

SHELAA Ref:	303	Site Name: Depot west of Station House, off Skipton Road, Cross Hills
Survey Ref:	SC003	
Name	Respondee Ref:	Comment
NYCC Highways	018	Unadopted. Visibility unacceptable A6068
Glusburn PC	027	Suitable for employment Existing use
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development.
Response: Retain in SHELAA for Employment		

SHELAA Ref:	304	Site Name: Between Clayton Hall Road and Old Lane/ Holme Beck, Cross Hills
Survey Ref:	SC039	
Name	Respondee Ref:	Comment
Glusburn PC	027	Unsuitable Environment: - This is an essential green physical break which separates our villages and gives us our identity. Other: - Depending on infrastructure improvements deemed necessary before further large scale developments are permitted in South Craven. Part of this land may be required for highway.
WPW	020	Site is owner occupied and available for immediate use (current use agricultural). Site has good road access. Site suitable for housing development and would fulfil much needed well publicised need for additional housing in Sutton in Craven PCon
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Sutton in Craven PC	009	Outside development limits. Grade 3 Agricultural Land. A flood zone. Will lose village boundary and its identity. Not considered suitable for development.
Clr. P. Barrett, CDC Glusburn ward	042	Environment:- Makes valuable contribution of green wedge between North Yorkshire and Bradford Met. Major infrastructure problems in South Craven – would add to problems
Response:		
Retain in SHELAA		

SHELAA Ref:	305	Site Name: East of Holme Lane, north of Holme Beck and south of playing fields, Sutton
Survey Ref:	SC041/ SC050	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 48 & 121
WPW	020	Site is owner occupied and available for immediate use (current use agricultural). Site has good road access. Site suitable for housing development and would fulfil much needed well publicised need for additional housing in Sutton in Craven PCon
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Sutton in Craven PC	009	Outside development limits. Greenbelt. Prone to flooding. Will lose village boundary and identity. Not considered suitable for development.
Comments relating to Site Survey Ref SC050		
NYCC Highways	018	No Access to Highway Network
WPW	020	Site is owner occupied and available for immediate use (current use agricultural). Site has good road access. Site suitable for housing development and would fulfil much needed well publicised need for additional housing in Sutton in Craven PCon
Sutton in Craven PC	009	Outside development limits. Flood Zone. Poor access will increase traffic on an already busy road. Village Boundary and identity will be lost. Not considered suitable for development.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development
Response:		
Retain in SHELAA Combine survey sites SC041 and SC050		

SHELAA Ref:	306	Site Name: Wood Turners site, Holme Lane, Sutton
Survey Ref:	SC023	
Name	Respondee Ref:	Comment
NYCC Highways	018	--
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development
Sutton in Craven PC	009	In the process of development
Response:		
Retain in SHELAA		

SHELAA Ref:	307	Site Name: Land and premises, south of Bridge Road, Sutton
Survey Ref:	SC025	
Name	Respondee Ref:	Comment
NYCC Highways	018	--
Sutton in Craven PC	009	Within development limits. Previously developed land. Potential for contamination. Access reasonable. Should be restricted to residential or small businesses. 1 or 2 bed apartments, 2 or 3 bed terraced, offices, light & general Industry. Overall development will be an improvement. Mixed use acceptable.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Response: Retain in SHELAA		

SHELAA Ref:	308	Site Name: Salt Pie Farm and land south of Sutton Lane, Sutton
Survey Ref:	SC040	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 47.
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. A Distribution Main is recorded to cross the site. The main can be moved/diverted at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development.
Sutton in Craven PC	009	Outside development limits. Would lose natural gate way to village and its identity. Poor access, road width would not accommodate increase in traffic. Not considered suitable for development.
Response: Retain in SHELAA		

