

Penrith

This area profile for Penrith sets out some information about the town and shows in more detail the site allocations considered. Maps for each are provided. Details of how sites were selected for Penrith are available in a separate Housing Sites Technical paper.

About Penrith

Penrith is a market town serving a wide rural catchment. It is the largest town in Eden District and benefits from excellent transport links via the M6 motorway, the A66 trunk road and the West Coast main line. The town retains the atmosphere of a historic market town, with its distinctive red sandstone buildings and many listed buildings. New housing and retail development at New Squares has extended the town centre to the south. Employment development is focussed to the west of the town close to the M6 motorway junctions.

The town sits within and is surrounded by very high quality countryside, with the North Pennines Area of Outstanding Natural Beauty to the east and the Lake District and Yorkshire Dales National Parks close by. The area is characterised by open, expansive rolling landscape and varying topography around the town's edges.

Penrith covers the wards of Penrith North, East, Carleton, Pategill, South, and West.

Key statistics- Penrith

Population at 2011	15,487
% Population change 2001-11	0.5%
Number of dwellings	7,553
Number of long term empty dwellings 2014	62
Second & holiday homes 2014	92
% Second & holiday homes 2014	1%
Median household income 2012 (ward level)	£24,793
Median house price (ward level)	£155,380
Median house price to household income ratio (ward level)	6.3
Lower quartile house price to household income (ward level)	10.0
Affordable housing need	118 per year (590 over 5 years)
Households with no car	1,655

(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI,

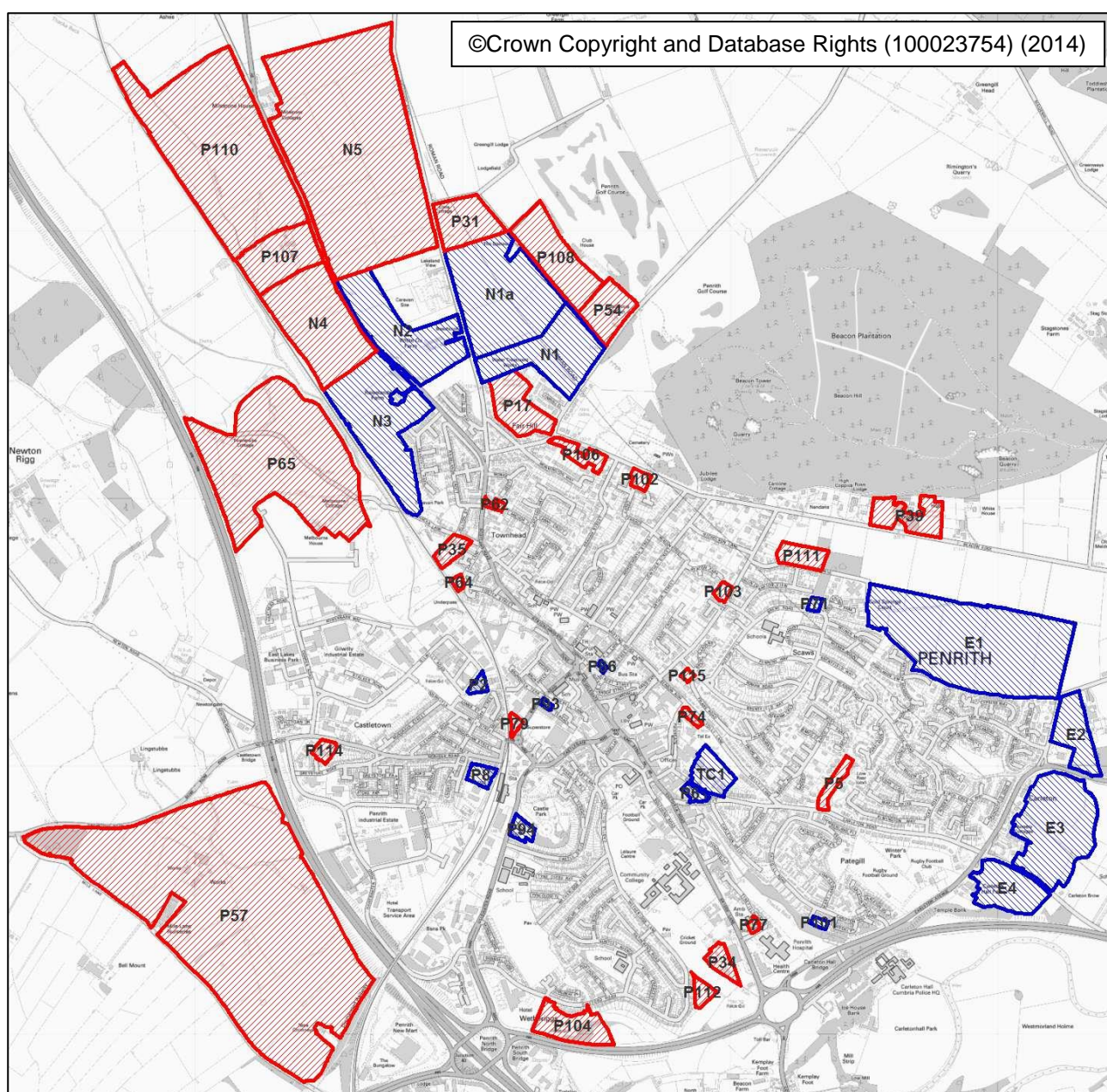
Penrith Housing Needs Survey, June 2011. Data takes into account supply of re-lets of existing social housing).

Preferred Housing Sites - Penrith sites

113 sites were identified or submitted for possible inclusion at Penrith. Details on which of these sites have been taken forward are included in Technical paper 3 – Housing Sites. Sites were included in the 2007 Housing Development Plan Document Issues and Options consultation, with further sites then suggested through the 2008 and 2013 Alternative Sites and Preferred Options consultation. The site profiles in this document track the history and outcomes of all sites that have been considered over time.

Map showing all proposed and preferred sites in Penrith

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

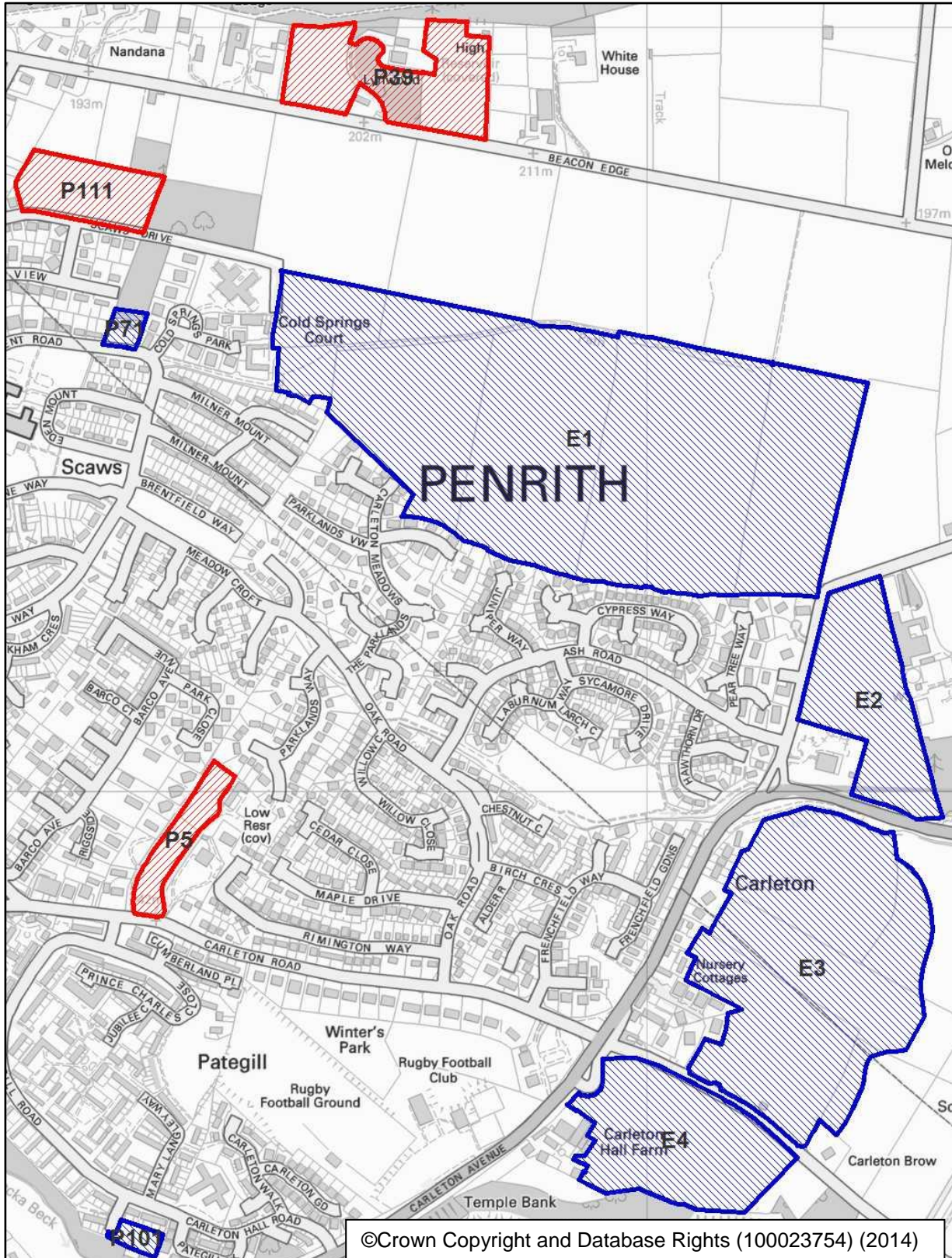


Penrith North



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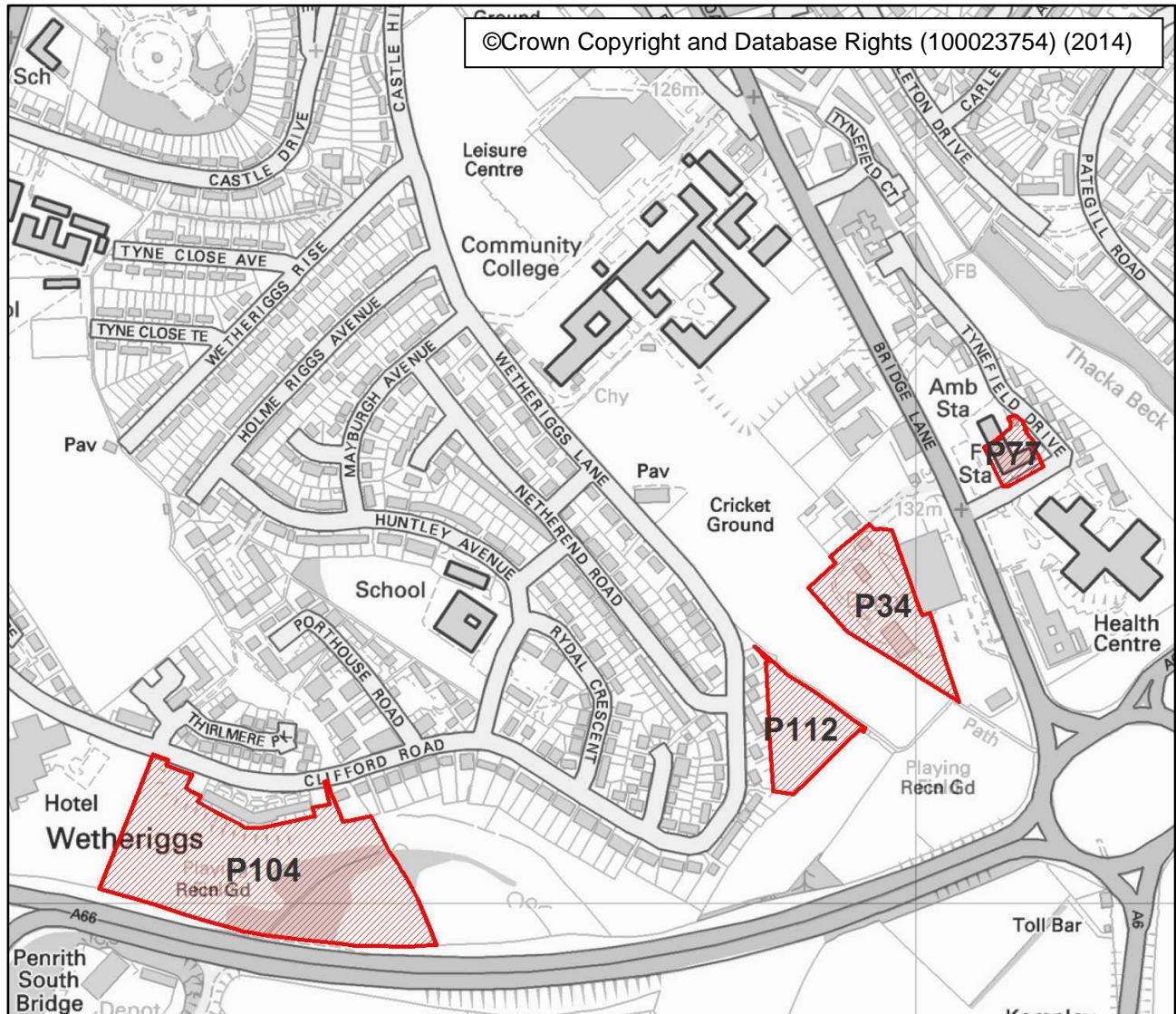
Penrith East

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



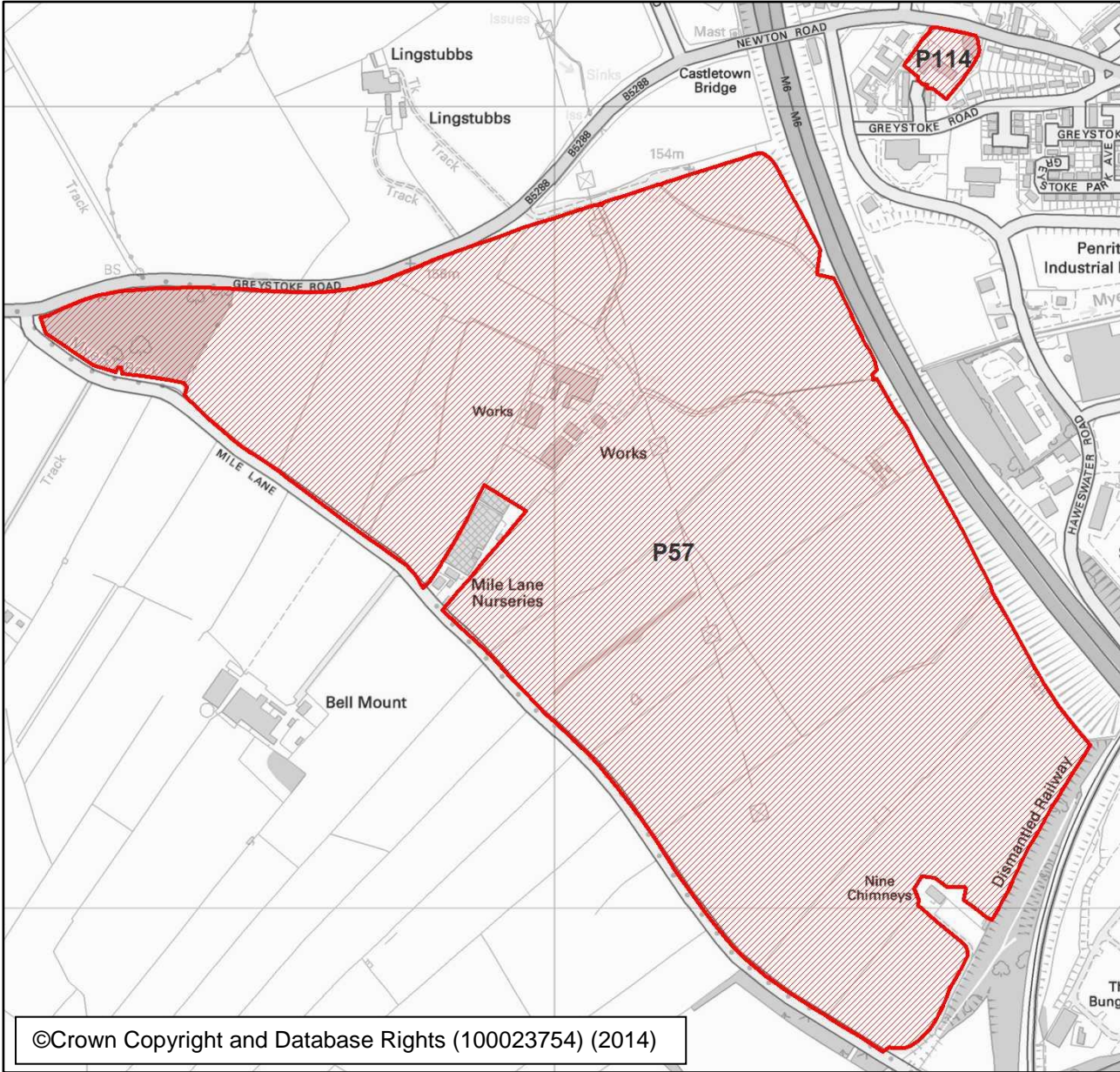
Penrith South

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



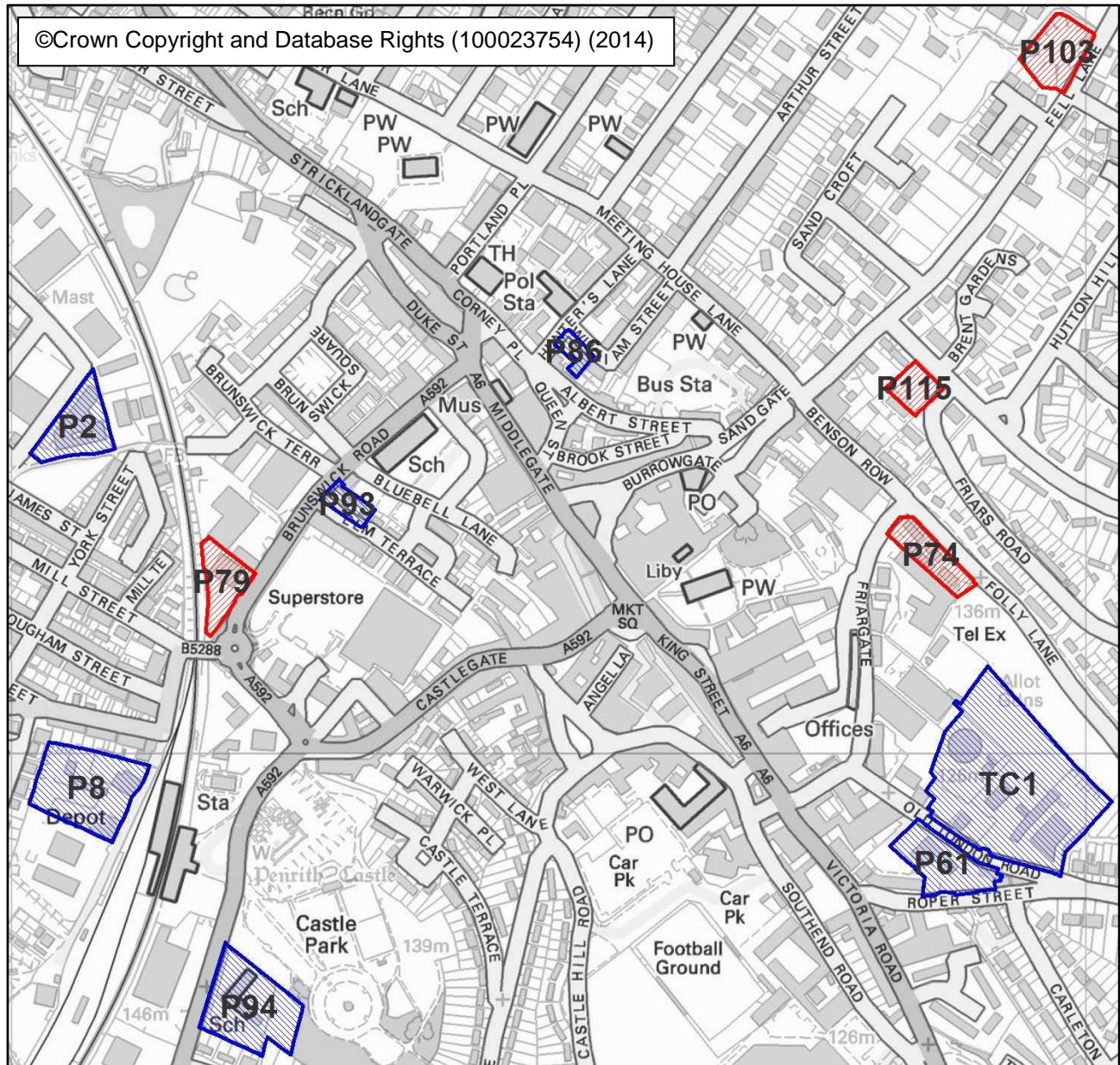
Penrith West

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



Penrith Central

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



Site by Site Assessments

The following tables contain summaries of the characteristics and planning considerations for each site. They are laid out in order of site reference number. Where sites that have the same issues and constraints have been grouped together in order to save space and avoid duplication.

