



Eden Local Plan
Technical Paper 4 - Housing Sites

This paper sets out the background to how our preferred options for new housing sites were selected. A separate options paper compares this with some alternative ways of identifying sites. Technical and options papers relating to housing numbers and distribution are also available.

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Contents

1. Introduction	1
1.1 Why has this paper been produced	1
1.2 How have the sites been found or suggested?	1
1.3 How have the sites been assessed?	1
1.4 How many houses do we need to plan for?	3
2. Penrith	5
2.1 Background to our Preferred Option - The Penrith Masterplan	8
2.2 Recommended Option	9
2.3 Our Preferred Option for Penrith	11
2.4 Commentary	13
3. Market Towns - Alston, Appleby and Kirkby Stephen	15
3.1 Alston	15
3.2 Appleby	19
3.3 Kirkby Stephen	24
4. Village Hubs	29
4.1 How much housing do we need to distribute to the Village Hubs?	29
4.2 Choosing Sites	29
4.3 Non-Preferred Sites	52
4.4 Alternative Options	53
Appendix 1 - Sustainability Criteria	55
Appendix 2 - Known Constraints	61
Appendix 3 - Planning Status and Deliverability	63
Appendix 4 - Public Consultation Responses	64
Appendix 5 - The Housing Matrix	65
Appendix 6 - Site Audit	71
Appendix 7 - Village Hubs	78
Appendix 8 - Site Scoring	98

1. Introduction

1.1 Why has this paper been produced?

1.1.1 This paper sets out how we have selected the preferred sites for new housing, which sites have been chosen and how we have done this. It also shows sites that have not been selected, and why. This paper sets out all our 'preferred sites'. Different possible options for distributing sites in the towns and villages are contained in the sites and policies 'Alternative Options' Paper and are covered briefly in this paper.

1.2 How have sites been found or suggested?

1.2.1 Housing sites have been put forward for consideration through various means over time. Some were originally selected as they were already in the 1996 Local Plan, or identified as previously developed land in the in the National Land Use Database. However, most have been submitted to us as potential housing sites as part of previous rounds of consultation. These rounds were:

- Housing Issues and Options Document, 2007
- Housing - Alternative Sites Document, 2008
- Housing - Preferred Sites and Policies, 2013

1.2.2 In addition a Strategic Housing Land Availability Appraisal was completed in 2009 which reviewed all known sites for suitability. This is currently being updated as the Local Plan is progressed.

1.3 How have sites been assessed?

1.3.1 There is no 'set' or recommended way of deciding which sites should be allocated for development. Our goal is to eventually allocate sites that are available, free from constraints, deliverable and in the most sustainable locations, using the best technical information we have. There will also be a degree of judgement involved when assessing sites against each other. In practice have used a 'top down' approach where all our sites are assessed against the same criteria and technical information, followed by a 'bottom up' approach where local knowledge, professional judgement and the likelihood of delivery informs which sites we pick.

1.3.2 475 sites have been put forward as potential housing sites since the Housing 'Issues and Options' Development Plan Document was published for consultation in 2006. Firstly, some sites were excluded from further assessment for the new Local Plan where:

- They are outside the four main towns and twenty 'village hubs' identified as the focus for new housing allocations in the draft Local Plan
- They have received planning permission, are being built out or are completed
- They are subject to some sort of 'showstopper' constraint - severe flood risk, impact on important nature sites, or severe impact on the historic environment
- They fall below our site size threshold for allocation (sites must be able to accommodate at least four dwellings)

- 1.3.3 All of our remaining 176 housing sites were then put through the following set of assessments (Appendices 1-4 show the full list of criteria used to help select sites and assessments are available on the Council's website as part of the Sustainability Appraisal).
- 1.3.4 **Stage 1 - The Sustainability Appraisal.** This is a technical report which aims to make a comparative assessment of all sites against each other using social, economic and environmental criteria. This was based upon a framework developed with other Cumbrian authorities. Carrying out sustainability appraisal is also a statutory requirement. In practice for housing sites (and in particular for smaller housing sites) sustainability appraisal does not offer a definitive ranking of sites, rather it helps identify particular locations where development may be preferable and any particular issues that may need to be taken into account when selecting sites.
- 1.3.5 **Stage 2 - Constraints analysis.** We then add information to the results of the sustainability appraisal and start looking at any particular constraints that may stop a site coming forward - for example where sites had potential access problems or were prone to flooding.
- 1.3.6 **Stage 3 - Planning status and deliverability.** This stage collects information on the planning history of the site, whether there is any known interest in developing the site, and if so when and if this may happen. All site owners (where currently known) were contacted to ask whether land remained available in 2013/14.
- 1.3.7 **Stage 4 - Results of public consultation.** This stage looks at any views we may have received on the suitability of sites following on from previous public consultation.
- 1.3.8 This information has been collected and presented in the form of a spreadsheet. A table showing the criteria against which sites were assessed as part stages 1 to 4 is at Appendices 1 to 4. The tables that were used for the stage 1 assessments are available as an appendix to the Sustainability Appraisal Report and can be found on the Council's website. Stages 2 to 4 were assessed as part of the 'housing matrix (see note below), the results of which are available at Appendix 8.
- 1.3.9 Finally, whilst technical assessment drives the selection of sites, on occasions there may be issues with sites where an element of judgement is required to select the best sites. Where this is the case this document explains the reasoning and invites comments and feedback.

Note on how these assessments relate to work carried out as part of the 'Housing Preferred Sites and Policies' document in 2013

- 1.3.10 The backbone of our technical work informing 2013's 'Housing Preferred Sites and Policies' document was a comparative assessment of sites against seventeen different planning criteria - known as the housing matrix. This is shown at Appendix 5. The matrix was originally developed in house through small workshops with planning officers and consultants to appraise sites through the Strategic Housing Land Availability Assessment (SHLAA) and has since been updated to offer a more comprehensive assessment of housing sites. All sites were visited and assessed and information collected was then added to the housing matrix. An overall score was then awarded and is shown in the tables below. Criteria were weighted so that some criteria count more than others - this

would increase the scoring compared to, for example whether a site had topographical constraints or had tree preservation orders on site.

1.3.11 Our experience of carrying out this work as part of work on the Local Plan was that combining information on sustainability, constraints, availability, deliverability to produce a final score risked boiling down seventeen different criteria into a single score which could mask particular issues or provide similar scoring for sites with very different characteristics. In addition there was significant overlap between information collected as part of sustainability appraisal work. We have therefore not used the scoring as a definitive 'ranking' of sites, selecting the best in order. Instead we have taken the scoring as an additional way of looking at the sites on top of our sustainability appraisal work, analysis of constraints, knowledge of the planning status of sites, any comments made and our own judgement. The scoring has been used on occasion to compare sites. Sites submitted as part of the 2013 'Housing Sites and Policies' document have also been visited and included in the matrix. Scores for all sites are included in the site tables throughout this document and are set out at Appendix 8.

1.4 How many houses do we need to plan for?

1.4.1 Separate technical papers set out how many houses we are planning for over the years 2014-32 and the split of how they will be distributed between the towns and rural areas. Four different options have been generated on the overall number, and four options on how housing may then be distributed. Our 'preferred option is for a figure of 200 new homes per year (3,600 overall) distributed as follows:

- 50% should be at Penrith
- 4% should be at Alston
- 9% should be at Appleby
- 7% should be at Kirkby Stephen
- 20% to 'Key Hubs'
- 10% to 'Villages and Hamlets' outside these settlements, where development is limited to affordable housing to meet local demand only.

1.4.2 This resulted in the following distribution:

	New Plan	Distribution	Site Allocations	With planning permission or under construction	Left to allocate
Target	3600	100%			
Towns					
Penrith	1800	50%	Yes	391	1409
Alston	144	4%	Yes	55	89
Appleby	324	9%	Yes	183	141
Kirkby Stephen	252	7%	Yes	81	171
Total Towns	2520	70%		710	1810

	New Plan	Distribution	Site Allocations	With planning permission or under construction	Left to allocate
Rural Areas					
Key Hubs	720	20%	Yes	314	406
Villages and Hamlets	360	10%	No	405	0
Rural Exceptions	0	0%	No	~	0
Total Rural (Core Strategy)	1080	30%		719	406
Total	3600	100%		1429	2216

1.4.3 It is not proposed to allocate sites in Villages and Hamlets and housing delivery will come in the form of 'windfall' development in these areas. We are anticipating that at least 10% of future supply will come forward in these areas.

1.4.4 We also need to recognise that there has been significant under-delivery of housing in the district over the past ten years, with only 58% of planned delivery coming forward. This has been particularly an issue for Penrith, which with the exception of New Squares has seen no significant housing development come forward for many years. We do not think it right to completely ignore this shortfall. Furthermore given the scale of delivery and past low rates of delivery we also think it prudent to build in an element of over provision to act as contingency should sites not come forward as planned. This will also help maintain land supply in the future. We have therefore assumed that sites equivalent to an additional 20% of housing supply need to be allocated. This gives allocation figure for Penrith of 1,691. We also plan to build in some element of contingency (around 10%) for Alston, Appleby and Kirkby Stephen to guard against future under delivery.

2. Penrith

2.0.1 113 sites have been identified or submitted for possible inclusion at Penrith since 2006. Numerous sites have since been built out, granted permission or have been removed from the site selection process as they are no longer available or too small to allocate. To allow those involved in the process to track what has happened to sites Appendix 6 shows an 'audit' of all sites. In addition it shows which sites have been combined into single sites. The Penrith area profile also includes information on progress on sites.

2.0.2 This left the following sites for assessment:

Location	Ref.	Address	Area	Score
Penrith	E1	Carleton	23.89	74
Penrith	E2	Carleton Hill Farm / Veterinary Centre	3.11	76
Penrith	E3	Carleton (between former) sites P16 and P26.	11.62	77
Penrith	E4	Land at Carleton Hall Farm	3.8	70
Penrith	N1	Salkeld Road / Fairhill Greenfield Extension	5.3	77
Penrith	N1a	Salkeld Road / Fairhill Greenfield Extension	?	74
Penrith	N2	White Ox Farm	8.38	70
Penrith	N3	Raiselands	11.06	75
Penrith	N4	Raiselands Extension	10.22	68
Penrith	N5	Inglewood Road Extension	38.94	75
Penrith	TC1	Old London Road	0.5	79
Penrith	P2	Gilwilly Road	0.33	80
Penrith	P5	Chancery Lane, Carleton Road	0.79	80
Penrith	P8	Myers Lane, Norfolk Road	0.63	78
Penrith	P17	Fair Hill Playing Field	3.36	67
Penrith	P31	Salkeld Road / Fairhill Greenfield Extension	3.53	73
Penrith	P34	Stampers Depot, Bridge Lane	0.92	73
Penrith	P35	Land off Robinson Street	0.86	82
Penrith	P39	Land adjacent Lynwood Cottage, Beacon Edge	2.7	80
Penrith	P54	Bellevue Farm, Salkeld Road	2.8	73
Penrith	P57	Fields adjacent to Mile Lane	63.08	64
Penrith	P61	Garage at Roper Street	0.37	76
Penrith	P64	Depot, Lark Lane	0.19	81
Penrith	P65	Land to the north of Gilwilly Industrial Estate	24.03	62
Penrith	P71	Brent Road Garages	0.21	75
Penrith	P74	Scout and ATS bases, Folly Lane	0.23	80

Location	Ref.	Address	Area	Score
Penrith	P86	Garages at Dodding House, William Street	0.07	81
Penrith	P93	Barn and Yard, Brunswick Road	0.1	86
Penrith	P94	QEGS Annexe, Ullswater Road	0.58	77
Penrith	P101	Land at Pategill	0.19	75
Penrith	P102	Land at Croft Terrace	0.41	73
Penrith	P103	Land at Fell Lane	0.29	67
Penrith	P104	Land at Clifford Park	2.9	70
Penrith	P106	Land adj. Fairhurst, Beacon Edge	1.02	81
Penrith	P107	Westview Farm/Training Centre	4.86	60
Penrith	P108	Land at Green Lane	5.46	75
Penrith	P110	Land west of Milestone House	26.95	55
Penrith	P111	Land at Scaws Drive	1.37	79
Penrith	P112	Land off Clifford Road	0.58	67
Penrith	P114	Land adj. Cookson Court, Newton Road	0.17	80
Penrith	P115	Land off Brentfield Road	0.13	85

2.1 Background to our Preferred Option - The Penrith Masterplan

2.1.1 Our preferred option for new housing development in and around Penrith is heavily informed by previous work carried out on the strategic masterplan for the town. This masterplan, commissioned by the District Council, funded by the Homes and Communities Agency and produced by consultancy AECOM was published in 2011. The masterplan was prepared to help deliver the housing targets in the Council's current Core Strategy and therefore looked at options to deliver 60% of the districts overall housing target of 5,258 new homes over the period 2003-25 - i.e. 3,155 dwellings or around 2,300 once past completions and sites in the pipeline had been taken into account. The masterplan is available on the District Council's website.

2.1.2 Six strategic priorities were identified in the Masterplan:

1. Improving connections to and from the M6 - creating a 'strong front door' to the town, promoting the use of Junction 41 of the M6.
2. Managing traffic flows to avoid pressure on the centre.
3. Improved social infrastructure - schools, healthcare, recreation and community facilities.
4. Local needs and affordable housing.
5. Widening the employment offer.

2.1.3 The Masterplan looked at six 'options areas' for urban extensions, five of which were for potential housing developments of up to 1,800 dwellings. Each emerged through the early stages of the Local Development Framework process and were drawn from the Council's Strategic Housing Land Availability Study (SHLAA), which looks at the potential supply of new housing land across the district.

2.1.4 These were:

Option 1: Land between Inglewood Road and Green Lane (Part of site N1 in the Local Plan), to the north of the town.

Option 2: Raiselands Farm (Site N3), between the West Coast Main Line and the A6, to the north of the town.

Option 3: White Ox Farm (Site N2) between the A6 and Inglewood Road, to the north of the town.

Option 4: Carleton Fields (Site E1 and E2) east of Scaws Road and West of Carleton Hill Drive, to the east of the town.

Option 5: Carleton North (Sites E3), east of Carleton Avenue, to the east of the town.

Option 6: A site (known as 'Parcel 65') between the M6 motorway and the West Coast Mainline to the north west of the town. This was considered in the masterplan for possible employment use. Three alternative employment sites were also identified. It also forms part of a possible Phase 2 of the Eden Business, the principle of which was established in the Core Strategy. Site P65 identified in this document as a potential housing site has the same boundaries.

2.1.5 The options were then considered against four different growth scenarios, with the relative strengths and weakness of each tested against each other:

Scenario 1: Development of the full extent of all option areas defined in the SHLAA. This scenario had the advantage of being based on existing knowledge of the developability of sites. However, it was not seen as having the advantage of being the result of a masterplanning exercise which looked at the sites as a collective 'whole' and assessed their impact of local infrastructure and landscape concerns.

Scenario 2: Development of the options subject principally to constraints concerning landscape character, visual impact and the existing layout of the town. This option was felt to perform well in terms of preserving the balance between built form and natural environment but risked not meeting the growth targets set out in the Core Strategy.

Scenario 3: Development of the options to avoid pressurising junction 40 of the M6 motorway (and promoting use of junction 41), This option was considered to perform well in terms of tackling existing traffic problems providing a boost for the employment development market but had potential landscape impacts to the north and may prove difficult given the topographic characteristics of the land.

Scenario 4: Development of a 'new settlement', clustering growth in one location. This would combine and partly extend options 4 and 5. This would allow creation of a new neighbourhood in an attractive location, but there would be potential impact on the Grade II Listed Building at Carleton Hill and possible pressures on the A686 and A66.

2.2 Recommended Option

2.2.1 The masterplan then recommended a hybrid of the options, which aimed to curtail the extent of development areas to the east and extend development areas to the north.

2.2.2 This hybrid option took on board elements of growth scenario 2 to the east (including a site option not previously identified at Carleton Village) and elements of growth scenario 3 to the north (with further modification of the site boundaries). Growth to the east would allow educational needs to be addressed and to help avoid impacts on the A66/A6 roundabout and junction 40 of the M6. Additional growth the north was seen to minimise visual impact, possibly provide transport solutions to existing traffic problems as well as allowing a more joined up approach to residential and employment development.

2.2.3 This option is shown overleaf.

Penrith Masterplan - Recommended Option



2.2.4 Working to the original Core Strategy figures, it was considered that between them delivery of new housing on sites N1 to N4 and E1 to E4 would deliver around 1,800 new homes and would therefore potentially fall below the then target of 2,300 dwellings. Four further extension sites were suggested. These correspond to:

- Extension to Masterplan Site N1 to include the original 'Option 1' Area' (included in the full extent of N1 in this document)
- Extending Masterplan Site N2 to the north Area' (included as N5 in this document)
- Extending Masterplan N4 to the north (included as P107 and P110 in this document)
- Site P57 - an additional site west of the M4, possibly as part of a larger mixed use development.

2.3 Our preferred option for Penrith

2.3.1 Our preferred option allocates housing along the principles set out in the masterplan. However, as we are working to a lower housing target (200 homes per year) and reducing the distribution to Penrith by 10% this means that we need to find land for less housing when compared to the amount envisaged by the current Core Strategy. However, we also think it prudent to 'over-allocate' to provide us with an element of contingency and reduce the risk that housing supply may not come forward as planned. A target allocation figure for Penrith of 1,691 has been assumed.

We have selected the following sites to meet this figure.

Location	Ref.	Address	Area	Units (known or estimate)	Units at 30d.ph	Units at 50 d.p.h.	Phasing			Allocation
							2014- 2019	2020- 2025	2025- 2031	
Penrith	E1	Carleton	23.89	554			155	399		554
Penrith	E2	Carleton Hill Farm / Veterinary Centre	3.11	44			44			34
Penrith	E3	Carleton (between former) sites P16 and P26.	11.62	300				200	100	300
Penrith	E4	Land at Carleton Hall Farm	3.8	108				108		108
Penrith	N1	Salkeld Road / Fairhill Greenfield Extension	5.3		159			159		159
Penrith	N1a	Salkeld Road / Fairhill Greenfield Extension							241	241
Penrith	N3	Raiselands	11.06	150					150	150
Penrith	TC1	Old London Road	0.5			25		27		27
Penrith	P2	Gilwilly Road	0.33			17	17			17
Penrith	P8	Myers Lane, Norfolk Road	0.63			32		32		32
Penrith	P61	Garage at Roper Street	0.37			19			19	19
Penrith	P71	Brent Road Garages	0.21			11	6			6
Penrith	P86	Garages at Dodding House, William Street	0.07			4		4		4
Penrith	P93	Barn and Yard, Brunswick Road	0.1			5		5		5
Penrith	P94	QEGS Annexe, Ullswater Road	0.58			29		29		29
Penrith	P10 1	Land at Pategill	0.19		6			6		6
Total							222	969	500	1,691

2.4 Commentary

- 2.4.1 The bulk of sites allocated are in urban extensions following work on the Penrith Masterplan. All of the housing sites in the east are utilised, including a provision for a new school next to site E1. There is known developer interest in sites to the east and consequently the sites are known to be available and deliverable. We would expect sites to the east to be developed before sites to the north. In particular, planning permission has just been granted (on 19 June 2014, reference 08/0295) for 44 homes on Site E2 (Carleton Hill Farm) and a planning application is in preparation for around 554 new homes on site E1 (Carleton).
- 2.4.2 Indicative housing numbers for sites E1/E2 have been recommended to reflect lower densities more appropriate to Carleton and to account for potential landscape impacts. Site E3 has been extended to better reflect the 'Area Option 5' in the Penrith Masterplan. This land is known to be available. Again, housing numbers have been reduced below a standard 30 dwellings per hectare (to 300) to reflect topography and allow for a lower density scheme which may better reflect the existing pattern of development at Carleton.
- 2.4.3 Development sites to the north have been adjusted to reflect topographical constraints and curtailed to prevent unnecessary urban sprawl. Site N1 is known to have developer and landowner interest. However, masterplanning has yet to be worked up and agreed with the Council for this site. In addition there is a 'Source Protection Zone' (protecting drinking water supply) to the north of Penrith and a need for additional open space to serve the town which may affect the eventual pattern of development. For these reasons for the time being an indicative allocation of 159 homes is made to site N1 with a further 241 anticipated in the area of site N1a. This figure and area will be refined following discussions with the potential developer. In the meantime the principle of development in this area is supported.
- 2.4.4 Site N3 (Raiselands) has also been identified but with reduced densities to reflect topography. Again, this site is known to be available and suitable with known developer interest. A planning application has been submitted to the Council for consideration.
- 2.4.5 We have also indicated a longer term possible 'strategic option for growth' at White Ox Farm. The principle for development is supported in this area, but we would anticipate that this land would come forward in the longer term, possibly beyond the end period of this plan, unless land supply considerations meant additional land had to be bought forward to compensate for lack of delivery on other sites. No numbers coming forward on this site have therefore been built into our land allocation calculations.
- 2.4.6 One further strategic site is allocated - site TC1 at Old London Road. This is a previously developed site in the centre of town and part is in Council ownership. It is anticipated that it will come forward as mixed use development.
- 2.4.7 Additional sites allocated performed well as part of sustainability appraisal due to their location in town and/or because they are on previously developed land.
- 2.4.8 Details on individual sites are set out in the Area Profile for Penrith.
- 2.4.9 We also looked at some alternative options for Penrith, as detailed in the Alternative Options Paper:

Option 2 - 929 new homes. If we went with this option we would retain the main site at Carleton as our main strategic site but would remove the following Penrith Masterplan town extensions: E2; E3; N1a; and N3. Other sites are considered well related to the town and would be retained, leaving total allocation of up to 966 dwellings, which would build in some contingency against undersupply.

Option 3 - 1,769 new homes. If we went with this higher option we also retain the main site at Carleton as our main strategic site but would include N2 (White Ox Farm) for an additional 155 dwellings. Again, other sites are considered well related to the town and would be retained, leaving total allocation of up to 1,846 dwellings, which would build in some contingency against undersupply.

Option 4 - 797 new homes. If we went with this option we retain the main site at Carleton as our main strategic site as well as site E4 (Carleton Hall Farm for 108 dwellings). Other urban extensions would be removed, with other sites are considered well related to the town and would be retained. This would leave a total allocation of up to 807 dwellings.

3. Market Towns - Alston, Appleby and Kirkby Stephen

3.0.1 To meet targets there is a need to find land for 89 homes in Alston, 141 in Appleby and 171 houses in Kirkby Stephen.

3.0.2 63 sites were identified or submitted for assessment across the three towns - 15 in Alston, 22 in Appleby and 26 in Kirkby Stephen. After sites had been removed if they were already permitted or under construction, within the floodplain or below the site size threshold for allocation (see Appendix 6) 50 sites remained for assessment.

3.1 Alston

3.1.1 The following sites were assessed:

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Alston	AL1 - Jollybeard Lane	1.32	40	78	Identified in the 1996 Local Plan and as a suitable site in the SHLAA.
Alston	AL3 - The Scrap Yard, Station Road	0.55	28	70	Identified as a suitable site in the SHLAA
Alston	AL4 - Bruntley Meadows	0.72	22	78	Identified in the 1996 Local Plan and as a suitable site in the SHLAA.
Alston	AL6 - The Wardway	2.14	64	69	Identified in the 1996 Local Plan and as a suitable site in the SHLAA.
Alston	AL7 - Raise Bank North	0.29	9	64	Dependent on the development of AL5 (Raise Bank) which has permission for 12 Units.
Alston	AL8 - Tyne Café and garage building	0.35	18	76	Discounted due to size in the SHLAA
Alston	AL9 - Raise Bank West	0.24	7	68	Discounted due to size in the SHLAA.
Alston	AL10 - Station Road Garage	0.31	16	66	Discounted due to size in the SHLAA.
Alston	AL11 - Land South of Primary School	1.01	20	72	Identified as a suitable site in the SHLAA.
Alston	AL12 - High Mill	0.12	6	71	Newly submitted site.
Alston	AL13 - Land at Clitheroe	0.66	20	73	Newly submitted site.
Alston	AL14 - Land adj. Towerhill, The Raise	2.91	60	70	Newly submitted site.
Alston	AL15 - St Paul's Mission	0.10	5	78	Newly submitted site.
Total			315		

3.1.2 We are looking to find land for 89 new homes at Alston. The following sites have been chosen as our preferred sites:

Ref.	Address	Area	Phasing			Total
			2014-2019	2020-2025	2026-2032	
AL4	Bruntley Meadows	0.72		22		22
AL8	Tyne Café and garage buildings	0.35		18		18
AL10	Station Road garage	0.31		16		16
AL11	Land South of Primary School	1.01		20		20
AL12	High Mill (Mixed Use)	0.12	6			6
AL15	St Paul's Mission	0.10		5		5
	Total		6	81	0	87

3.1.3 General Notes:

- There is considerable flexibility over which sites are chosen in Alston given the number of possible sites.
- Details on individual sites are set out in the Area Profile for Alston.
- No sites in Alston were considered unsuitable in the SHLAA.
- On assessment, none of the proposed sites in Alston performed particularly badly, nor did they prove the least desirable when subject to sustainability assessment.
- All sites fall within the North Pennines Area of Outstanding Natural Beauty.

3.1.4 Site Specific Notes - Allocated Sites

- Site AL4 is proposed for allocation as it is considered well related to the town, is free from constraints, and scores relatively highly in the weightings matrix.
- Sites AL8 has been selected, as it proved the most sustainable site, is a brownfield sites and is well related to the settlement.
- Site AL10 is allocated as it is a brownfield site well related to the town and development may offer a chance for enhancements to the town, although it is not currently known whether the site remains available for redevelopment.
- Site AL11 is allocated as there is support from the Town Council. Sensitive scaling and design will be needed given its location.
- Site AL12 is allocated as a mixed use development is it reuses an existing site and is known to be suitable and available for development.
- Site AL15 is available for development and is a previously developed site within the town. The site also scores relatively highly in the weightings matrix.

3.1.5 Site Specific Notes - Non-allocated Sites

- In principle, Site AL1 is suitable for development. However it has not been selected as it has not come forward since allocation in the 1996 Local Plan and would represent a greenfield extension to the town. There are also doubts over whether there is sufficient site frontage to create adequate access and whether the land is available for development.
- Site AL3 is in principle suitable for housing but is a brownfield sites currently in use. The site was originally identified through the National Land Use Database and there has been no subsequent indication that there is any intention to develop it for housing. There are also limited areas of flooding potential. We therefore conclude that the site is better suited for non-residential use.
- Site AL6 is not allocated as it is not well related to the town and would extend the settlement. There are also protected trees on site. It is also not currently known whether the land is available for development.
- Site AL7 has not been selected as it would be development in open countryside and better alternative sites exist. It also performs less well against the housing matrix scoring.
- Site AL9 has not been selected as it is moving away from town, risks diluting the vernacular of the area, and would affect the setting within the AONB. Objections were also raised.