SHELAA Ref:	309	Site Name: Greenroyd Mills, High Street/ Main Street, Sutton
Survey Ref:	SC049	
Name	Respondee Ref:	Comment
NYCC Highways	018	Major Development Ongoing. No Highway comments
Sutton in Craven PC	009	In the process of development
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense
English Heritage	010	<p>We would strongly recommend that the Council undertake a Conservation Area Assessment of the Sutton-in-Craven Conservation Area in order to help it determine the likely impact which the development of these sites might have upon its special character and appearance and, therefore, their suitability as allocations.</p> <p>This is a significant building at the heart of the Sutton-in-Craven Conservation Area. It is not clear whether it is intended that the Mill (which is currently undergoing conversion to residential) should be surrounded by new development. Before such a proposal is confirmed, there should be an assessment of the contribution which the area surrounding the mill makes to the character of the Conservation Area and the impact which its loss might have.</p>
Response:		
Retain in SHELAA		

SHELAA Ref:	310	Site Name: North of Bay Horse Inn, south of Wet Ings Lane, Sutton
Survey Ref:	SC028	
Name	Respondee Ref:	Comment
NYCC Highways	018	Unacceptable visibility
Sutton in Craven PC	009	Only part within development limits. Open space, In the setting of listed buildings and a Conservation Area. Access very limited, will increase traffic on an already busy road. Will lose natural landscape of village. Not considered suitable for development.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
English Heritage	010	We would strongly recommend that the Council undertake a Conservation Area Assessment of the Sutton-in-Craven Conservation Area in order to help it determine the likely impact which the development of these sites might have upon its special character and appearance and, therefore, their suitability as allocations. The Bay Horse Inn and Orchard House to the south of this area are Grade II Listed Buildings. In determining whether or not this area should be allocated, account should be taken of the impact which development might have upon the character and setting of these buildings.
Response:		
Retain in SHELAA		

SHELAA Ref:	311	Site Name: Gott Hill Farm, east of Ellers Road and south of Greenroyd Drive, Sutton
Survey Ref:	SC048	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 45.
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development.
Sutton in Craven PC	009	Outside development limits. Access poor, busy road. Partly in a Conservation Area, Will lose a natural countryside and spring. Not considered suitable for development.
English Heritage	010	This large steeply sloping site adjoins the southern part of the Sutton-in-Craven Conservation Area. We would strongly recommend that the Council undertake a Conservation Area Assessment of the Sutton-in-Craven Conservation Area in order to help it determine the likely impact which the development of this site might have upon its special character and appearance and, therefore, its suitability as an allocation.
Response:		
Retain in SHELAA		

SHELAA Ref:	312	Site Name: Works and land at Low Fold, Manor Way, Sutton
Survey Ref:	SC030	
Name	Respondee Ref:	Comment
NYCC Highways	018	--
Sutton in Craven PC	009	Previously developed land. Poor industrial building in use. Within the development limits. Considered suitable for development, Specialist e.g. Sheltered Housing or Bungalows or office and light industry.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Response: Retain in SHELAA		

SHELAA Ref:	313	Site Name: South-east of Crag Lane, adjacent to Crag Close and Willow Way, Sutton
Survey Ref:	SC046	
Name	Respondee Ref:	Comment
NYCC Highways	018	The site has no direct connection / frontage to a highway maintainable at the public expense.
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Sutton in Craven PC	009	Outside development limits. Potential flooding, Access poor, TPO's in place. Not considered suitable for development.
Response: Retain in SHELAA		

SHELAA Ref:	314	Site Name: North-west of Crag Lane and south of Bent Lane, Sutton
Survey Ref:	SC045	
Name	Respondee Ref:	Comment
NYCC Highways	018	Crag Lane is unadopted
Sutton in Craven PC	009	Outside development limits. Prone to flooding, Land slopes, average access. Potential of site specialist, sheltered housing. Not considered suitable for Employment.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Response: Retain in SHELAA		

SHELAA Ref:	315	Site Name: West and north of Hazel Grove Road, south of Holme Beck, Sutton
Survey Ref:	SC044	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 101.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Sutton in Craven PC	009	Outside development limits. Poor access, no parking, public footpath cross the land. The wood is managed by the Woodland Trust. Not considered suitable for development.
Response: Retain in SHELAA		