Note on Site Naming

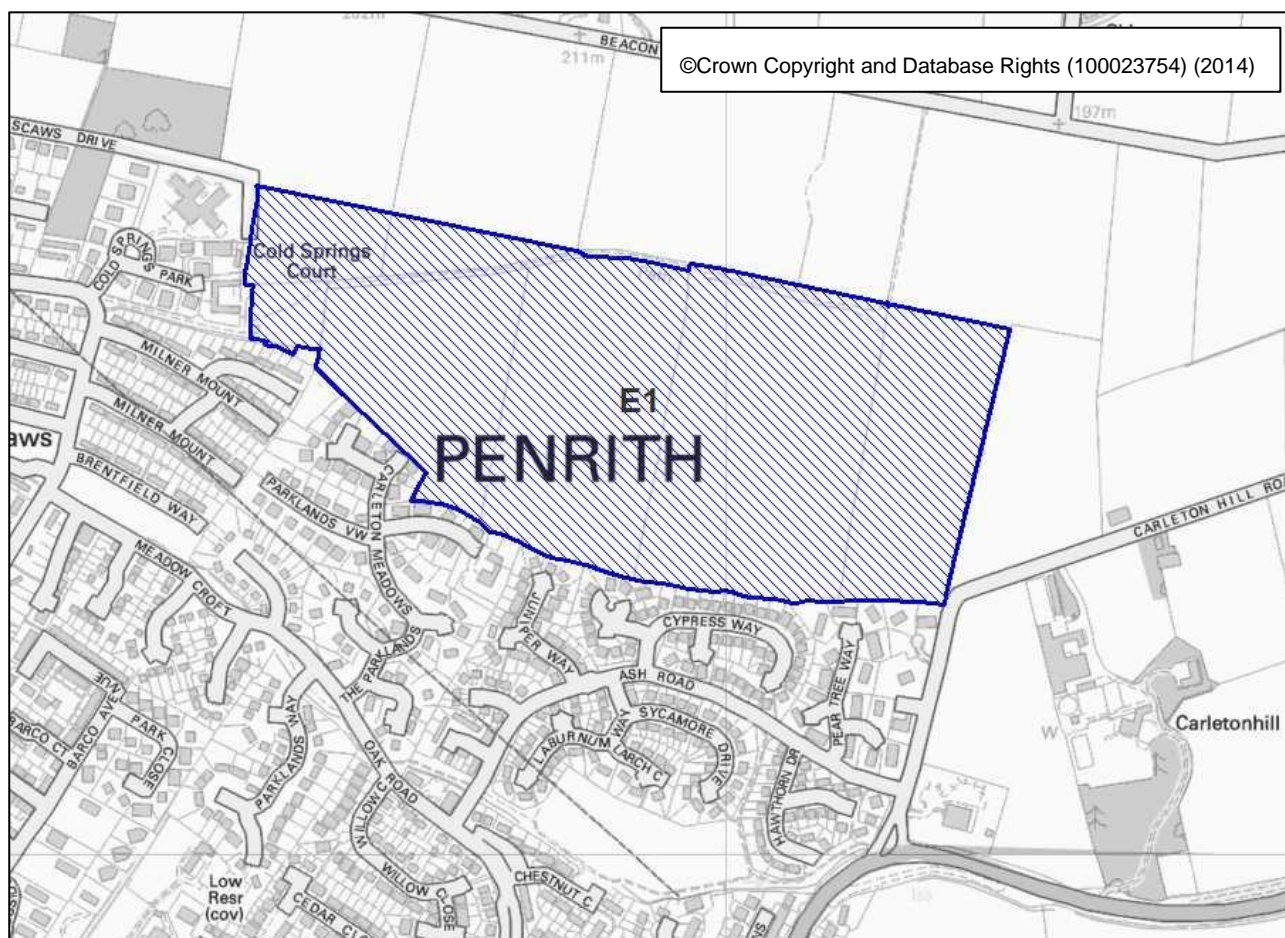
Since publication of the 'Housing: Sites and Policies Preferred Options' document in 2013 numerous sites in Penrith have been amalgamated and/or renamed in the interests of clarity. These are:

Previously	Now
P10, P11, P12, P13, P14, P52, P67 - Carleton Fields	E1
P16, P26, P53 - Carleton	E3
P18, P27, P28A -Salkeld Road/Fair Hill	N1
P28, P29, P30 - -Salkeld Road/Fair Hill extension	N1a
P19, P20, P21, P22, P23, P24 & P25 -Raiselands	N3
P66 &99 – Raiselands North	N4
P39 & P40 - Lynwood	P39
P41, P58, P69, P70, P72, P96 and P97, P105 - White Ox Farm	N2
P42, P43, P44, P45, P46, P47, P48, P49, P50 & P51 - Inglewood Road	N5
P60, P113, P95	TC1
Renamed	
P15	E2
P98	E4

Strategic extensions

E1 - Carleton Fields, Penrith

(Formerly P10, P11, P12, P13, P14, P52, P67)



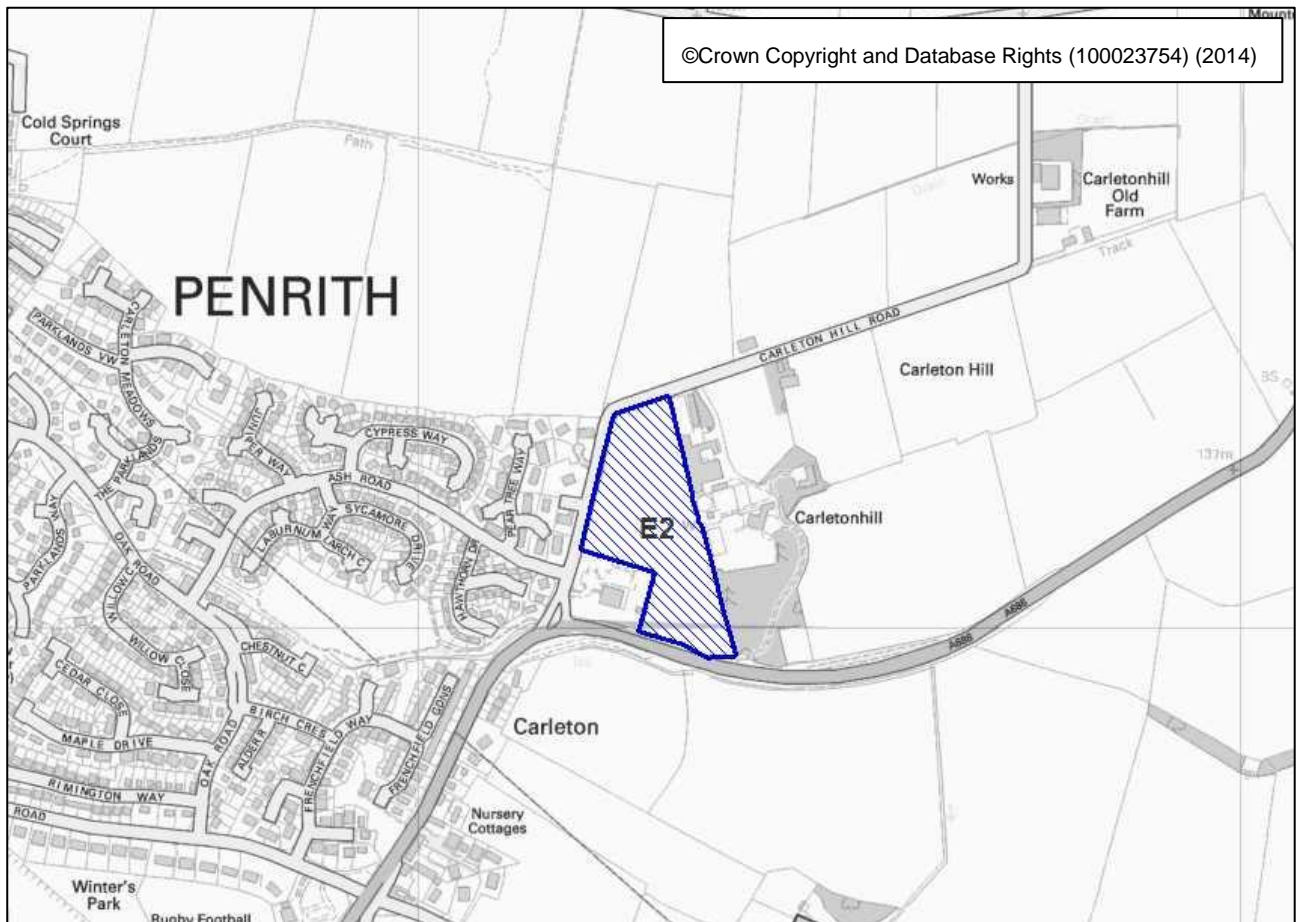
E1 - Carleton Fields, Penrith	
Are these sites proposed for development?	Yes
Location	North west of the western end of Carleton Hill Road, Penrith East. Previous sites have been grouped together corresponding to the boundaries of Penrith Masterplan site E1, and because they share common characteristics.
Size	Total = 23.89 hectares
Number of Houses	Total = 554
Brownfield?	No
Description	The site is a greenfield site. It is located at the edge of the settlement of Penrith. Adjacent uses are residential and agricultural fields.
Is the site suitable?	The site was identified the Annual Monitoring Report as being deliverable as suitable in the SHLAA.

Is the site available?	There is currently an outline application for this site, which is to be determined. A masterplan is in preparation including 554 houses on site.
Is the site achievable?	Yes
When will the site be developed?	Development is likely to be phased: 2014-2019: 105 units 2020-2025: 199 units 2026-2032: 250 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Current planning application on the site. • Developer interest. • Level site. • Not in flood zones 2 or 3. • Acceptable highway options available. • No contamination evident. • No biodiversity issues. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. • Identified as low risk in the Masterplan. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Extends the settlement. • Slight noise from A66. • Hedgerows on boundary of the site many domestic hedgerows. • A right of way crosses former site P52 and to the south of P67, which then heads along the northern boundary of sites P11, 12 and 13. Another right of way then runs down the eastern boundary of P13, giving potential to enhance the corridor along this path and double as a wildlife corridor. • A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required; ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required. • Transport issues include a need for improvements to Carleton Hill Road and A686, traffic calming Carleton Meadows/Oak Road/Ash Road and cycle pedestrian and public transport accessibility. • Former site P52 has two potential access points either through the yard or through the field. P67 is located in area where existing lane forms natural

	<p>barrier. No access unless developed with P10.</p> <ul style="list-style-type: none"> • The nearest listed building is located 5m from former sites P52 & P67. The development of the site could potentially affect the setting of the listed building. • There are two TPOs on site: Former site P12 - a group and an individual tree, as well as a number of trees on the site which appear to be of varying significance.
Public consultation response	One response in support of four of the sites was received and comments made in regards to required upgrading of specific highway junctions and that whilst the site is large scale it relates well to the built form of Penrith.
Source/Reason it is proposed	The site was identified the Annual Monitoring Report as being deliverable and as suitable in the SHLAA. The South West corner of the site was designated as land for housing in the Eden Local Plan 1996. Proposal from the Eden Local Plan Review consultation. The site was also included in the Housing Issues and Options Paper (2007) and Alternative Sites Consultation (2008) and the 2013 'Housing: Preferred Sites and Policies' document.

As a combined site, E1 has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

E2 - Carleton Fields (adjacent to Veterinary Centre), Penrith (previously P15)



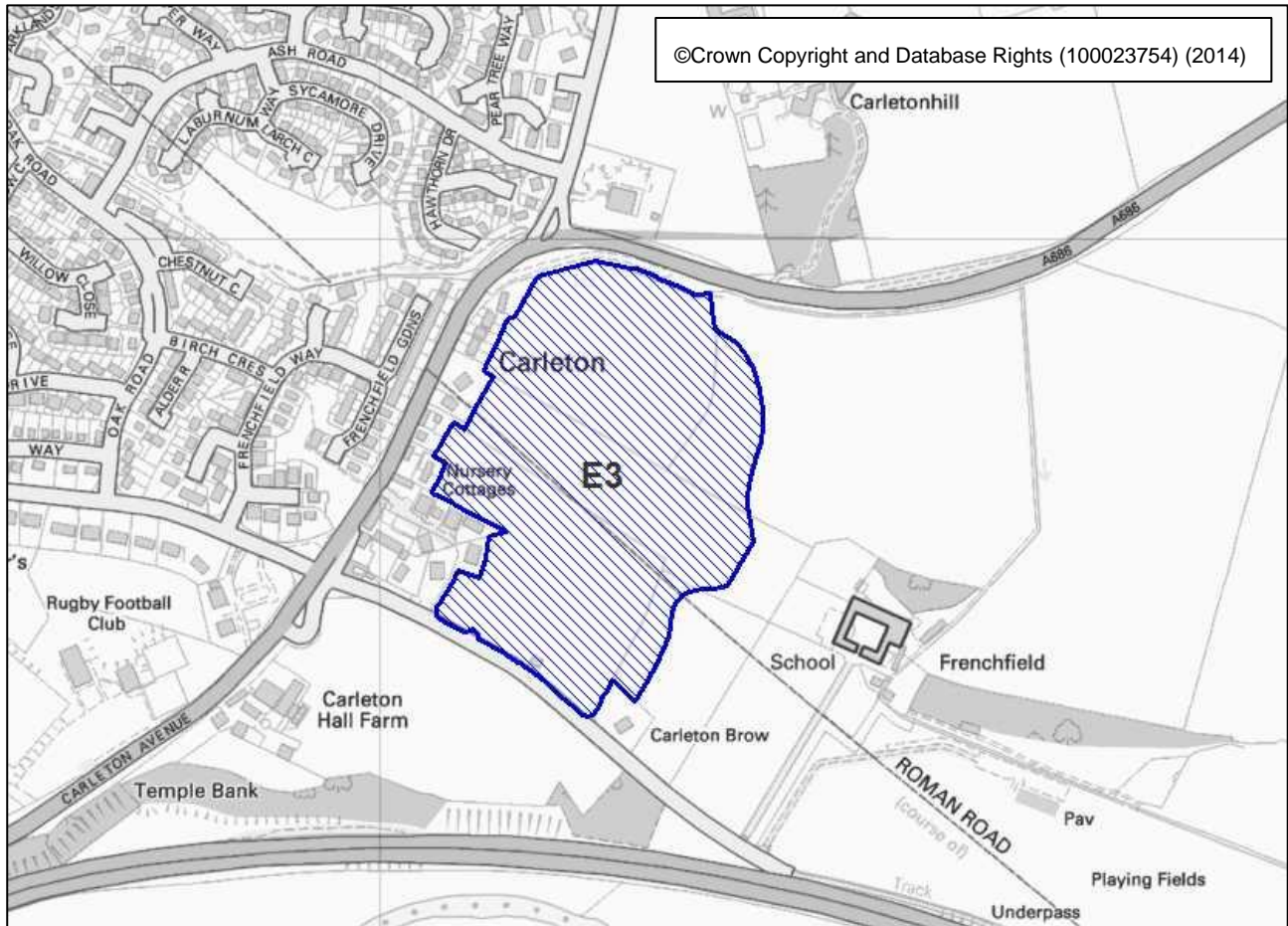
E2 - Carleton Fields - adjacent to Veterinary Centre, Penrith

Is this site proposed for development?	Yes
Location	Behind the veterinary centre, between Carleton Hill Road and the A696, Penrith East.
Size	3.11 hectares
Number of Houses	93 houses at 30d.p.h. The site is considered suitable for low density housing given neighbouring housing layouts and the topography of the site. A density of 34 units has been assumed.
Brownfield?	No
Description	The site is a greenfield site, and there are no buildings on site. The site is located at the edge of the settlement of Penrith. The development of the site would infill the settlement between the existing residential development and the existing Farm. Adjacent uses are residential and agricultural.
Is the site suitable?	The site has been identified as suitable in the SHLAA.
Is the site available?	The site is subject to a live planning application for 44 dwellings (08/0295) which has been approved subject to

E2 - Carleton Fields - adjacent to Veterinary Centre, Penrith	
	the completion of an s106.
Is the site achievable?	Yes
When will the site be developed?	2014-2019: 44 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • A public footpath runs along the north of this site, giving potential to enhance the corridor along this path and double as a wildlife corridor. • Current planning application on the site. • Not in flood zones 2 or 3. • Acceptable highway options available. • No contamination evident. • No biodiversity issues. • Listed buildings within 250m but no impact on setting. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site • No Tree Preservation Orders on site. • Identified as low risk in the masterplan. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Undulating site. • Extends settlement. • Potential conflict with adjacent farm. • Slight noise from A66. • Public transport, cycle and pedestrian accessibility. • Improvements needed to A686 (lighting, traffic calming, Carleton Hall junction improvement).
Public consultation response	There were three responses received of which two were neutral and one in support. Comments were made that the site is already subject to a planning application and that the culvert near the western boundary offers the potential for wildlife and landscape enhancement. It was further suggested that the site should include for a potential linkage to former sites P53 and P16 to allow for future development.
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation. The site was included in the Housing Issues and Options Paper (2007), the Alternative Sites Consultation (2008) and the 2013 'Housing: Preferred Sites and Policies' document. Proposed to form part of the urban extension for Penrith. The site was identified within the SHLAA as being suitable.