3.1.6 Explanation

3.1.7 Firstly, we prioritised the four brownfield sites in the town. However, because we don't currently know when or if they will come forward for development they have been placed in the second phase (with the exception of AL12 where there is known interest in bringing the site forward earlier). Secondly, we chose the best scoring greenfield site as marked in the weightings matrix (AL4). Site AL1 was not chosen as it is an extension to the settlement and has not come forward for development since allocation in the 1996 Local Plan. Site AL11 has also been chosen as it has support within the town and was identified as potentially suitable in the SHLAA.

3.1.8 We also looked at some alternative options for Alston, as detailed in the Alternative Options Paper:

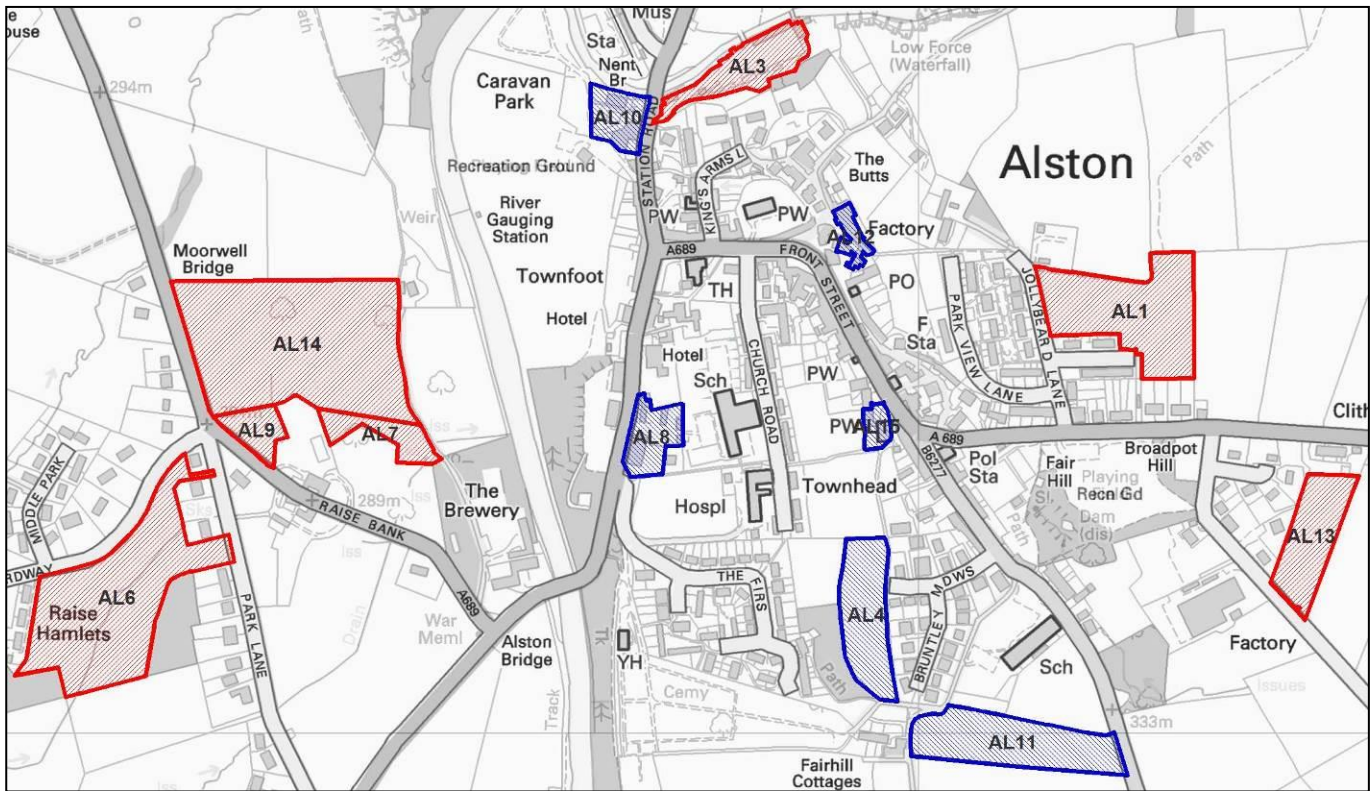
Option 2 - 55 new homes. If we went with this option we would retain sites AL8, 10, 11 and 12 but would remove sites AL4 and 15. This would leave a total of up to 60 new dwellings.

Option 3 - 89 new homes. If we went with this higher option we would include site AL6, would retain sites AL10 and 12 and AL15 but would not allocate sites AL4, and 11. This would leave a total of up to 91 new homes.

Option 4 - 53 new homes. If we went with this option we retain AL8, 10, 11 and 15 but would remove sites AL4 and 12. This would leave a total allocation of up to 59 dwellings.

Map showing sites in Alston

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



3.2 Appleby

3.2.1 The following sites were assessed:

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Appleby	AP2 - Drawbridge Lane	0.64	19	80	
Appleby	AP4 - Site adjacent to Appleby Cemetery	0.76	23	77	Identified as a suitable site in the SHLAA.
Appleby	AP6 - Cross Croft	4.18	125	78	Identified as a suitable site in the SHLAA.
Appleby	AP7- Bank's Nursery	1.02	31	72	Identified as a suitable site in the SHLAA.
Appleby	AP8 - Old Dairy Site, Drawbriggs Lane	1.96	59	77	Identified as a suitable site in the SHLAA.
Appleby	AP9 - Land Adjacent to Castlebank Lodge	0.94	28	66	
Appleby	AP10 - Land to the South of Station Road	4.02	121	71	Identified as a suitable site in the SHLAA.
Appleby	AP11 - Fields at the Coal Yard, Station Road	3.44	90	74	Identified as a suitable site in the SHLAA.
Appleby	AP12 - Field adjacent Barrowmoor Road, Colby Lane	4.43	133	76	Identified as unsuitable in the SHLAA.
Appleby	AP13 - Field adjacent Margaret's Way junction, Colby Lane	1.60	48	70	Identified as unsuitable in the SHLAA.
Appleby	AP16 - Land behind Cross Croft	5.06	152	68	Identified as a suitable site in the SHLAA.
Appleby	AP17 - Land adjacent to the A66	2.54	76	68	
Appleby	AP18 - Land at Battlebarrow	2.46	74	69	
Appleby	AP19 - Land adj. Barrowmoor Road junction	2.01	60	71	Newly submitted site.

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Appleby	AP20 - Land adj. High House Farm	0.83	25	72	Newly submitted site.
Appleby	AP21 - Land adj. Rose Cottage, Bondgate	4.06	122	63	Newly submitted site.
Appleby	AP22 - The Gate Hotel	0.28	14	75	Newly submitted site.
Total			1,250		

3.2.2 We are looking to find land for 141 new homes at Appleby. The following sites have been chosen as our preferred sites:

Ref	Address	Area	Phasing			Total
			2014-2019	2020-2025	2026-2032	
AP10	Land to the South of Station Road	4.02		30	35	65
AP11	Fields at the Coal Yard, Station Yard	3.44		40	50	90
	Total		0	70	85	155

3.2.3 General Notes:

- Details on individual sites are set out in the Area Profile for Appleby.
- On assessment, none of the proposed sites in Appleby performed particularly badly, nor did they prove the least desirable when subject to sustainability assessment.

3.2.4 Site Specific Notes - Allocated Sites

- Sites AP10 and AP11 were selected as they form a natural extension to the town, are close to services and are bounded by the railway line. Their availability has also been confirmed and they were confirmed as suitable for development in the SHLAA. Given that site AP5 (Back Lane) has now been granted consent we have suggested that these sites will come forward in the medium to long term.

3.2.5 Site Specific Notes - Non-Allocated Sites

- Site AP2 was not selected although it is a brownfield site is a small sloping site with mature trees. New development would also potentially overlook housing opposite on Drawbriggs Lane. It is also only suitable if site AP8 is developed (now proposed for employment use).

- Site AP4 performs well in the housing matrix scoring. However, it is adjacent to the cemetery and would potentially prevent any expansion of the cemetery in the long term. Better alternative sites exist.
- Site AP6 was one of the least sustainable sites and is some way from the main shopping area.
- Site AP7 is a brownfield site. However there is also no indication that the landowner wishes to bring forward site AP7 so this has not been selected as preferred option at this stage.
- Sites AP8 is a brownfield site and could be considered suitable for housing use. However it is considered more suitable for employment use and has been allocated for this use.
- Site AP9 was not selected as it is not well related to the existing settlement pattern and is in close proximity to a working farm. It was sieved out from the SHLAA process due to location, access and trees on site.
- Site AP12 performed well in the scoring matrix but this was considered one of the least sustainable sites when appraised and would extend the town into open countryside. It was also considered unsuitable in the SHLAA.
- Site AP13 was also considered unsuitable in the SHLAA due to topography and intrusion into open countryside. It also scored a low figure against the housing matrix. In the absence of development of site AP14 (removed from assessment as it is part of the functional floodplain) it would also not form a natural extension to the town.
- Site AP14 was removed as it is part of the functional floodplain.
- Site AP16 scored less well against the housing matrix. It is also outside the town.
- Site AP17 scored less well against the housing matrix. The site could form an extension to site AP11 but the shape and location of the site mean more preferable sites are available.
- Site AP18 scored less well against the housing matrix and would extend the town. Other sites are preferable.
- Site AP19 would extend the settlement and would be detached from the main settlement if closer sites (AP13 and 14) are not developed. Other sites better related to the town are more preferable.
- Site AP20 would extend the settlement and would be detached from the main settlement if closer sites (AP13, 14 and 19) are not developed. Other sites better related to the town are more preferable.
- Site AP21 is not a preferred site as it would extend the settlement and impact on landscape character. Part of the site is also within the Appleby Conservation Area, there is a listed building on site and development could potentially affect a Scheduled Ancient Monument. Expert conservation advice indicates the impact on the built environment would outweigh the benefits of development.
- Site AP22 is not proposed for inclusion as it is remote from the main town.

3.2.6 We also looked at some alternative options for Appleby, as detailed in the Alternative Options Paper:

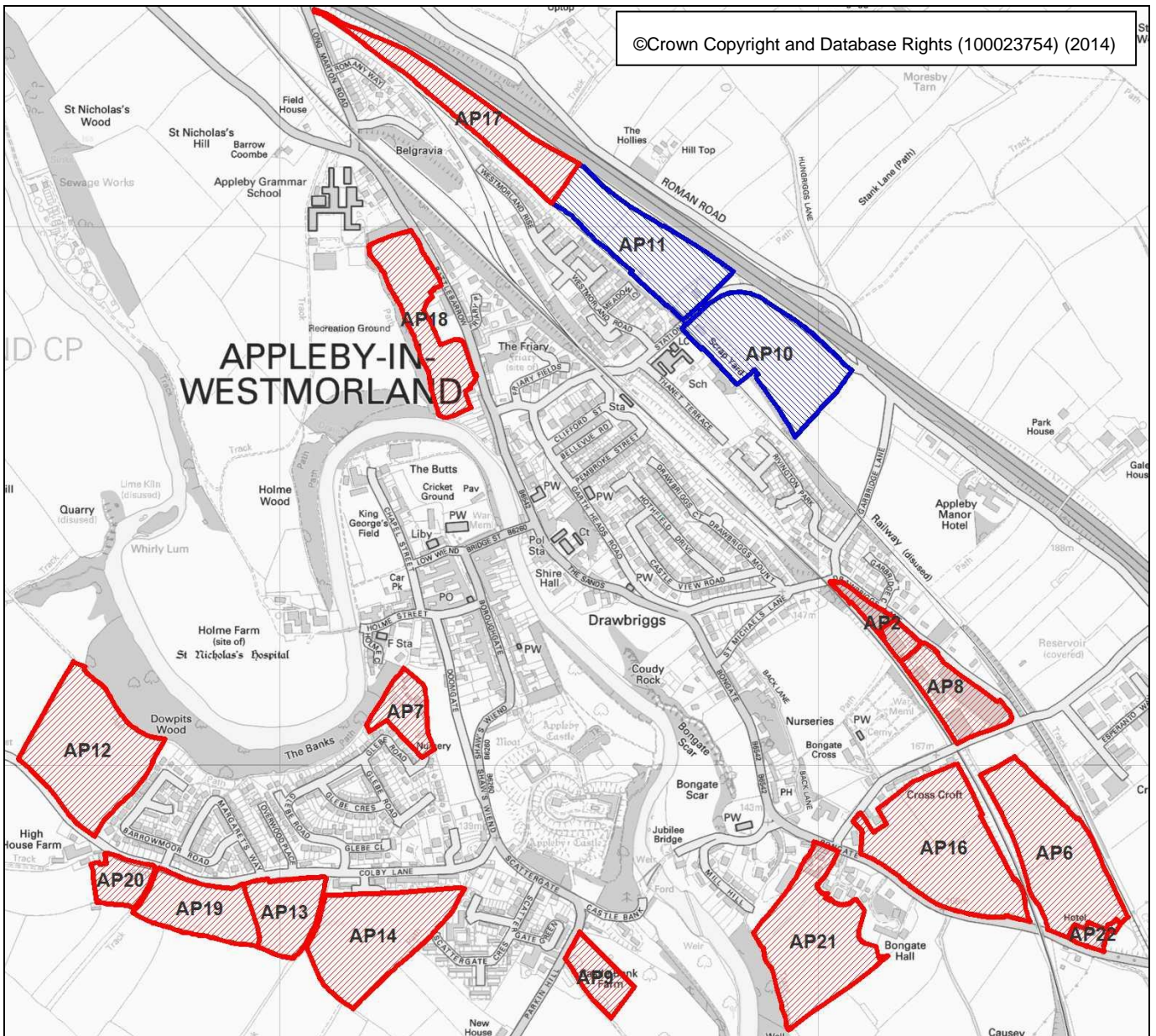
Option 2 - 74 new homes. If we went with this option we would retain site AP11, but would remove site AP10. This would leave a total of up to 90 new dwellings.

Option 3 - 141 new homes. If we went with this higher option we would retain site AP10 and would add sites AP7 and 8. This would leave a total of 155 new homes.

Option 4 - 69 new homes. If we went with this option we retain AP10, and include AP7. This would leave a total allocation of 86 dwellings.

Map showing sites in Appleby

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



3.3. Kirkby Stephen

3.3.1 The following sites were assessed:

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Kirkby Stephen	KS2 - Hobson's Lane	1.54	46	82	
Kirkby Stephen	KS3 - South Road/Whitehouse Farm	1.80	54	86	Identified as an unsuitable site in the SHLAA. Full Refusal (13/0737) for change of use to residential, new access, erection of 9 new dwellings on north western corner of the site. Would need to consider Tree Preservation orders if allocated.
Kirkby Stephen	KS4 - Croglam Lane	0.24	4	77	Recreational space since 2004. Discounted due to size in the SHLAA.
Kirkby Stephen	KS5 - Land adjacent Mountain Rescue Post, Christian Head	0.74	22	80	Discounted from the SHLAA as poorly related, beyond the settlement boundary.
Kirkby Stephen	KS6 - Green field, Christian Head	0.74	22	78	Discounted from the SHLAA as poorly related, beyond the settlement boundary.
Kirkby Stephen	KS7 - Mark Johns Motors	0.18	5	75	Discounted due to size in the SHLAA.
Kirkby Stephen	KS9 - Field adjacent The Crescent, Nateby Road	0.95	29	75	Identified as suitable in the SHLAA but topography restricts sites.
Kirkby Stephen	KS10 - Land off Bollam Lane	0.28	8	75	Discounted due to size in the SHLAA
Kirkby Stephen	KS11 - Land adjacent Park Terrace, South Road	1.02	31	73	Suitable in the SHLAA providing access issues can be overcome.
Kirkby Stephen	KS13 - Land to the west of Faraday Road	4.09	80	77	Identified as suitable in the SHLAA. Part of the site is a County Wildlife site
Kirkby Stephen	KS15 - Land adjacent Croglam Lane	2.80	75	75	Identified as suitable in the SHLAA.
Kirkby Stephen	KS17 - Land behind Park Terrace	0.75	23	78	Identified as suitable in the SHLAA.

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Kirkby Stephen	KS18 - Land adjacent Croglam Park	1.18	35	76	Identified as suitable in the SHLAA in the long term.
Kirkby Stephen	KS19 - Land behind the Crescent, Nateby Road	0.28	8	73	Discounted due to size in the SHLAA. Access via a narrow road which the landowner does not want to see developed.
Kirkby Stephen	KS20 - South Road/Whitehouse Road (extension of KS3)	0.63	19	68	Discounted from the SHLAA as poorly related to the settlement, and beyond the settlement boundary.
Kirkby Stephen	KS21 - Land at Edensyde	0.51	15	62	Discounted from the SHLAA as awkwardly shaped and proximity to the floodplain. Possible flooding issues.
Kirkby Stephen	KS22 - Land at Melbecks	5.48	164	75	Application for 24 units on part of the site (12/0984) rejected. Currently at appeal.
Kirkby Stephen	KS23 - Land adj. The Cemetery	2.32	70	68	Newly submitted site.
Kirkby Stephen	KS24 - Land adj. Manor Court	1.20	36	73	Newly submitted site.
Kirkby Stephen	KS25 - Land west of Nateby Road	5.06	152	67	Newly submitted site.
Total			899		

3.3.2 We are looking to find land for 171 new homes at Kirkby Stephen. The following sites have been chosen as our preferred sites:

Ref	Address	Area	Phasing			Total
			2014-2019	2020-2025	2026-2032	
KS3	South Road / Whitehouse Farm	1.80	10			10
KS4	Croglam Lane	0.24	4			4
KS7	Mark Johns Motors	0.18	5			5
KS13	Land to west of Faraday Road	4.09		40	30	70
KS15	Land adjacent Croglam Lane	2.80		40	35	75
KS17	Land behind Park Terrace	0.75		23		23
	Total		19	103	65	187

3.3.3 General Notes:

- Details on individual sites are set out in the Area Profile for Kirkby Stephen.
- The selection of sites reflects suggestions made in the Kirkby Stephen Town Plan produced in 2013.
- On assessment, none of the proposed sites in Kirkby Stephen performed particularly badly, nor did they prove the least desirable when subject to sustainability assessment.

3.3.4 Site Specific Notes - Allocated Sites

- Site KS3 was identified in the Town Plan. It was considered unsuitable in the SHLAA as it would be detrimental to the town. However, this a large site. An allocation for ten dwellings (redevelopment of the farmhouse) is considered suitable, as suggested by the Town Plan.
- Sites KS4 proved the most sustainable when assessed. This is next to site KS15 and is included in the Town Plan.
- Site KS7 is allocated as it is a brownfield site, and according to the Town Plan meets the wish for small scale infill developments.
- Site KS13 performed well when assessed against the housing matrix and was considered suitable in the SHLAA. This was identified as a possibility in the Town Plan as it is within the current urban perimeter and would not intrude into distant views of the town.
- Site KS15 was identified as suitable in the SHLAA and as a possible site in the Town Plan.
- Site KS17 is allocated as it is well connected to the development of the Story Homes site at Nateby Road which is nearing completion. The site also performed well when assessed against the housing matrix and was considered suitable in the SHLAA and as a possible development in the Town Plan.

3.3.4 Site Specific Notes - Non - Allocated Sites

- Site KS2 performed well when assessed against the housing matrix. The site was not included in the Town Plan as it is better suited to employment or mixed use.
- Site KS5 was put forward as an alternative to KS2, and covers a part of the same site. Site KS5 was considered unsuitable in the SHLAA as is poorly related to the settlement. The site was not included in the Town Plan as it is better suited to employment or mixed use.
- Site KS6 was considered unsuitable in the SHLAA as it is poorly related to the settlement. However, it performed well when assessed against the housing matrix. The Town Plan considers the site better suited to employment use.
- Site KS9. This was identified as suitable in the SHLAA but topography restricts development of the site. The Town Plan identifies that development may affect views from the east.
- Site KS10 is not included as it is considered to be not well related to the development pattern of the town. It was not included in the Town Plan as it would extend ribbon development and encroach on green space.

- Site KS11 was identified as suitable in the SHLAA if access issues could be overcome. It was not included in the Town Plan due to public opposition (102 objections were lodged) as it would involve the loss of green space and may cause traffic problems.
- Site KS18 performed less well in the sustainability appraisal exercise but was considered suitable in the SHLAA. The Town Plan indicated access and traffic issues and issues of proximity to the Station industrial area.
- Site KS19 currently is inaccessible as the landowner of the access point does not wish to put it forward for development
- Site KS20 was discounted from the SHLAA as it was poorly related and beyond the settlement boundary.
- Site KS21 considered unsuitable in the SHLAA as it was awkwardly shaped and was close to the floodplain, and performed less well in the sustainability appraisal exercise. The Town plan considers it unsuitable as it functions as amenity woodland and would extend the town into an area better retained as green space.
- Site KS22 - An outline application for 24 units on part of site KS22 was rejected this year and is now at appeal (reference 12/0984). KS22 in its entirety scored relatively poorly through the technical exercise due to scale and topography. The Town Plan rejected this site as it would intrude into views from Jubilee Cairn/Kirkby Hill and the Coast to Coast path, and because of traffic access issues.

3.3.5 We also looked at some alternative options for Kirkby Stephen, as detailed in the Alternative Options Paper:

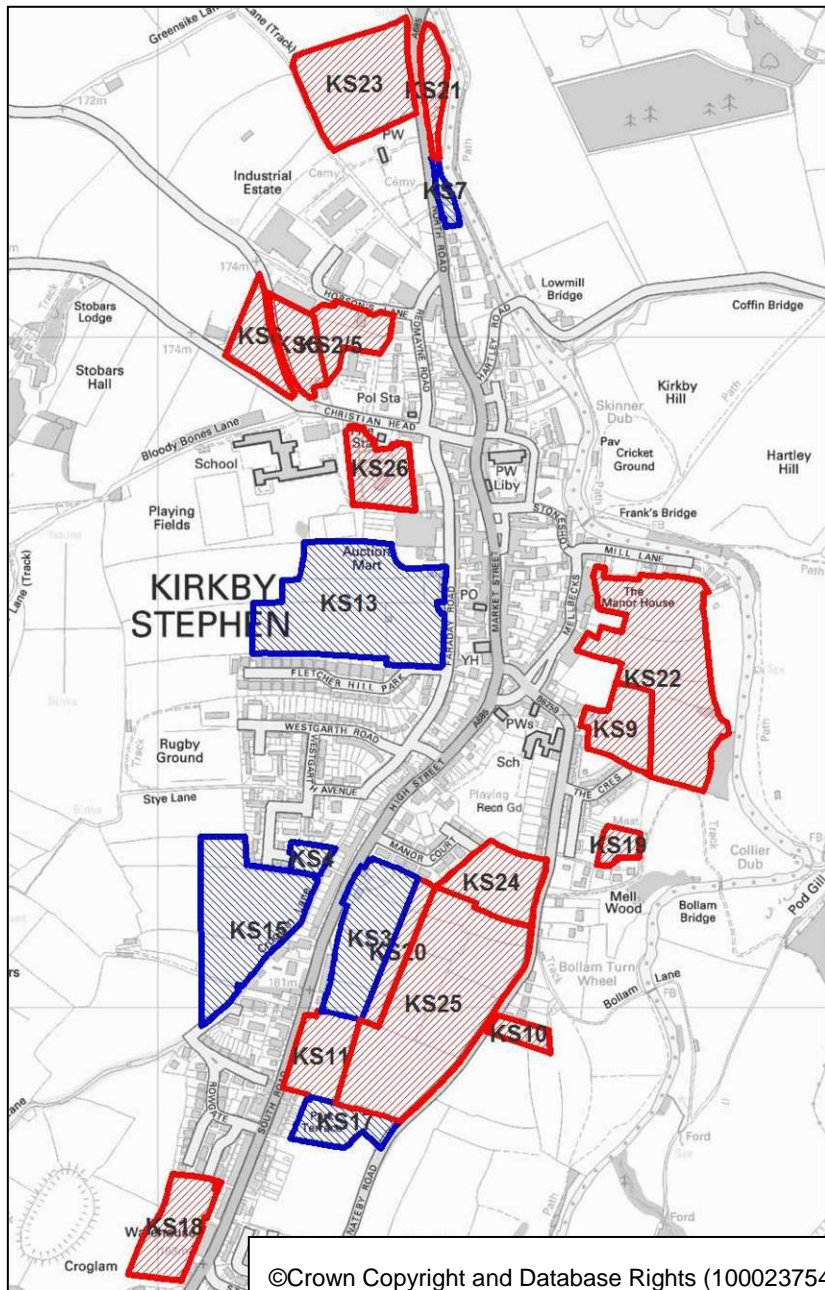
Option 2 - 102 new homes. If we went with this option we would retain sites KS3, 4, and 17 but remove sites KS7 and 15. This would leave a total of up to 107 new dwellings.

Option 3 - 171 new homes. If we went with this higher option we would retain sites KS4, 7 and 17, remove site KS3 and 13 and would then add sites KS2 and 9. This would leave a total of up to 182 new homes.

Option 4 - 135 new homes. If we went with this option we include KS7, 13 and 15 only. This would leave a total allocation of up to 150 dwellings.

Map showing sites in Kirkby Stephen

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



4. Village Hubs

4.1 How much housing do we need to distribute to the Village Hubs?

4.1.1 Our proposed Local Plan strategy distributes 20% of new housing in the district between 2014 and 2032 to twenty 'key hubs', where we need to allocate sites. Key hubs have been selected on the grounds that they have daily public transport to larger centres and have either a GP surgery or primary school. They are:

Armathwaite	Nenthead
Brough and Church Brough	Orton
Clifton	Plumpton
Greystoke	Ravenstonedale
Hackthorpe	Shap
High Hesketh	Stainton
Kirkby Thore	Tebay
Langwathby	Temple Sowerby
Lazonby	Warcop
Low Hesketh	Yanwath

4.1.2 After housing already in the pipeline is taken into account (with planning permission/under construction) land needs to be found to accommodate 406 new homes.

4.2 Choosing Sites

4.2.1 284 sites were originally identified or submitted for assessment outside Penrith, Alston, Appleby and Kirkby Stephen since 2006. Sifting out only those within our twenty village hubs leaves 128 sites.

4.2.2 Our first step is to take out sites which have received planning permission, were under construction, or were completed by 31 March 2014 and sites subject to some form of constraint such as flooding or impact on an ancient monument. We also removed any sites that fell below the threshold for allocation. A full list is at Appendix 6.