SHELAA Ref:	316	Site Name: West of Holme Lane, south of Holme Beck and north of Baptist Church, Sutton
Survey Ref:	SC043	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 120
WBW	020	The site is owner occupied and the owner is willing to dispose at market value. The site has good road frontage and is currently used for agricultural purposes although a small corner of this site near Holme Lane houses a temporary Youth Club Facility. The site is immediately available and is suitable for either housing or mixed use, housing / employment use.
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development
Sutton in Craven PC	009	Outside development limits, Prone to flooding, Land slopes. TPO's, Ancient Burial ground on site. Potential flooding needs addressing before future development. Apartments 1 or 2 bed, Terraced 2 or 3 bed, Detached/semi-detached 3 or 4 bed, Executive detached 4
Response:		
Retain in SHELAA		

SHELAA Ref:	317	Site Name: West of Holme Lane and north of Holme Beck, Sutton
Survey Ref:	SC042	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 172.
Sutton in Craven PC	009	Outside development limits. Open space. Land used as a natural soak away for flood water. Flooding occurred in 2004 the Environment Agency think it will probably happen again. Potential flooding in the area needs to be seriously addressed before any consideration is give to future development. ¾ detached/semi detached, Executive detached 4/5 bed plus or sheltered housing. Considered not suitable for Employment.
YORKSHIRE WATER	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense
Response: Retain in SHELAA		

SHELAA Ref:	318	Site Name: West of primary school, east of Hayfield Mills, Colne Road, Glusburn
Survey Ref:	SC015	
Name	Respondee Ref:	Comment
NYCC Highways	018	Unacceptable visibility at frontage
Glusburn PC	027	Unsuitable Environment: - Much needed open space in village.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development
Cllr. P. Barrett, CDC Glusburn ward	042	Access: - Large Yorkshire Water storage pipes in site (eastern side). Access problems onto A6068: Highway safety issues. Potential conflict with school route for children. Environment: - Contributes to landscape character. Strategic Infrastructure: - Add to existing traffic problems.
Response:		
Retain in SHELAA		

SHELAA Ref:	319	South and east of Hayfield Mill, Glusburn
Survey Ref:	SC014	
Name	Respondee Ref:	Comment
NYCC Highways	018	No comments
Glusburn PC	027	Suitbale for Mixed Use Existing employment with planning permission for part housing on site would give mixed use.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Response:		
Retain in SHELAA		

SHELAA Ref:	320	Site Name: West of Beanlands Drive and east of Sunny Bank Road, Glusburn
Survey Ref:	SC016	
Name	Respondee Ref:	Comment
NYCC Highways	018	No public access roads to site (ransom strip at Beanlands Drive)
Glusburn PC	027	Suitable for Housing Other: - Existing outline Planning Permission in local plan.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Response:		
Retain in SHELAA		

SHELAA Ref:	321	Site Name: North of Old Hall Road / Way, west of Green Lane, Glusburn
Survey Ref:	SC034	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 198
Glusburn PC	027	Unsuitable Environment: - Open countryside flora and fauna Other: - There are only 2x9" surface water drainage pipes for Glusburn down to the school. We have regular flooding in Glusburn with lack of drainage.
WPW	020	Site is owner occupied and available for immediate use (current use agricultural). Site has good road access from Old Hall Road.. Site suitable for housing development.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. A Distribution Main is recorded to cross the site. The costs of moving this pipe may be prohibitive
Cllr. P. Barrett, CDC Glusburn ward	042	Environment: - Harmful encroachment into open countryside. Other: - Previous flooding problems from this landwhen Old Hall Estate developed. Strategic infrastructure: - Add to existing traffic problems
English Heritage	010	Glusburn Old Hall, adjacent to the south-eastern corner of this site, is a Grade II Listed Building. In determining whether or not this area should be allocated, account should be take of the impact which development might have upon the character and setting of this building.
Response:		
Retain in SHELAA		

SHELAA Ref:	322	Site Name: East of Green Lane and west of Black Abbey Lane, Glusburn
Survey Ref:	SC035	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 50.
Glusburn PC	027	Unsuitable Physical: - Land refuse permission won in last Local Plan. Access to site unsafe and dangerous. Environment: - Large area of high visibility open space would be lost. Future environment: - Difficult access for high volumes of traffic using existing roads Other: - Only 2x9" surface water pipes service Glusburn. We already have flooding on Colne Road and Town End Place.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Cllr. P. Barrett, CDC Glusburn ward	YYY	Access: - Access problems – poor land network. Environment: - Harmful encroachment into countryside & character of landscape/existing properties Other: - Increase existing flooding problems in Glusburn. Strategic Infrastructure: - Add to existing traffic problems – major road infrastructure /problems already exist.
Response:		
Retain in SHELAA		