Site E2 has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

E3 - Carleton, Penrith



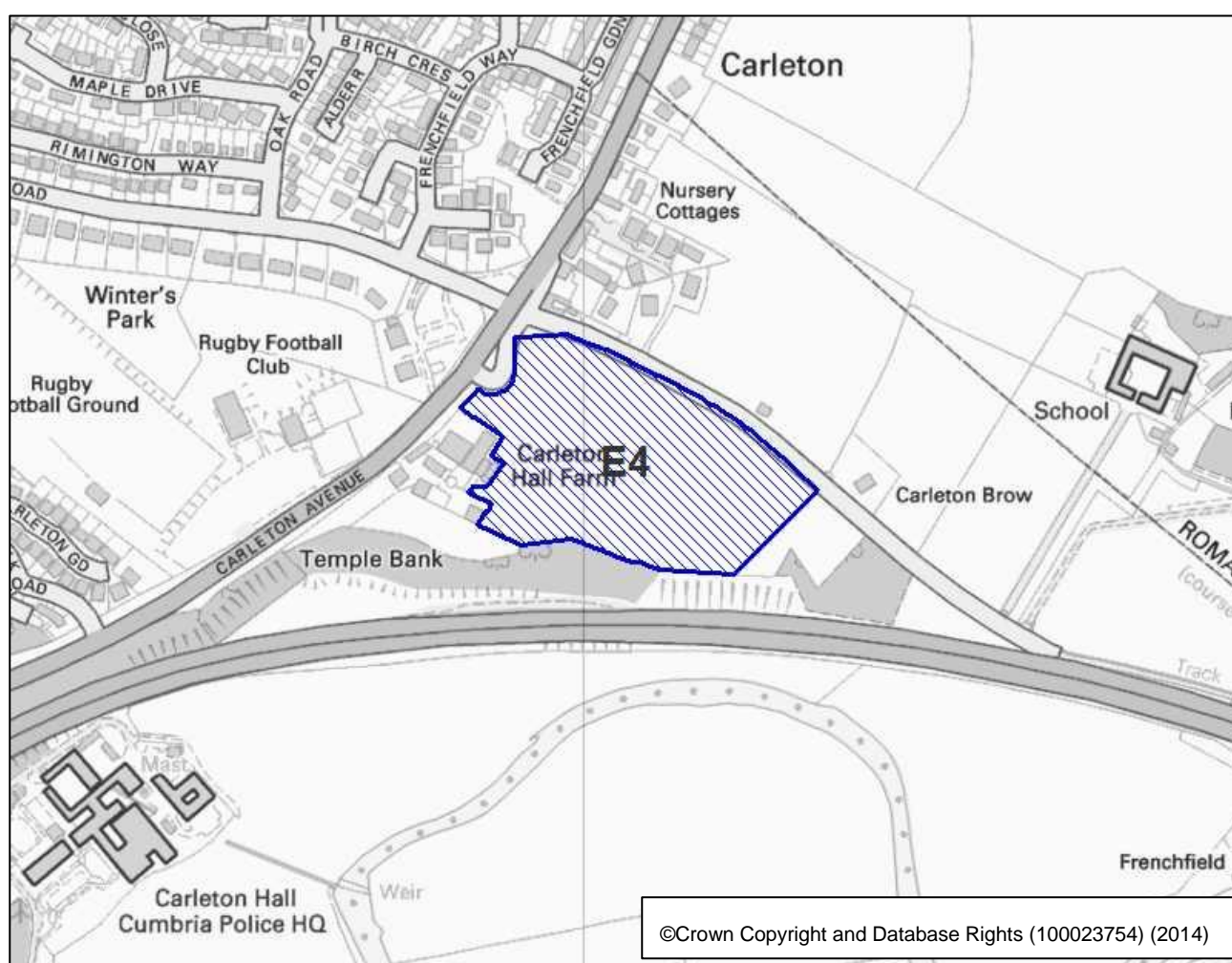
E3 – Carleton, Penrith	
Is this site proposed for development?	Yes
Location	East of Carleton Avenue, and South of Carleton Road, Penrith East
Size	Total = 11.62 hectares
Number of Houses	A figure of 300 houses used based on a developable area equivalent to 86% of the site. This proportion was used for site E3 in the Penrith Masterplan.
Brownfield	No
Description	This is a greenfield site and is grassed. The land drops away sharply to the eastern edge.
Is the site suitable?	Former sites P16, P26 & 53 were identified as suitable in the SHLAA.
Is the site available?	Yes
Is the site achievable?	Yes. The site was identified as low risk in the masterplan

E3 – Carleton, Penrith	
When will the site be developed?	<p>2020-2025: 200 units</p> <p>2026-2032: 100 units</p>
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • Highway options available. • No biodiversity issues. • No Tree Preservation Orders on site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Extends settlement into open countryside. • Slight noise from A66. • Within 200m of River Eden SSSI. • Topography of site. • Within 115m of a conservation area. • Within 135m of a Scheduled Ancient Monument. • Former site P53 is adjacent to a listed building. • A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required; ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required. • Minor amendments to A686 junction necessary e.g. hard landscaping visibility splay for improved visibility, repositioning direction sign, consider restricting use of 'split' junction. Improve accessibility by cycle via contribution to measures identified in Penrith Urban Cycle Network for improved cycle infrastructure on Carleton Road. Possible contribution to A686 improvements as with P10 to P15 and P26. • The course of a Roman road passes through Site P16, and consultation is required with the county archaeologist regarding the level of potential archaeological interest and any need for surveys. • There is a watercourse and public footpath along Site P26 which provides potential for a wildlife corridor within the site. • Site lies within 2km of the Cowkraik Quarry LNR & SSSI, the River Eden SAC and the River Eden & Tributaries SSSI. And two areas of ancient and semi natural woodland - River Eamont Bridge County Nature site and the Low Mill Woodland and Riverside County Nature Site.
Public consultation response	<p>A total of 144 responses were received to E3. Of these, 4 were in support, 134 objections and 5 neutral responses. Objections were received on the basis of the impact of the proposed site on Carleton and that the scale of housing would be out of</p>

E3 – Carleton, Penrith	
	<p>character with the surrounding area with a resultant erosion of the village identity of Carleton which is considered to have a separate identity to Penrith. Objectors consider that the location is a sensitive gateway site. Other issues raised included the need for archaeological investigations to accompany any planning application, highways improvements identified through the Penrith Masterplan and the potential for wildlife buffer strips to the beck.</p>
Source/Reason it is proposed	<p>Proposal from the Eden Local Plan Review consultation/ identified in the Penrith Masterplan. The site has been identified as suitable in the SHLAA. Sites P16 and 26 were included in the Housing Issues and Options Paper (2007), and Site P53 was included in the Housing - Alternative Sites consultation in 2008. The site was included in the 2013 'Housing: Preferred Sites and Policies' document.</p>

As a combined site, E3 has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

E4 - Land at Carleton Hall Farm, Penrith (previously P98)



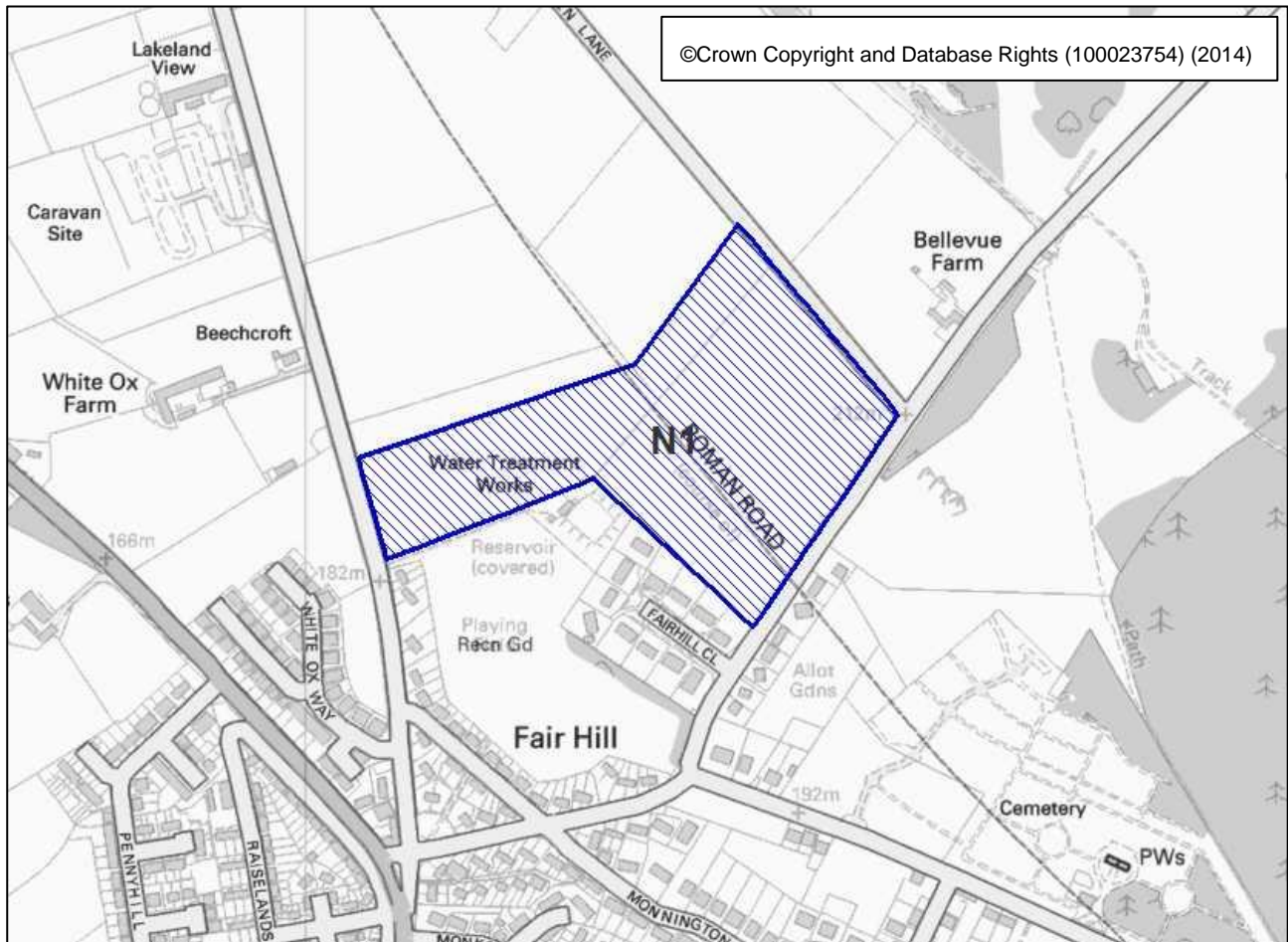
E4 - Land at Carleton Hall Farm, Penrith	
Is this site proposed for development?	Yes
Location	To the south east of the corner of Carleton Road and Carleton Avenue, Penrith East
Size (hectares)	3.80 hectares
Number of Houses	108 at 30d.p.h
Brownfield	No
Description	The site is used for agricultural purposes. The site is a level site which slopes to the boundaries but with minimal topographical constraints.
Is the site suitable?	Yes
Is the site available?	Yes.
Is the site achievable?	Currently unknown.
When will the site be developed?	2020-2025: 108 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No biodiversity issues. • Not within 250m of conservation area. • No Tree Preservation Orders on site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Access improvements required. • Potential impact on setting of listed building. • Extends settlement. • Slight noise from A66. • Potential odour from adjacent farm. • There is a Scheduled Ancient Monument located 190m from the site. • The nearest listed building is located 20m from the site, due to the distance there is potential for the development of the site to affect the setting of the listed building. • A Site of Special Scientific Interest is located 75m from the site (River Eden). • There are a number of trees on the site which appear to be of limited significance, although there is significant woodland adjacent to the site. • The Penrith Masterplan identifies a possible school on the site.
Public consultation response	A total of 37 responses were received of which 35 objected to the site and 2 were neutral. The responses were similar to those above for E3. The potential loss of Carleton Hall Farm

E4 - Land at Carleton Hall Farm, Penrith	
	shop which was considered an important facility for the village was also noted.
Source/Reason it is proposed	The site was identified in the Penrith Masterplan and was included in the 2013 'Housing: Preferred Sites and Policies' document.

Site E4 has a score of 70% with the higher the score the more preferable the site subject to overcoming issues raised.

N1 - Salkeld Road/Fair Hill, Penrith

(Previously P18, P27, P28A)



N1 -Salkeld Road/Fair Hill, Penrith

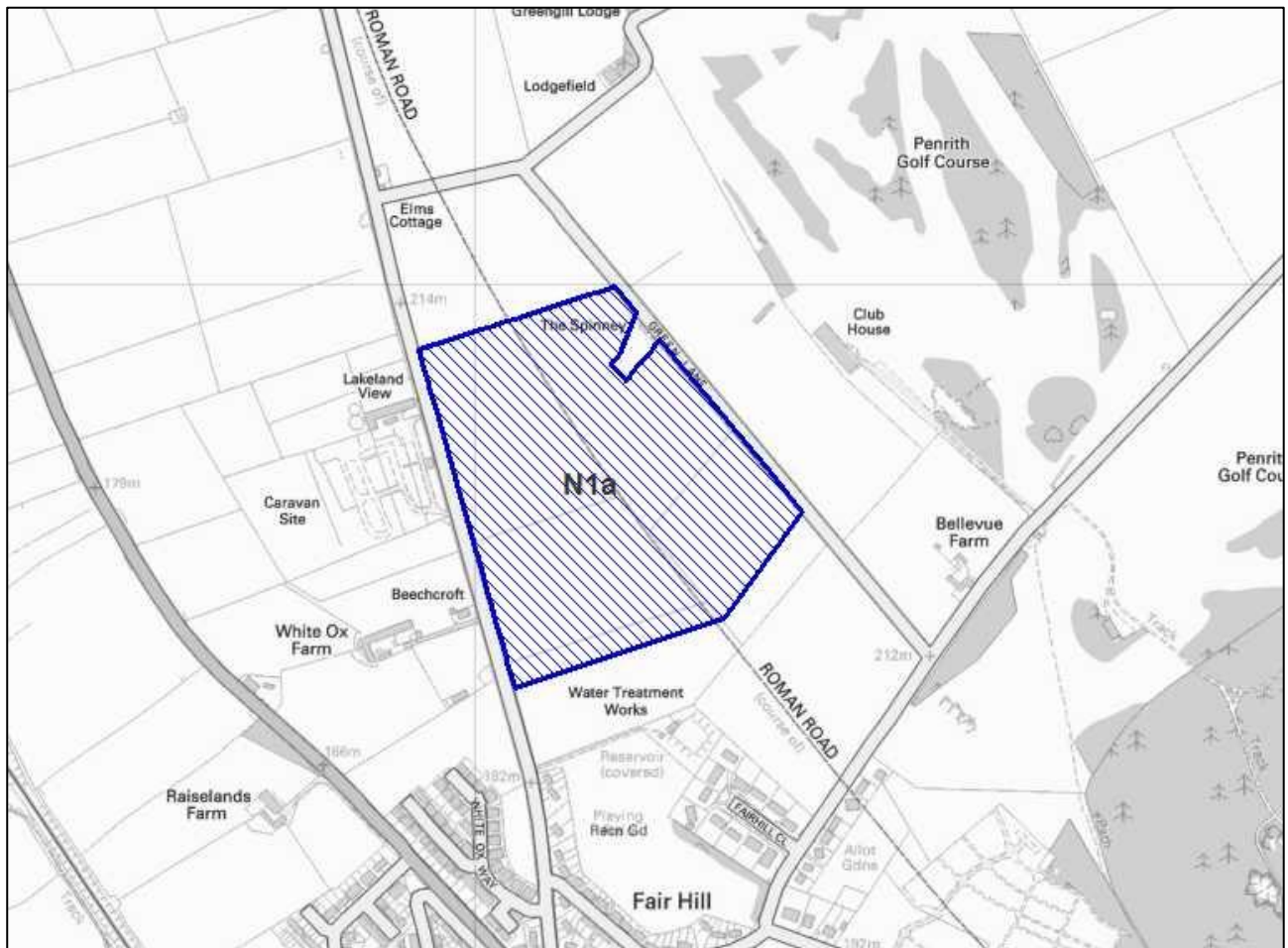
Is this site proposed for development?	Yes
Location	Between Inglewood Road and Green Lane, Penrith North.
Size	7.26 hectares
Number of Houses	A figure of 159 dwellings has been assumed for this site.
Brownfield?	No
Description.	Former site P18 is a level site. Site P27 and P28 is an undulating site presenting topographical constraints. The sites are used for agricultural purposes.
Is the site suitable?	The sites were identified as suitable in the SHLAA.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward.
Is the site achievable?	Yes

N1 -Salkeld Road/Fair Hill, Penrith	
When will the site be developed?	2020-2025: 159 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not within flood zones 2 or 3. • Existing access and visibility. • No signs of contamination. • Within settlement and respects pattern. • Within 160m of Conservation Area but no impact on setting. • No Scheduled Ancient Monuments. • No impact on nearest listed buildings. • No biodiversity issues evident. • Former site P18 is a level site. • Low risk in the masterplan. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Possible issue with presence of groundwater protection zone on or near site. Will require avoidance or mitigation measures to protect water supply. • A surface water drainage strategy will be required. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities. • Potentially important as amenity space within this residential area. • A Roman road runs through the former site P18. • Trees present which have a positive impact on the wider area and are worthy of retention. • Access improvements required - unsatisfactory layout of Inglewood Road/ Scotland Road junction. Access roads require widening, footway and lighting improvements. • Former site P18 is historic land use buffer contamination zone. • Former site P18 is within 250m of conservation area. • Extends the settlement. • Potential to use Beacon Edge to bypass town centre, exacerbated by Carleton Greenfield Extension traffic.

N1 -Salkeld Road/Fair Hill, Penrith	
Public consultation response	There were 5 responses to P18 of which 2 were in support, 2 objections and 1 neutral; 4 responses to P27 of which 1 was in support, 2 objections and 1 neutral; and 6 objections to P28/28a of which 1 was in support, 4 objections and 1 neutral. Landowners confirmed that initial exploratory work has been carried out. Concerns have been expressed by objectors in regards to visual impact by developing what is considered to be a prominent ridge, large scale development is considered to out of character in the areas. UU have noted that there are 2 boreholes on site which would require consideration and appropriate engineering solutions to ensure no harm to water quality. Required highway junction improvements were also noted.
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith. P18 is included within deliverable sites in the Annual Monitoring Report. The sites are included as suitable in the SHLAA and were also included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document.

As a combined site, N1 has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

N1a - Salkeld Road, Penrith (previously P28, P29 and P30)



N1a - Salkeld Road, Penrith	
Is this site proposed for development?	N1a is proposed for development in the longer term together with site N1. The additional extension northwards covering (Site P31) is not proposed for allocation.
Location	Land between Inglewood Road and Green Lane. The sites form an extension to Masterplan site N1 (P18, P27, P28 – Salkeld Road/Fair Hill). Penrith North.
Size	10.15 hectares
Number of Houses	Unknown – will depend on masterplanning.
Brownfield?	No
Description	Greenfield site. The site is used for agricultural purposes.
Is the site suitable?	Yes – identified as suitable in the SHLAA.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward.
Is the site achievable?	Yes

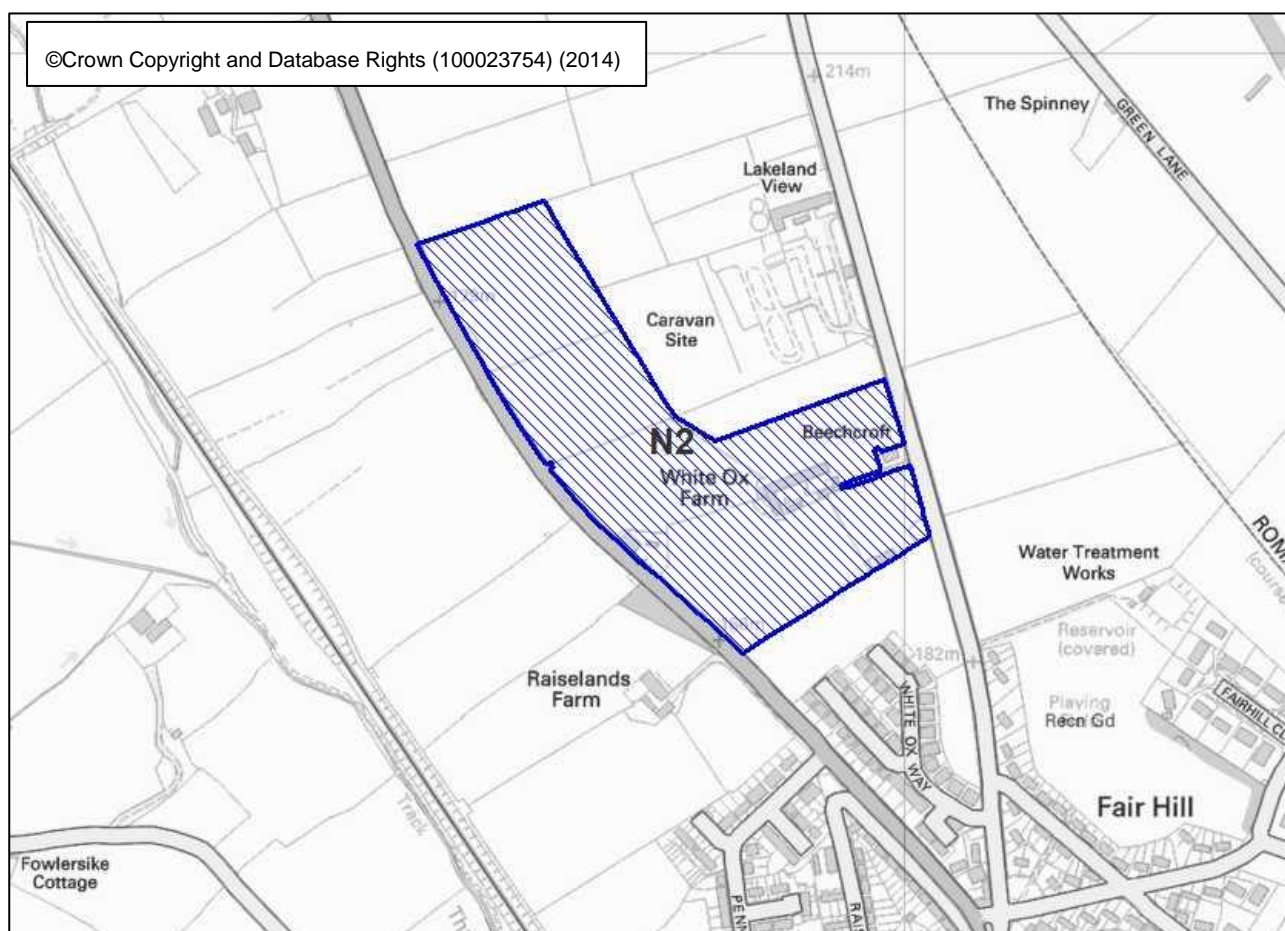
N1a - Salkeld Road, Penrith	
When will the site be developed?	2026-32
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No biodiversity issues. • No Listed buildings within 250m. • Not within 250m of conservation area. • No Scheduled Ancient Monuments within 250m of site. • No contamination on site. • No topographical constraints. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Possible issue with presence of groundwater protection zone on or near site. Will require avoidance or mitigation measures to protect water supply. • Extends settlement. • Potential road noise. • Access improvements required. • The access onto the road at former Site P29 does not appear to be in use and the main access is through the existing fields. An alternative access would be required. • There is a right of way adjacent the northern boundary of former Site P31. • The only historic land use identified is filled ground within 250m of this site. Any development of this site would require further assessment as to the likelihood of gas migration from this site to the proposed properties. • A Roman road runs through the site. • Unsatisfactory layout of Inglewood Road/ Scotland Road junction - redesign needed. • Potential to use Beacon Edge to bypass town centre, exacerbated by Carleton Greenfield Extension traffic. • Access roads require widening, footway and lighting improvements. • Cycle and pedestrian accessibility. • Public transport accessibility. • There are Pylons / electric cables at former site P30.