4.2.3 This leaves 83 sites which have been assessed for suitability. They are:

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
1	Armathwaite	LAR1	Land adjacent Armathwaite County Junior School	I	0.762	23	75	Identified as unsuitable in the SHLAA. The site would need access via LAR3, and is close to the railway line.
2	Armathwaite	LAR3	Land behind Armathwaite County Junior School	EDC	1.524	46	77	In use as a school playing field, and a significant number of objections were lodged. Identified as suitable in the SHLAA. Previously proposed (Housing Sites DPD).
3	Armathwaite	LAR6	Land Opposite Old School	EDC	0.596	18	73	Excluded from the SHLAA as poorly related to the village.
4	Brough	LBR1	Rowan House	I	0.409	12	81	Identified in the SHLAA as suitable in the longer term.
5	Brough	LBR2	Castle View	I	0.513	15	70	Planning application for six dwellings received May 2014 (14/0434). Identified in the SHLAA as suitable.
6	Brough	LBR3	Land behind Croft Close	A	0.9	27	83	Live planning application - 14/0305 phase 2 for 25 dwellings. Identified in the SHLAA as suitable.
7	Church Brough (inc. Brough)	LCBR1	Land opposite Four Winds	EDC	0.475	14	85	Part of the site is a Scheduled Ancient Monument, site is adjacent to a Conservation Area.
8	Clifton	LCF2	Land opposite Cumberland Close	EDC	1.222	37	77	Functions as amenity open space.

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
9	Clifton	LCF3	Land adj. Town End Croft	EDC	1.515	45	76	
10	Clifton	LCF4	Land adj. Cumberland Way and Town End Croft	PREF	2.845	85	75	
11	Greystoke	LGR1	Land adj. Fair View	EDC	0.14	4	69	Used as gardens/allotments.
12	Greystoke	LGR2	Land at the Rectory	EDC	0.35	11	71	Refused permission January 2012.
13	Greystoke	LGR3	Land behind Croft	EDC	1.01	30	80	TPOs on site but trees have defects. Significant replanting would be required.
14	Greystoke	LGR4	Land at Blencow Road	PREF	3.348	27	72	
15	Hackthorpe	LHA2	Land North of Woodlands	EDC	0.393	12	73	
16	Hackthorpe	LHA3	Land opposite Stevannketh	EDC	0.681	8	74	
17	Hackthorpe	LHA4	Land opposite Eden House	EDC	0.454	14	74	
18	Hackthorpe	LHA5	Land opposite Cross Fell View	EDC	0.909	27	70	
19	Hackthorpe	LHA6	Land adj. Village Wood	PREF	1.39	42	79	Would have a significant impact on built heritage.
20	High Hesket	LHH2	Land adjacent to Elm Close	EDC	1.058	32	64	
21	High Hesket	LHH3	Land behind Meadow Bank House	EDC	0.736	22	68	

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
22	High Hesket	LHH4	Land to North of Stonecroft Gardens	EDC	0.286	9	66	Previously open space.
23	High Hesket	LHH5	Land adj. The Primary School	EDC	1.421	43	71	
24	Kirkby Thore	LKT1	Primary School	I	0.748	22	75	Identified in the SHLAA as suitable. Previously proposed (Housing Sites DPD).
25	Kirkby Thore	LKT2	Ashton Lea	I	0.796	24	75	Would involve significant loss of trees including possibly a number of protected trees. Identified in the SHLAA as suitable.
26	Kirkby Thore	LKT3	Townhead	I	0.602	18	69	Identified as unsuitable in SHLAA.
27	Kirkby Thore	LKT5	Land at River Croft	A	0.538	16	62	Flood zone 3b at southern tip of site. Sifted out as unsuitable in the SHLAA.
28	Kirkby Thore	LKT6	Rectory Farm	A	0.355	11	77	Previously refused due to proximity to farm (10/1067).
29	Kirkby Thore	LKT8	Field behind Rectory Farm	A	0.449	13	78	Unsuitable unless LKT6 & 7 developed.
30	Langwathby	LLG1	Meadow Court	I	0.506	15	81	Previously proposed (Housing Sites DPD). Identified as suitable in the SHLAA.
31	Langwathby	LLG2	Townhead	I	0.435	13	76	Previously proposed (Housing Sites DPD). Identified as suitable in the SHLAA.

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
32	Langwathby	LLG3	Field adjacent Braeside	A	1.723	52	74	Identified as suitable in the SHLAA but recommended that better sites exist.
33	Langwathby	LLG4	Field north-west of High Mill	A	3.314	99	66	Identified as unsuitable in SHLAA - access issues.
34	Langwathby	LLG5	Land at Tynedale Farm	A	3.289	30	66	Identified as suitable in the SHLAA but recommended that better sites exist.
35	Langwathby	LLG6	Land at Eden Straits	A	0.689	21	71	Identified as unsuitable in SHLAA. Previously turned down (9/0809).
36	Langwathby	LLG7	Land adj. Eden View	EDC	1.941	25	74	Tree preservation order tree on southern edge and at South West corner (access point).
37	Lazonby	LLZ2	Cattle Market, Fiddlers Lane	I	2.113	63	80	Currently operating as an auction mart.
38	Lazonby	LLZ4	Scaur Lane	I	1.285	39	75	
39	Lazonby	LLZ5	Land behind Tallow Whins	A	0.957	29	77	Removed from the SHLAA due to planning constraints.
40	Lazonby	LLZ7	Land behind Sunray Villas	A	0.656	20	75	Removed from the SHLAA due to planning constraints.
41	Lazonby	LLZ12	Playing Field	A	1.679	50	68	Play area/allotments. Covenant for recreational use only? Removed from the SHLAA due to planning constraints.
42	Lazonby	LLZ14	Land to the Rear of the Lilacs	PREF	0.891	27	74	

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
43	Low Hesket	LLH1	Land to the rear of Holly House	EDC	0.35	11	64	Steep topography.
44	Nenthead	LNE1	Moredun Garage	A	0.202	11	73	Flood Zone 3a on a small tip of site.
45	Orton	LOR5	Land Adjacent Ashfield Court	EDC	0.52	16	74	Conservation advice - Development of this site would significantly extend the settlement's developed area into the very characteristic rural setting of the CA. It would have an adverse effect on the historic morphology of the village by disrupting the very marked edge to the settlement that is such a distinctive aspect of the designated area's special significance.
46	Orton	LOR6	Shallowford	EDC	0.232	7	73	
47	Orton	LOR7	Land behind The Mires and West End Cottage	EDC	0.329	10	76	
48	Plumpton	LPL2	Land adjacent Byrnes Close	A	1.262	14	79	Application due shortly. Identified as suitable in the SHLAA.
49	Plumpton	LPL3	Land at Beech Grove	EDC	0.316	9	59	
50	Plumpton	LPL4	Land at Station House	EDC	0.482	14	64	Flood zone 3a/b at the southern tip of site.

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
51	Plumpton	LPL5	Land opposite Brockley Moor	EDC	3.637	109	72	
52	Ravenstonedale	LRA1	Land adjacent Little Close	I	0.242	7	83	Identified as suitable in the SHLAA.
53	Ravenstonedale	LRA2	Land adjacent Town Head Farm	EDC	0.998	30	72	Flood zone 3a on a small area of site. Half of the site functions as amenity open space.
54	Ravenstonedale	LRA3	Land adjacent 2 Little Close	EDC	0.12	4	77	
55	Ravenstonedale	LRA4	Land opposite High Chapel	EDC	0.413	12	66	Part of the site functions as amenity open space. Topography may be an issue, and would affect access.
56	Shap	LSH1	West Lane	I	0.273	8	74	In the 1996 Local Plan. Identified as suitable in the SHLAA.
57	Shap	LSH5	Land behind Woodville Terrace	A	0.601	18	68	Identified as suitable in the SHLAA.
58	Shap	LSH6	Green Farm - Field 1	A	0.438	13	67	Functions as Amenity Open Space. Removed from the SHLAA due to planning constraints Greenfield site, beyond village and Schedule Ancient Monument in close proximity.

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
59	Shap	LSH7	Green Farm - Field 2	A	0.427	13	66	Functions as Amenity Open Space. Removed from the SHLAA due to planning constraints.
60	Shap	LSH8	Green Farm - Field 3	A	1.423	43	60	Flood zone 2 on edge of site. Identified as unsuitable in the SHLAA.
61	Shap	LSH9	Green Farm - Field 4	A	1.027	31	60	Flood zone 3a at SW tip. Removed from the SHLAA due to planning constraints.
62	Shap	LSH11	Land off Church Street	EDC	0.255	8	75	
63	Shap	LSH12	Land at Nook Farm	EDC	2.196	33	66	
64	Stainton	LST3	Land behind The Pavilion	A	0.614	18	70	Identified as unsuitable in the SHLAA- topography. Significant number of objections.
65	Stainton	LST4	Land adjacent Stainton Institute	A	2.353	71	68	Part of the site has permission - 09/0886. Poorly drained, Kirk Sike runs through it.
66	Stainton	LST5	Land adjacent Brantwood Hotel	A	1.363	41	66	Identified as unsuitable in the SHLAA. Significant number of objections. Kirk Sike runs through the site.
67	Stainton	LST6	Land adjacent Walnut House	A	2.477	74	69	Identified as unsuitable in the SHLAA. Significant number of objections.
68	Stainton	LST7	Land to the south of Inglenook	A	8.492	255	68	Identified as unsuitable in the SHLAA.

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
69	Tebay	LTE1	Highfield (behind School House)	I	0.592	9	76	Identified as suitable in the SHLAA.
70	Tebay	LTE2	Woodend (near Primary School)	I	1.253	23	76	Identified as suitable in the SHLAA.
71	Tebay	LTE5	Land Opposite Woodend Terrace and primary School	I	1.776	53	73	Identified as unsuitable in the SHLAA. Part of the site has permission.
72	Tebay	LTE6	Land adjacent to Church Rise	I	0.634	19	81	Removed from the SHLAA due to planning constraints.
73	Tebay	LTE7 (part)	Former Railway Cutting	A	1.37	16	73	Previously proposed (Housing Sites DPD). Identified as unsuitable in the SHLAA. Part of the site has subsequently received a planning permission for 16 dwellings subject to the signing of a Section 106 agreement so is retained in the Assessment.
74	Temple Sowerby	LTS4	Land at Chapel Street	SHLAA	0.216	6	78	Identified as suitable in the SHLAA.
75	Temple Sowerby	LTS5	Land adjacent Smithy House	SHLAA	0.188	6	73	
76	Temple Sowerby	LTS6	Land adj. Eden House	EDC	0.181	5	73	
77	Warcop	LWA1	Martindale View	I	0.158	5	80	
78	Warcop	LWA4	Land adjacent Martindale View	A	0.512	15	77	Identified as suitable in the SHLAA.

	Village	Site Ref	Address	When proposed?	Size (ha)	Number	Weighted Score	Notes
79	Warcop	LWA6	Land adjacent Warcop C of E School	A	0.912	10	68	Identified as unsuitable in the SHLAA.
80	Yanwath	LYA2	Land NW of Oakfields	EDC	0.403	12	70	
81	Yanwath	LYA3	Land to the West of Oakfields	EDC	0.312	9	70	
82	Yanwath	LYA4	Land to the South of Oakfields (Field OS86)	EDC	0.325	10	64	
83	Yanwath	LYA5	Land adj. the Primary School	EDC	0.45	4	70	

Key to the 'when proposed' column:

EDC: Identified by Eden District Council

I: Included in the 2006 Issues and Options Document

A: Included in the 2008 'Alternative Sites Document

PREF: Submitted in responses to the 2013 'Housing: Preferred Sites and Policies' document

4.2.4 Next, we have sifted some sites out where we know that they may be unsuitable. Sites have been identified where they were considered unsuitable in the 2009 Strategic Housing land Availability Assessment, or where there are environmental or ownership/use constraints.

	Location	Ref.	Address	Area	Notes
1	Armathwaite	LAR1	Land adjacent Armathwaite County Junior School	0.76	Site was considered unsuitable in the SHLAA - would need access via LAR3, and is close to railway line.
2	Armathwaite	LAR3	Land behind Armathwaite County Junior School	1.52	In use as a school playing field site, significant objections lodged to the loss of the site.
3	Greystoke	LGR2	Land at the Rectory	0.35	Outside the main village. Refused permission January 2012.
4	Hackthorpe	LHA6	Land adj. Village Wood	1.39	Expert advice is that development would have a significant and unacceptable impact on built heritage - Lowther Conservation Area.
5	Kirkby Thore	LKT5	Land at River Croft	0.54	Considered unsuitable in the SHLAA due to flooding, noise from the A66, proximity to ancient monument and poorly related to the settlement.
6	Kirkby Thore	LKT6	Rectory Farm	0.36	Previously refused due to proximity to farm (10/1067).
7	Kirkby Thore	LKT8	Field behind Rectory Farm	0.45	Unsuitable unless LKT6 & 7 developed, LKT6 is not proposed and LKT7 is no longer available.
8	Langwathby	LLG6	Land at Eden Straits	0.69	Considered unsuitable in SHLAA as it would alter settlement form. Previously turned down (9/0809).
9	Lazonby	LLZ12	Playing Field	1.68	Play area/allotments. Covenant exists for recreational use only.
10	Low Hesket	LLH1	Land to the Rear of Holly House	0.35	Steep topography of the site makes development difficult.

	Location	Ref.	Address	Area	Notes
11	Orton	LOR5	Land Adjacent Ashfield Court	0.52	Development of this site would significantly extend the settlement's developed area into the very characteristic rural setting of the conservation area. Expert advice is that it would have an adverse effect on the historic morphology of the village by disrupting the very marked edge to the settlement that is such a distinctive aspect of the designated area's special significance.
12	Shap	LSH6	Green Farm - Field 1	0.44	Amenity Open Space. Considered unsuitable in SHLAA as it is a greenfield site, lies beyond village and there is a Scheduled Ancient Monument in close proximity.
13	Shap	LSH8	Green Farm - Field 3	1.42	Considered unsuitable in the SHLAA due to settlement extension, also flood zone 2 on site.
14	Shap	LSH9	Green Farm - Field 4	1.03	Unsuitable - possible flooding , flood zone 3b on site.
15	Stainton	LST3	Land behind The Pavilion	0.61	Considered unsuitable in the SHLAA due to difficult topography. Significant number of objections.
16	Stainton	LST5	Land adjacent Brantwood Hotel	1.36	Considered unsuitable in the SHLAA due to lack of access and unacceptable development into the countryside. Significant number of objections. Kirk Sike runs through the site.
17	Tebay	LTE5	Land Opposite Woodend Terrace and Primary School	1.78	Considered unsuitable in the SHLAA due to noise from the M6/steep gradient and visual impact. Part of the site has permission.

4.2.5 This leaves 66 sites available within our 20 villages.

4.2.6 Deciding which sites to pick is not straightforward. Unlike sites in the towns we are dealing with distributing sites to 20 villages, all of which are different in character and scale. Our sites are also all very different, in terms of size, location relative to the village and availability. There is therefore no easily applied method we can use to choose the right sites, instead we will use a combination of reasoning, technical evidence and knowledge about the sites.

4.2.7 Firstly, we looked at whether we could select villages and sites using our sustainability appraisal work. This has assessed both villages and sites against various sustainability criteria (available in a separate report).

	Social	Environmental	Economic	Overall
Armathwaite	++/+	++/N	-/N	++/N
LAR1	+/N	++/N	-/N	++/N
LAR3	+/N	++/N	-/N	++/N
LAR6	+/N	++/N	-/N	++/N
Brough and Church Brough	++/+	++/N	+/N	++/N
LBR1	++/+	++/+	+/N	++/+
LBR2	++/+	++/N	+/N	++/+
LBR3	++/+	++/N	+/N	++/+
LCBR1	++/+	++/N	+/N	++/+
Clifton	++/-	N	++/N	++/N
LCF2	++/+	+/N	++/N	++/N
LCF3	++/+	+/N	++/N	++/N
LCF4	++/+	+/N	++/N	++/N
Greystoke	++/+	++/N	+/N	++/N
LGR1	++/+	++/+	+/N	++/+
LGR2	++/+	++/+	+/N	++/+
LGR3	++/+	+/N	+/N	+/N
LGR4	++/+	+/N	+/N	+/N
Hackthorpe	++/-	++/N	+/N	++/N
LHA1	++/--	+/N	+/N	+/N
LHA2	++/--	+/N	+/N	+/N
LHA3	++/-	+/N	+/N	+/N
LHA4	++/--	+/N	+/N	+/N
LHA5	++/--	+/N	+/N	+/N
LHA6	++/-	+/-	+/N	+/-

	Social	Environmental	Economic	Overall
High Hesket	++/-	++/N	+/N	++/N
LHH2	+++	+	+/N	+
LHH3	+++	+	+/N	+
LHH4	+++	+	+/N	+
LHH5	+++	+	+/N	+
Kirkby Thore	+++	++/N	+/N	++/N
LKT1	+++	+++	+/N	+++
LKT2	+++	+/-	+/N	+++
LKT3	+++	+++	+/N	+++
LKT5	+++	+/-	+/N	+++
LKT6	+++	+++	+/N	+++
LKT8	+++	+++	+/N	+++
Langwathby	+++	++/N	+/N	++/N
LLG1	+++	+++	+/N	+++
LLG2	+++	+++	+/N	+++
LLG3	+++	+++	+/N	+++
LLG4	+++	+++	+/N	+++
LLG5	+++	+++	+/N	+++
LLG6	+++	+++	+/N	+++
LLG7	+++	+++	+/N	+++
Lazonby	+++	++/N	+/N	++/N
LLZ2	+++	+++	+/N	+++
LLZ4	+++	+++	+/N	+++
LLZ5	+++	+++	+/N	+++
LLZ7	+++	+++	+/N	+++
LLZ11	+++	+++	+/N	+++
LLZ12	+++	+++	+/N	+++
LLZ14	+++	+++	+/N	+++
Low Hesket	++/-	++/N	+/N	++/N
LLH1	++/--	+++	+/N	++/N
Nenthead	++/-	++/N	+/N	++/N
LNE1	+/-	+++	+/N	+

	Social	Environmental	Economic	Overall
Orton	+++	++/N	-/N	++/N
LOR6	+++	+++	--/N	+++
LOR7	+++	+++	--/N	+++
Plumpton	++/-	++/N	+/N	++/N
LPL2	++	+/N	+/N	+/N
LPL3	+++	+/-	+/N	+/N
LPL4	+++	+/N	+/N	+/N
LPL5	+++	+/N	+/N	+/N
Ravenstonedale	++/-	+/N	+/N	+/N
LRA1	++/--	++/N	+/N	++/N
LRA2	++/--	++/-	+/N	++/-
LRA3	++/--	++/N	+/N	++/N
LRA4	++/--	++/-	+/N	++/-
Shap	+++	+++	+/N	+++
LSH1	+++	+++	+/N	+++
LSH5	+++	+++	+/N	+++
LSH6	+++	+++	+/N	+++
LSH7	+++	+++	+/N	+++
LSH8	+++	+++	+/N	+++
LSH9	++	+++	+/N	+++
LSH11	+++	+++	+/N	+++
LSH12	+++	+++	+/N	+++
Stainton	+++	+/N	+/N	+/N
LST3	++	+/N	+/N	+/N
LST4	+++	+/N	+/N	+/N
LST5	+++	+/N	+/N	+/N
LST6	++	+/N	+/N	+/N
LST7	++	+/N	+/N	+/N
Tebay	+++	+/N	+/N	+/N
LTE1	+++	++/N	+/N	++/N
LTE2	++	++/N	+/N	++/N
LTE5	+++	++/N	+/N	++/N
LTE6	++	++/N	+/N	++/N

	Social	Environmental	Economic	Overall
LTE7	+++	++/N	+/N	++/N
Temple Sowerby	+++	+/-	+/N	+/N
LTS4	+++	+/-	+/N	+
LTS5	+++	+/-	+/N	+
LTS6	+++	+/-	+/N	+
Warcop	++/-	+/N	+/N	+/N
LWA1	+++	+/N	+/N	+/N
LWA4	+++	+/N	+/N	+/N
LWA6	+++	+/N	+/N	+/N
Yanwath	++/-	+/N	++/N	++/N
LYA2	+++	+++	++/N	+++
LYA3	+++	+++	++/N	+++
LYA4	+++	+++	++/N	+++
LYA5	+++	+++	++/N	+++

- 4.2.8 However, inevitably the results are somewhat self-selecting and show only minor differences given that we have used access to transport and services as selection criteria to pick our Village Hubs, which are features of sustainable settlements. Of note, however, of all the villages Shap performs particularly well and Ravenstondale, Stainton, Tebay, Temple Sowerby and Warcop perform slightly less well. No sites perform particularly poorly given their location. This method has not been used in any depth to pick villages or sites, except to indicate that Shap may be a particularly sustainable location for new development.
- 4.2.9 We also considered focussing development on the largest villages only or those with the most services but decided against this as it risks depriving some villages of housing which may support services or supporting those with services.
- 4.2.10 The method we have used from this point onwards is to look at each site in terms of its suitability, planning status and availability (we have contacted most landowners and developers to check to see if sites remain available). The exception to this is that we also analysed which of the key hubs have seen significant amounts of housing development recently or where there are larger scale planning permissions in place or new sites under construction. Completion and commitments data is as follows:

Completions and Commitments in the Key Hubs

	Village	Number of dwellings (Council Tax Records September 2013)	Completions 2003-14	Completions as % current stock	Commitments	Commitments as % current stock	Total
1	Armathwaite	158	12	7.6%	12	7.6%	24
2	Brough and Church Brough	318	22	6.9%	82	25.8%	104
3	Clifton	198	48	24.2%	51	25.8%	99
4	Greystoke	273	15	5.5%	5	1.8%	20
5	Hackthorpe	133	10	7.5%	15	11.3%	25
6	High Hesket	117	22	18.8%	25	21.4%	47
7	Kirkby Thore	319	11	3.4%	26	8.2%	37
8	Langwathby	274	39	14.2%	21	7.7%	60
9	Lazonby	384	20	5.2%	75	19.5%	95
10	Low Hesket	125	16	12.8%	15	12.0%	31
11	Nenthead	159	6	3.8%	8	5.0%	14
12	Orton	163	7	4.3%	12	7.4%	19
13	Plumpton	142	0	0.0%	7	4.9%	7
14	Ravenstonedale	93	3	3.2%	1	1.1%	4
15	Shap	592	35	5.9%	35	5.9%	70
16	Stainton	405	5	1.2%	23	5.7%	28
17	Tebay	318	18	5.7%	18	5.7%	36
18	Temple Sowerby	185	7	3.8%	18	9.7%	25
19	Warcop	153	20	13.1%	53	34.6%	73
20	Yanwath	115	1	0.9%	3	2.6%	4
	Total	4624	317		505		822

4.2.11 This demonstrates that five settlements have either seen or will receive significant amounts of housing outside the local plan allocations process - Brough, Clifton (mostly due to the Clifton Hill Gardens site which has recently completed), Lazonby (the result of a successful appeal on land at Scaur Lane), High Hesket and Warcop. We think it logical that we should avoid focussing new development in areas where we know that new development has or will come forward to help meet local need, and look elsewhere instead in the interests of encouraging a more even distribution of new stock throughout the district. For these reasons we have avoided allocated to Clifton, Lazonby and High Hesket and are only proposing minor development at Warcop. The exception to this is Brough where sites are at an advanced stage with live applications lodged where there is no objection in principle to new development. This removes 14 sites from our list.

4.2.12 Beyond this point we are comparing sites against each other in terms of their sustainability, suitability and availability.

4.2.13 We have selected the following sites (the reason is set out in the table):

Preferred Sites

Village	Ref	Address	Size (ha)	Total	Reason
Brough	LBR1	Rowan House, Brough	0.40	12	The site was identified as suitable in the SHLAA and is well related to the settlement. The site scored well against the housing matrix.
Brough	LBR2	Castle View, Brough	0.51	6	Planning application for six dwellings received May 2014 (14/0434). The site was identified as suitable in the SHLAA and is well related to the settlement. The site scored well against the housing matrix.
Brough	LBR3	Land behind Croft Close, Brough	0.90	25	There is a live planning application (14/0305) for 25 dwellings The site was identified as suitable in the SHLAA and is well related to the settlement. The site scored well against the housing matrix.

Village	Ref	Address	Size (ha)	Total	Reason
Greystoke	LGR3	Land behind Ashburn Croft	1.01	30	This is a suitable site according to the SHLAA and is well related to the village. There are protected trees on site but with defects - development would need to replace trees. Site scores well in the housing matrix assessment.
Hackthorpe	LHA3	Land opposite Stevannketh	0.68	8	Availability has been confirmed. The site would extend the village but is in keeping with the current form. The site is suggested for a lower number of housing or smaller area than 30 d.p.h. across the whole site. The site scored well against the housing matrix.
Kirkby Thore	LKT1	Primary School	0.75	22	Availability has been confirmed. The site was previously suggested for allocation in the draft Housing Sites DPD and has been identified as suitable in the SHLAA. The site scored well against the housing matrix.
Kirkby Thore	LKT2	Ashton Lea	0.80	24	The site has been identified as suitable in the SHLAA. However, new development will need to respect protected trees on site. The site scored well against the housing matrix.
Langwathby	LLG1	Meadow Court	0.51	4	The site was previously suggested for allocation in the draft Housing Sites DPD and has been identified as suitable in the SHLAA. The site scored well against the housing matrix.

Village	Ref	Address	Size (ha)	Total	Reason
Langwathby	LLG2	Townhead	0.44	13	The site was previously suggested for allocation in the draft Housing Sites DPD and has been identified as suitable in the SHLAA. The site scored well against the housing matrix.
Langwathby	LLG5	Land at Tynedale Farm	3.29	30	The site has been identified as suitable in the SHLAA. The site is well related to the village. There is known interest in developing this site. However, it is proposed that the whole site is not used and instead additional development is split between this site and site LLG7.
Langwathby	LLG7	Land adj. Eden View	1.94	25	The site is well related to the village and there remains an opportunity. However, it is proposed that the whole site is not used and instead additional development is split between this site and site LLG5.
Nenthead	LNE1	Moredun Garage	0.20	6	This is a small brownfield site which was previously proposed in the Housing Sites DPD. The site has been identified as suitable in the SHLAA.
Orton	LOR7	Land behind The Mires and West End Cottage	0.33	10	This site is a small site close to the village centres and access already exists. The site scored well against the housing matrix.

Village	Ref	Address	Size (ha)	Total	Reason
Plumpton	LPL2	Land adjacent Byrnes Close	1.26	14	There is known developer interest for a smaller number of dwellings. The site has been identified as suitable in the SHLAA. The site scored well against the housing matrix.
Ravenstonedale	LRA3	Land adjacent 2 Little Close	0.12	4	This is a small site and would be an infill development. It is not discordant with the size and scale of the village. The site scored well against the housing matrix.
Shap	LSH1	West Lane	0.27	8	This site was allocated in the 1996 Local Plan and identified as suitable in the SHLAA. It is well related to the form of the settlement. The site scored well against the housing matrix. Shap has been identified as a particularly sustainable settlement.
Shap	LSH5	Land behind Woodville Terrace	0.60	18	This site was identified as suitable in the SHLAA. It is well related to the form of the settlement. The site scored well against the housing matrix. Shap has been identified as a particularly sustainable settlement.
Shap	LSH7	Green Farm - Field 2	0.43	13	Although this site was classed as unsuitable in the SHLAA development would respect the linear nature of Shap and is a small site. Shap has been identified as a particularly sustainable settlement.