SHELAA Ref:	323	Site Name: South of Lothersdale Road between Green Lane & Well Spring Farm, Glusburn
Survey Ref:	SC036/ SC054	
Name	Respondee Ref:	Comment
NYCC Highways	018	An access to NYCC standards could be formed. See LDF comments for site 75.
Glusburn PC	027	Environment: - Open space which gives boundary to Glusburn Parish. Other: - Open farmland with high visibility from other side of valley.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development.
Cllr. P. Barrett, CDC Glusburn ward	042	Access: - Poor road network – unsuitable for increase in traffic. Environment: - harmful encroachment into open countryside. Urbanise approach to village. Strategic infrastructure: - Add to existing traffic problems – major problems already exist.
Comments relating to Site Survey Ref SC054		
Cllr. P. Barrett, CDC Glusburn ward	042	Physical: - Road network unsuitable in surrounding area Environment: - Harmful encroachment into open countryside – destroy/harmful to existing character of landscape
Glusburn PC	027	Unsuitable Physical: - We have found over the years that planners pay little attention to lack of surface drainage/flooding and the major problem of foul sewage capacity. Both are inadequate. We have major infrastructure problems now. By proposing 100s of acres for possible development in your survey we believe infrastructure improvements must take place first before your site surveys are even considered. Because of high volumes of HGVs on the A6068 we have had utility roadworks for 7 of the last 12 months. No Access Local infrastructure:- Green lane & Wethersdale (??) Road are both very narrow. Binns Lane is farm track. Open space around Glusburn is critical. Strategic infrastructure:- Regular flooding occurs in Glusburn. Due to inadequate surface water drainage. Only 2x9" pipes.
Response:		
Retain in SHELAA combine survey sites SC036/ SC054		

SHELAA Ref:	324	Site Name: Land bounded by Green Lane, Ryecroft Road, Black Abbey Lane/ Valley View and Park Road, Glusburn
Survey Ref:	SC055/ SC011	
Name	Respondee Ref:	Comment
Cllr. P. Barrett, CDC Glusburn ward	042	Physical:- Transport infrastructure issues, unsuitable road network in surrounding area Environment: - adverse impact on semi-rural landscape – destroy/harmful effect on existing character of locality
Glusburn PC	027	Unsuitable This open space gives Glusburn part of its identity Environment:- Do you want to change a village to an urban sprawl by building in every field both inside and outside the village? Future occupants:- Cross Hills is becoming gridlocked with cars and HGVs using a strategic route from West Yorkshire to Lancashire Other: - It appears the consultants are putting forward every piece of land in and around the village!! Local infrastructure:- Need for local open space Strategic infrastructure:- School at South Craven already too large for village. We have regular flooding in Glusburn. Only 2x9" surface water pipes for whole area. The CDC and NYCC have known this for years. Other:- Cross Hills has severe infrastructure problems. Highway A6068 is destroying our village and its community. We need relief before any more development takes place.
English Heritage	010	Ryecroft Farm Farmhouse is a Grade II Listed Building. In determining whether or not this area should be allocated, account should be taken of the impact which development might have upon the character and setting of these buildings.
Comments relating to Site Survey Ref SC011		
NYCC Highways	018	Pedestrian access is possible
Glusburn PC	027	Unsuitable Old folks sheltered accommodation.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development
Response: Retain in SHELAA combine survey sites SC055/ SC011		

SHELAA Ref:	325	Site Name: South of Park Road, north and east of Wheatlands House, Glusburn
Survey Ref:	SC009/ SC010	
Name	Respondee Ref:	Comment
NYCC Highways	018	Via Valley View. Unacceptable visibility at Park Road
Glusburn PC	027	Unsuitable Poor access onto narrow road Environment: - Site surrounded by housing. Loss of amenity and open space.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Cllr. P. Barrett, CDC Glusburn ward	042	Access: - Poor access Environment: - Harmful impact to character of surrounding properties/landscape Future occupants: - historical flooding problems to gardens of existing bungalows.
Comments relating to Site Survey Ref SC010		
NYCC Highways	018	Via site 009 and Valley View. Unadopted and unacceptable visibility via Wheatlands Lane
Glusburn PC	027	Unsuitable Very narrow access onto Wheatlands Lane. Poor visibility Environment: - If combined with SC009 area would be built solid.
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Cllr. P. Barrett, CDC Glusburn ward	042	Physical:- Substandard access onto Wheatlands Lane. Confined site. Highway safety issues. Environment: - Currently contributes to character of landscape – this would be lost.
Response:		
Retain in SHELAA combine survey sites SC009/SC010		