N1a - Salkeld Road, Penrith	
Public consultation response	There were 9 responses covering P29-31 of which 3 were in support, 3 objected and 3 were neutral. Objections covered issues of visual impact, loss of agricultural land, increased disruption from people, traffic and construction work to the area which is currently largely undeveloped.
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith. The site was identified within the SHLAA as being suitable. The site was also included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document.

As a combined site, N1a has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

N2 - White Ox Farm, Penrith

(Previously P41, P69, P70, P72, P58, P96, P97)



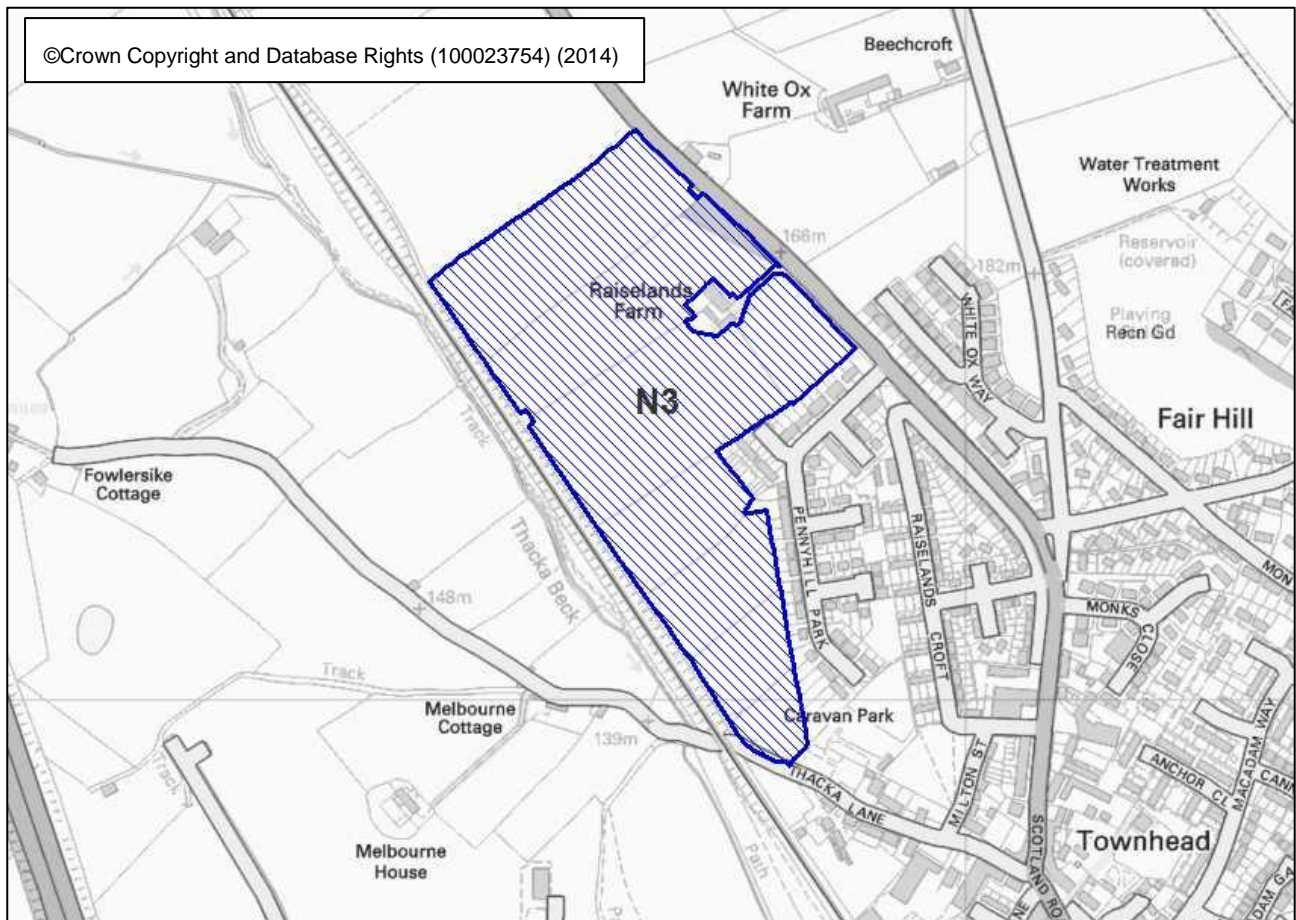
N2 - White Ox Farm, Penrith	
Is this site proposed for development?	Not within the lifetime of the plan unless needed due to undersupply elsewhere.

N2 - White Ox Farm, Penrith	
Location	Between the A6 and Inglewood Road, Penrith North.
Size (hectares)	8.38 hectares
Number of Houses	A figure of 155 has been estimated for the site.
Brownfield	No (but former site P58 incorporates White Ox Farm buildings)
Description	This is a greenfield site centred on White Ox Farm. It is currently used for agricultural purposes. There are some disused rural buildings.
Is the site suitable?	The site was identified as suitable in the SHLAA.
Is the site available?	There was a planning application (12/0222) for 60 retirement apartments on Site P41 has been refused and dismissed on appeal.
Is the site achievable?	Yes.
When will the site be developed?	In the longer term if needed.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No contamination evident. • No biodiversity issues. • No Listed buildings within 250m. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. • No Tree Preservation Orders on the site. • Respects character of settlement. • Potential for reuse of existing agricultural buildings on former site P58. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Open countryside. • Noise from A66. • Site has varied topography - Part of former site P41 is level with parts sloping towards the A6 although the slope is minimal. Former sites P56, 69, 70, 72 and 97 slope towards the A6 and the site level is higher than the road, with P97 dropping steeply. Sites P58 and 96 are level. • Potential habitats for bats and owls at former site P58. • There is a grazing marsh designation 215m from former site P97. • Part of the site may need to be used for a new school. • Access: There is an existing access to former site P41, 58 and 72 from Inglewood Road which has good visibility. There is also existing access to site P56. There is an existing access to former sites P69, 70, 96

N2 - White Ox Farm, Penrith	
	<p>and 97 which serves the field which has poor visibility. Therefore improvements or an alternative is required.</p> <ul style="list-style-type: none"> • Boundary hedgerows exist on former sites P69, P72 P70 and P97. There are a number of trees which border the site which appear to be of varying significance. • There are a number of trees on former sites P70 and P72 which border the site which appear to be of varying significance. Three groups of trees along the edge is worthy of protection and retention. There are a number of trees which border Site P97 which appear to be of varying significance. • There are electric cables across former site P70 and phone lines at the centre of site P72. • Former sites P72, P96, and P97 fall, with the Historic Land Use Buffer contamination zone, Site P58 is also currently a farmstead and so would require at least a Phase 1 assessment (desk top study, site walkover and preliminary risk assessment) and possibly a Phase 2 assessment (site investigation) prior to any planning decision being taken. • A permitted Gypsy and Traveller site lies adjacent to the site to the North West.
Public consultation response	<p>There were 25 responses received in total to the sites. Of these 6 were in support, 10 objected and 9 neutral. Landowners confirmed that they were in support of the masterplan approach and prepared to work together to achieve a suitable outcome. Objections were received in regards to the visual impact and potential congestion problems. Expected necessary highway improvements were detailed.</p>
Source/Reason it is proposed	<p>Former site P41 was identified within the SHLAA as being suitable. The site also forms site N2 in the Penrith Masterplan. The sites were also included in the Housing Issues and Options Paper (2007), the Housing - Alternative Sites consultation in 2008 and the 2013 'Housing: Preferred Sites and Policies' document.</p>

As a combined site, N2 has a score of 70% with the higher the score the more preferable the site subject to overcoming issues raised.

N3 - Raiselands, Penrith (Previously P19 – P25)



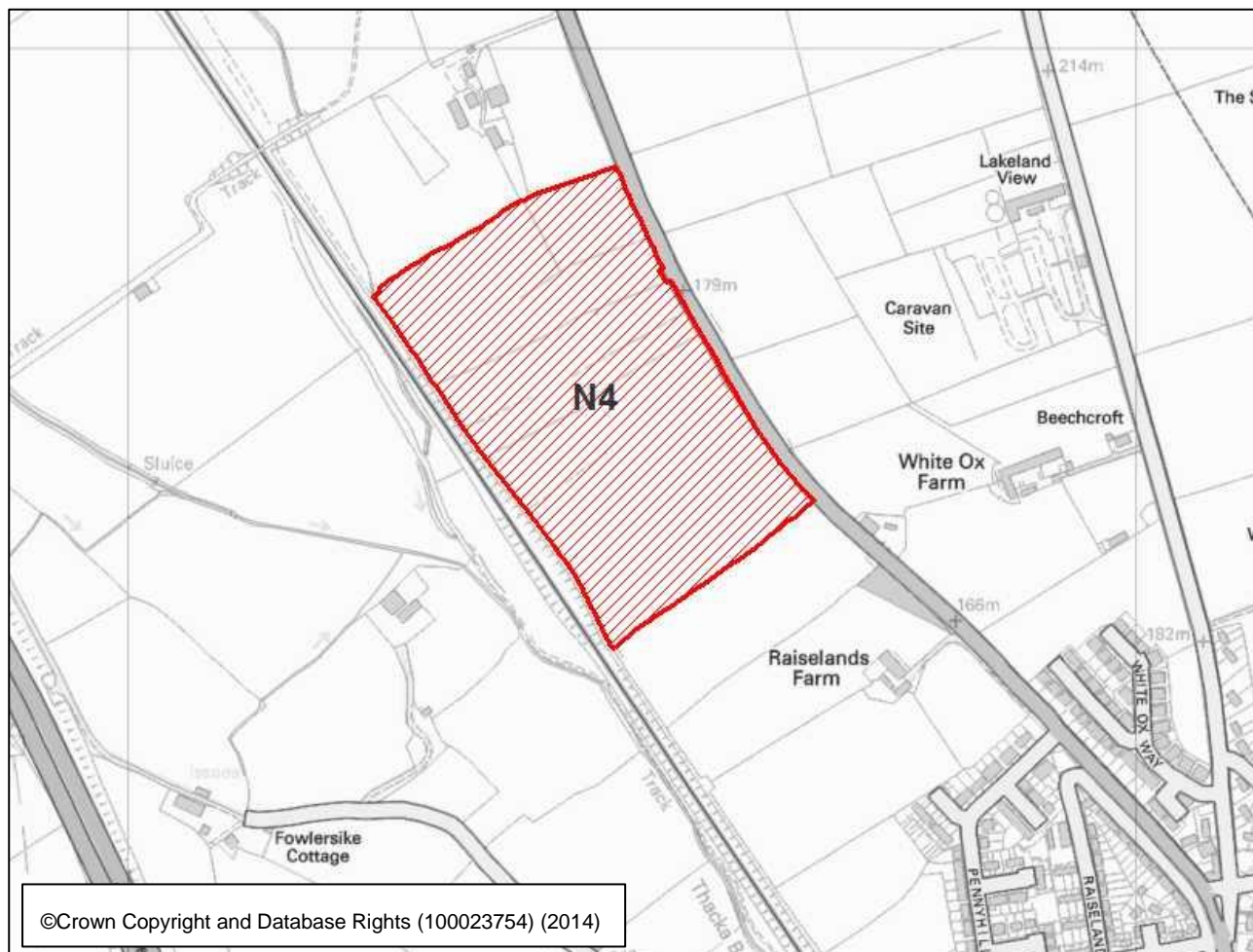
N3 –Raiselands, Penrith	
Is this site proposed for development?	Yes
Location	Land at Raiselands Farm, between the A6 and West Cost Main Line, Penrith North.
Size	Total = 11.06 hectares
Number of Houses	<p> P19 = 12 P20 = 20 P21 = 29 P22 = 32 P23 = 102 P24 = 67 P25 = 71 </p> <p>Total = 332 at 30d.p.h.</p> <p>Due to topographical constraints an initial figure of 150 dwellings has been assuming based on Masterplan advice.</p>
Brownfield?	No

N3 –Raiselands, Penrith	
Description	This is mostly a greenfield site centred on Raiselands Farm. Most of the site appears to be used for agricultural grazing.
Is the site suitable?	The site was identified as suitable in the SHLAA and Annual Monitoring Report.
Is the site available?	A planning application for housing development on the site has been submitted.
Is the site achievable?	Yes
When will the site be developed?	2026-2032: 150 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located at edge of settlement. • Topography will limit visual impact. • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Potential road and rail noise. • Former sites P20, 21, 22, 23, and 24 are sloping sites, sloping towards the railway line. • Former sites P20, 21, 22, 23, 24 are within the historic Land use contamination buffer zone. • Former site P24 is 220m from Grazing Marsh designation, and Site P25 is 70m from Grazing Marsh designation. • Significant trees adjacent to the A6 at former sites P24 and P25. • Access issues. Former sites P20, 21 and 22 have an existing access via the field entrance which goes onto the track beside the railway line. Site P24 is currently accessed through the farmyard. There is potential for access from both the A6 (the site has an existing access via the field entrance however visibility splays are poor) and through the adjacent sites. Sites should be looked at in relation to any proposed extension to Gilwilly Business Park including the provision of a link road. Alternatively, the sites could be accessed via loop road from Pennyhill Park to new access onto A6, the whole being constructed in accordance with Homezone principles including retrofit Homezone

N3 –Raiselands, Penrith	
	<p>on Pennyhill Park.</p> <ul style="list-style-type: none"> • A right of way runs up the western edge of the site. • Possible rail noise for the West Coast Main Line. • There are hedgerows on the boundary of the site and a significant group of trees adjacent to the A6 on the former site P24. • There is a Victorian landfill and some filled ground within 250m of some of the sites. However, that both historic land use sites are likely to be topographically above the level of the proposed residential sites and are therefore unlikely to give rise to any concerns regarding gas migration. • The land is in multiple ownerships. • Moderate risk in the masterplan.
Public consultation response	<p>One neutral response was received which observed that the land is agricultural but strongly influenced by the M6, rail line and industrial estate with weak field boundaries. Consideration should be given to slackening off densities as the development moves further into the rural area and archaeological evaluation will be needed to accompany any application.</p>
Source/Reason it is proposed	<p>Proposed to form part of the urban extension for Penrith - Site N5 in the Penrith Masterplan. Proposal from the Eden Local Plan Review consultation. The site was identified within the AMR as being deliverable. The site was also included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document.</p>

As a combined site, N3 has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.

N4 - Field adjacent Raiselands - Greenfield Extension, Penrith (Previously P66 & P99)

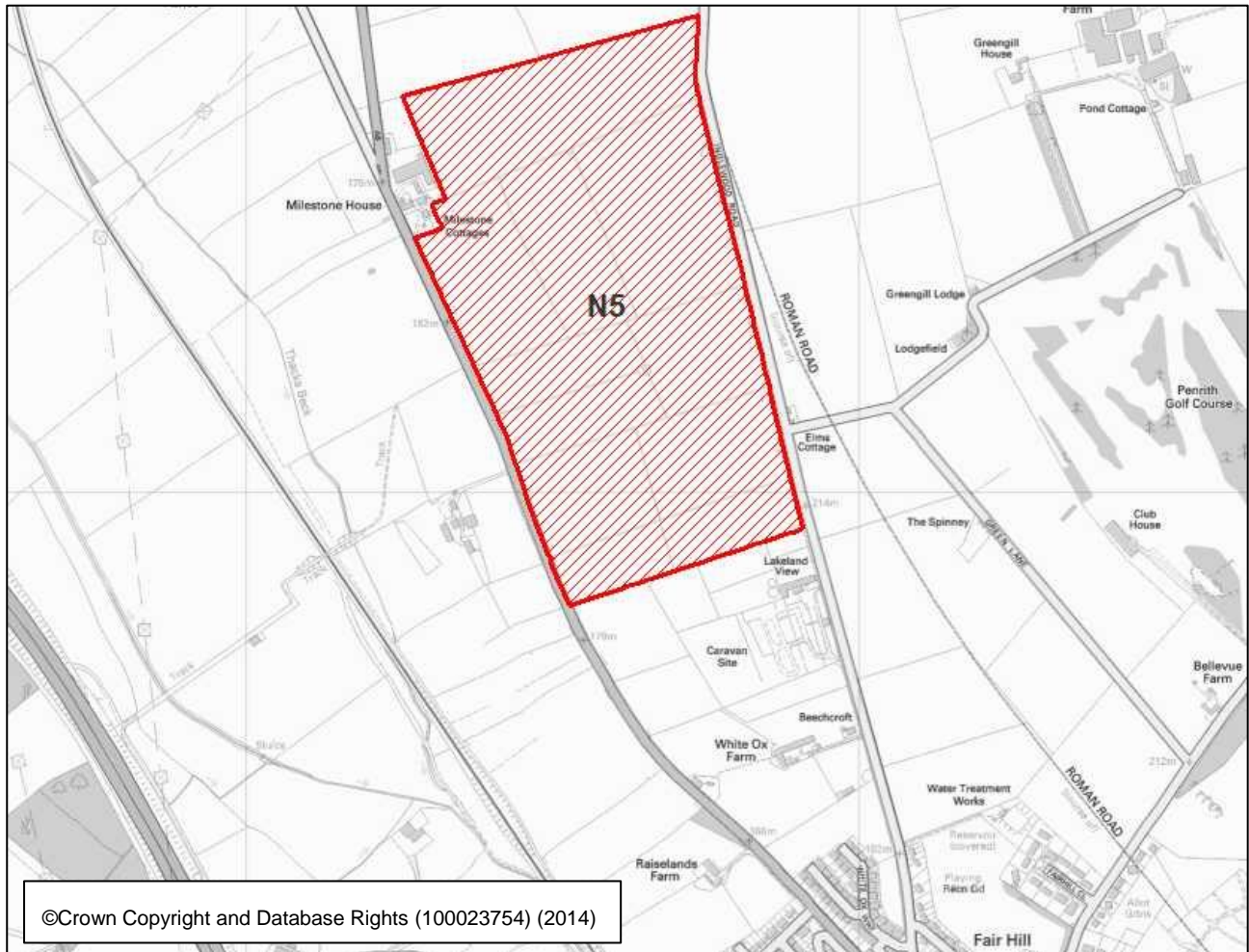


Site N4 - Field adjacent Raiselands - Greenfield Extension, Penrith	
Is this site proposed for development?	No
Location	Field to the north of Site P25, west of the A6, Penrith North.
Size (hectares)	Total = 10.22 hectares
Number of Houses	P66 = 152 P99 = 154 Total = 306 at 30d.p.h. An initial estimate of 150 dwellings has been made for the site due to topographical constraints.
Brownfield	No
Description	The site appears to be used for agricultural grazing. The site slopes towards the railway and is undulating therefore there are some topographical constraints.
Is the site suitable?	The site was identified within the SHLAA as being unsuitable as it extends into open countryside.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward.