Village	Ref	Address	Size (ha)	Total	Reason
Shap	LSH11	Land off Church Street	0.26	8	This is well related to the form of the settlement and scored well against the housing matrix. Shap has been identified as a particularly sustainable settlement.
Shap	LSH12	Land at Nook Farm	2.20	33	The site would extend the village but could contribute to providing more open space. The potential number has been reduced for that reason. It also respects the linear form of Shap. Shap has been identified as a particularly sustainable settlement.
Tebay	LTE1	Highfield (behind School House)	0.59	9	This small site was identified as suitable in the SHLAA. It is well related to the form of the settlement. The site scored well against the housing matrix. The site is part developed.
Tebay	LTE2	Woodend (near Primary School)	1.25	23	This site was identified as suitable in the SHLAA. It is well related to the form of the settlement and is known to be available. A lower number of dwellings is suggested that could be accommodated on the entire site.
Tebay	LTE6	Land adjacent to Church Rise	0.63	19	Although this site was classed as unsuitable in the SHLAA as it was classed as amenity open space the site does not appear to fulfil this function and is known to be available. It respects the form of the village and scored highly against the housing matrix.

Village	Ref	Address	Size (ha)	Total	Reason
Tebay	LTE7	Former Railway Cutting	1.37	16	The site was previously suggested for allocation in the draft Housing Sites DPD and is a brownfield site.
Temple Sowerby	LTS4	Land at Chapel Street	0.22	6	This small site was identified as suitable in the SHLAA. It is well related to the form of the settlement. The site scored well against the housing matrix.
Temple Sowerby	LTS6	Land adj. Eden House	0.18	5	This is a small site and is within the village limits.
Warcop	LWA1	Martindale View	0.16	5	The small site scored well against the housing matrix. It was sieved from the SHLAA due to size but could potentially accommodate 5 dwellings.
Warcop	LWA6	Land adjacent Warcop C of E School	0.91	10	Although this site was classed as unsuitable in the SHLAA is it proposed here for a smaller number of dwellings. The site is known to be available.
		Total		406	

4.3 Non-Preferred Sites

4.3.1 This section lists the additional 'non-selected' sites and why they have not currently been proposed for allocation. The sites below do not include sites sifted out earlier as unsuitable or in villages with significant amounts of committed or completed housing. Inclusion on this list does not imply sites are unsuitable for development, rather it is presented to show our reasoning for selecting the sites we have and invite comments on excluded sites.

4.3.2 Armathwaite

4.3.3 Site LAR6 was not selected as it is poorly related to the village.

4.3.4 Greystoke

4.3.5 Site LGR1 was not selected as it is on the periphery of the village and is used as gardens/allotments. It also scored relatively lowly against the housing matrix and there was a more suitable site in the village.

4.3.6 Site LGR4 was not selected as it would be a significant extension to the village, although the site is suitable in principle. There was also a more suitable site in the village.

4.3.7 Hackthorpe

4.3.8 Site LHA2 was not selected as it would feature prominently on entry into the village from the north, and a better alternative site was available. Site LHA4 was considered to not be in keeping with the character of the settlement and a better alternative site was available. Site LHA5 was not included due to potential access issues and because it was felt to be discordant with the scale and character of the village. A better alternative site was also available.

4.3.9 Kirkby Thore

4.3.10 Site LKT3 was considered but was felt to be unsuitable as it is poorly related to the settlement (this was also the conclusion of the SHLAA). It also scores lowly against the housing matrix.

4.3.11 Langwathby

4.3.12 Site LLG3 was not included because, although it was considered suitable in the SHLAA it concluded better alternatives exist. Site LLG4 was considered but was felt to be unsuitable as it is poorly related to the settlement (this was also the conclusion of the SHLAA). It also scores lowly against the housing matrix.

4.3.13 Orton

4.3.14 Site LOR6 was excluded due to topographical constraints, because of a right of way on site and because it is not within the central 'Front Street' part of Orton.

4.3.15 Plumpton

4.3.16 LPL3, 4 and 5 were excluded as a better alternative site exists (LPL2). There are significant trees on LPL3 and there may be potential impact on a listed building. There is a possibility of flooding on small part of LPL4, which is also outside the main village and both LPL3 and 4 scored less well against the housing matrix. LPL5 would extend the village.

4.3.17 Ravenstonedale

4.3.18 LRA3 was selected as a small infill development in preference to LRA1, 2 and 4. LRA1 had received objections, and access is unclear. It has also not come forward despite being allocated for development since 1996. Site LRA2 has possible flooding issues and scored less well against the housing matrix. LRA4 may have access and topographical issues and also scored less well against the housing matrix.

4.3.19 Shap

4.3.20 Non-selected sites in Shap were not chosen as it was considered that there were better alternative sites. Sites LSH6 and 7 were assessed but were considered unsuitable in the SHLAA as they are poorly related to the settlement. They also less well against the housing matrix.

4.3.21 Stainton

4.3.22 Site LST4 was assessed as it was considered suitable in the SHLAA subject to adequate service provision and visual impact justification. It has not been presently suggested for allocation because of uncertainties over potential highways issues and poor drainage on site. However, the site is subject to a current planning application (Ref. 14/0528) which will look at the merits of this site outside this process. Sites LST6 and 7 were assessed but were considered unsuitable in the SHLAA as they are poorly related to the settlement. They also perform less well against the housing matrix.

4.3.23 Temple Sowerby

4.3.24 Site LTS5 was excluded as there were thought to be better alternative sites. The site was excluded from the SHLAA due to size and not included due to access issues, potential impact on a listed building and it being on the edge of the settlement.

4.3.25 Warcop

4.3.26 Site LWA4 was not included as there are potential access constraints and it was felt there were better alternatives. It was considered suitable in the SHLAA subject to access constraints being overcome.

4.3.27 Yanwath

4.3.28 Sites LYA2-5 were not included due to the very small scale of the village and sites would be encroaching on open countryside.

4.4 Alternative Options

4.4.1 As part of our investigation and presentation of different options (see the separate Alternative Options paper) we also considered the following changes to our 'Option 1' Preferred Sites strategy.

4.4.2 We also looked at some alternative options for the Village Hubs, as detailed in the Alternative Options Paper:

Option 2 - 566 new homes. If we went with this option sites LAR6, LCF2, LLZ2 would be added to the list above. A further 28 homes would be added to site LLG7. This would leave a total of up to 568 new dwellings.

Option 3 - 457 new homes. If we went with this higher option we would retain sites above with the exception of LLG7 (as there are two medium sites in Option 1 in Langwathby). However, Option 3 ('Retain existing criteria' includes additional settlements within the hierarchy, hence we would additionally allocate at:

Village	Ref.	Address	Area	Number
Bolton	LBO7	Land at Violet Bank	0.398	12
Crosby Ravensworth	LCR2	Land at Sun House	0.232	7
Culgaith	LCU8	Field behind Loaning Head Courtyard	1.435	30
Great Asby	LGA1	Church View	0.377	11
Kirkoswald	LKO1	Former Butcher's Shop and Field	0.489	15
Maulds Meaburn	LMM2	Land at Meaburn Hill Farm	0.22	7
Morland	LMO2	Land behind Mothercroft, High Street	0.645	15

This would leave a total of up to 473 new homes.

Option 4 - 766 new homes. If we went with this much higher option we would retain sites above and also include LAR6, LCF2 and 3, LGR4, LHH2, LLZ2, LRA1, LST6 and LYA5. This would leave a total of up to 770 new homes.

Appendix 1 - Stage 1 Assessment - Sustainability Criteria

Full results for each site are available in the sustainability appraisal document.

Objective	Details	Indicator	Score	Appraisal Tool
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site
			+	Voting station <800m to site
			-	Voting station within 2km of site
			--	Voting station more than 2km away from site
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site
			+	Shop within 2km of site
			-	Shop 2-5km of site
			--	Shop 5km+ from site
		Access to post office	++	PO within 800m of site
			+	PO within 2km of site
			-	PO 2-5km of site
			--	PO 5km+ from site
		Access to public transport	++	Bus stop or rail station with regular service <400m from site
			+	Bus stop or rail station with regular service >800m from site
			-	Bus stop or rail station with infrequent service <400m from site
			--	Bus stop or rail station with infrequent service <800m from site
		Public Rights of Way	++	Public rights of way would be created and the network enhanced
			+	Good access to nearby Rights of Way
			N	No impact or nearby access
			-	Public rights of way would be diverted as a result of development
--	Public rights of way would be lost as a result of development			
SP3	To provide everyone with a decent	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water

Objective	Details	Indicator	Score	Appraisal Tool
	home		+	Site not in a flood zone but bodies of water/surface water within 8m.
			N	Site within flood zone 1
			-	Site within flood zone 2
			--	Site within flood zones 3a or 3b
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site
			+	Primary School <800m to site
			-	Primary School within 3km
			--	Primary school >3km away
		Distance from secondary school	++	Secondary School <800m to site
			+	Secondary School <2km to site
			-	Secondary school 2-5km
			--	Secondary School >5km
		Access to colleges and adult education centres	++	Facilities within 5km of settlement
			+	Facilities accessed by appropriate public transport within 30 mins.
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.
		% population with no qualifications	++	<22%
			+	22-24%
			N	25-39%
			-	30-49%
			--	50% +
		% population with NVQ4 and above	++	30% +
			+	25-29%
			N	22-24%
-	20-22%			
--	<20%			

Objective	Details	Indicator	Score	Appraisal Tool
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m
			+	GP Surgery within 2km of site
			-	GP Surgery 2-5km
			--	GP Surgery >5km
		%population in good or very good health	+	>82% population in good or very good health
			N	80-81% population in good or very good health
			-	<80% population in good or very good health
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity
			N	>20% population with limited day-to-day activity
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site
			+	Green space or play facility within 800m of site
			-	Green space or play facility within 2km of site
			--	Green space or play facility >2km of site
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity
			+	Development would enhance residential amenity
			N	Development would not lead to any issues related to residential amenity
			-	Potential issues which could give rise to problems associated with residential amenity
			--	Development would have a significantly negative impact upon residents
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local	Location in relation to existing settlement	++	Site clearly defined within settlement
			+	Site well related, on the edge of the settlement
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.

Objective	Details	Indicator	Score	Appraisal Tool
	history		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.
			--	Site outside of boundary, not related to cluster of units related to settlement
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km
			+	Facility within 6km
			N	Facility within 8km
			-	Facility within 10km
			--	No Facilities within 10km
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements
			+	No known issues
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites
			--	Significant adverse effect on nationally or internationally designated habitat
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.
			+	would result in net increase in tree cover, hedge etc.
			N	would not affect trees or hedges
			-	Would result in loss of tree cover, hedge etc.
			--	Would result in significant loss of tree cover, hedge etc.
			EN2	To preserve, enhance and manage landscape quality and character for future generations
+	Site unlikely to have negative landscape considerations			
-	Potential negative issues with landscape character			
--	Highly likely potential for negative effects on landscape character			

Objective	Details	Indicator	Score	Appraisal Tool
		Effect on designated landscape	++	Development does not affect designated landscape
			-	Development affects setting of designated landscape
			--	Development directly affects designated landscape
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements
			+	Potential for sympathetic development
			N	Limited potential for improvement, negative effects unlikely
			-	Potential that site could lead to negative effects on interest feature(s)
			--	Likely that development will lead to significant negative effects on interest feature(s).
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development
			+	Site unlikely to have significant effects on air quality
			-	Potential to negatively contribute towards air quality
			--	Site highly likely to negatively contribute towards air quality
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies
			+	Potential for the application of renewable technology
			N	Limited knowledge or understanding of the application of technology on site
			-	Potential constraints for the development of renewable technology

Objective	Details	Indicator	Score	Appraisal Tool
			--	High constraints for the development of renewable technology
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues
			+	Potential capacity issues (cumulative)
			-	Likely cumulative capacity issues (potential contribution)
			--	No Capacity. (private infrastructure required)
		Water quality (Biological and chemical)	++	Favourable
			+	Unfavourable recovering
			N	Unfavourable no change
			-	Unfavourable declining
			--	Poor
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement
			+	Brownfield site on the edge of the settlement
			N	Greenfield site clearly defined within settlement
			-	Greenfield site on the edge of the settlement
			--	Greenfield site outside the settlement boundary
		Site based contaminants	++	Green field site, previously undeveloped
			+	Site previously developed but no known contamination on site
			-	Possible contamination which could result in remedial enhancements
			--	Possible significant contamination
		Agricultural Land Classification	++	ALC grade 5, or Urban
			+	ALC grade 4
			N	ALC grade 3 (a & b)
			-	ALC grade 1-2
NR4	To manage natural (was mineral) resources sustainably	Proximity to local recycle centres	++	Site within 800m of centre
			+	Recycle centre in settlement
			N	No Recycle centre in settlement

Objective	Details	Indicator	Score	Appraisal Tool
	and minimise waste		-	Recycle centre within 5km
			--	Recycle centre >5km
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average
			+	Median gross pay >Cumbria average
			N	Median gross pay 90-100% Cumbria average
			-	Median gross pay 80-90% Cumbria average
			--	Median gross pay <80% Cumbria average
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement
			+	Employment centre accessed by appropriate public transport within 30 mins.
EC3	To diversify and strengthen the local economy		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation
+	Site in ward in second bottom quartile for deprivation			
N	Site is least deprived 50% of wards			

Appendix 2 - Stage 2 Assessment - Known Constraints

Constraint	Score	
Topographical Constraints (2a)	3	Whole of the site level
	2	Potential issues with levels
	1	Steeply sloping, not developable
Utilities (2b)	3	Services on or adjacent to the site and current foul system has capacity
	2	Potential issues with services or capacity
	1	No visible services on or adjacent to the site and the system has no capacity
Flood constraints (refer to SP3 above) (2c)	4	None - site meets sequential test - not in flood zones 2 or 3
	3	Some - Site is in flood zone 2 - some mitigation may be required
	2	Risk - Site is in flood zone 3/3a - exceptions test must be passed, site not sequentially preferable
	1	Constraint - site known to be in flood zone 3b and therefore not suitable
Highways constraints (2d)	5	Well defined access served by good quality road. Clear visibility
	4	Access defined, however, some issues need to be addressed
	3	Alternative access evident
	2	No discernable access
	1	No discernable access, development would prompt calming measures. Unsuitable adjacent roads for walking/cycling
Character of settlement (3a)	4	Within village and respects village form
	3	Within village but alters form
	2	Extends the village
	1	Constraint - outside village within open countryside or suitable for alternative use
Historical landscape (refer to expert assessments) (3b) - refer to EN3 above	3	No issues
	2	Potential issues - may require sensitive design

Constraint	Score	
	1	Site not developable due to impact on historic asset (Conservation area/listed building/archaeological asset/scheduled ancient monument)
Trees (refer to expert assessment) (3f)	3	No issues
	2	Potential issues - TPOs on site - may require sensitive design/siting
	1	Site not developable due to impact on protected trees
Environmental Designations (AoNB/SAC/SSSI/SPA/LNR/NNR) (3e)	3	No issues
	2	Potential issues - may require sensitive design/siting
	1	Site not developable due to impact on protected sites
Open space and recreational land (3d)	3	No issues
	2	May involve loss of open space leading to a need for replacement land
	1	Site not developable due to loss of valued open space
Environmental Conditions - railway lines, air pollution, odour pollution, neighbouring land uses, light pollution. (4a)	5	No issues
	4	One issue affects the site
	3	Two issues affect the site
	2	Three issues affect the site
	1	Four or more issues affect the site

(Note: the numbering and lettering against the criteria (e.g. 1e, 3f) is the referencing used as part of the housing matrix work undertaken during 2013)

Appendix 3 - Stage 3 Assessment - Planning Status and Deliverability

		Criteria	Score	
Planning Status		Planning history (1c)	5	Site has live residential planning application covering >60% of the site.
			4	Site has live residential planning application covering >60% of the site. Site suitable in principle.
			3	No application, but known interest to bring the site forward.
			2	Land owner unknown.
			1	Land owner not currently willing to bring the site forward.
		Allocated in the 1996 Local Plan? (1a)	Yes	Yes
			No	No
		Identified as suitable in the 2009 SHLAA?		Yes
				No
Availability		Is the site developable?	Y/N	Suitable?
			Y/N	Viable to develop?
			Y/N	Achievable?
		Is the site deliverable?	Y/N	Site is available.
			Y/N	Site is able to be delivered within five years.

(Note: the numbering and lettering against the criteria (e.g. 1e, 3f) is the referencing used as part of the housing matrix work undertaken during 2013)

Appendix 4 - Stage 4 - Public Consultation Responses

Public Consultation		Any public comments? (1e)	5	Generally strong public consensus to see site developed
			4	General support for the site
			3	No strong opinions for the site
			2	Generally has objections to the site
			1	Generally has strong objections to the site
			0	No comments

(Note: the numbering and lettering against the criteria (e.g. 1e, 3f) is the referencing used as part of the housing matrix work undertaken during 2013)

Appendix 5 - The Housing Matrix

Each site (where not sifted out for the reasons explained in this report) was scored against the following matrix, and a single value was assigned accordingly. These are included in the site tables throughout this document:

Suitability For Housing	Notes/ Comments	Scoring (5=High, 1=Low)	Issue Weighting
1. Planning Policy Restrictions			
(1a) Current designation in Local Plan		3. Identified within the SHLAA or allocated as housing in Local Plan	2
		2. No designation	
		1. Allocated as employment, Schedule Ancient Monument or other allocations in Local Plan	
(1b) Sequential Test - Is the site greenfield / brownfield; within the settlement; on the edge of the settlement; or detached from the settlement? Are there any existing buildings on site which could be reused? If Greenfield, which agricultural land classification does the land fall under?		5. Brownfield site with buildings suitable for conversion	4
		4. Brownfield site with buildings not suitable for conversion	
		3. Agricultural buildings / farmsteads	
		2. Greenfield sites with agricultural classification 3 - 4	
		1. Greenfield sites with agricultural classification 1 - 2	
(1c) Planning History - Does the site have any Planning History? Is there known intention to bring this site forward? Is the site available? Are there any different classes of application known - Employment, retail etc.		5. Site has approved planning application covering >60% of site area	3
		4. Site has live residential planning application covering >60% of site. Site suitable in principle.	
		3. No application, but known interest to bring site forward	
		2. Land owner unknown	
		1. Land owner currently not willing to bring site forward	

Suitability For Housing	Notes/ Comments	Scoring (5=High, 1=Low)	Issue Weighting
1. Planning Policy Restrictions			
(1d) Affordable Housing Need - What is the current Housing need for the area? (Refer to SHMA, or if available CRHT Parish Surveys).		N/A	N/A
(1e) Public Consultation - Has there been any public consultation comments regarding the site (Issues and Options stage, or through the application process)		5. Generally strong public consensus to see site developed	2
		4. General support for the site	
		3. No strong opinions of site	
		2. Generally has objections towards the site	
		1. Generally Strong objections towards development of site	
		0. No consultations undertaken	
2. Physical Problems or Limitations			
(2a) Topographical Constraints - are there any topographic constraints which might affect the density / layout of development? Are there opportunities to use the topography to maximise solar gain from potential housing?		3. Whole of site level	3
		2. Potential issues with levels	
		1. Steeply sloping not developable for housing allocation	

Suitability For Housing	Notes/ Comments	Scoring (5=High, 1=Low)	Issue Weighting
2. Physical Problems or Limitations			
(2b) Utilities - are there any visible services affecting the site e.g. pylons/substations? Have we received any comments from service providers on the site? Are there known infrastructure constraints, or deficiencies that may affect the site? Would the site impact upon the local water table, in terms of abstraction and surface run off?		3. Services on or adjacent to the site and current foul system has capacity	4
		2. Potential issues with services or capacity of system	
		1. No visible services on or adjacent to the site and the system has no capacity	
(2c) Flood Risk - does the site comply with the sequential test / exceptions test contained within PPS25? Have we received any comments from the EA?		4. Site not in flood zones 2 or 3 with no nearby bodies of water	5
		3. Site not in flood zones 2 or 3 but bodies of water within 8m	
		2. Part of site within flood zones 2 or 3	
		1. Site in flood zones 2 or 3 and near bodies of water	
(2d) Highways Constraints - are there any visible highways constraints e.g. Visibility splays, new access required. Have we received any comments from CCC Highways regarding the site? Is the access identifiable? Would the development have any implications on existing road safety?		5. Well defined access served by good quality wide road. Clear visibility	5
		4. Access defined, however some issues need to be addressed	
		3. Alternative accesses evident	
		2. No discernable access	
		1. No discernable access, development would prompt calming measures. Unsuitable adjacent roads for walking/cycling	

Suitability For Housing	Notes/ Comments	Scoring (5=High, 1=Low)	Issue Weighting
2. Physical Problems or Limitations			
(2e) Contamination - are there any known previous contaminative uses or visible signs of contamination? List any visible indicators on site, though main assessments to be undertaken by contamination officer.		3. No known contamination and none evident on site	4
		2. Potential contamination linked to current / past use of site	
		1. Known contamination on the site	
(2f) Accessibility to services and public transport - does the site provide easy access to essential services and public transport? How accessible is the site to the centre of the settlement via walking and/or cycling? Are there any Rights of Way that pass through, or next to the site? Facilities - Bus, School, Village Hall, Public House, Shop/Post Office.		5. All 5 facilities within village	4
		4. 4 of the facilities	
		3. 3 of the facilities	
		2. 1 - 2 of the facilities	
		1. no facilities	
3. Potential Impacts			
(3a) Character of Settlement - the site once developed would be compatible and not discordant with the character and setting of the settlement e.g. would the site follow historic patterns of development, or be unduly prominent or extend to far into the open countryside (refer to landscape assessment, where available)? Is the site compatible in terms of size for the settlement? Would the site be more suitable for another use, such as employment, retail or recreation? Does the site have any historical significance (historical land access - Unbuilt frontages).		4. Within village and respects village form	4
		3. Within village but alters form	
		2. Extends the village	
		1. Outside village within open countryside or suitable for alternative use	

Suitability For Housing	Notes/ Comments	Scoring (5=High, 1=Low)	Issue Weighting
3. Potential Impacts			
(3b) Historic Landscape - Would the development affect a conservation area; listed building; areas of archaeological importance; ancient monuments? Are there any known past uses on the site, determined from historical records?		4. Site not in or within 250m of Conservation Area, Schedule Ancient Monument or Listed Building	4
		3. Site in or within 250m of a conservation area	
		2. Potentially affects listed building or Schedule Ancient Monument within 250m	
		1. Listed buildings on site or site on Schedule Ancient Monument	
(3c) Biodiversity - would the development of the site potentially affect biodiversity located on site - light pollution, displacement, and harm to habitat? Are there any features in the surrounding area which may support corridors for biodiversity e.g. Adjacent woodland, river/wetland, agricultural buildings?		3. No biodiversity issues	4
		2. Potential biodiversity issues	
		1. Within or adjacent a designated area	
(3d) Open Space and Recreational Land - Would the development of the site affect any amenity open space or informal recreational land. Would there be requirement for additional open spaces (refer to Open Spaces Survey)		3. No need for additional open space	4
		2. Need identified but site not suitable to satisfy need	
		1. Need identified and site is suitable to satisfy need	
(3e) Environmental Designations - would the development of the site affect the AONB/SAC/SSSI/SPA/Priority Habitats and Species/Local Sites/ NNR's/LNR's?		3. Not in or within 250m of an environmental designation	4
		2. Within 250m of an environmental designation	
		1. Within an environmental designation	

Suitability For Housing	Notes/ Comments	Scoring (5=High, 1=Low)	Issue Weighting
3. Potential Impacts			
(3f) Trees - Are there any TPO's on site or trees/hedgerows/woodlands that should be retained / Ancient Woodland? Are there any trees affecting the access? Are there any trees on site or the boundary which should be retained? NB - Please refer to Rob's note on trees.		3. Not within 200m of an ancient woodland or within 15m of a Tree Preservation Order or significant trees	4
		2. Within 200m of an Ancient Woodland or within 15m of a TPO tree	
		1. Within an Ancient Woodland or TPO on site and/ or has significant trees on the site	
4. Environmental Conditions			
(4a) Note any adverse or beneficial environmental conditions / neighbouring land uses which would be experienced by prospective resident's e.g. <ul style="list-style-type: none"> • road noise • railway lines • air pollution • odour pollution • neighbouring land uses • light pollution 		5. No issues on the site	3
		4. One issue affects the site	
		3. Two issues affects the site	
		2. Three issues affects the site	
		1. Four of more issues affects the site	

Appendix 6 - Site Audit

The following sections show all sites that have been considered as part of work on housing sites post 2006 and why they have been discounted. This is to show those involved in the process what happened with certain sites. Details are available in the area profiles for each settlement.

Penrith

Sites removed as they are either now built, are under construction or have a planning permission:

Town	Site
Penrith	P3 - Sand Croft
Penrith	P4 - Beacon Square
Penrith	P7 - Beaconhill, Fell Lane
Penrith	P9 - Haweswater Road
Penrith	P36 - Land behind Esso Garage, Bridge Lane
Penrith	P37 - Rickerby's, Brunswick Road
Penrith	P38 - Land at Friargate
Penrith	P55 - White Ox Farm
Penrith	P56 - White Ox Farm
Penrith	P59 - Bakery behind Mostyn Hall, Friargate
Penrith	P63 - Garages to west on Scotland Road
Penrith	P68 - Land at Auction Mart Court
Penrith	P73 - Land CG Ford Site, Friargate
Penrith	P75 - Transport Service Area, Ullswater Road
Penrith	P79 - WCF, Brunswick Road
Penrith	P78 - Bowmans, Brunswick Road
Penrith	P80 - CG Ford Site, Old London Road (adjacent Eden Rural Foyer)
Penrith	P81 -Victoria House, Bridge Lane
Penrith	P82 - Workshop at Rowcliffe Lane
Penrith	P83 - Castle Foundry, Castlegate
Penrith	P85 - Co-Op building off West Lane
Penrith	P87 - Bakery / Depot behind Lowther Terrace
Penrith	P92- Former Zion Chapel, Fell Lane

The following sites were removed as the owner does not wish to see them come forward for housing development or they are no longer available:

Town	Site
Penrith	P1 - Pennyhill Park
Penrith	P6 - Winters Park
Penrith	P76 - Garages behind Partco, Scotland Road
Penrith	P77 - Former Fire Station

The following sites fell below the site size threshold of four units used as a minimum for allocation:

Town	Site
Penrith	P68 - Land at Auction Mart Court
Penrith	P84 - Greenfield House, Brunswick Road
Penrith	P88 - Building at Shepherds' Hill Stricklandgate
Penrith	P89 - Building adjacent to 8 Watson
Penrith	P90 - Garages off Watson Terrace Building
Penrith	P91 - Ferguson's Shop, Brunswick Road

The following two sites were included in earlier rounds of consultation as they were an undeveloped part of land identified in the National Land User Database. They have been removed from further assessment. This is because the sites had significant planning constraints. They are not considered developable due to form, loss of amenity value and the presence of a tree protected by a tree preservation order on the site.