SHELAA Ref:	326	Site Name: North-west of Glusburn/ Cross Hills, bounded by railway to north, Baxter Wood/ Park Road, and Station Road.
Survey Ref:	SC052/ SC005/SC006/SC007	
Name	Respondee Ref:	Comment
NYCC Highways	018	Access from Cononley Road could be provided but would require provision of associated footways.
Glusburn PC	027	Unsuitable Environment: - This is open valley and, as such, part of our heritage. Future Environment: - Infrastructure improvements are essential before any large scale land developments are even considered.
Cllr. Mark Wheeler	016	Flood plain – floods regularly
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. Distribution Main is recorded to cross the site. The main can be moved/diverted at the developer's expense.
Cllr. P. Barrett, CDC Glusburn ward	042	Access: - Inadequate road network by site Environment:- Landscape contributes to countryside – harmful encroachment into Green Belt Future occupants:- historical flooding problems within site Strategic infrastructure constraints:- Major road infrastructure problems exist in South Craven – would add to problems
English Heritage	010	Royd House Barn and the garden wall to its west south and east are Listed Buildings. In determining whether or not this area should be allocated, account should be taken of the impact which development might have upon the character and setting of these features.
Comments relating to Site Survey Ref SC005		
NYCC Highways	018	Through garage forecourt
Glusburn PC	027	Suitable for Employment Existing retail petrol station
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Comments relating to Site Survey Ref SC006		
NYCC Highways	018	Ok through site SC005 but NOT via Bank Road

SHELAA Ref:	326	Site Name: North-west of Glusburn/ Cross Hills, bounded by railway to north, Baxter Wood/ Park Road, and Station Road.
Survey Ref:	SC052/ SC005/SC006/SC007	
Name	Respondee Ref:	Comment
Glusburn PC	027	Unsuitable No access Environment: - Loss of Gardens
Cllr. Mark Wheeler	016	Part of floodplain / meadow area
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Cllr. P. Barrett, CDC Glusburn ward	042	Difficult access. Restrictive site. Poor sightings onto Station Road – Bank Road is a substandard access. Development would add to existing traffic problems.
Comments relating to Site Survey Ref SC007		
NYCC Highways	018	The site does not include a sufficient frontage to enable an access to NYCC standards to be formed onto the public highway. See LDF comments for site 92.
Glusburn PC	027	Unsuitable Poor visibility from site access. Land either side of access in ownership Environment: - Make built up area larger – more dense
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development
Cllr. P. Barrett, CDC Glusburn ward	042	Access: - Confined site. Environment: - harmful impact on character/encroachment into rural landscape.
Response:		
Retain in SHELAA combine survey sites SC052/ SC005/SC006/SC007		

SHELAA Ref:	327	Site Name: West of Station Road and north of railway line, Cross Hills
Survey Ref:	SC053	
Name	Respondee Ref:	Comment
NYCC Highways	018	--
Glusburn PC	027	Unsuitable Environment: - This is a huge area of flood plain that floods several times a year. It is also a large tract of green open space which gives the Aire Valley its character.
WBC Surveyors	001	Other: - it should be noted that the site is liable to flooding.
Cllr. Mark Wheeler	016	Flood plain – floods regularly
Yorkshire Water	024	A water supply can be made available to the site. There may be a need for off/on site main works which would be at the developer's expense.
Cllr. P. Barrett, CDC Glusburn ward	042	Environment: - Landscape contributes highly to countryside- harmful encroachment Future occupants:- Severe flood risk area Strategic infrastructure constraint:- Major infrastructure (road) problems currently exist – would add to problems
Response:		
Retain in SHELAA		