Site N4 - Field adjacent Raiselands - Greenfield Extension, Penrith	
Is the site achievable?	Currently unknown.
When will the site be developed?	n/a
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No listed buildings within 250m. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Open countryside. • Sloping site. • Potential road and rail noise. • Historic Land use contamination buffer zone. • Grazing Marsh designation. • A right of way is located on the western boundary of the site. • Boundary hedgerows. • Two cables run across the site. • The site is accessed onto the A6; improvements would be required to the visibility. • Identified as high risk in the Masterplan due to isolation from the town and varied topography.
Public consultation response	Two responses were received, one in support from landowners and a further neutral response offering comments over the influence of existing urban factors such as the M6 and industrial estates on the land slackening densities as the site progresses to the north.
Source/Reason it is proposed	Identified as a potential site in the Penrith Masterplan. Site P66 was identified within the SHLAA as being unsuitable as it extends into open countryside. It was also considered in the Housing - Alternative Sites consultation in 2008.

As a combined site, N4 has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

N5 - Inglewood Road Extension, Penrith (Previously P42 – P51)

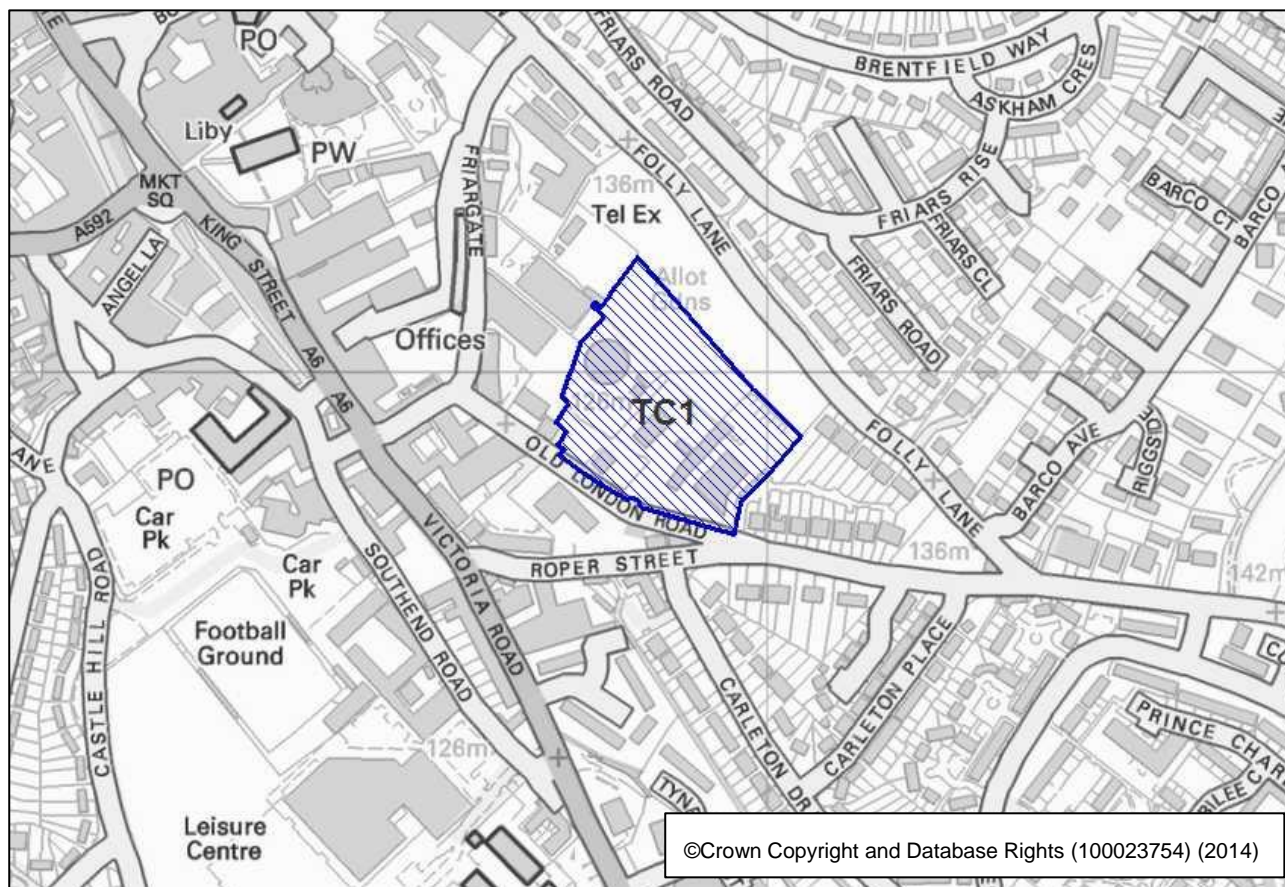


Site N5 - Inglewood Road Extension, Penrith	
Is this site proposed for development?	No
Location	Greenfield sites West of Inglewood Road, Penrith North.
Size	Total = 38.94 hectares
Number of Houses	Total = 1,168 at 30 d.p.h.
Brownfield?	No
Description	The site is used for agricultural purposes. There are no buildings on the site. The site is located within the open countryside unrelated to the existing settlement. There is a derelict stone barn located between former sites P45 and P46.
Is the site suitable?	Identified as unsuitable in the SHLAA as the site sits well beyond the development limits of Penrith.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward.
Is the site achievable?	Yes.

Site N5 - Inglewood Road Extension, Penrith	
When will the site be developed?	The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No contamination evident. • No biodiversity issues. • No Listed buildings within 250m. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Open countryside. • Noise from A66 and Railway. • Access improvements required for sites former sites P42, 43, P44 and P45. • Sloping site. Former sites P42, 43, 45, 46, 49, P50 slope towards the A6 and the site level is higher than the road. • Tree Preservations Orders on former sites P44, P47 and P51. • Boundary hedgerows exist on the former sites P42 and P46-51. • A grazing marsh is located 215m from the former site P43. • The neighbouring use is a scrap yard and caravan park. Possible light pollution and disturbance from the scrap yard. • There are electric cables cross the formers sites P48 and P51. • There is a right of way separating the northern boundaries of former sites P48, 49 and 50 and the southern edge of Site P51. • Former site P51 is adjacent to an existing commercial unit where the potential noise generated on the site could cause a conflict with residential dwellings. • Identified as 'high risk' in the Masterplan.
Public consultation response	One response was received on the basis that the sites would be visible from the Lakeland Fells, there would be an unnecessary loss of green fields which are a feature of the town and existing traffic problems in the town would be worsened.
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith. The site was included in the SHLAA but considered to be unsuitable. The sites were also included in the Housing Issues and Options Paper (2007).

As a combined site, N5 has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.

TC1 - Former Penrith Gasworks, Penrith (Previously P59, P60 & P95)



P95 (part of TC1 - Former Penrith Gasworks), Penrith	
Is this site proposed for development?	Yes
Location	Between Old London Road and Folly Lane, Penrith Central
Size (hectares)	0.82 hectares
Number of Houses	27 at 50 d.p.h. (only a portion of this site is to be disposed of).
Brownfield	Part
Description	There are a number of buildings on the site which due to their materials of construction and state of repair are not suitable for conversion. There are allotments to the rear of the site. Part of the site could be used for additional allotments should there be a shortage.
Is the site suitable?	The site was identified as suitable in the SHLAA.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be in use and therefore the use would need to cease or relocate in order for the site to be available. The site is a level site.

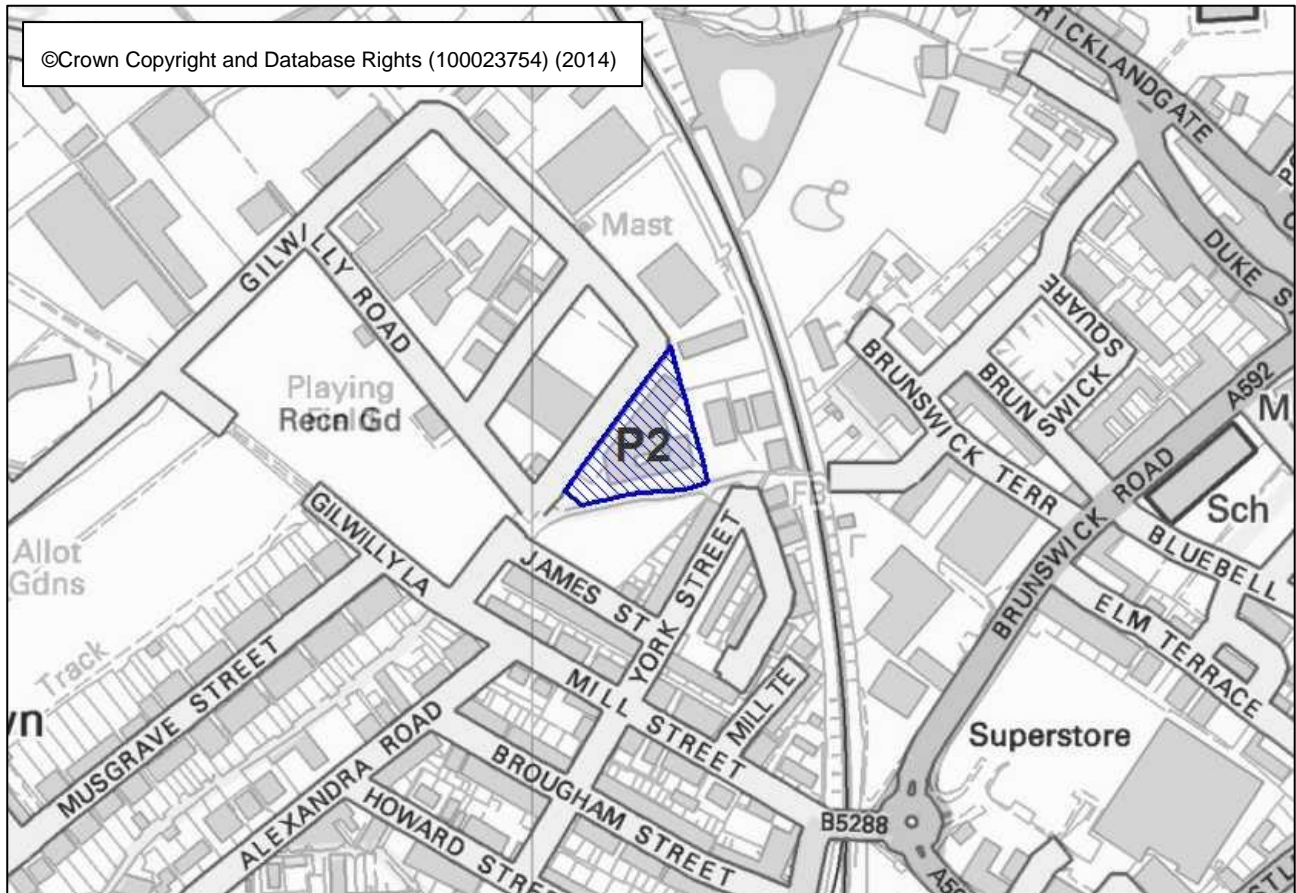
P95 (part of TC1 - Former Penrith Gasworks), Penrith	
Is the site achievable?	Yes
When will the site be developed?	2020-2025: 27 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access and visibility. • Within settlement and respects. • No Scheduled Ancient Monument within 250m of site. • Listed buildings within 250m but no impact. • Not within flood zones 2 or 3. <p>Issues to consider</p> <ul style="list-style-type: none"> • Part of site could be used for allotments. • Main River adjacent site. • Contamination study required due to commercial use and Historic Land use classification. • Within 55m of Conservation Area. • Potential for biodiversity issues such as bats on the site due to buildings. • Road noise from surrounding network - not excessive. • The site has both residential and commercial uses surrounding it which raises issues such as amenity of the site and existing uses.
Public consultation response	One neutral comment was received indicating that the delivery of the site should be co-ordinated utilising a masterplan approach.
Source/Reason it is proposed	The site was identified within the SHLAA as being suitable. . The site was also included in the Housing - Alternative Sites consultation in 2008 and the 2013 'Housing: Preferred Sites and Policies' document.

Site TC1 has a score of 79% with the higher the score the more preferable the site subject to overcoming issues raised.

P1 - Pennyhill Park, Penrith

The site was included in earlier consultation documents but has been removed as the site is now a caravan park and the owner does not wish to see it come forward for housing development.

P2 - Gilwilly Road, Penrith



P2 - Gilwilly Road, Penrith	
Is this site proposed for development?	Yes
Location	End of York Street, Penrith Central
Size	0.33 hectares
Number of Houses	17 at 50 dwellings per hectare
Brownfield?	Yes
Description	The site is adjacent to a private bus maintenance depot and railway. The site has disused commercial buildings on it and was previously in industrial use. Due to the materials that the building is constructed from and its poor condition it is not suitable for conversion to residential.
Is the site suitable?	Yes

P2 - Gilwilly Road, Penrith	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be in a derelict condition and therefore available. However there is a possibility it may be being used as additional storage area by the adjoining industry and consequently they may need to cease or relocate in order for the site to be available. For this reason the site has been phased towards the end of the plan period.
Is the site achievable?	Yes
When will the site be developed?	2025-2032
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access. • Within settlement and respects form. • Not within flood zones 2 or 3. • No listed buildings impacted. • Level Site. • No Scheduled Ancient Monument within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Conservation area 65m from site. • Potential for biodiversity issues such as bats on the site due to buildings. • Neighbouring industrial use. • Access onto industrial estate road perhaps inappropriate in terms of residential amenity. Footway provision and accessibility to town centre would need to be improved. • Given the former industrial use a Phase 1 assessment would be initially required and possibly a Phase 2 assessment prior to any planning decision.
Public consultation response	One neutral response was received stating that a new access would be required.
Source/Reason it is proposed	The site was included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document. Identified in the Urban Capacity Study. The site was identified within the SHLAA but discounted due to size.

Site P2 has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised.

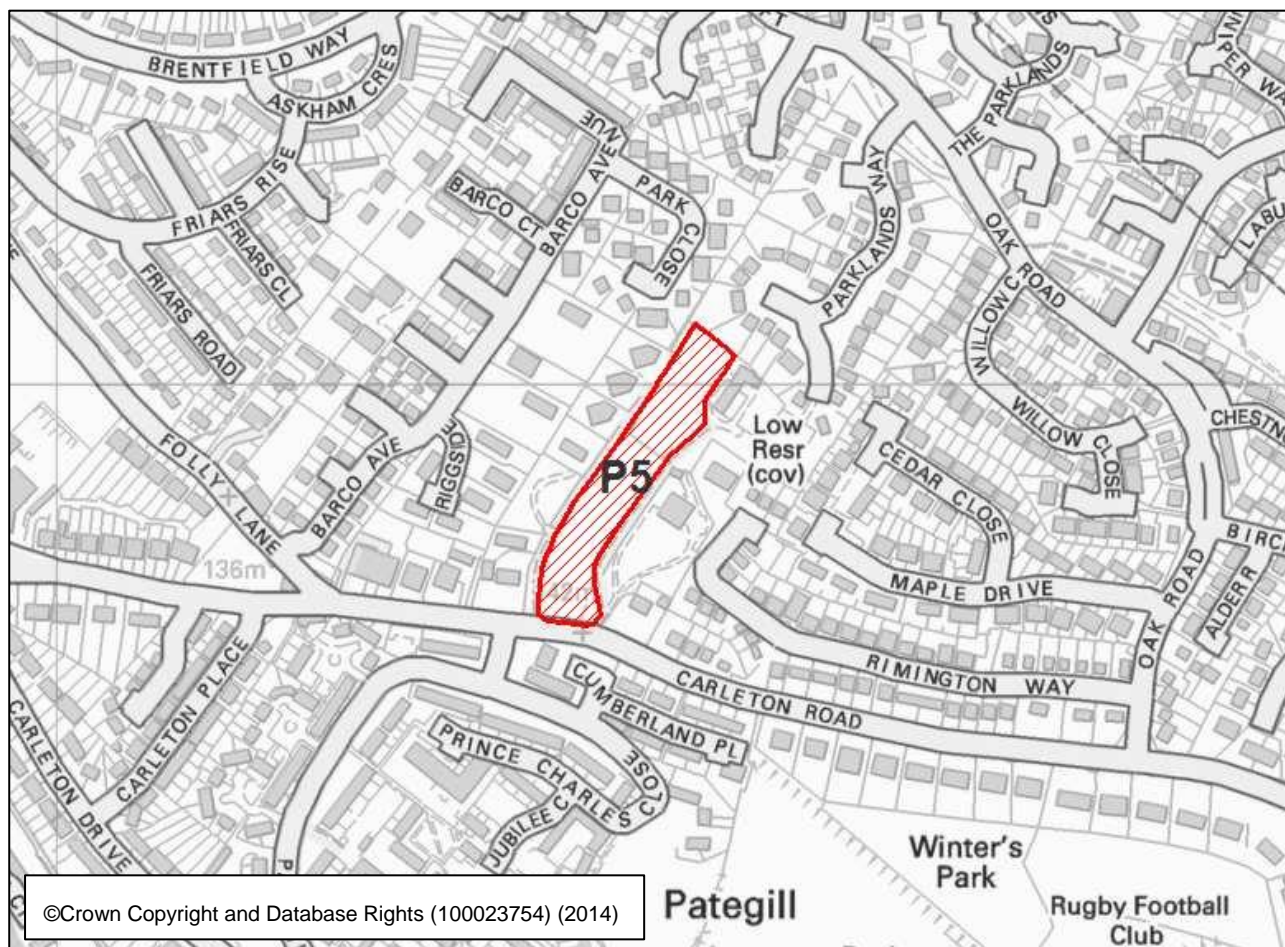
P3 - Sandcroft, Penrith

The site was included in earlier consultation documents but has been removed as the site has received planning permission.

P4 - Beacon Square, Penrith

The site was included in previous rounds of consultation but has been removed the site now has planning permission for three dwellings (Case reference 12/0040).

P5 - Chancery Lane, Penrith



P5 - Chancery Lane, Penrith	
Is this site proposed for development?	No
Location	East of Chancery Lane, Penrith Central
Size	0.79 hectares
Number of Houses	24 at 30 d.p.h.
Brownfield?	No
Description	The site is located within the settlement of Penrith and is a greenfield site. The site appears to be managed with the grass cut or grazed.

P5 - Chancery Lane, Penrith	
Is the site suitable?	The site was identified within the SHLAA as being suitable subject to highways issues and works to mitigate topography. However, the site is not currently proposed for development due to its topography, local amenity value and presence of protected trees on the edges of the site.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not within flood zones 2 or 3. • Existing access and visibility. • No signs of contamination. • Within settlement and respects pattern. • Not in Conservation Area. • No Scheduled Ancient Monuments. • No impact on nearest listed buildings. • No biodiversity issues evident. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Potentially important as amenity space within this residential area. • Sloping site - the land rises steeply from Carleton Road. • There are Tree preservation Orders on the site at the road side and at the edge of the site. • Potential highways issues with Carleton Lane and the existing junction of Pategill Road. • A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required; ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required.
Public consultation response	No responses received.
Source/Reason it is proposed	<p>The site was included in the Housing Issues and Options Paper (2007).</p> <p>Identified in the Urban Capacity Study. The site was identified within the SHLAA as being suitable.</p>

Site P5 has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised.