Town	Site
Penrith	P32 and 33 - Macadam Gardens

For the purposes of the new Local Plan the following sites have been amalgamated and/or renamed, for greater clarity:

Former Designation	New Designation
P10, P11, P12, P13, P14, P52, P67 - Carleton Fields	E1
P16, P26, P53 - Carleton	E3
P18, P27, P28, P28A, P29, P30 -Salkeld Road/Fair Hill	N1/N1a
P19, P20, P21, P22, P23, P24 and P25 -Raiselands	N3
P66 and 99 - Raiselands North	N4
P39 and P40 - Lynwood	P39
P41, P58, P69, P70, P72, P96 and P97 - White Ox Farm	N2
P42, P43, P44, P45, P46, P47, P48, P49, P50 and P51 - Inglewood Road	N5

Former Designation	New Designation
P60, P113, P95	TC1
P15	E2
P98	E4

There are no sites with the designation P100, P109 or P113.

Market Towns - Alston, Appleby, Kirkby Stephen

63 sites were identified or submitted for assessment across the three towns - 15 in Alston, 22 in Appleby and 26 in Kirkby Stephen. Seven sites were removed as they already had permission, were under construction or complete. They are:

	Town	Site	Case Reference
1	Alston	AL2 - Former Gasworks site	Approved in July 2008 for 11 houses. Case Reference 04/0610.
2	Alston	AL5 - Raise Bank	Historical permission for 12 residential units (Case reference 09/1090), new revised application under consideration.
3	Appleby	AP1 - Colby lane	Permission granted and the site is developed - Case reference 07/0962
4	Appleby	AP5 - Back Lane	This site received planning permission for development of 142 dwellings in 2012 (Case Reference: 10/0989).
5	Kirkby Stephen	KS1 - Nateby Road	Permission granted for 60 new dwellings, Case Reference 10/0794, under construction.
6	Kirkby Stephen	KS8 - Field north east of Victoria buildings	Current permission for nine dwellings, under construction (Case reference 09/0003).
7	Kirkby Stephen	KS12 - Littlefairs Yard No. 2, Faraday Road	Outline and reserve permission for 5 units 07/0785 and 11/0192.

Next, we sieve out any sites which fall below our threshold of four units which we use as the minimum amount for allocating sites. This threshold represents the minimum sized site on which an element of on-site affordable housing will be sought, and is applied so that smaller sites do not pass through the time consuming assessment process. Exclusion at this stage does not necessarily imply that these sites would not be granted permission if bought forward, rather it means that they are not part of the allocations strategy needed to meet targets.

	Town	Site
1	Appleby	AP3 - Site opposite old dairy
2	Appleby	AP15 - Land at Shaws Wiend, Boroughgate
3	Kirkby Stephen	KS16 - Land at South Road

Next, we remove any sites we consider to have a ‘showstopper’ constraint which would prevent its development, as there is no value in carrying out any further assessment. The constraints are:

Sites in Flood Zone 3b. Government guidance classifies land according to the probability of it flooding, and the Council is expected to take this into account when allocating land. It has commissioned and completed a detailed Strategic Flood Risk Assessment. This informs a sequential approach to determining the suitability of land for development in areas at risk of flooding, steering new development to areas at the lowest possible risk of flooding (Zone 1). Where there are no reasonably available sites within Zone 1, consideration of available sites in Flood Zone 2 (Medium Probability) should be made, where sites ultimately shown to be developable through site based Flood Risk Assessment. Only where there are no reasonably available sites in Flood Zones 1 or 2 will consideration be given to the suitability of sites in Flood Zone 3a (High Probability). Where sites are allocated an ‘exceptions test’ will be applied to demonstrate that the sustainability benefits of allocation are such that allocation is necessary.

Where sites fall within Zone 3b (flood plain) this has been treated as a ‘showstopper’ constraint and sites have been removed from consideration at an early stage.

	Town	Sites
1	Appleby	AP14 - Land behind Rampkin Pastures, Colby Lane. The site is in Flood Zone 3b (Functional Floodplain).
2	Kirkby Stephen	KS14 - Land adjacent Eden Nursery. A significant proportion of the site is in Flood Zone 3b (Functional Floodplain) with some areas in Flood Zone 3a (high probability).

Sites which may affect Scheduled Ancient Monuments and Sites which are in Historic Park and Gardens

No sites have been put forward in these areas.

This leaves 50 sites for assessment - 13 in Alston, 17 in Appleby and 20 in Kirkby Stephen. These sites are assessed in the main section of this report.

Village Hubs

Within the Village Hubs. 128 sites were originally put forward for inclusion in the plan since 2006. 14 sites were removed from assessment where they have received planning permission, were under construction, or were completed by 31 March 2014. These are shown in the table below. 31 March 2014 applies because this is the end date for the last full monitoring year, so it has been used as a cut-off point when establishing new housing targets. If sites are not excluded they would be double counted.

	Village	Site	Case Reference
1	Armathwaite	LAR4	Land adjacent to Castle Farm. Permission granted February 2012, implemented consent (09/0876)
2	Armathwaite	LAR5	Land at Coal Bank. Permission granted September 2009 (09/0628)
3	Brough	LBR3	Land behind Croft Close. Outline permission for 48 units granted on appeal in 2009. Appeal reference APP/HO928/A/09/2107203

	Village	Site	Case Reference
4	Brough	LBR4	Land at the Grand Prix Club. Permission for 9 houses, May 2013 (09/1007/13/0179)
5	Clifton	LCF1	Clifton Hill Hotel. Permission for 48 dwellings, August 2011 (10/0987)
6	High Hesket	LHH1	Land at Elm Close. Approved October 2009 (09/0279)
7	High Hesket	LHH6	Land behind the Coach House. Permission for 11 houses, December 2013. (13/0746)
8	Lazonby	LLZ6	Land adj. Harrowbeck Edge. Approved for 48 houses, January 2014, (13/0241)
9	Orton	LOR2	Land Adj. Chestnut Close. Approved for 4 houses, January 2012 (11/0944).
10	Shap	LSH4	Land at Peggy Nut Croft. Approved December 2009 (09/0568) and December 2008 (08/0869)
11	Stainton	LST1	Land to the rear of Thorn Lodge. Approved for one dwelling (08/0830). Given density of surrounding area the remainder of the land will not accommodate sufficient dwellings to qualify it for allocation.
12	Temple Sowerby	LTS1	Land to the rear of Linden Farm. Phase 1 (nine dwellings) approved (11/1126)
13	Temple Sowerby	LTS2	Land behind the medical centre. Phase 2 development of 16 dwellings including 4 affordable units, April 2014 (13/0489)
14	Warcop	LWA3	Eden Gate farm. Permission for 12 houses, June 2013 (11/0145)

Next, sites of less than four dwellings are then removed (17 sites). It is considered that it is not practical to allocate sites below this threshold, which is the number above which it is Council policy to require an element of affordable housing. Sites have therefore been removed and no further assessment is carried out. Removal does not indicate that they are unsuitable for development.

	Village	Sites
1	Armathwaite	LAR2 & LAR 7 – Land east of Front Street (Bridge End Farm) and land south of the Fox & Pheasant Inn.
2	Brough	LBR5 and 6 Land off Back Lane and the former George Hotel.
3	Hackthorpe	LHA1. Pattinson Close. Current application for two bungalows only (Ref. 14/0478).
4	Lazonby	LLZ1, 8, 9, 10. Depot opposite Pine grove, Building adj. Pine Grove, land adj. River View Cottage, land adj. Cleugh Head
5	Orton	LOR3. Land adj. Birch tree Cottage
6	Shap	LSH2, 3, 10 Land adj. Foster Street, land at Station Road, Methodist Chapel.

7	Stainton	LST2. Land adj. Stonybank Top
8	Tebay	LTE3, 4Lune Valley Court and Cottages.
9	Temple Sowerby	LTS3. Village Hall
10	Warcop	LWA5, 7 and 8. Land adj. Shoregill, land adj. West Leigh, land at Warcop Station.

The next step was to remove any sites we considered to have ‘showstopper’ constraints to development which cannot be overcome. These constraints are:

Sites in Flood Zone 3b. Government guidance classifies land according to the probability of it flooding, and the Council is expected to take this into account when allocating land. It has commissioned and completed a detailed Strategic Flood Risk Assessment. This informs a sequential approach to determining the suitability of land for development in areas at risk of flooding, steering new development to areas at the lowest possible risk of flooding (Zone 1). Where there are no reasonably available sites within Zone 1, consideration of available sites in Flood Zone 2 (Medium Probability) should be made, where sites ultimately shown to be developable through site based Flood Risk Assessment. Only where there are no reasonably available sites in Flood Zones 1 or 2 will consideration be given to the suitability of sites in Flood Zone 3a (High Probability). Where sites are allocated an ‘exceptions test’ will be applied to demonstrate that the sustainability benefits of allocation are such that allocation is necessary.

Where sites fall within Zone 3b (flood plain) this has been treated as a ‘showstopper’ constraint and sites have been removed from consideration at an early stage. Five sites have been excluded on this basis all or most of the sites are classified as Zones 3a or b. Where sites do have areas with a probability of flooding within them but where there remains a developable area these have been left in the assessment and flooding issues considered as part of site appraisal. They are:

	Village	Sites
1	Lazonby	LLZ11. Land at Townfoot. The site is in flood zone 3a. Whilst this does not preclude it from development a sequential test must be applied to see if other sites can be used in preference. This site would fail this test within this process.
2	Nenthead	LNE2. Land adj. Emberleigh. The site is in flood zone 3a. Whilst this does not preclude it from development a sequential test must be applied to see if other sites can be used in preference. This site would fail this test within this process.
3	Orton	LOR1. Silver Yard. The site is in flood zone 3a. Whilst this does not preclude it from development a sequential test must be applied to see if other sites can be used in preference. This site would fail this test within this process.
4	Orton	LOR4. Land adj. Frankland Park. The majority of the site is in flood zone 3a. Whilst this does not preclude it from development a sequential test must be applied to see if other sites can be used in preference. This site would fail this test within this process.
5	Warcop	LWA2. Land at Castehill Road, Warcop. The site is within flood zones 2 and 3b. Flood zone 3b is the functional floodplain and any

		development must be subject to an exceptions and sequential test. This site would fail this test within this process.
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Sites which may affect Scheduled Ancient Monuments. Scheduling is the process through which nationally important sites and monuments are given legal protection. Development affecting a Scheduled Ancient Monument or its setting should be avoided.

	Village	Sites
2	Kirkby Thore	LKT4, 9. Land off Piper Lane, land adj. Bridle Cottage. The sites are within the Kirkby Thore Roman Fort and associated scheduled ancient monument.

Sites which are in Historic Park and Gardens. There are six registered historic parks and gardens in the district: Appleby Castle, Image Garden Rheged, Askham Hall, Hutton in the Forest, Dalemain and Lowther Castle. No sites have been put forward in these areas.

Sites within area designated for their nature conservation importance under European and national law. Sites within Special Protection Areas, Special Areas for conservation and ‘RAMSAR’ sites would be excluded. No sites have been put forward in these areas.

The following six sites were also removed or reclassified:

- LOR8 (land north of Ashfield Court), submitted as part of the Preferred Sites consultation in 2013 has been combined with LOR5 as they overlap.
- LPL1 – Land at Plumpton Head was not carried out for assessment as it considered to be outside the village of Plumpton and therefore not within the Village Hub.
- Four sites have also been removed from assessment as they are no longer available.
 - LLZ3 - Rosebank Farm
 - LLZ13 - North Bank, Lazonby
 - LKT7 - Rectory Farm, Kirkby Thore
 - LYA1 - Martindale View, Yanwath

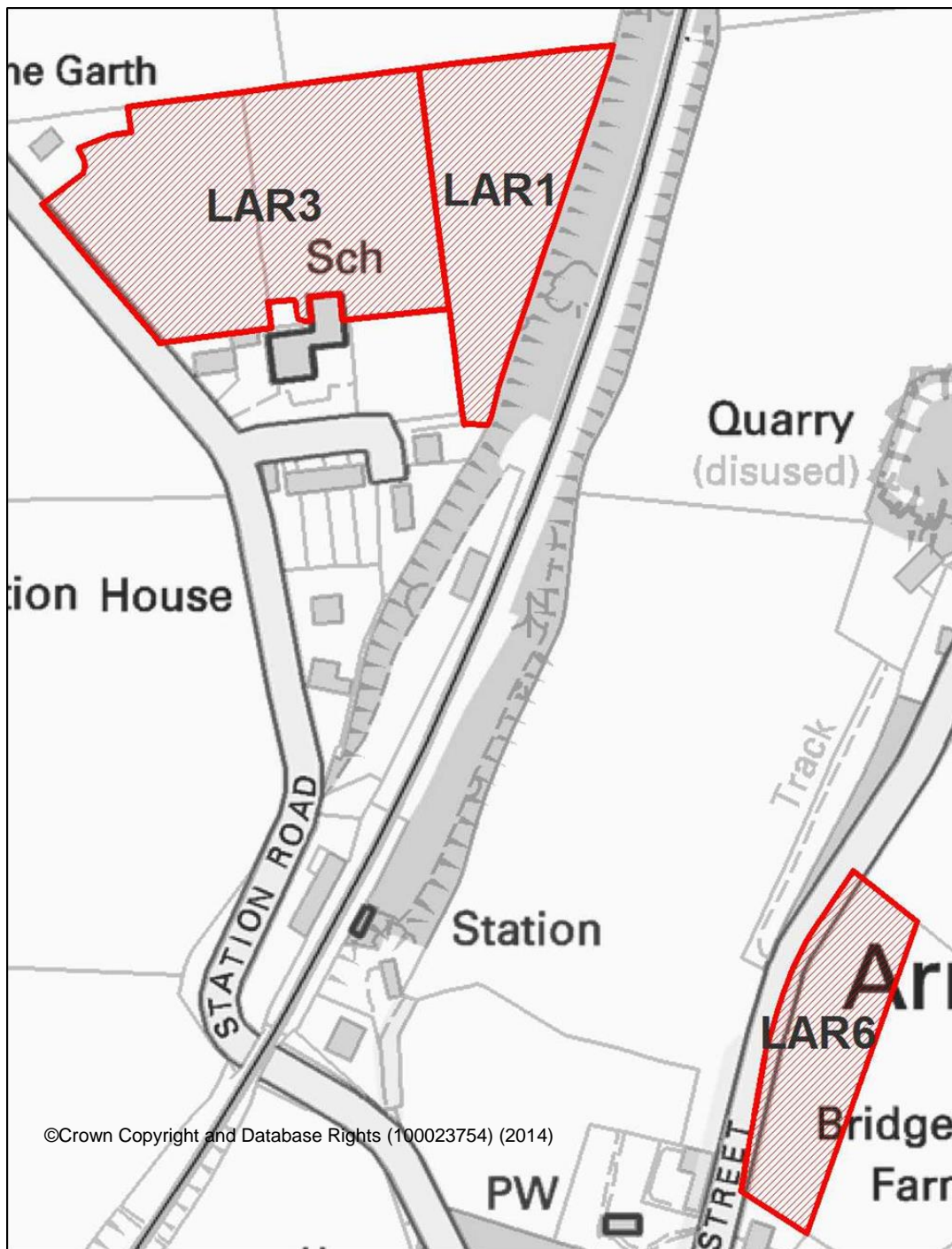
This leaves 83 sites which have been subject to full assessment (sustainability appraisal and housing site matrix analysis).

EDC

Appendix 7 - Village Hubs Site Maps

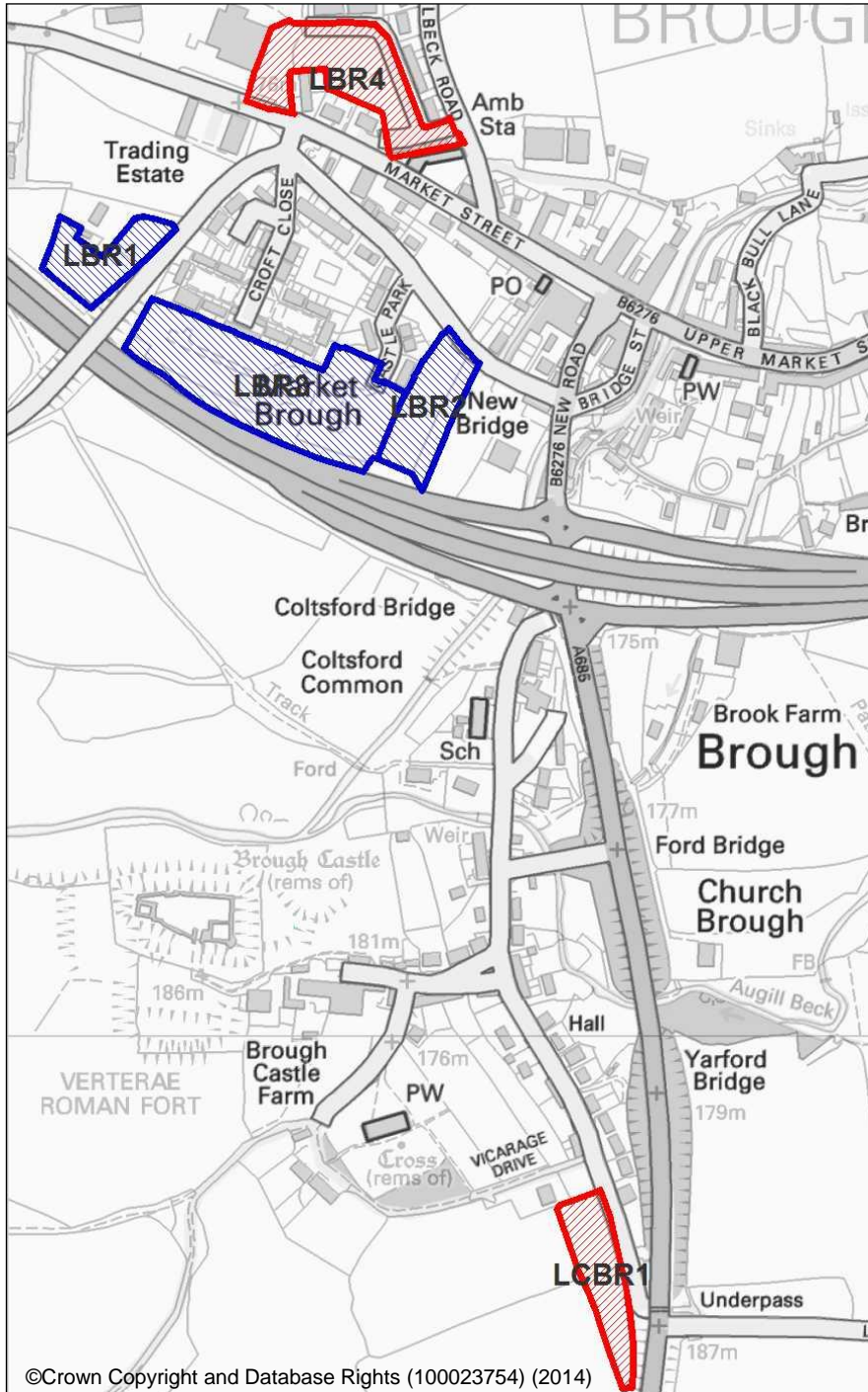
Map showing sites in Armathwaite

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



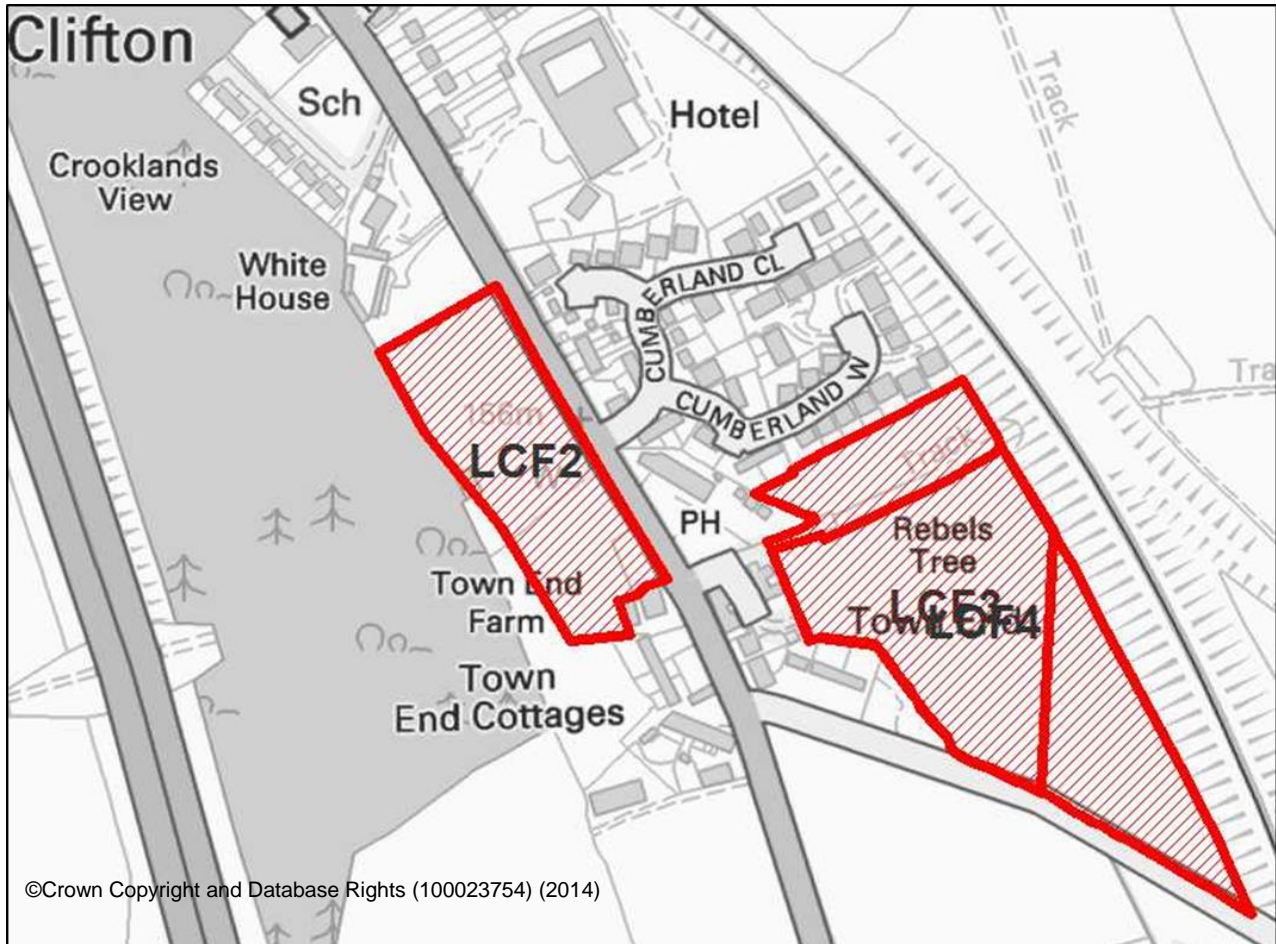
Map Showing Sites in Brough and Church Brough

