve Guidance for Residents, (2020)	https://www.yorkshiredales.org.uk/park-authority/living-and-working/dark-sky-reserve-guidance-for-residents/

Organisation	Details	Website
Yorkshire Dales National Park Authority	Design Guide	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/06/Yorkshire-Dales-Design-Guide.pdf
Yorkshire Dales National Park Authority	Housing Development Capacity Consultation - Clapham	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2020/12/Clapham.pdf
Yorkshire Dales National Park Authority	Landscape Character Assessment (LCA)	https://www.cravendc.gov.uk/media/8643/north-yorkshire-and-york-landscape-character-assessment.pdf
Yorkshire Dales National Park Authority	LCA 10	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2020/04/10-Yoredale-Uplands.pdf
Yorkshire Dales National Park Authority	LCA 11	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2020/04/11-Great-Scar-Limestone-Uplands.pdf
Yorkshire Dales National Park Authority	LCA 13	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2020/04/13-Ribblesdale.pdf
Yorkshire Dales National Park Authority	LCA Report	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2021/02/YDNP-LCA-Overview-Report-lo-res-2.pdf

Organisation	Details	Website
Yorkshire Dales National Park Authority	Litter and Waste	https://www.yorkshiredales.org.uk/about/national-park-management-plan/d-climate-change/objective-d8/
Yorkshire Dales National Park Authority	Local Plan, 2015-2030	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/06/Yorkshire-Dales-National-Park-Local-Plan-2015-30.pdf
Yorkshire Dales National Park Authority	Management Plan 2019-24	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2021/12/NPMP-2019-24-updated-Nov-2021.pdf
Yorkshire Dales National Park Authority	Policy E4: Sustainable Land Management	https://www.yorkshiredales.org.uk/about/national-park-management-plan/e-flourishing-local-economy/objective-e4/
Yorkshire Dales National Park Authority	Statement on Housing	https://www.yorkshiredales.org.uk/park-authority/living-and-working/planning-policy/local-planning-policy-pre-boundary-extension/delivering-new-homes/authority-statement-on-housing/
Yorkshire Dales National Park Authority	Strategic Housing Market Assessment	https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2020/03/YDNP-National-Park-2019-SHMA-Final-Report.pdf