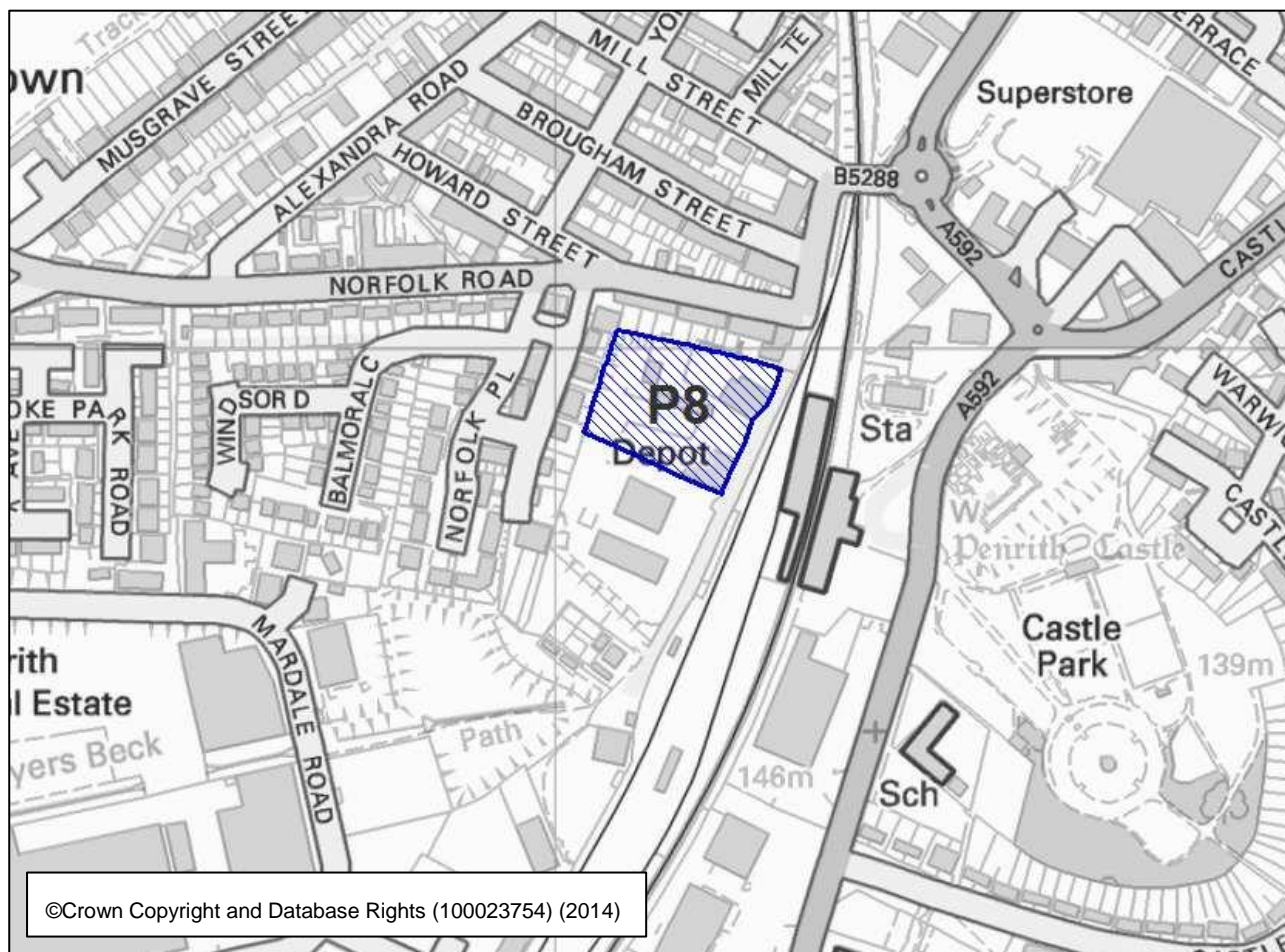
P6 - Winters Park, Penrith

This site was included in previous rounds of consultation but has been removed as the landowners have confirmed they do not wish to see it promoted for development.

P7 - Beaconhill, Fell Lane, Penrith

This site was included in previous rounds of consultation but has been removed as it is currently under construction.

P8 - Myers Lane, Norfolk Road, Penrith



P8 - Myers Lane, Norfolk Road, Penrith

Is this site proposed for development?	Yes
Location	Depot at Myers Lane, Penrith Central
Size	0.63 hectares
Number of Houses	32 at 50 d.p.h.
Brownfield?	Yes
Description	The site is located within the settlement of Penrith. The site is a level site. The site is adjacent to industrial warehouses, a railway line and residential buildings.

P8 - Myers Lane, Norfolk Road, Penrith	
	There are existing commercial buildings on the site - 3 warehouses and one storage garage. Due to the materials that the buildings are constructed from they are not suitable for conversion to residential use.
Is the site suitable?	Identified in the SHLAA as suitable.
Is the site available?	Planning application number 11/0748 - Erection of extension to existing commercial building, was given full approval on the 17 th October 2011. Due to the recently approved planning application for the extension of an existing commercial building it is evident the site is currently being used as employment land, consequently they may need to cease tenancy or relocate in order for the site to be available.
Is the site achievable?	Yes.
When will the site be developed?	2020-2025. The site is currently in use.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access. • Within settlement and respects form. • Not within flood zones 2 or 3. • No listed buildings impacted. • Level Site <p>Issues to consider</p> <ul style="list-style-type: none"> • Scheduled Ancient Monument within 250m of site. • Conservation area 25m from site. • Potential for biodiversity issues such as bats on the site due to buildings. • Neighbouring industrial use. • Desk study for potential site contamination required. • A public right of way borders the site. • Would require highway improvement works. • The site sits opposite the railway station so soundproofing would be required. • Myers Lane is not publicly maintainable and would need to be made up to adoption standards. • Turning movements at Norfolk Road may exacerbate existing peak hour congestion. • A public footpath runs along the east boundary and therefore there is an opportunity for an enhancement to this public area.
Public consultation response	One neutral response received stating that improvements to Myers Lane would be required for access.

P8 - Myers Lane, Norfolk Road, Penrith	
Source/Reason it is proposed	<p>An Eden Local Plan 1996 that has not been developed.</p> <p>The site was included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document.</p> <p>The site was identified within the SHLAA as suitable.</p>

Site P8 has a score of 78% with the higher the score the more preferable the site subject to overcoming issues raised.

P9 - Haweswater Road, Penrith

This site was included in previous rounds of consultation as a site allocation from the 1996 Local Plan but has been removed as it has been developed.

P10 to P14 - Carleton Greenfield Extension, Penrith

These sites are now included in site E1

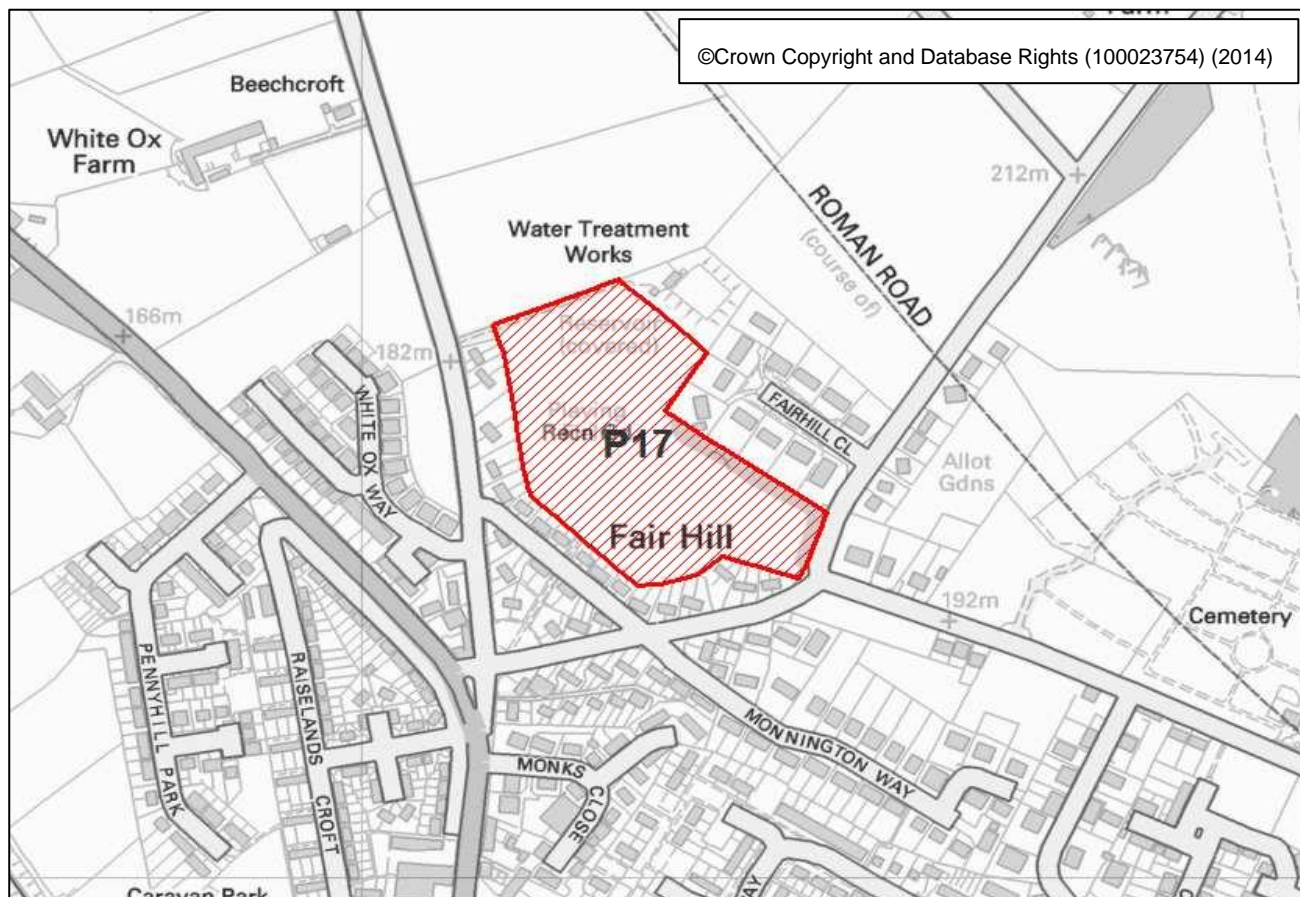
P15 - Carleton Hill Farm / Veterinary Centre, Penrith

This site is now included as site E2.

P16 - Carleton, Penrith

This site is now included as site E3.

P17 - Fair Hill Playing Field, Penrith



P17 - Fair Hill Playing Field, Penrith	
Is this site proposed for development?	No
Location	Land south east of Fair Hill Close, Penrith North.
Size	3.36 hectares
Number of Houses	101 at 30d.p.h.
Brownfield?	No
Description	Site P17 is a sloping site which slopes towards the residential properties and is currently recreational open space. There is a plateau on the site in the top corner.
Is the site suitable?	Yes
Is the site available?	The site is in council ownership.
Is the site achievable?	Yes
When will the site be developed?	The site is not considered suitable for development given its amenity value and use as recreational land.
Issues/Constraints	Positive considerations <ul style="list-style-type: none"> • Not within flood zones 2 or 3. • Existing access and visibility.

P17 - Fair Hill Playing Field, Penrith	
	<ul style="list-style-type: none"> • No signs of contamination. • Within settlement and respects pattern • Within 160m of Conservation Area but no impact on setting. • No Scheduled Ancient Monuments. • No impact on nearest listed buildings. • No biodiversity issues evident. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Existing playing field appears well used. • Potentially important as amenity space within this residential area. The site is currently used as playing fields and is often cited as providing local public open space for the north of the town when considering planning applications. • Sloping site. • Trees which have a positive impact on the wider area worthy of retention. • Unsatisfactory layout of Inglewood Road/ Scotland Road junction - redesign needed. • Cycle, pedestrian and public transport accessibility. • Source Protection Zone on site (water supply) • This site is indicated as a former quarry which since it is now described as a playing field is assumed to now be infilled. This would therefore require a Phase 1 assessment and possibly a Phase 2 including gas monitoring. • There are a number of trees on the site which appear to be of significance and potentially worthy of protection due to the wider impact the trees have on the area.
Public consultation response	No responses were received.
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith. The site was not included in the SHLAA as it is in use as a playing field. The site was also included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document.

Site P17 has a score of 67% with the higher the score the more preferable the site subject to overcoming issues raised.

P18 - Salkeld Road / Fairhill Greenfield Extension, Penrith

This site is now included in site N1.

P19 to P25 - Raiselands, Penrith

These sites are now included in site N3.

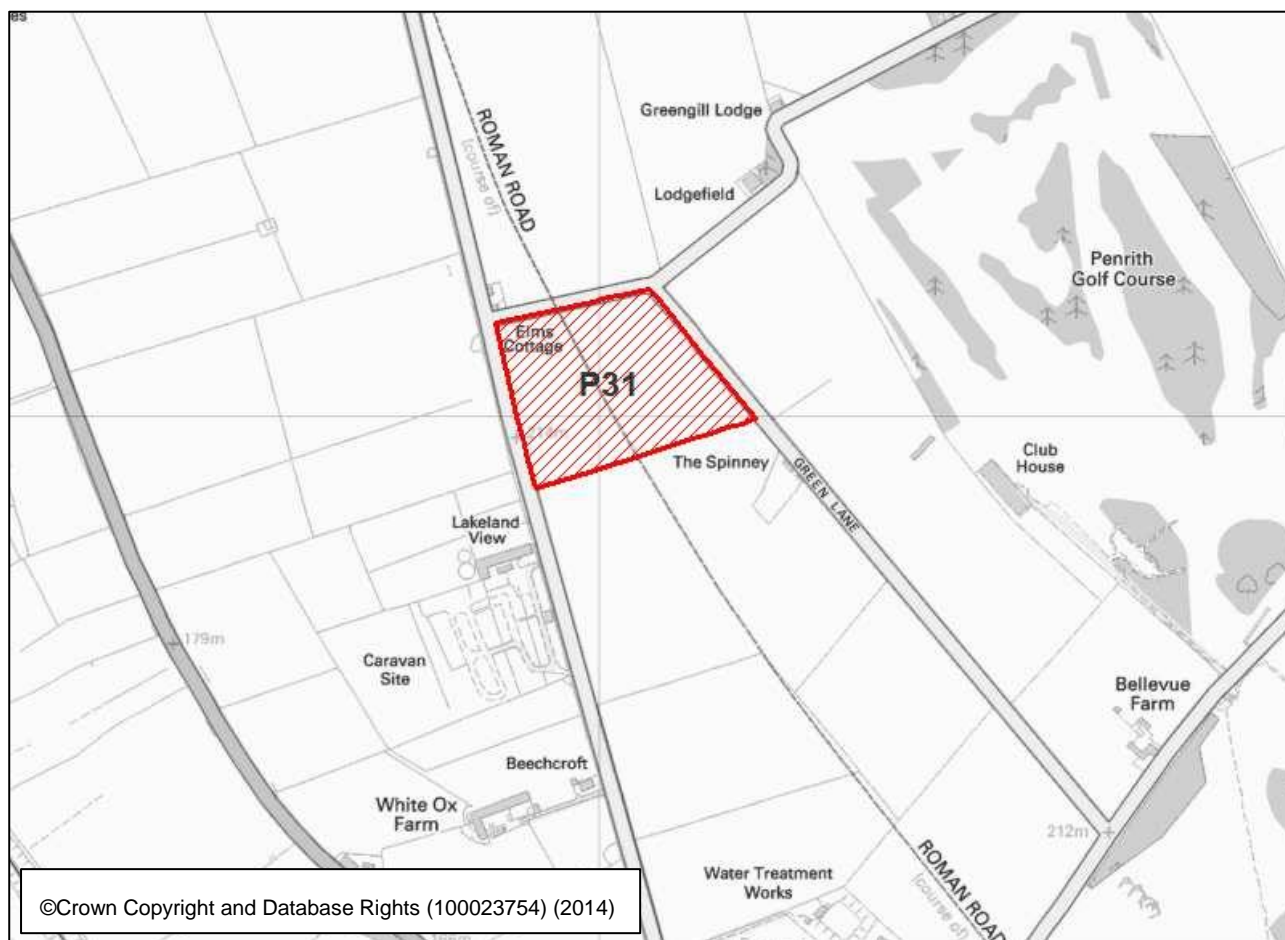
P26 - Carleton, Penrith

This site is now included in site E3

P27 to P30 - Salkeld Road / Fair Hill Greenfield Extension, Penrith

These sites are now included in site N1.

P31 - Salkeld Road Extension, Penrith



P31 - Salkeld Road Extension, Penrith	
Is this site proposed for development?	No
Location	Land between Inglewood Road and Green Lane. The site forms an extension to Masterplan site N1 (P18, P27, P28 – Salkeld Road/Fair Hill). Penrith North.
Size	3.53 hectares
Number of Houses	106
Brownfield?	No

P31 - Salkeld Road Extension, Penrith	
Description	Greenfield site. The site is used for agricultural purposes.
Is the site suitable?	Yes – identified as suitable in the SHLAA.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward.
Is the site achievable?	Yes
When will the site be developed?	The site is not proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No biodiversity issues. • No Listed buildings within 250m. • Not within 250m of conservation area. • No Scheduled Ancient Monuments within 250m of site. • No contamination on site. • No topographical constraints. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Possible issue with presence of groundwater protection zone on or near site. Will require avoidance or mitigation measures to protect water supply. • Extends settlement. • Potential road noise. • The access onto the road at Site P29 does not appear to be in use and the main access is through the existing fields. An alternative access would be required. • There is a right of way adjacent the northern boundary of Site P31. • The only historic land use identified is filled ground within 250m of this site. Any development of this site would require further assessment as to the likelihood of gas migration from this site to the proposed properties. • A Roman road runs through the site. • Potential to use Beacon Edge to bypass town centre, exacerbated by Carleton Greenfield Extension traffic. • Access roads require widening, footway and lighting improvements. • Cycle and pedestrian accessibility. • Public transport accessibility. • There are Pylons / electric cables at Site P30.

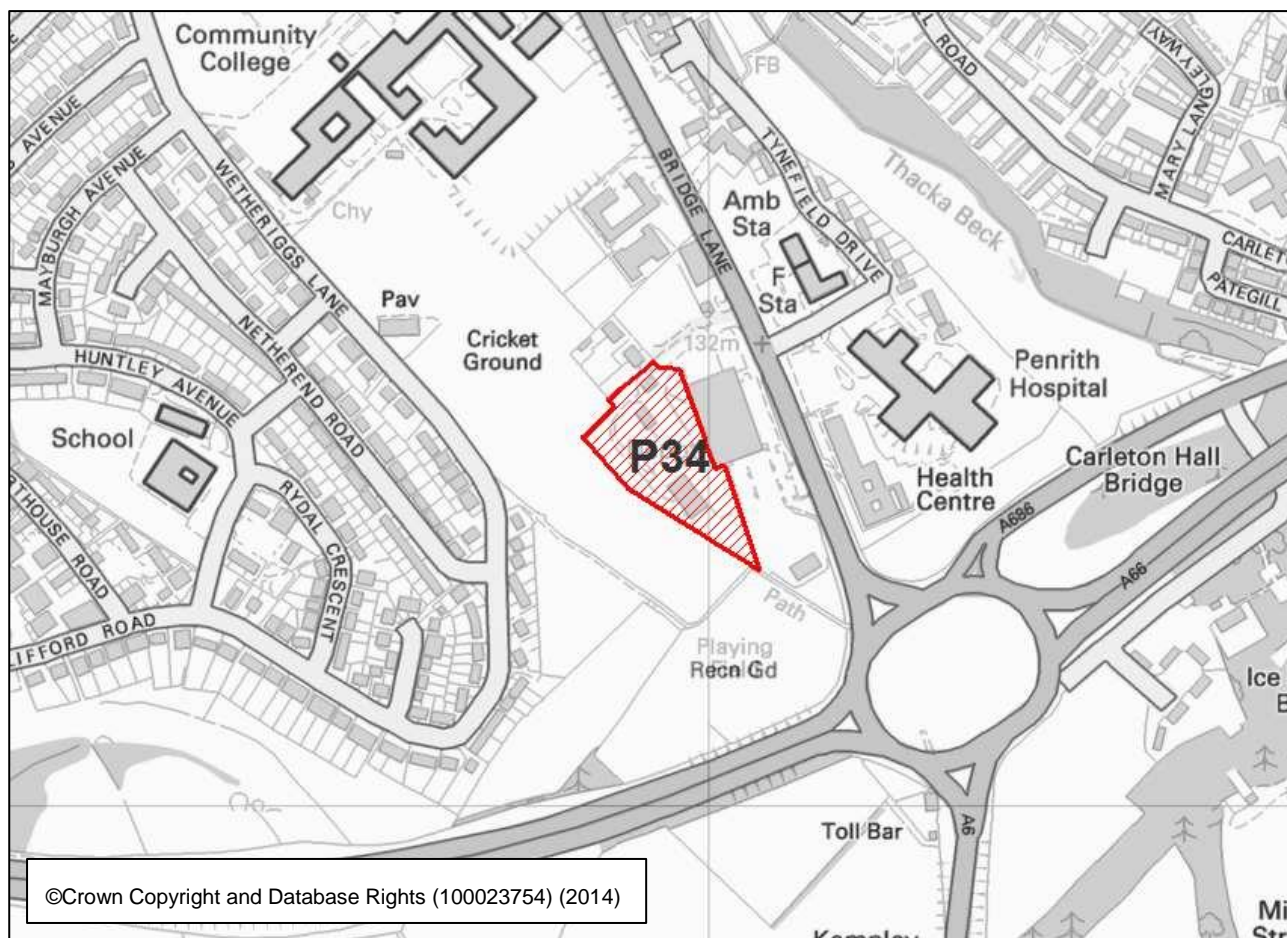
P31 - Salkeld Road Extension, Penrith	
Public consultation response	There were two responses to P31, one in support from landowners and one objecting. Objections were based around the same terms of the wider Raiselands sites of P27/28/28A/29/30.
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith. The site was identified within the SHLAA as being suitable. The site was also included in the Housing Issues and Options Paper (2007).