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



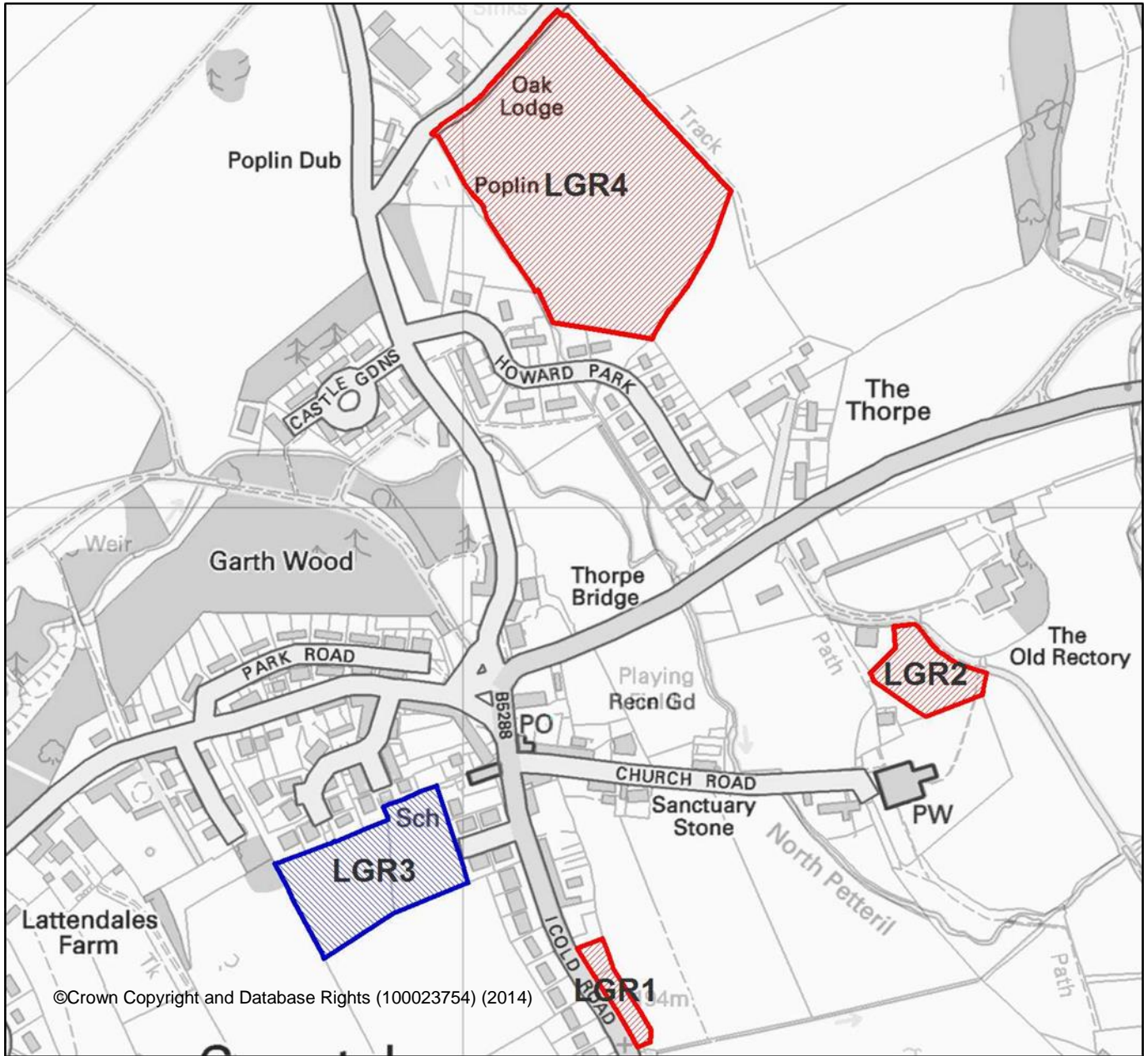
Map showing sites in Clifton

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



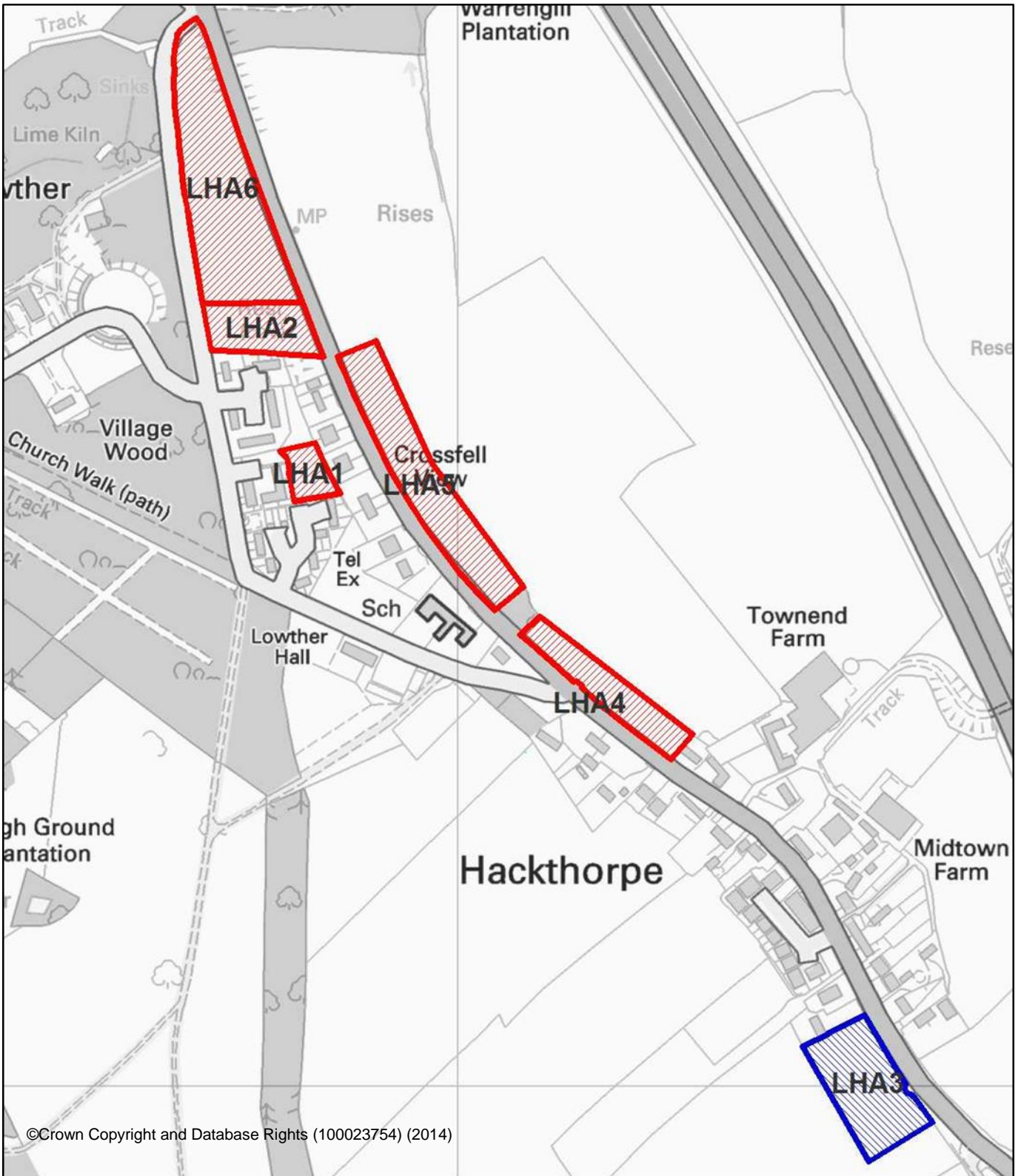
Map showing sites in Greystoke

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



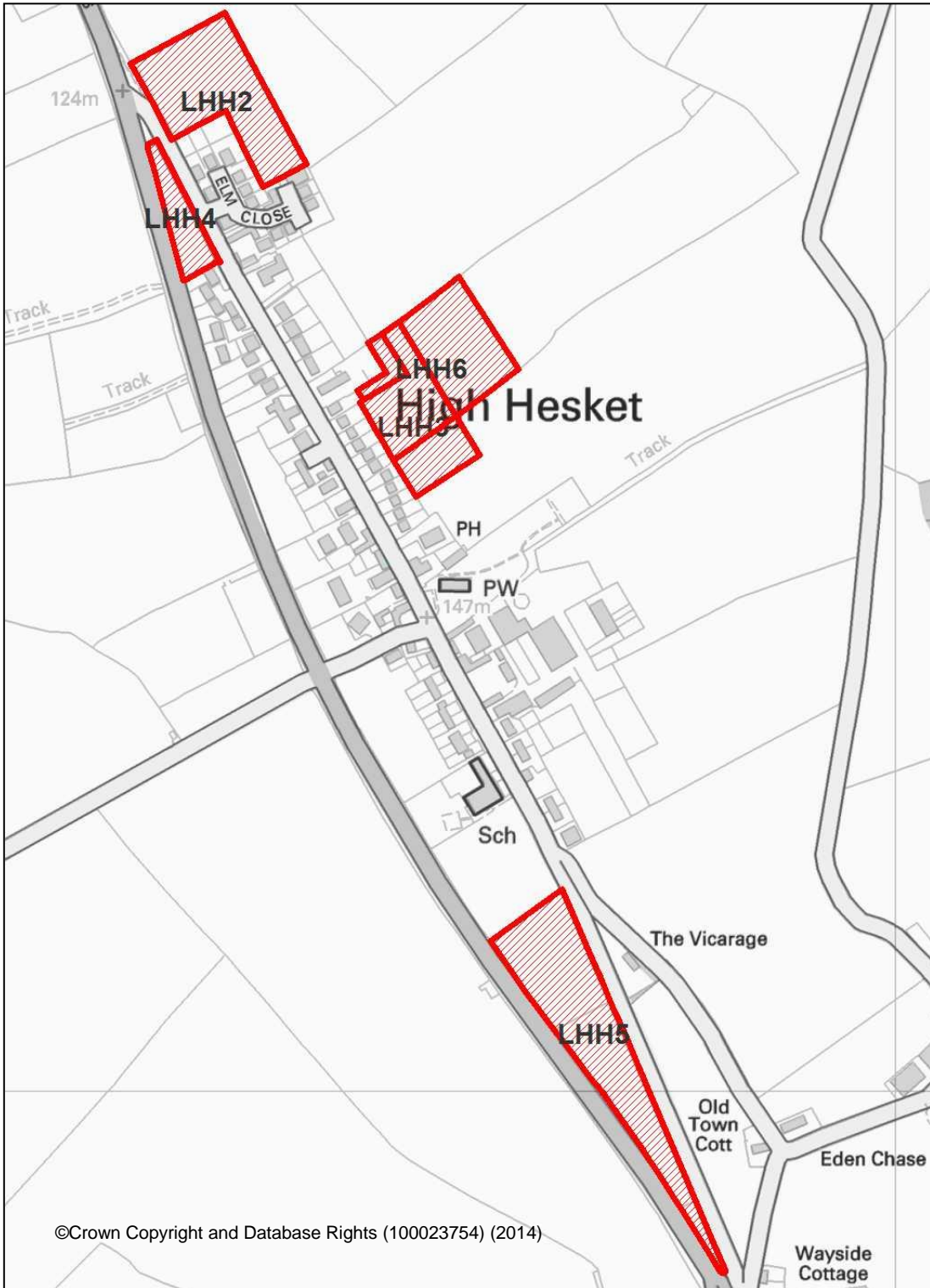
Map showing sites in Hackthorpe

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



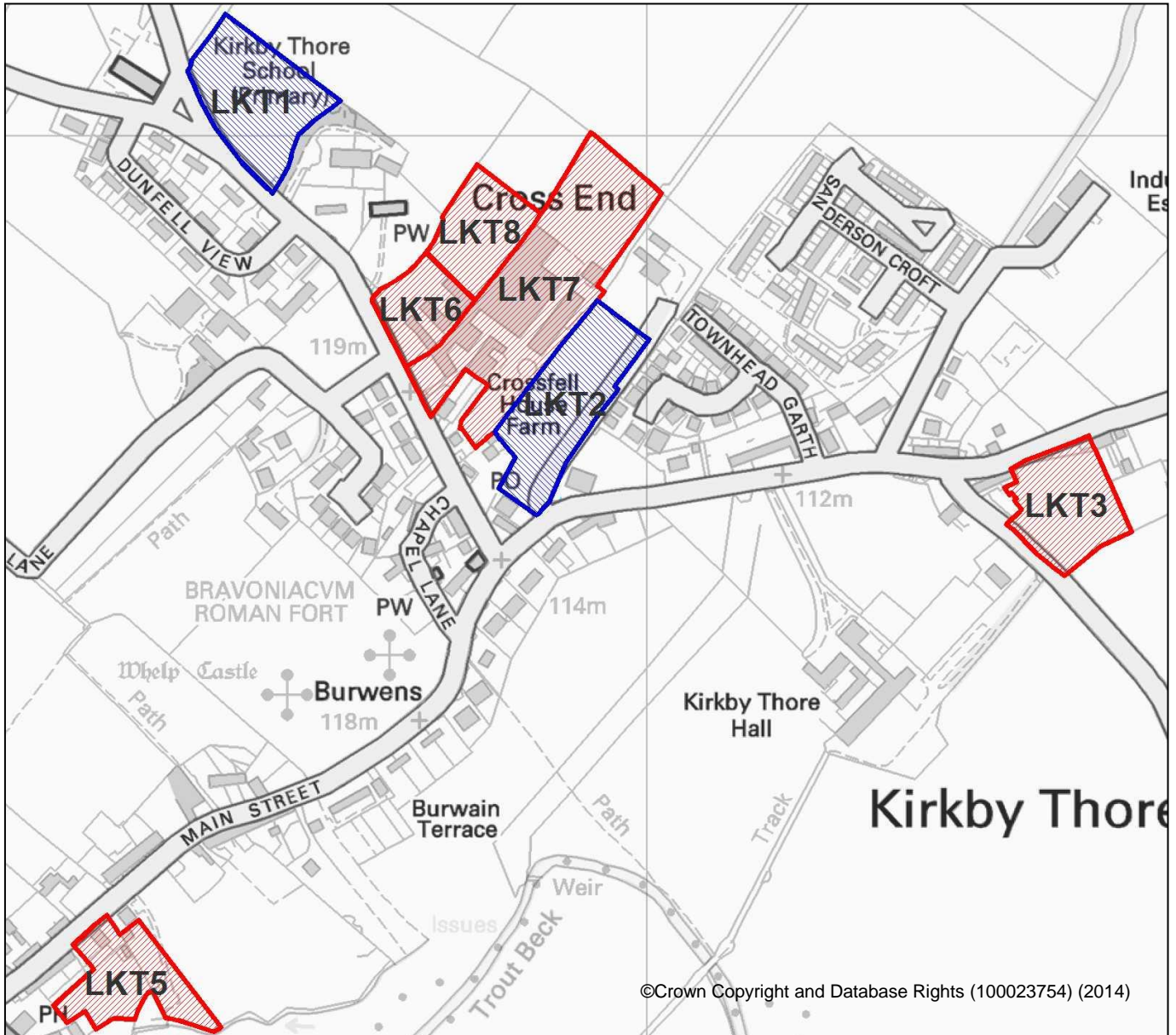
Map showing sites in High Heskett

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



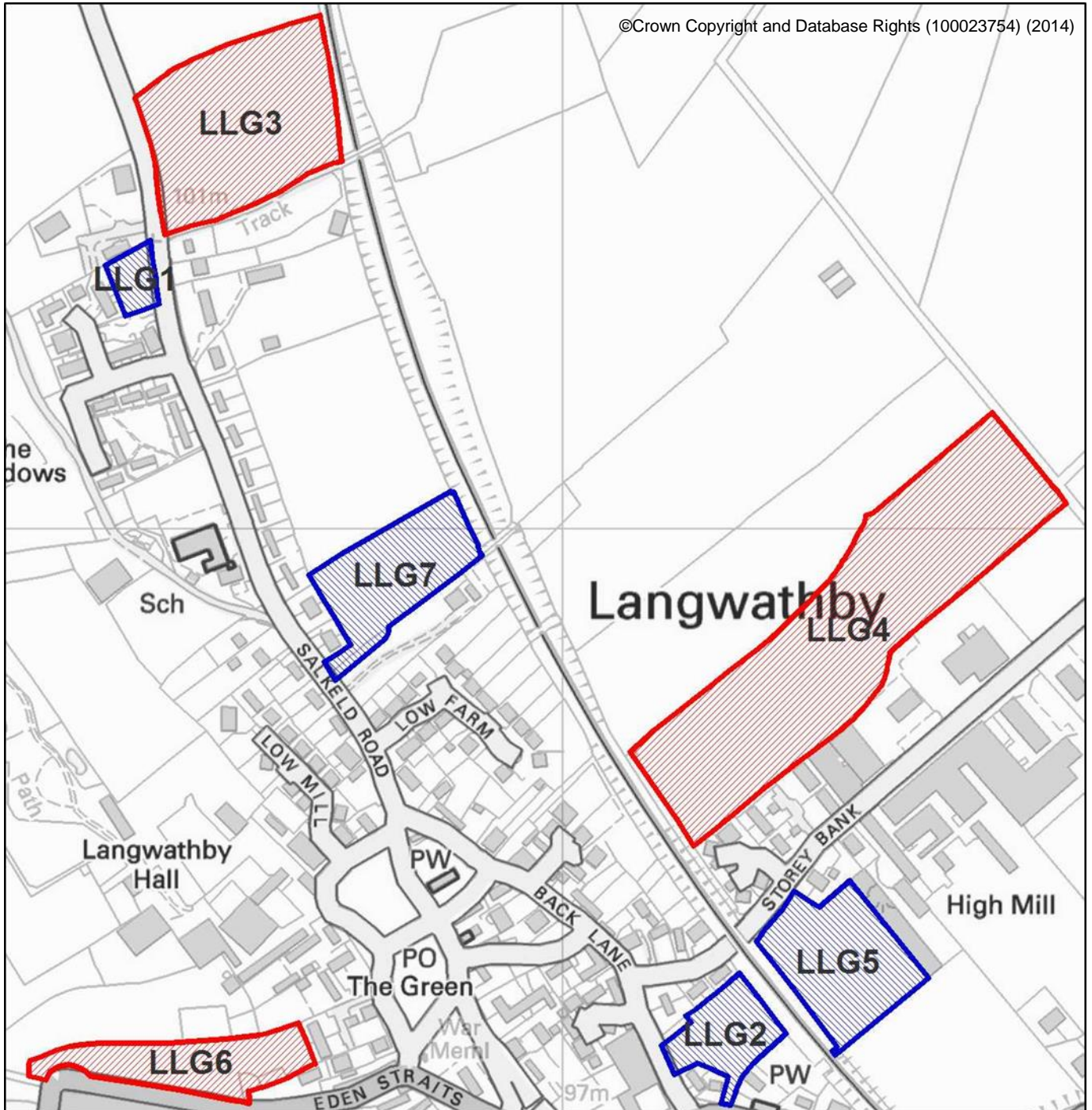
Map showing sites in Kirkby Thore

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



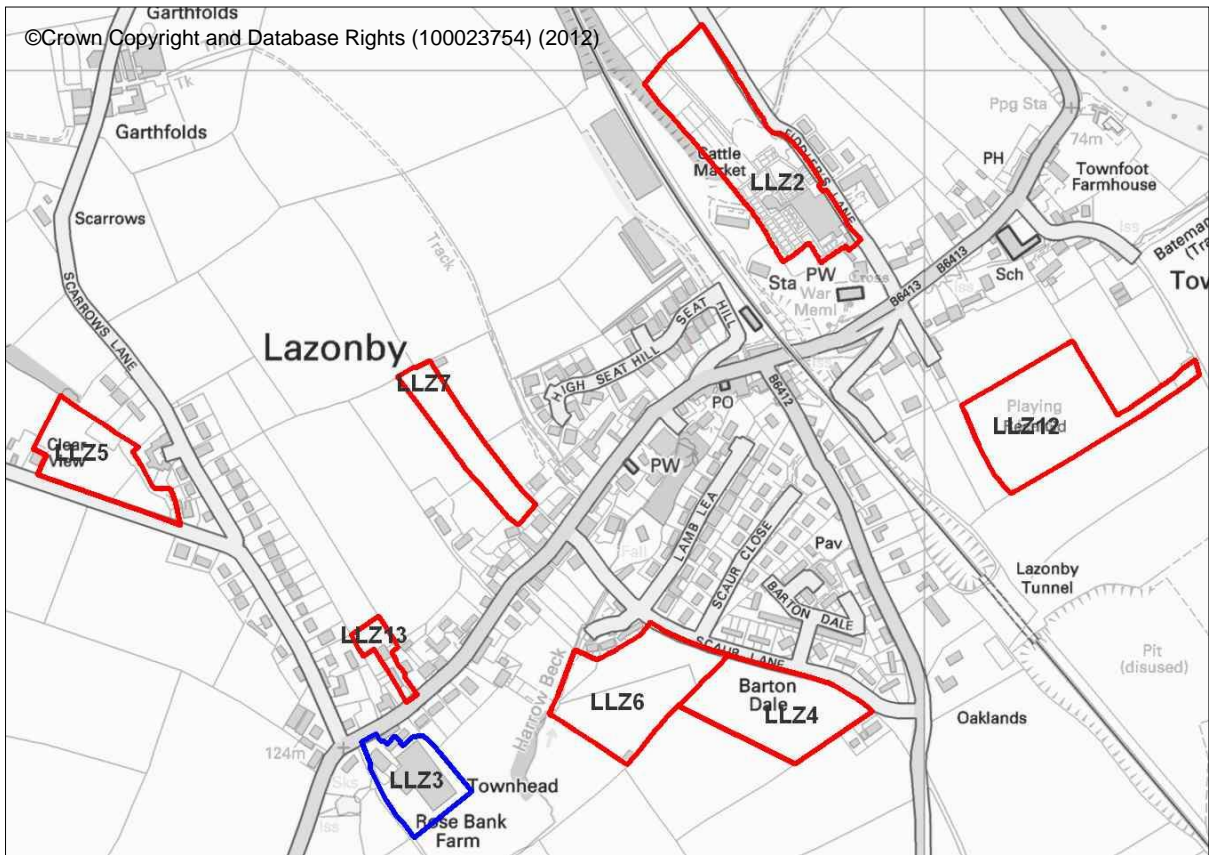
Map showing sites in Langwathby

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



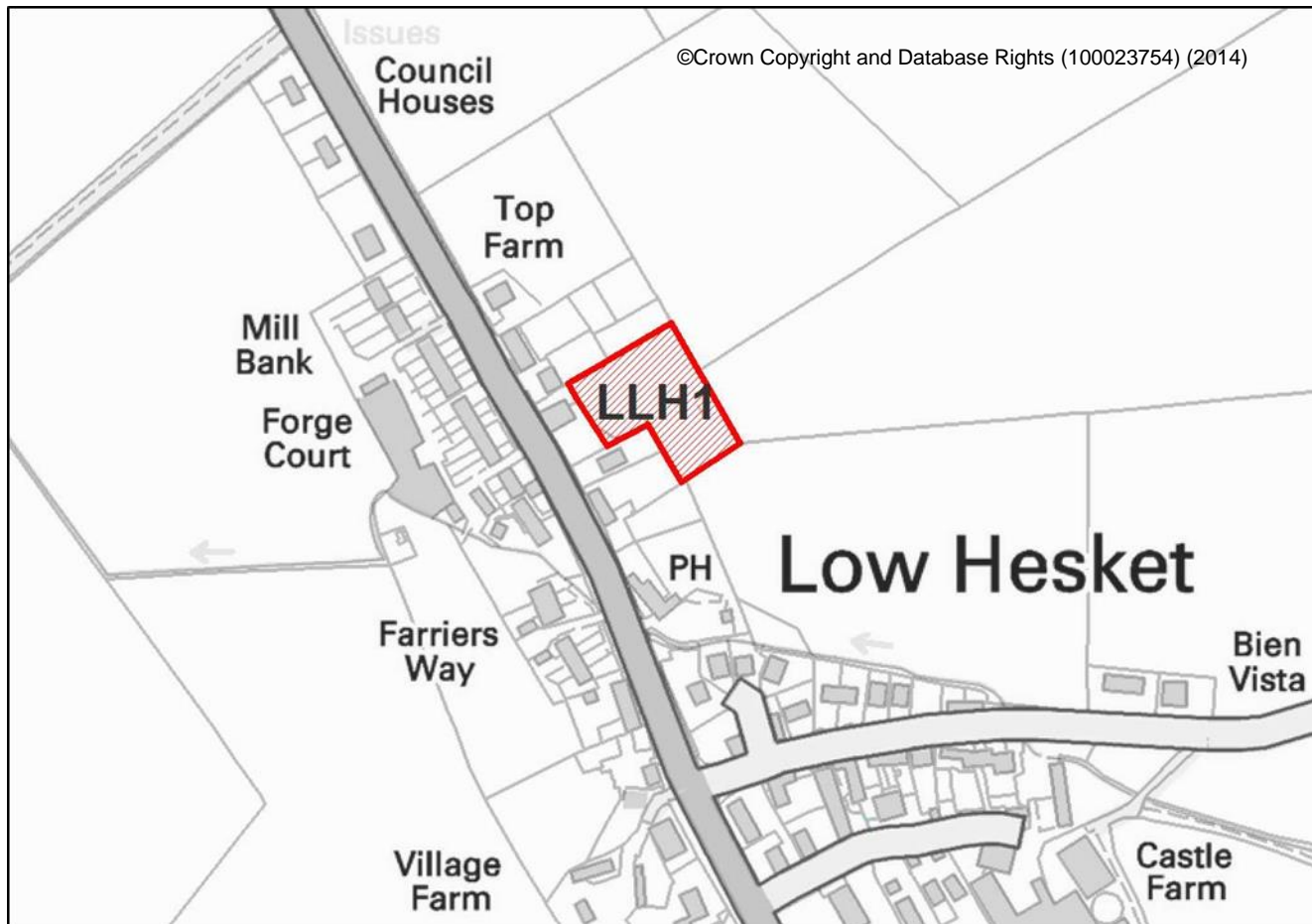
Map showing sites in Lazonby

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



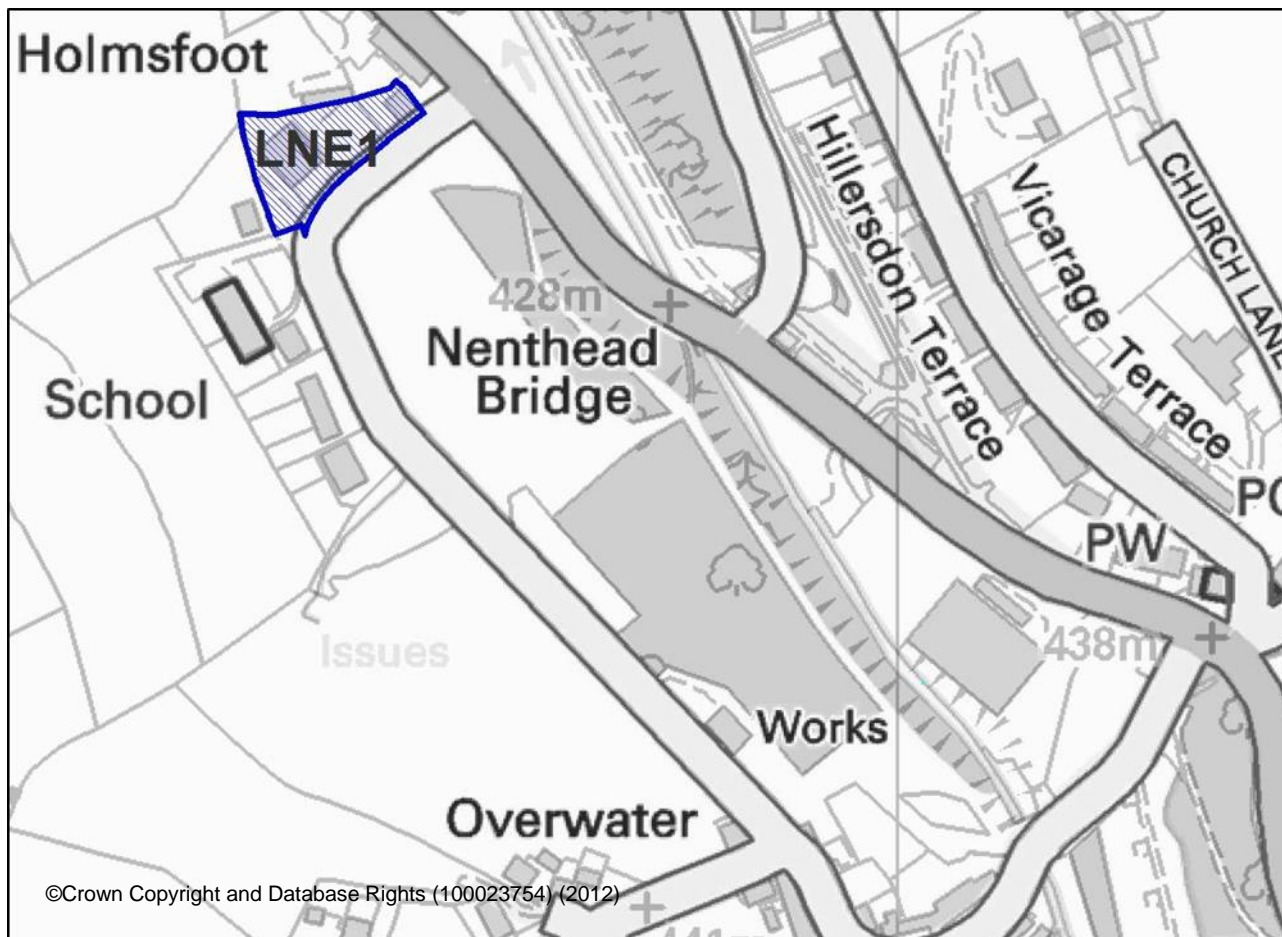
Map showing sites in Low Heskett

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



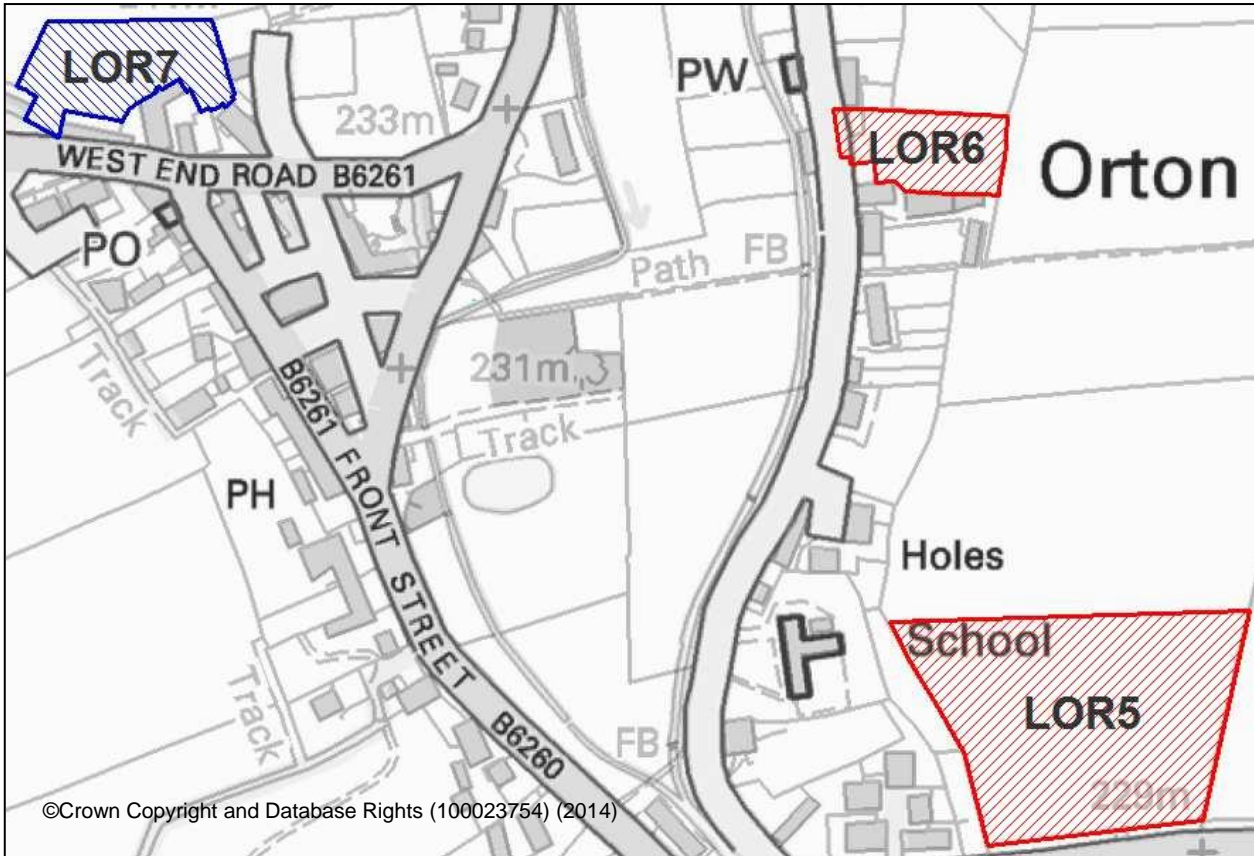
Map showing site in Nenthead

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



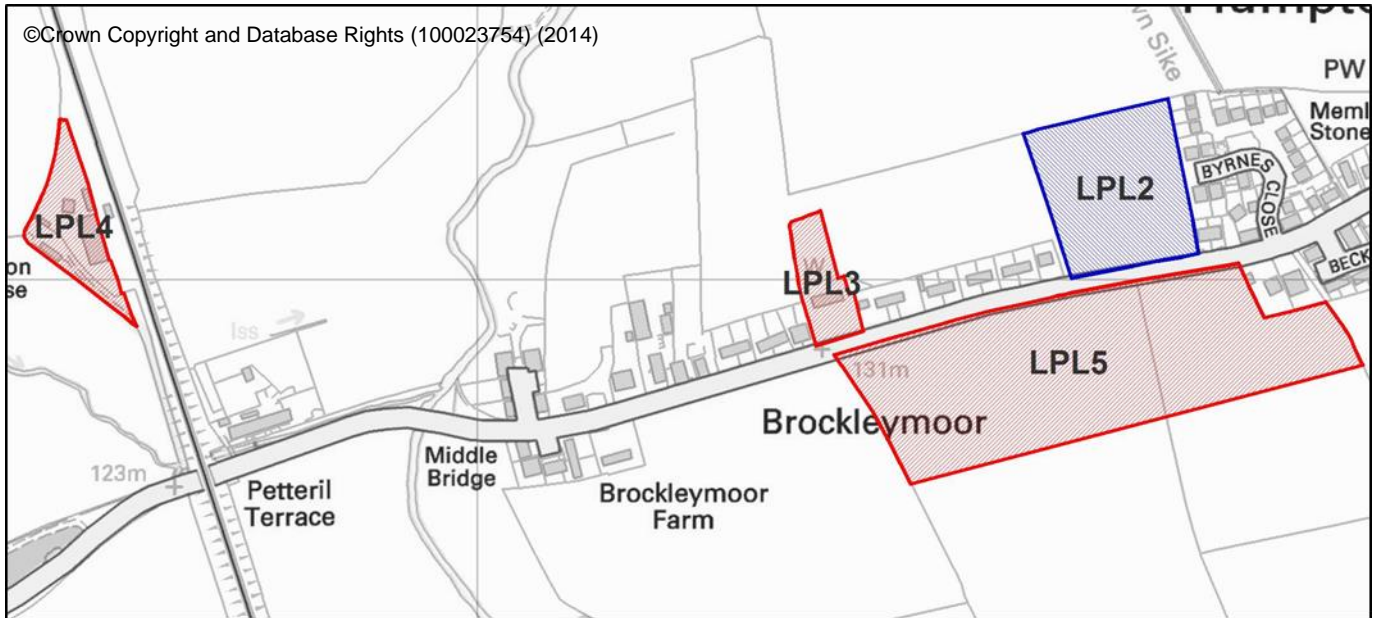
Map showing sites in Orton

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation





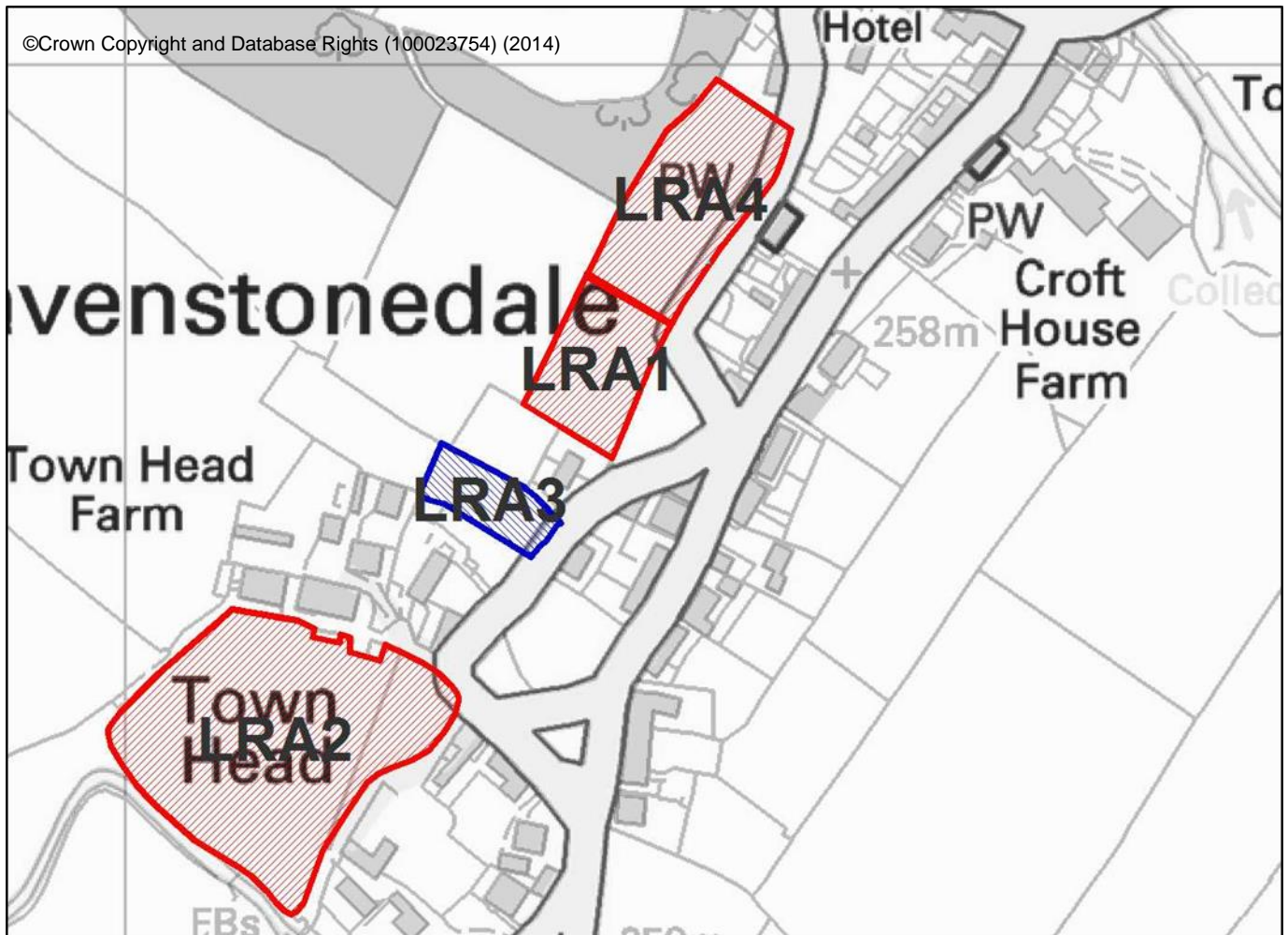
Map showing sites in Plumpton

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



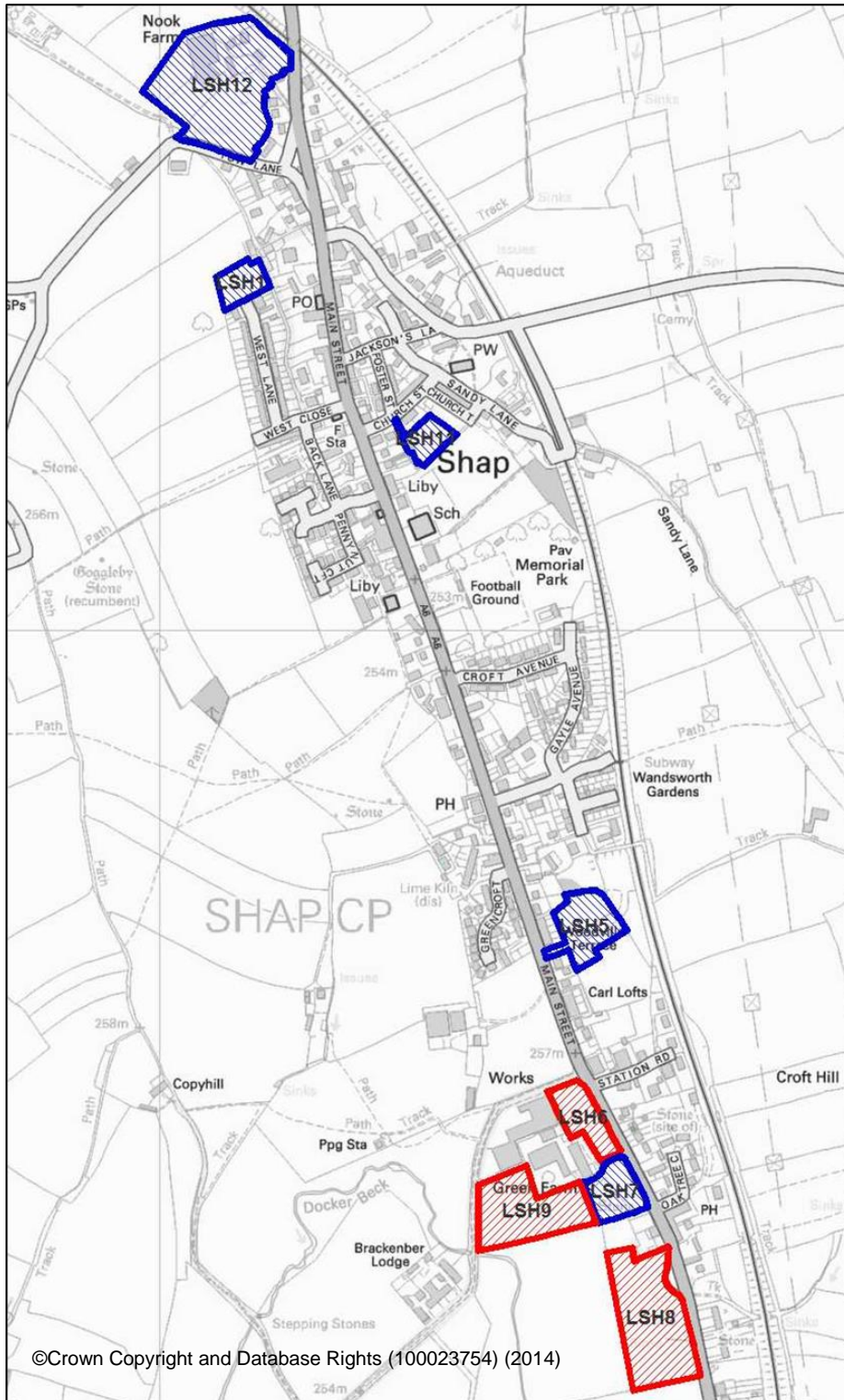
Map showing sites in Ravenstonedale

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



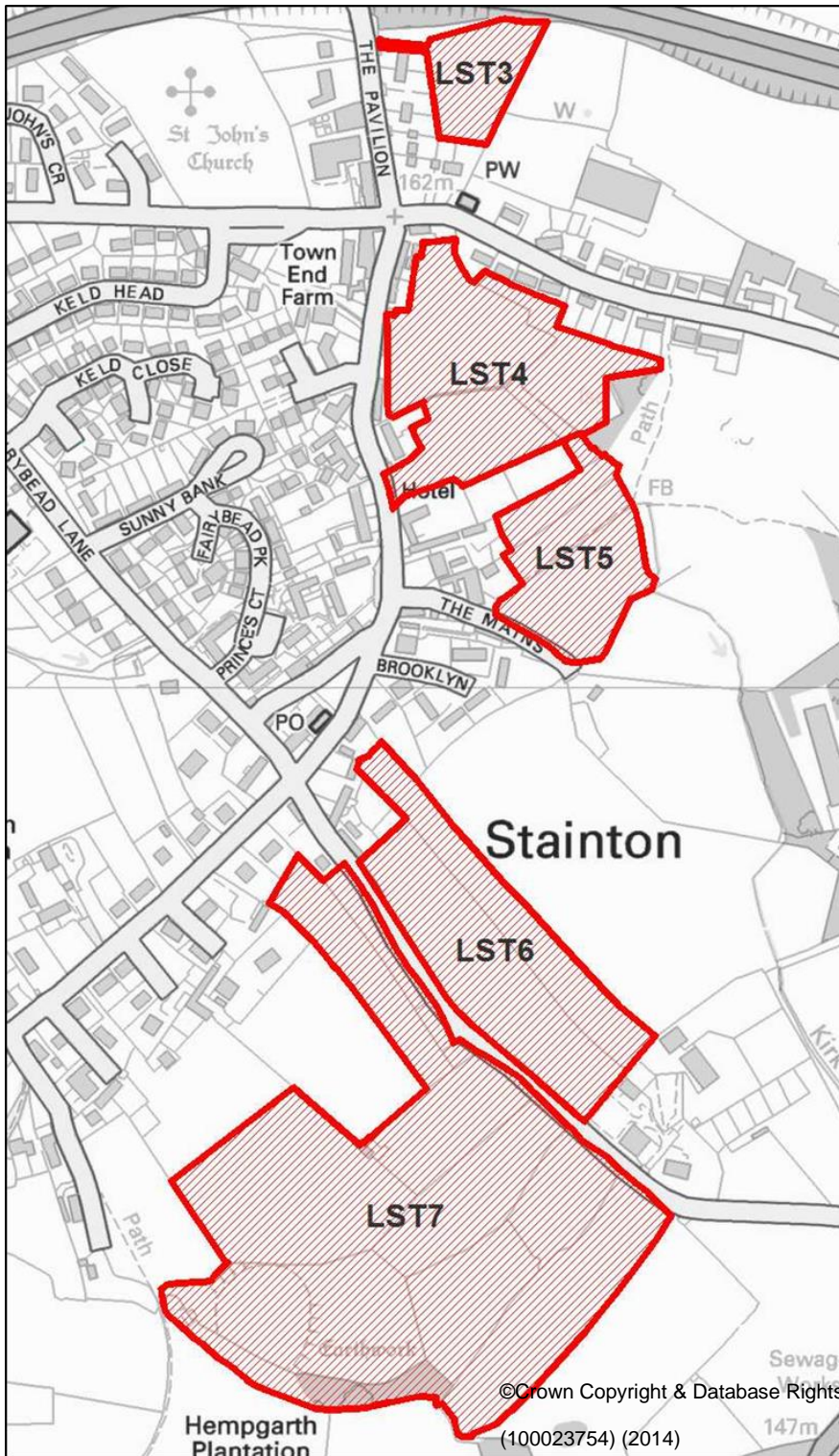
Map showing sites in Shap

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



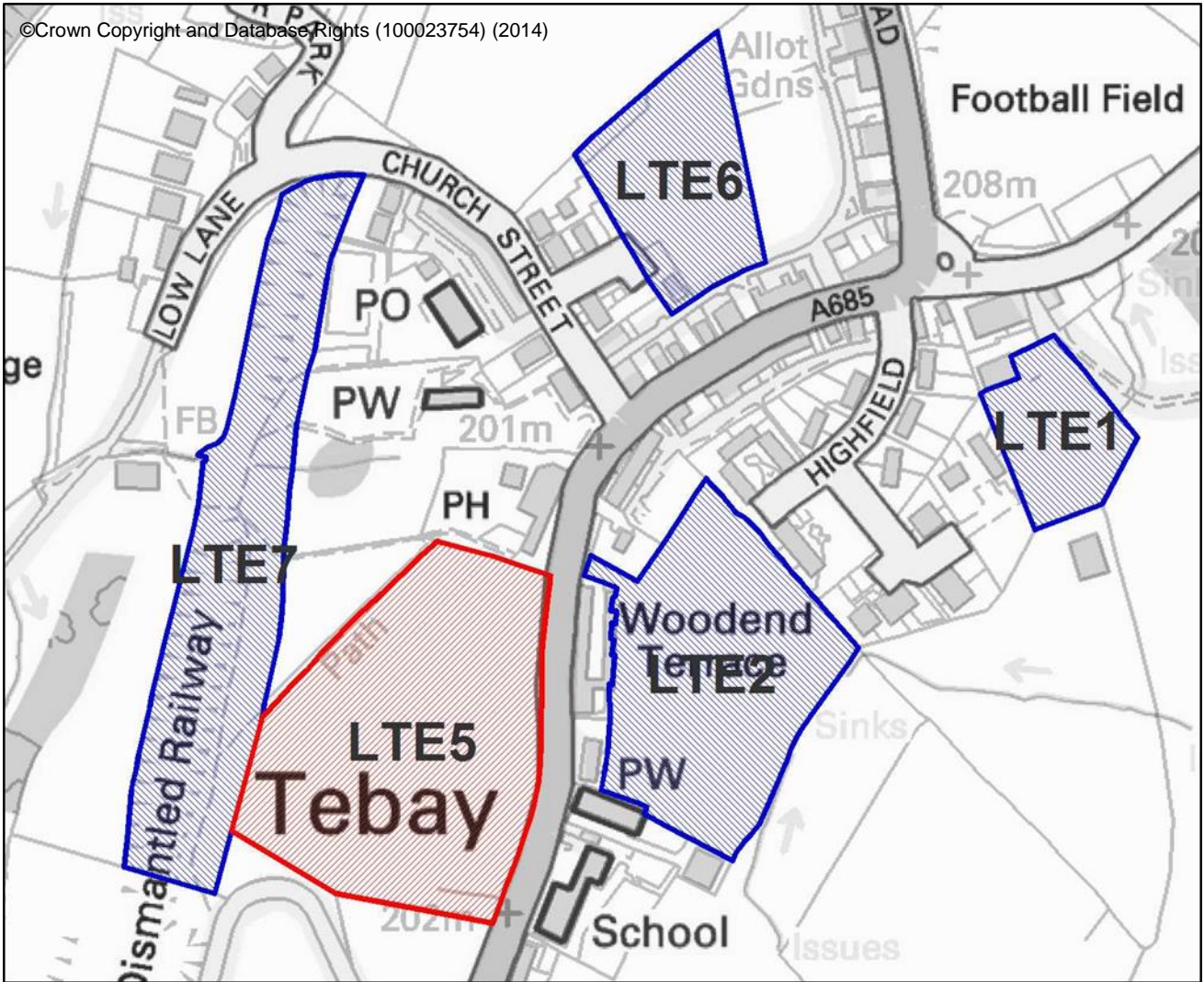
Map Showing Sites in Stainton

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation


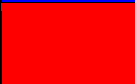


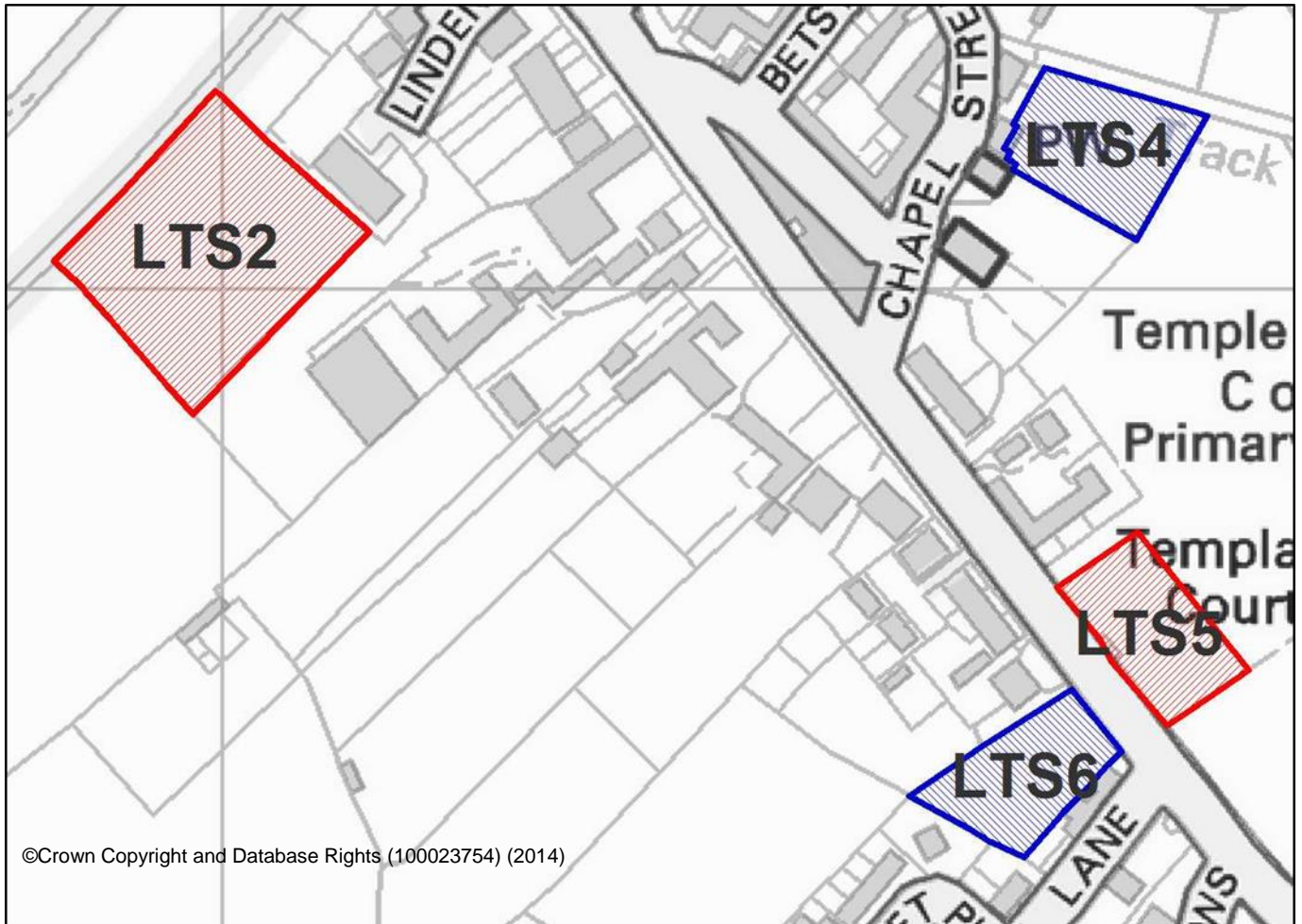
Map showing sites in Tebay

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



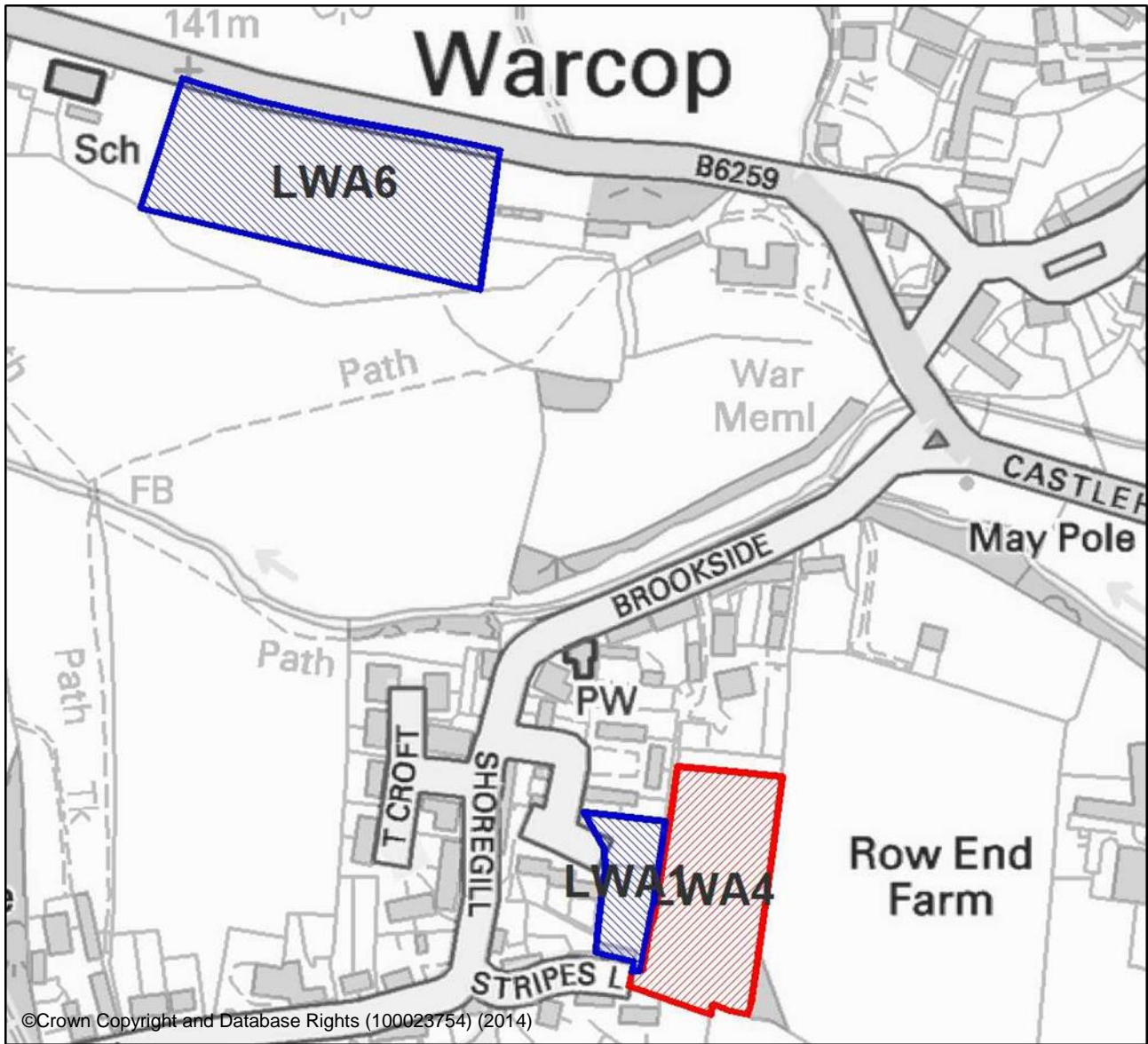
Sites in Temple Sowerby

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



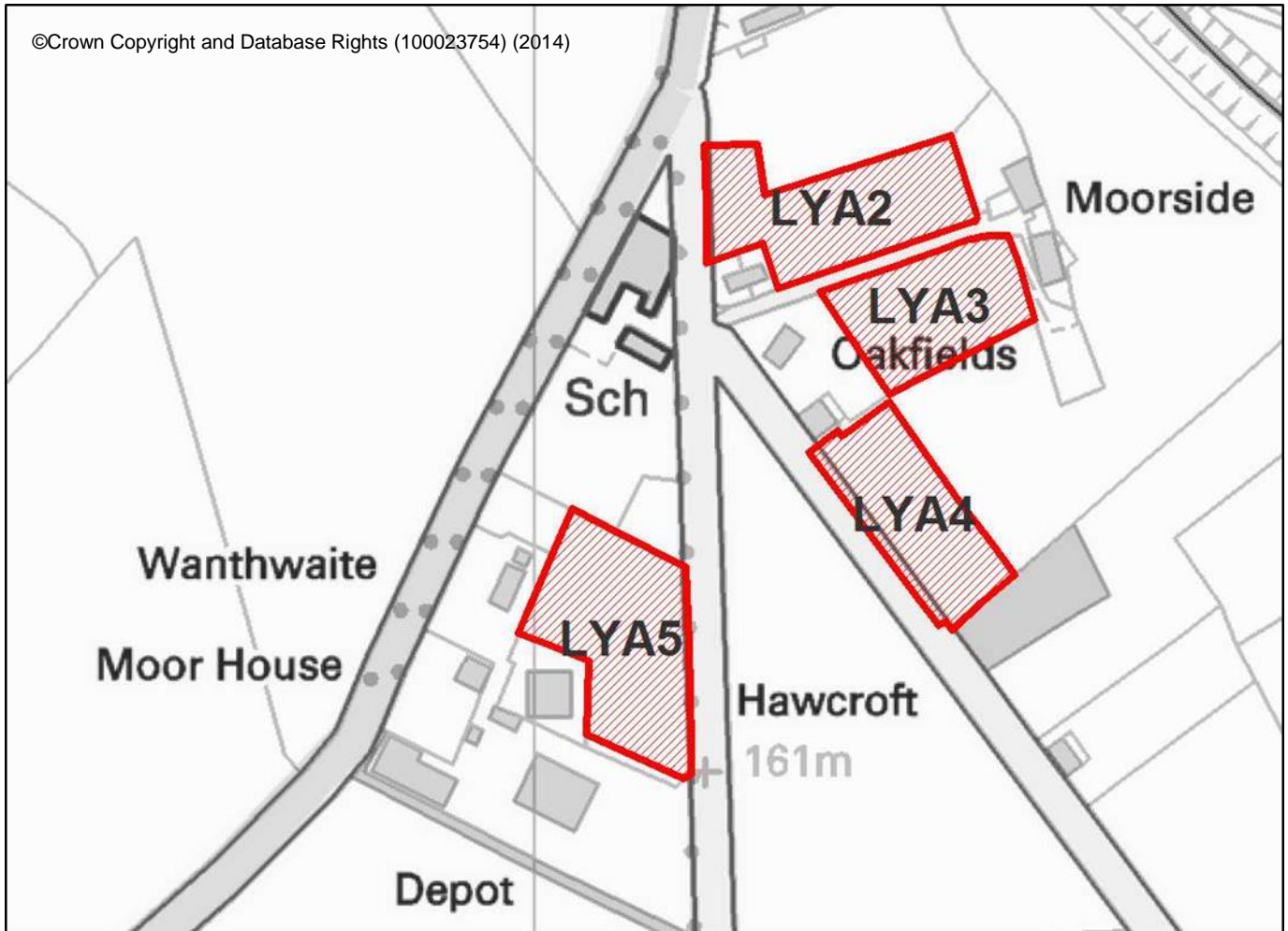
Map showing sites in Warcop

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



Map showing sites in Yanwath

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



Appendix 8 - Site Scoring

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Alston	AL1	3	2	3	3	2	0	4	4	3	5	4	3	3	3	1	3	5	190	78
Alston	AL3	3	4	3	3	2	0	2	4	2	5	4	2	2	3	1	3	3	170	70
Alston	AL4	3	2	3	3	2	0	4	4	3	5	4	3	3	3	1	3	5	190	78
Alston	AL6	3	2	3	3	2	0	4	2	3	5	2	4	3	3	1	1	5	168	69
Alston	AL7	2	2	3	2	2	0	3	2	3	5	1	3	2	3	1	3	5	155	64
Alston	AL8	2	4	3	3	2	0	4	4	2	5	4	3	2	3	1	3	4	185	76
Alston	AL9	2	2	3	2	3	0	4	2	3	5	2	4	3	3	1	1	5	167	68
Alston	AL10	2	4	3	3	3	0	2	3	2	5	4	2	2	3	1	3	1	160	66
Alston	AL11	3	2	3	3	2	0	4	2	3	5	2	4	3	3	1	3	5	176	72
Alston	AL12	2	5	3	0	2	0	4	2	2	5	4	3	2	3	1	3	4	173	71
Alston	AL13	2	2	3	0	3	0	4	4	3	5	2	4	3	3	1	3	4	178	73
Alston	AL14	2	2	3	0	3	0	4	3	3	5	1	4	3	3	1	3	5	172	70
Alston	AL15	2	5	3	0	3	0	4	4	3	5	4	3	2	3	1	3	4	190	78
Appleby	AP2	3	4	3	3	3	0	3	5	2	5	4	3	2	3	3	3	3	195	80
Appleby	AP4	3	2	3	2	3	0	4	4	3	5	4	2	3	3	3	3	3	189	77
Appleby	AP6	3	2	3	3	3	0	4	4	3	5	3	3	3	3	3	3	3	191	78
Appleby	AP7	3	2	3	3	2	0	4	4	2	5	4	2	2	3	2	3	3	176	72
Appleby	AP8	3	4	3	3	3	0	4	4	2	5	2	3	2	3	3	3	3	187	77
Appleby	AP9	2	2	3	1	2	0	4	2	3	5	2	2	3	3	3	3	2	161	66

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Appleby	AP10	3	2	3	3	3	0	4	2	3	5	1	3	3	3	3	3	3	173	71
Appleby	AP11	3	2	3	4	2	0	4	4	2	5	1	3	3	3	3	3	4	181	74
Appleby	AP12	3	2	3	3	3	0	4	4	3	5	2	4	3	3	2	2	4	186	76
Appleby	AP13	3	2	3	2	2	0	4	2	3	5	1	2	3	3	3	3	5	170	70
Appleby	AP14	3	2	3	2	3	0	1	2	3	5	2	2	3	3	3	3	5	162	66
Appleby	AP16	3	2	3	3	2	0	4	2	3	5	2	2	2	3	3	3	3	166	68
Appleby	AP17	2	2	3	3	2	0	4	2	3	5	1	3	2	3	3	3	4	167	68
Appleby	AP18	2	2	3	3	3	0	4	3	3	5	4	2	2	3	2	1	3	168	69
Appleby	AP19	2	2	3	0	1	0	3	4	3	5	2	4	3	3	3	2	5	174	71
Appleby	AP20	2	2	3	0	1	0	4	4	3	5	1	4	3	3	3	2	5	175	72
Appleby	AP21	2	3	3	0	2	0	3	4	3	5	2	1	1	3	2	1	5	153	63
Appleby	AP22	2	5	2	0	3	0	3	5	3	5	1	3	3	3	3	3	3	184	75
Armathwaite	LAR1	3	2	3	3	3	0	4	4	2	5	2	3	3	2	3	3	4	182	75
Armathwaite	LAR3	3	2	3	1	3	0	4	5	3	5	2	3	3	2	3	3	4	187	77
Armathwaite	LAR6	2	2	3	3	3	0	4	4	3	5	2	4	3	2	2	1	5	179	73
Brough	LBR1	3	2	2	0	3	0	4	5	3	5	4	4	3	3	3	3	4	198	81
Brough	LBR2	3	2	2	0	3	0	2	4	2	5	4	3	2	3	3	3	4	171	70
Brough	LBR3	3	2	5	0	3	0	4	5	3	5	4	3	3	3	3	3	4	203	83
Church Brough	LCBR1	1	2	2	0	3	0	4	4	3	5	4	3	3	3	3	3	4	185	76
Clifton	LCF2	1	2	2	0	3	0	4	5	3	5	4	4	2	3	3	3	3	187	77
Clifton	LCF3	2	2	2	0	3	0	4	3	3	5	4	4	3	3	3	3	4	186	76

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Clifton	LCF4	2	2	3	0	3	0	4	4	3	5	3	4	3	3	2	2	4	182	75
Greystoke	LGR1	2	2	3	0	2	0	4	2	2	5	2	3	3	3	3	3	5	168	69
Greystoke	LGR2	2	2	5	0	3	0	4	2	3	5	2	3	3	3	3	1	5	173	71
Greystoke	LGR3	2	2	3	0	3	0	4	5	3	5	4	4	3	3	3	1	5	194	80
Greystoke	LGR4	2	2	3	0	3	0	3	4	3	5	2	2	3	3	3	3	5	176	72
Hackthorpe	LHA2	2	2	2	0	2	0	4	4	3	4	2	4	3	3	3	3	5	179	73
Hackthorpe	LHA3	2	2	2	0	2	0	4	5	3	4	2	4	3	3	3	3	4	181	74
Hackthorpe	LHA4	2	2	2	0	3	0	4	5	3	4	3	2	3	3	3	3	4	180	74
Hackthorpe	LHA5	2	2	2	0	2	0	4	3	3	4	2	4	3	3	3	3	4	171	70
Hackthorpe	LHA6	2	2	3	0	2	0	5	4	4	4	4	3	3	3	3	3	4	192	79
High Hesket	LHH2	2	1	3	2	3	0	4	3	3	3	1	4	3	2	3	1	4	157	64
High Hesket	LHH3	2	1	3	3	3	0	4	3	3	3	1	4	3	2	3	3	4	167	68
High Hesket	LHH4	2	1	3	3	3	0	4	2	3	3	4	4	3	1	3	1	4	162	66
High Hesket	LHH5	2	1	3	3	2	0	4	4	3	3	2	3	3	3	3	3	4	173	71
Kirkby Stephen	KS2	2	4	2	1	3	0	4	4	3	5	4	4	3	3	2	3	5	200	82
Kirkby Stephen	KS3	2	4	3	3	3	0	4	5	3	5	4	3	3	3	3	3	4	209	86
Kirkby Stephen	KS4	3	2	2	3	2	0	4	4	3	5	4	3	3	1	3	3	5	187	77
Kirkby Stephen	KS5	2	2	2	3	3	0	4	4	3	5	4	3	3	3	3	3	5	196	80
Kirkby Stephen	KS6	1	2	2	3	3	0	4	5	3	5	2	3	3	3	3	3	5	191	78
Kirkby Stephen	KS7	2	4	2	3	3	0	2	5	2	5	4	3	2	3	2	3	4	184	75
Kirkby Stephen	KS8	2	2	4	0	2	0	4	5	3	5	2	3	3	3	2	2	5	182	75

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Kirkby Stephen	KS9	2	2	3	3	2	0	4	5	3	5	2	3	3	3	2	2	4	182	75
Kirkby Stephen	KS10	2	2	3	0	3	0	4	5	3	5	1	4	3	3	2	2	5	182	75
Kirkby Stephen	KS11	2	2	2	2	2	0	4	4	3	5	2	3	3	3	3	2	5	179	73
Kirkby Stephen	KS13	2	2	2	4	3	0	4	5	3	5	3	3	3	3	2	2	4	188	77
Kirkby Stephen	KS15	2	2	3	3	2	0	4	4	3	5	2	3	3	3	3	2	5	184	75
Kirkby Stephen	KS17	2	2	2	3	2	0	4	5	3	5	2	4	3	3	3	2	5	190	78
Kirkby Stephen	KS18	2	2	2	4	2	0	3	4	3	5	4	2	3	3	3	3	5	186	76
Kirkby Stephen	KS19	2	2	2	3	2	0	4	4	3	5	3	3	3	3	2	2	4	178	73
Kirkby Stephen	KS20	1	2	2	0	3	0	4	2	3	5	2	3	3	2	3	3	5	166	68
Kirkby Stephen	KS21	2	2	2	4	2	0	2	2	3	5	2	3	1	3	2	3	4	152	62
Kirkby Stephen	KS22	2	2	3	2	2	0	4	5	3	5	2	3	3	3	2	2	5	183	75
Kirkby Stephen	KS23	2	2	2	0	3	0	3	4	2	5	2	4	3	3	2	2	4	166	68
Kirkby Stephen	KS24	2	2	3	0	2	0	4	4	5	3	5	4	2	2	2	3	5	186	76
Kirkby Stephen	KS25	2	2	3	0	2	0	4	2	3	5	2	3	2	3	2	3	5	164	67
Kirkby Stephen	KS26	2	5	3	0	3	0	4	5	3	5	4	3	3	3	3	3	4	207	85
Kirkby Thore	LKT1	3	2	3	4	3	0	4	5	3	4	2	2	3	3	3	1	5	184	75
Kirkby Thore	LKT2	3	2	3	3	3	0	4	5	3	4	4	2	2	3	3	1	4	183	75
Kirkby Thore	LKT3	3	2	3	3	2	0	4	2	3	4	1	2	3	3	3	3	5	168	69
Kirkby Thore	LKT5	1	2	3	3	2	0	2	2	3	4	2	2	3	3	2	3	4	151	62
Kirkby Thore	LKT6	3	4	3	3	3	0	4	5	2	4	4	2	2	3	3	1	4	187	77
Kirkby Thore	LKT8	3	2	3	3	3	0	4	5	3	4	3	2	3	3	3	3	4	191	78

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Langwathby	LLG1	3	2	3	3	4	0	4	4	3	5	4	3	3	3	3	3	3	198	81
Langwathby	LLG2	3	2	3	3	2	0	4	3	3	5	4	3	3	3	2	3	4	186	76
Langwathby	LLG3	3	2	3	3	2	0	4	4	2	5	2	3	3	3	3	3	3	180	74
Langwathby	LLG4	3	1	3	3	2	0	4	2	2	5	1	3	3	3	3	3	3	162	66
Langwathby	LLG5	3	2	3	3	2	0	4	4	2	5	1	3	2	3	3	1	2	161	66
Langwathby	LLG6	3	1	3	3	2	0	4	4	3	5	1	4	3	3	2	3	2	173	71
Langwathby	LLG7	2	2	3	3	3	0	4	3	2	5	3	3	3	3	3	3	3	180	74
Lazonby	LLZ2	3	4	3	3	3	0	4	4	2	5	4	3	2	2	3	3	4	194	80
Lazonby	LLZ3	3	3	3	3	3	0	4	4	2	5	4	4	2	2	3	3	5	197	81
Lazonby	LLZ4	3	2	3	3	2	0	4	4	3	5	2	3	3	1	3	3	5	182	75
Lazonby	LLZ5	3	2	3	3	2	0	4	4	3	5	2	4	3	2	3	3	4	187	77
Lazonby	LLZ7	3	2	3	3	2	0	4	4	3	5	1	4	3	2	3	3	4	183	75
Lazonby	LLZ12	3	2	3	3	3	0	4	3	3	5	1	3	2	1	2	3	4	165	68
Lazonby	LLZ13	2	5	3	3	2	0	4	4	2	5	3	4	2	2	3	1	4	185	76
Lazonby	LLZ14	2	2	3	0	2		4	3	3	5	2	4	3	3	3	3	5	181	74
Low Hesket	LLH1	2	2	3	3	1	0	4	3	3	2	1	4	2	2	3	3	4	157	64
Nenthead	LNE1	3	4	3	3	2	0	2	5	2	2	4	4	2	3	1	3	5	177	73
Orton	LOR5	2	2	3	0	3	0	4	4	3	4	2	3	3	3	3	3	5	181	74
Orton	LOR6	2	2	3	0	2	0	4	4	3	4	2	3	3	3	3	3	5	178	73
Orton	LOR7	2	2	3	0	3	0	4	4	3	4	3	3	3	3	3	3	5	185	76
Penrith	E1	3	2	4	1	3	0	4	3	3	5	2	4	3	3	3	1	4	180	74

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Penrith	E2	3	2	4	3	2	0	4	3	3	5	2	4	3	3	3	3	3	186	76