Site P31 has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

P32 and P33 - Macadam Gardens, Penrith

These sites were included in earlier rounds of consultation as they were a remaining undeveloped part of a larger parcel of land identified in the National Land User Database. They have been removed from further assessment because the remaining site is not considered developable due to its form, amenity value and the presence of a tree protected by a tree preservation order on a central part of the site.

P34 - Stamper's Depot, Bridge Lane, Penrith



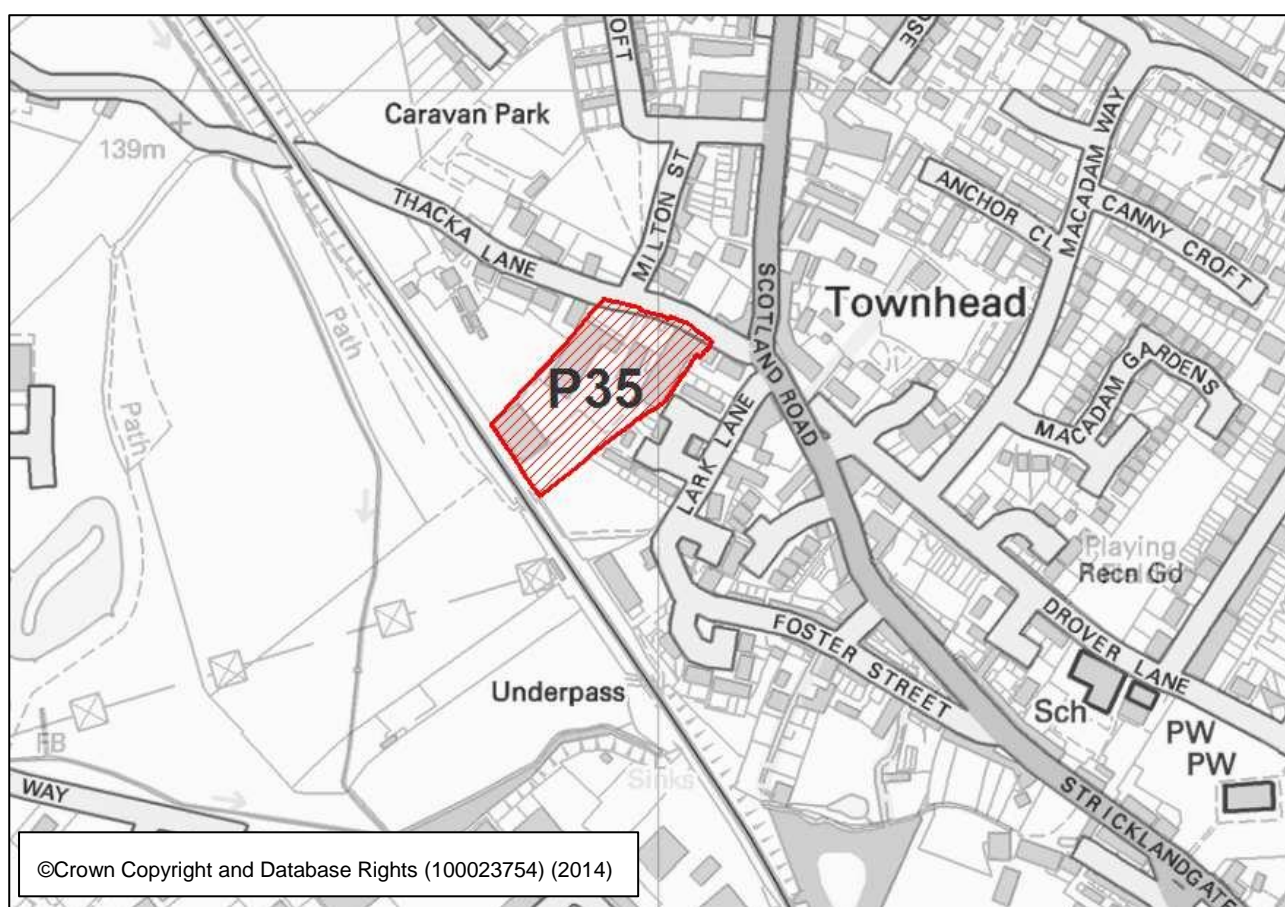
P34 - Stamper's Depot, Bridge Lane, Penrith

P34 - Stamper's Depot, Bridge Lane, Penrith	
Is this site proposed for development?	No
Location	Adjacent to B&Q, west of Bridge Lane, Penrith Town
Size	0.92 hectares
Number of Houses	46 at 30 d.p.h
Brownfield?	Yes
Description	There are existing commercial buildings on the site and the site is in use as a haulage yard.
Is the site suitable?	Identified as unsuitable in the SHLAA due to low marketability and proximity to B & Q, and because it was considered better suited to commercial uses. However, there is now residential development nearby (Lady Anne Court) which changes the character of the area.
Is the site available?	Currently unknown - dependent on intentions of landowner.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for development
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access. • Within settlement. • Not within flood zones 2 or 3. • No listed buildings impacted. • Level Site. • No Scheduled Ancient Monument within 250m of site. • No Conservation area within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Historic land use buffer – contamination designation. • Neighbouring industrial / commercial uses. • Potential for light pollution from neighbouring properties. • A planning application for B&Q extension (07/0145) has outline approval. The permission was extended in 2011.
Public consultation response	One objection was made indicating that the site should be retained for commercial use.

P34 - Stamper's Depot, Bridge Lane, Penrith	
Source/Reason it is proposed	Identified in the National Land Use Database. The site was identified within the SHLAA as unsuitable as better use would be employment use. The sites were also included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document.

Site P34 has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

P35 - Land off Robinson Street, Penrith



P35 - Land off Robinson Street, Penrith	
Is this site proposed for development?	No
Location	South west of Robinson Street, Penrith
Size	0.86 hectares
Number of Houses	43 at 50 d.p.h.
Brownfield?	Yes

P35 - Land off Robinson Street, Penrith	
Description	There are a number of buildings on the site which are agricultural in material and design. This site has formerly had a scrap yard on it. This is a level site.
Is the site suitable?	Identified as suitable in the SHLAA.
Is the site available?	Unknown
Is the site achievable?	Yes
When will the site be developed?	The site is not currently allocated for development
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not within flood zones 2 or 3. • Within settlement and respects pattern. • Not in Conservation Area. • No Scheduled Ancient Monuments. • No biodiversity issues evident. • Level site. • Existing access. • Redevelopment could improve the setting of Robinson Street. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential impact on nearest listed buildings. • Rail noise. • There was some slight road noise evident whilst on site from the surrounding road network.
Public consultation response	One neutral response was made indicating highway improvements would be necessary at the Robinson St/Milton St junction.
Source/Reason it is proposed	Identified in the National Land Use Database & SHLAA. The site was also included in the Housing Issues and Options Paper (2007) and the 2013 'Housing: Preferred Sites and Policies' document.

Site P35 has a score of 82% with the higher the score the more preferable the site subject to overcoming issues raised.

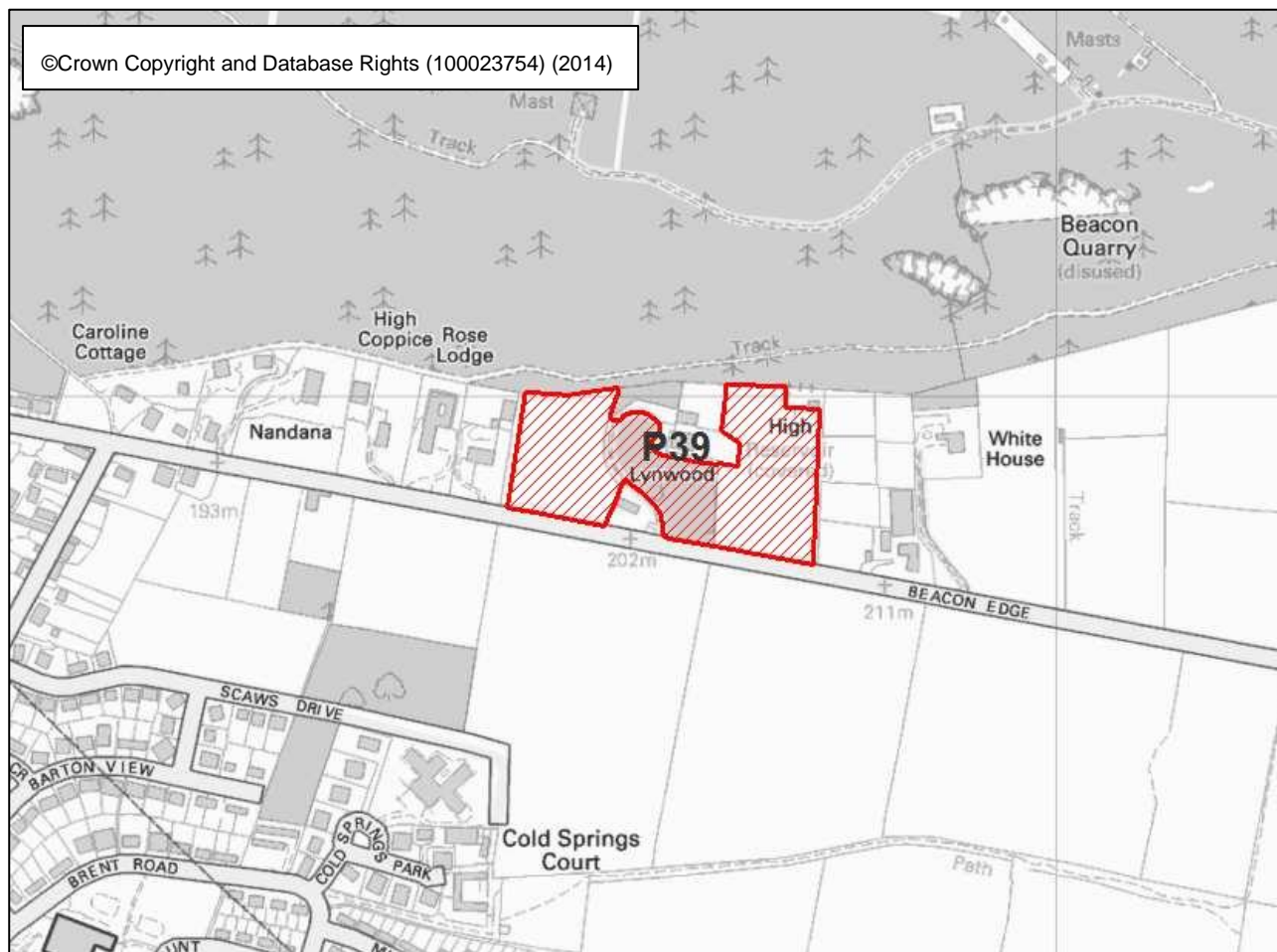
P36 - Land behind Esso Garage, Bridge Lane, Penrith

P37 - Rickerby's, Brunswick Road, Penrith

P38 - Hutton Hall, Friargate, Penrith

These sites were formerly included but have been removed as they are now built out or under construction.

P39 and P40 - Lynwood, Beacon Edge, Penrith (merged into P39)



P39 – Lynwood, Beacon Edge, Penrith	
Is this site proposed for development?	No
Location	North of Beacon Edge, Penrith East
Size	Total = 2.7 hectares
Number of Houses	Total = 81 at 30 d.p.h.
Brownfield?	No
Description	The site is greenfield in nature. The site is currently in agricultural use/ part woodland and part domestic curtilage There are residential properties to the side and woodland to the rear
Is the site suitable?	Identified as unsuitable in the SHLAA as it is allocated as amenity open space.
Is the site available?	It has been confirmed that the site is available.
Is the site achievable?	No

P39 – Lynwood, Beacon Edge, Penrith	
When will the site be developed?	The site is not considered to be developable at present.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No contamination evident. • No biodiversity issues. • No Listed buildings within 250m. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. • No Tree Preservation Orders on site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • The site is a sloping site with topographical constraints. • Trees on site P40 which positively contribute to the wider area. • The site would extend the settlement with the site being located in between two properties on an elevated site. • These sites are designated as Amenity Open Space in the Eden Local Plan 1996.
Public consultation response	One response was received in objection to the sites stating that they form amenity land and form an integral part of long range views of Beacon Edge.
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation. The site was identified within the SHLAA and determined it was unsuitable as it was previously amenity open space designation. The site was also included in the Housing Issues and Options Paper (2007).

Site P39 has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised.

Site P40 - Lynwood, Beacon Edge has been combined with site P39.

P41 - White Ox Farm, Penrith

This site is now included with site N2.

P42 to P51, Inglewood Road, Penrith

These sites are now included with site N5.

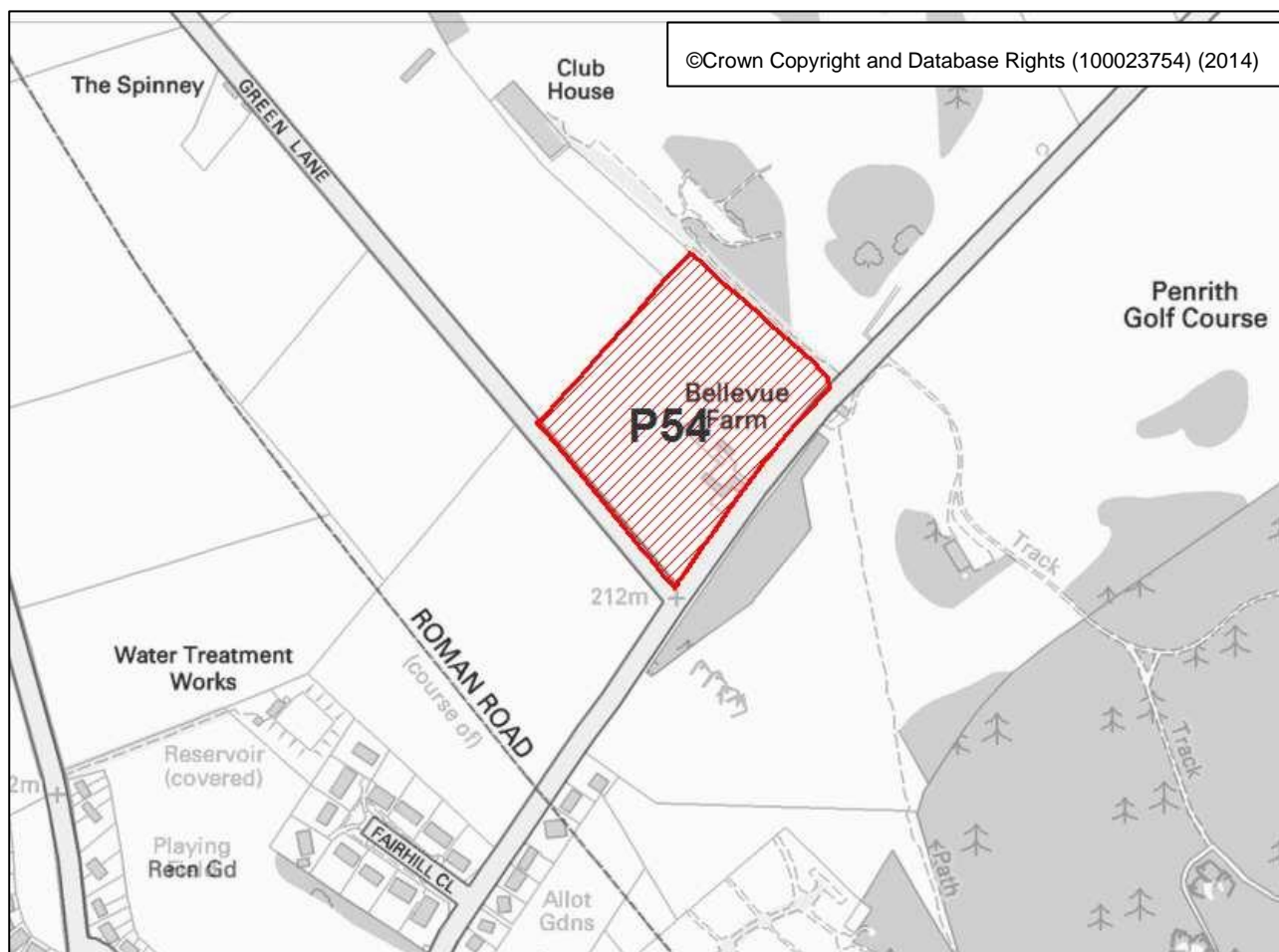
P52 - Field adjacent Cold Springs Court, Carleton, Penrith

This is included with site E1.

P53 - Carleton, Penrith

This site is included with site E3.

P54 - Bellevue Farm, Salkeld Road, Penrith



P54 - Bellevue Farm, Salkeld Road, Penrith	
Is this site proposed for development?	No
Location	On the corner of Salkeld Road and Green Lane, Penrith North
Size (hectares)	2.8 hectares
Number of Houses	84 at 30 d.p.h. (5 if development is confined to the reuse of the existing buildings). A figure of 54 has been used as an initial estimate.
Brownfield	Part brownfield
Description	The site is a derelict agricultural farmstead. There are a number of buildings on the site which are suitable for conversion subject to structural surveys. The site is a level site with no topographical constraints. The neighbouring uses are agricultural fields.
Is the site suitable?	Identified as suitable in the SHLAA in the longer term.