Penrith	E3	3	2	2	1	3	0	4	5	3	5	1	4	3	3	3	3	4	188	77
Penrith	E4	3	2	2	1	3	0	4	4	3	5	2	2	3	3	2	3	3	172	70
Penrith	N1	3	2	3	3	2	0	4	4	3	5	1	4	3	3	3	3	4	187	77
Penrith	N1a	3	2	3	3	3	0	4	2	3	5	1	4	3	3	3	3	4	180	74
Penrith	N2	3	2	3	3	2	0	4	5	1	5	1	4	3	3	3	1	2	170	70
Penrith	N3	3	2	3	3	2	0	4	4	2	5	2	4	3	3	3	3	3	184	75
Penrith	N4	3	2	3	3	2	0	4	3	1	5	1	4	2	3	3	3	3	167	68
Penrith	N5	3	2	3	2	2	0	4	4	3	5	1	4	3	3	3	3	3	182	75
Penrith	TC1	3	5	3	3	3	0	2	5	1	5	4	3	2	3	3	3	4	193	79
Penrith	P2	3	4	3	3	3	0	4	5	2	5	4	3	2	3	3	3	1	194	80
Penrith	P5	3	2	3	3	2	0	4	5	3	5	4	4	3	3	3	1	4	196	80
Penrith	P8	3	4	3	3	3	0	4	5	2	5	4	2	2	3	3	3	1	190	78
Penrith	P17	3	2	3	1	2	0	4	4	3	5	1	3	3	1	3	1	4	163	67
Penrith	P31	3	2	3	2	3	0	4	2	3	5	1	4	3	3	3	3	4	178	73
Penrith	P34	3	4	3	3	3	0	4	5	1	5	1	2	2	3	3	3	2	177	73
Penrith	P35	3	4	3	3	3	0	4	5	2	5	4	2	3	3	3	3	3	200	82
Penrith	P39	3	2	3	3	2	0	4	4	3	5	2	4	3	3	3	3	5	194	80
Penrith	P54	3	3	3	3	3	0	4	4	2	5	1	4	2	3	3	1	4	178	73
Penrith	P57	3	2	3	3	2	0	4	2	1	5	1	4	2	3	3	3	1	156	64
Penrith	P61	3	4	3	3	3	0	2	5	1	5	4	2	2	3	3	3	4	185	76

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Penrith	P64	3	5	3	0	3	0	4	5	1	5	4	3	2	3	3	3	4	197	81
Penrith	P65	1	2	3	3	2	0	2	3	2	5	1	4	2	3	3	3	1	151	62
Penrith	P71	3	4	3	3	3	0	4	5	2	5	1	3	2	3	3	1	4	183	75
Penrith	P74	3	4	3	3	3	0	4	4	2	5	4	2	2	3	3	3	4	194	80
Penrith	P86	2	4	3	3	3	0	2	5	3	5	4	3	2	3	3	3	5	198	81
Penrith	P93	2	5	3	3	3	0	4	5	3	5	4	3	2	3	3	3	4	209	86
Penrith	P94	3	5	3	3	3	0	4	4	3	5	4	2	2	3	3	1	2	188	77
Penrith	P101	2	2	3	0	2	0	4	4	3	5	4	4	2	3	3	1	5	182	75
Penrith	P102	1	2	3	3	3	0	4	4	3	5	3	2	2	3	3	1	5	177	73
Penrith	P103	2	2	3	0	1	0	4	4	1	5	3	3	2	3	3	1	5	163	67
Penrith	P104	1	2	3	0	3	0	4	4	3	5	3	4	2	1	3	3	2	170	70
Penrith	P106	1	2	5	0	3	0	4	5	3	5	4	3	3	2	3	3	5	198	81
Penrith	P107	2	3	3	0	2	0	2	4	2	3	1	4	2	3	1	3	3	146	60
Penrith	P108	2	2	3	0	3	0	4	4	3	5	2	4	2	3	3	3	4	182	75
Penrith	P110	2	2	3	0	2	0	2	4	3	2	1	4	2	3	1	1	3	134	55
Penrith	P111	1	2	3	0	3	0	4	5	3	5	4	3	3	2	3	3	5	192	79
Penrith	P112	2	2	3	0	3	0	0	4	4	3	5	4	3	1	3	3	3	163	67
Penrith	P114	2	4	3	0	3	0	4	5	2	5	4	2	3	3	3	3	4	195	80
Penrith	P115	2	4	3	0	3	0	4	5	3	5	4	4	3	3	3	3	4	207	85
Plumpton	LPL2	3	2	3	0	3	0	4	5	3	3	4	4	3	2	3	3	5	192	79
Plumpton	LPL3	2	1	3	0	3	0	4	4	3	3	2	1	2	2	3	1	3	143	59

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Plumpton	LPL4	2	4	3	0	3	0	2	4	2	3	1	4	2	2	3	3	3	157	64
Plumpton	LPL5	2	2	3	0	3	0	4	5	3	3	2	4	3	2	3	3	3	176	72
Ravenstonedale	LRA1	3	2	3	2	3	0	4	4	3	5	4	4	3	3	3	3	5	203	83
Ravenstonedale	LRA2	1	2	3	3	3	0	2	4	3	5	2	4	3	1	3	3	5	175	72
Ravenstonedale	LRA3	2	2	3	0	3	0	4	3	3	5	4	3	3	3	3	3	5	188	77
Ravenstonedale	LRA4	1	2	3	0	2	0	4	2	2	5	4	2	3	1	3	3	5	162	66
Shap	LSH1	3	2	3	0	3	0	4	4	3	5	2	4	3	2	3	3	3	181	74
Shap	LSH5	3	2	3	0	3	0	4	5	3	5	2	2	3	1	3	1	3	166	68
Shap	LSH6	3	2	3	2	3	0	4	2	3	5	3	2	3	1	3	3	2	164	67
Shap	LSH7	3	2	3	2	2	0	4	2	3	5	3	2	3	1	3	3	2	161	66
Shap	LSH8	2	2	3	2	2	0	2	3	3	5	1	2	3	1	3	3	2	146	60
Shap	LSH9	2	2	3	2	2	0	2	3	3	5	1	2	3	1	3	3	2	146	60
Shap	LSH11	2	2	3	0	3	0	4	3	3	5	4	4	3	1	3	3	5	184	75
Shap	LSH12	2	4	3	0	3	0	4	3	2	5	2	2	2	1	3	3	3	162	66
Stainton	LST3	3	2	3	1	1	0	4	4	3	5	1	4	3	1	3	3	4	172	70
Stainton	LST4	3	2	3	1	2	0	3	3	3	5	2	4	2	1	3	3	4	165	68
Stainton	LST5	3	2	3	1	2	0	3	3	3	5	1	4	2	1	3	3	4	161	66
Stainton	LST6	3	2	3	1	3	0	4	3	3	5	1	2	3	2	3	3	4	169	69
Stainton	LST7	3	2	3	1	2	0	4	3	3	5	1	4	3	2	3	1	4	166	68
Tebay	LTE1	3	3	3	0	2	0	4	4	2	5	4	4	2	3	3	3	3	186	76
Tebay	LTE2	3	3	3	0	2	0	4	4	3	5	2	4	3	3	3	3	3	186	76

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Tebay	LTE5	3	3	3	3	2	0	3	4	3	5	1	4	2	3	3	3	3	179	73
Tebay	LTE6	3	3	2	3	2	0	4	5	3	5	4	4	2	3	3	3	3	198	81
Tebay	LTE7	1	4	3	2	2	0	4	4	2	5	1	4	2	3	3	3	3	178	73
Temple Sowerby	LTS4	3	1	3	3	3	0	4	4	3	5	4	3	3	3	2	3	4	190	78
Temple Sowerby	LTS5	3	1	3	3	3	0	4	4	3	5	2	2	3	3	2	3	4	178	73
Temple Sowerby	LTS6	2	1	2	3	3	0	4	4	3	5	4	2	3	3	2	3	3	178	73
Warcop	LWA1	3	2	3	4	3	0	3	4	3	4	4	3	3	3	3	3	5	194	80
Warcop	LWA4	3	2	3	3	3	0	3	3	3	4	4	3	3	3	3	3	5	187	77
Warcop	LWA6	3	2	3	3	3	0	3	3	3	4	1	3	3	3	3	1	5	167	68
Yanwath	LYA2	2	2	3	0	3	0	4	5	3	3	1	4	3	2	3	3	3	172	70
Yanwath	LYA3	2	2	3	0	3	0	4	5	3	3	1	4	3	2	3	3	3	172	70
Yanwath	LYA4	2	2	3	0	3	0	4	2	3	3	1	4	3	2	3	3	3	157	64
Yanwath	LYA5	2	2	3	0	3	0	4	5	3	3	1	4	3	2	3	3	3	172	70
Maximum Score		3	5	5	5	3	3	4	5	3	5	4	4	3	3	3	3	5	244	