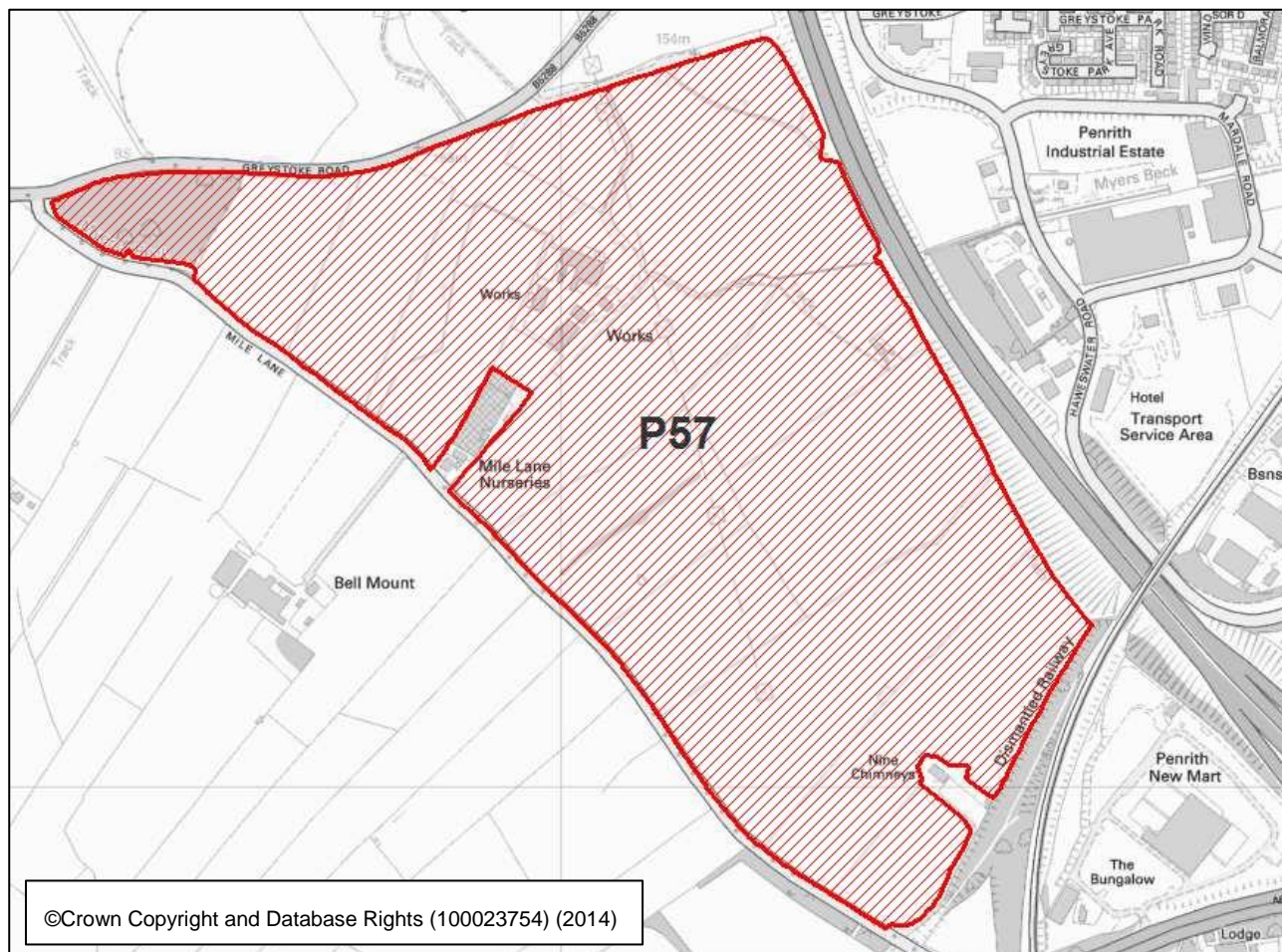
P54 - Bellevue Farm, Salkeld Road, Penrith	
Is the site available?	It has been confirmed that the site is available.
Is the site achievable?	Yes
When will the site be developed?	The site is not proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No listed buildings within 250m. • Not within 250m of conservation area. • No Scheduled Ancient Monuments within 250m of site. • No contamination on site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No contamination evident. • No Listed buildings within 250m. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. • No Tree Preservation Orders on the site. • There is potential for biodiversity issues on the site as a result of the existing buildings on the site. • There are hedgerows on the boundaries. There are a number of trees on the site with the group to the top of the site being significant.
Public consultation response	Three responses were received, one objection and two neutral. Objection is held to the visual intrusion and introduction of larger scale housing into the area. Observations were also given on required highway improvements should the land be brought forward.
Source/Reason it is proposed	The site was identified within the SHLAA as being suitable. The site was also included in the Housing - Alternative Sites Consultation (2008) and the 2013 'Housing: Preferred Sites and Policies' document.

Site P54 has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

P55 and P56 - Land between White Ox Way and Inglewood Road, Penrith

These sites have a Reserved Matters application approval for the erection of 14 dwellings (14/0222).

P57 - Fields adjacent to Mile Lane, Penrith



P57 - Fields adjacent to Mile Lane, Penrith	
Is this site proposed for development?	No
Location	Land west of the M6 Motorway and South of Greystoke Road
Size (hectares)	63.1 hectares
Number of Houses	1,892 at 30 d.p.h.
Brownfield	Part brownfield
Description	The site is a part brownfield and part greenfield site. There are a number of commercial buildings on the site which are not suitable for conversion.
Is the site suitable?	Unknown at present
Is the site available?	The owner has indicated that the site may be available for development.
Is the site achievable?	Unknown at present
When will the site be developed?	Unknown at present
Issues/Constraints	Positive considerations

P57 - Fields adjacent to Mile Lane, Penrith	
	<ul style="list-style-type: none"> • No Scheduled Ancient Monument within 250m of site. • Not within flood zones 2 or 3. • No impact on setting of listed building. • No conservation area. <p>Issues to consider</p> <ul style="list-style-type: none"> • Open countryside separated from Penrith by the M6. • Undulating site. • Excessive odour from Alba Protein. • Noise from M6. • Potential biodiversity within the buildings. • Development is not in conformity with the urban extensions to Penrith as identified in the Core Strategy. • The site includes an existing business which has not expressed a desire to move from the site. • A small part of the site is located within Flood Zone 3a (high probability).
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was identified as an option for employment use in the Penrith Masterplan (Option 'A') which also considered it to be of a scale where there would be potential for a mixed use development, including housing. It was also considered in the Housing - Alternative Sites consultation in 2008. The site was also considered within the SHLAA but discounted due to it being poorly related to Penrith and it extending beyond strong physical settlement boundary.

Site P57 has a score of 64% with the higher the score the more preferable the site subject to overcoming issues raised.

P58 - White Ox Farm, Penrith

This site is included with site N2.

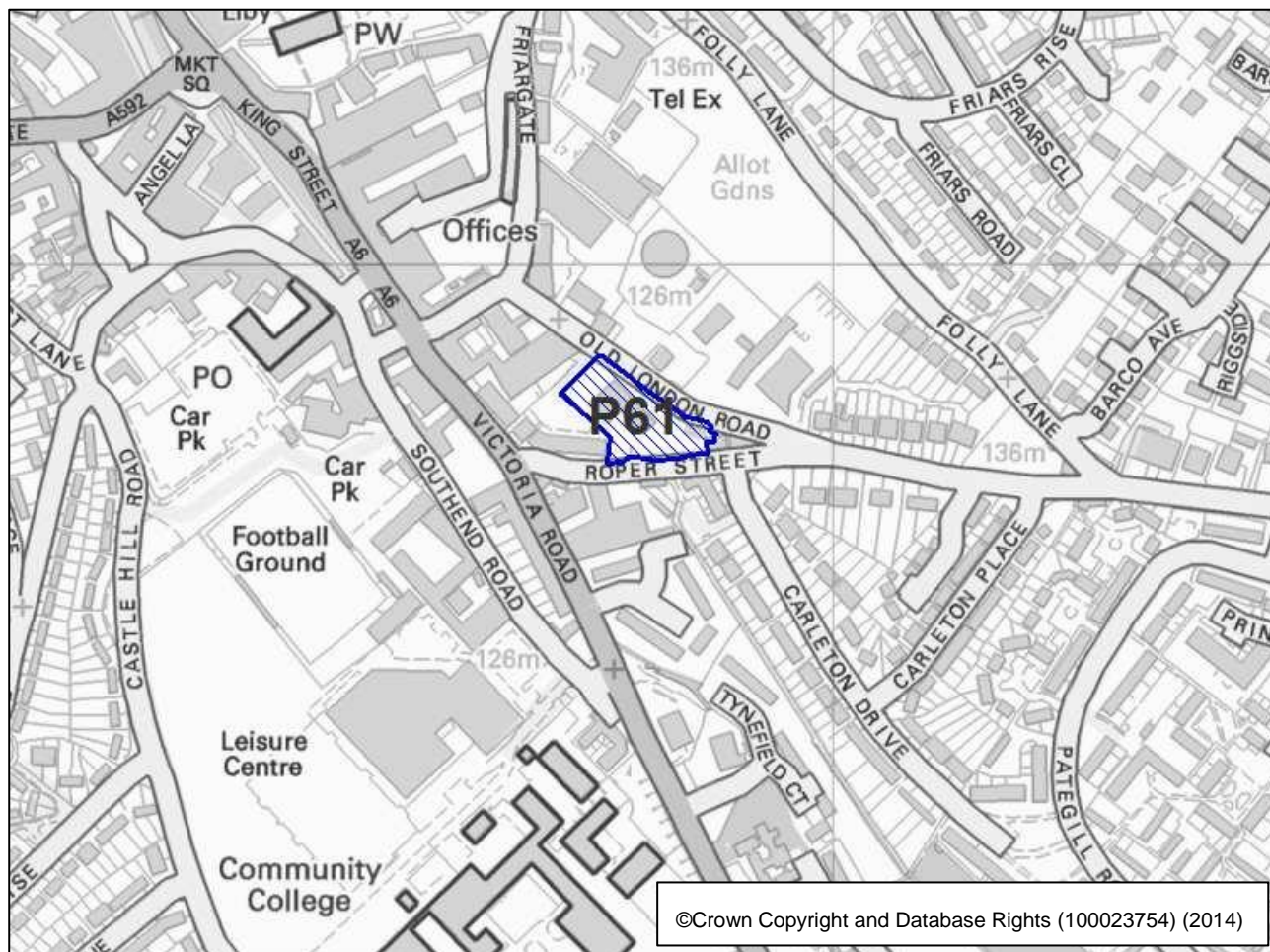
P59 - Bakery behind Mostyn Hall, Friargate, Penrith

This site has been removed as it is now under construction.

P60 - Gas Works Site, Old London Road, Penrith

This site is included with site TC1.

P61 - Garage at Roper Street (Armstrong and Fleming site), Penrith



P61 Garage at Roper Street (Armstrong and Fleming site), Penrith	
Is this site proposed for development?	Yes
Location	Former Petrol Station, London Road, Penrith Central
Size (hectares)	0.37 hectares
Number of Houses	19 at 50d.p.h.
Brownfield	Yes
Description	There are a number of buildings on the site which are constructed from both sheeting and brick, although due to their material and size they are not suitable for residential conversion. The site is a level site. Currently a garage/showroom
Is the site suitable?	Yes
Is the site available?	The site is currently in use as a car showroom, so availability would depend on the long term availability of the site.
Is the site achievable?	Yes

When will the site be developed?	2025-2032
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access and visibility. • Within settlement. • No Scheduled Ancient Monument within 250m of site. • The site has an existing access which serves the commercial site which has adequate visibility splays. <p>Issues to consider</p> <ul style="list-style-type: none"> • A small part of the site is located within Flood Zone 3a (high probability) and a very small part is located within Flood Zone 2 (medium probability). • Potential to impact on setting of adjacent listed building. • Main River adjacent site. • Contamination study required due to commercial use and Historic Land use classification. This site was previously a petrol station. This is a previous use that is highly likely to have resulted in land contamination and a detailed assessment about the history of the site and the ground conditions would be required up front for consideration with a planning application. • Adjacent Conservation Area. • There is a listed building located 10m from the site. The development of the site has potential to affect the setting of the listed building. • Potential for biodiversity issues such as bats on the site due to buildings. • Road noise from surrounding network - not excessive.
Public consultation response	Two comments were received relating to the presences of the culverted Thacka Beck which runs through the site and the other indicating junction improvements may be necessary.
Source/Reason it is proposed	The site was identified within the SHLAA but discounted due to size. It was also considered in the Housing - Alternative Sites consultation in 2008 and the 2013 'Housing: Preferred Sites and Policies' document.

Site P61 has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

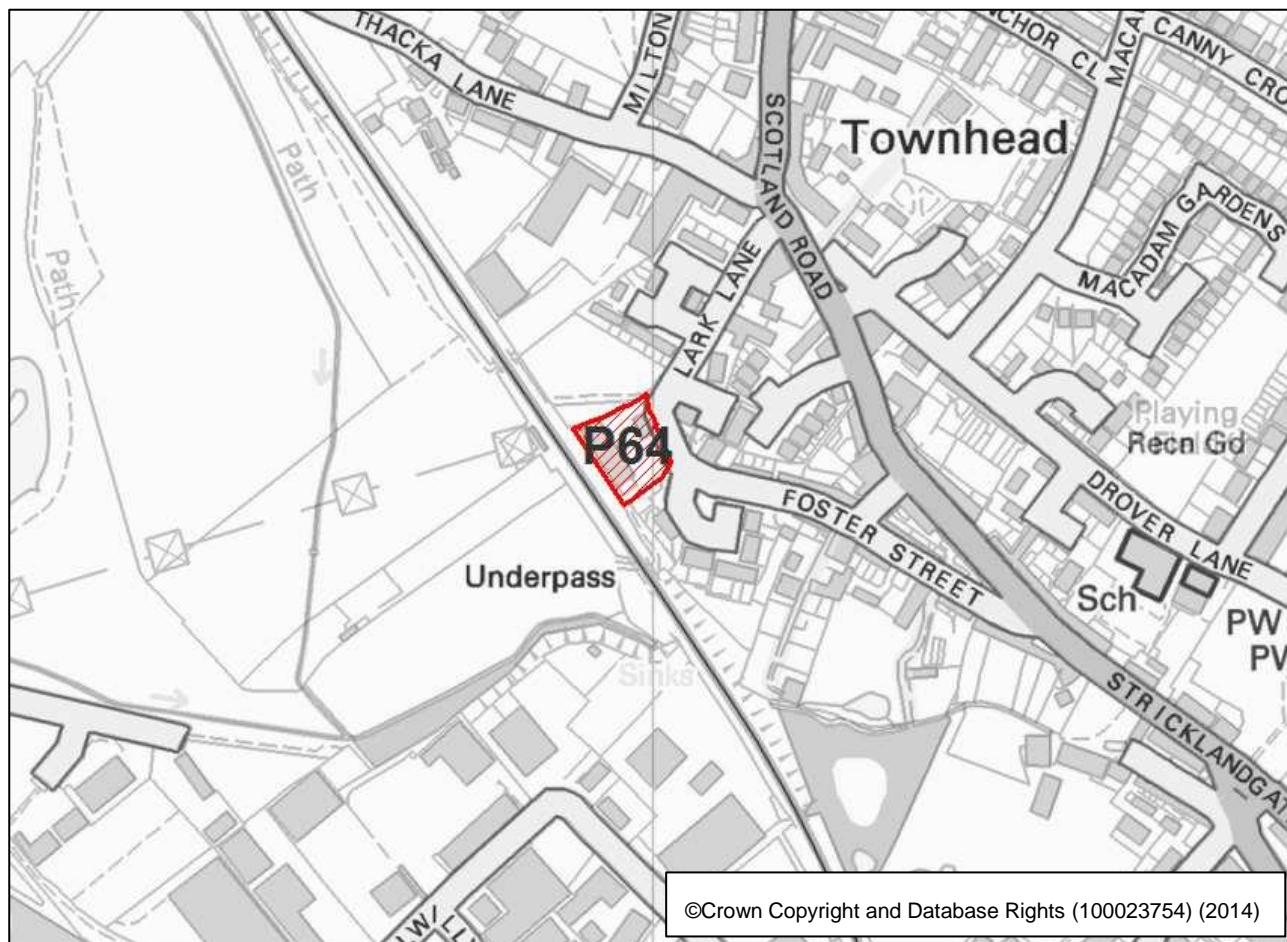
P62 - Garages to east on Scotland Road, Penrith

This site has been removed as the owner no longer wishes for it to be developed.

P63 - Garages to west on Scotland Road, Penrith

This site was included in earlier rounds of consultation but is now developed.

P64 - Depot, Lark Lane, Penrith

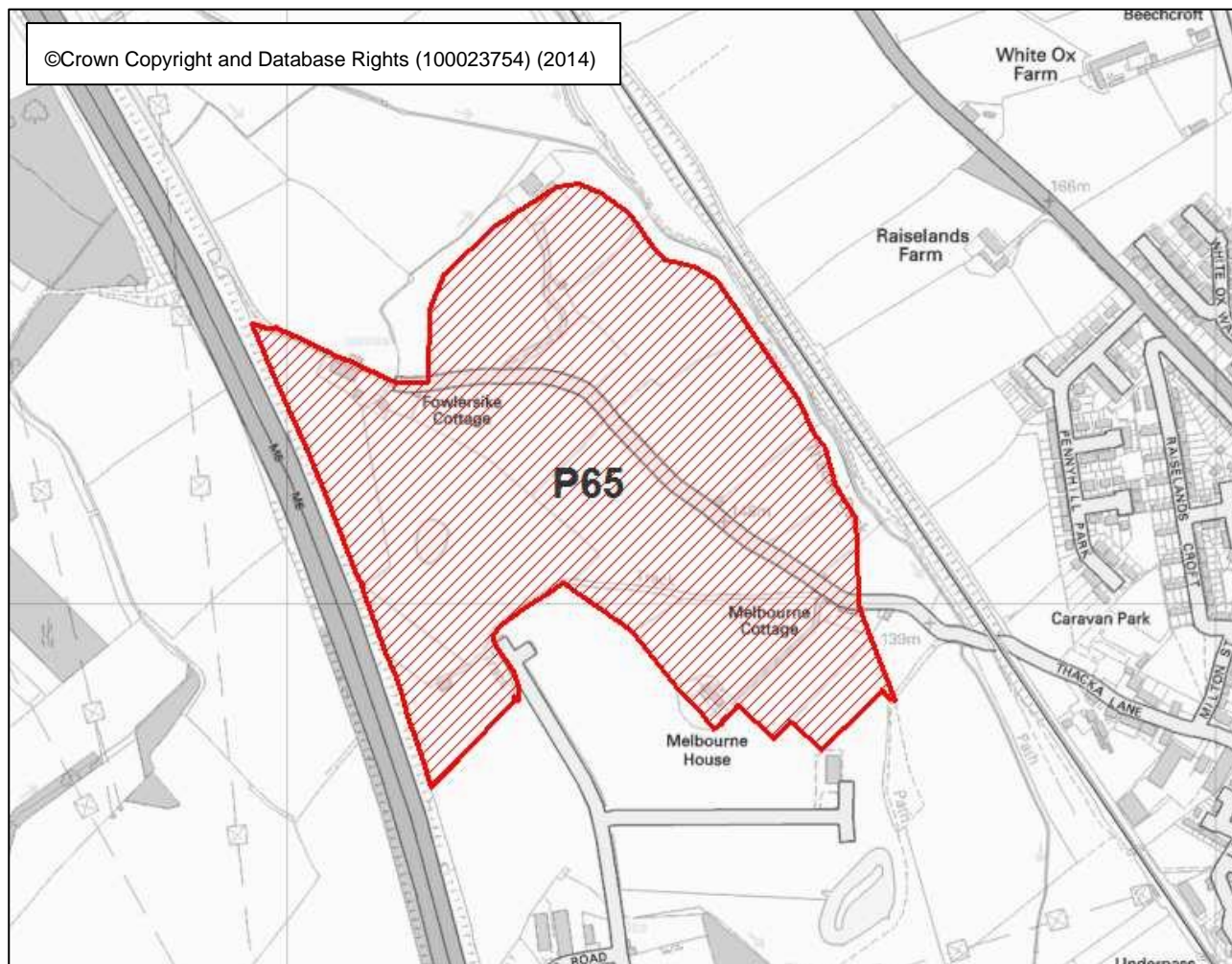


P64 - Depot, Lark Lane, Penrith	
Is this site proposed for development?	No
Location	Site on the corner of Lark Lane and Foster Street, Penrith North
Size (hectares)	0.19 hectares
Number of Houses	10 at 50d.p.h.
Brownfield	Yes
Description	There are a number of buildings on the site with the frontage building being suitable for conversion. The site is a level site. There is a right of way to the north of the site. The site has residential properties surrounding it other than the railway to the west.
Is the site suitable?	Yes
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be in use and therefore the use would need to cease or relocate in order for the site to be available.

P64 - Depot, Lark Lane, Penrith	
Is the site achievable?	Yes
When will the site be developed?	The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access and visibility. • Within settlement and respects. • No Scheduled Ancient Monument within 250m of site. • No impact on listed buildings or conservation area. • Not within flood zones 2 or 3. <p>Issues to consider</p> <ul style="list-style-type: none"> • Contamination study required due to commercial use and Historic Land use classification. Mapped as road haulage in 1977 this is a previous use that is renowned for resulting in land contamination. However it is expected that any issues are unlikely to prevent residential development but information about the history of the site and the ground conditions would be required up front for consideration with a planning application. • Potential for biodiversity issues such as bats on the site due to buildings. • Rail noise as railway adjacent to the site. • There is a listed building located 25m from the site. However due to the intervening uses the development of the site would not affect the setting of the listed building.
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was identified within the SHLAA but discounted due to size. It was also considered in the Housing – Alternative Sites consultation in 2008 and the 2013 'Housing: Preferred Sites and Policies' document.

Site P64 has a score of 81% with the higher the score the more preferable the site subject to overcoming issues raised.

P65 - Land to the north of Gilwilly Industrial Estate, Penrith



P65 - Land to the north of Gilwilly Industrial Estate, Penrith

Master plan sites N5 and N6 (employment use)

Is this site proposed for development?	No
Location	Between the West Coast Main line and M6 motorway, north of the Gilwilly Industrial Estate
Size (hectares)	24.03 hectares
Number of Houses	721 at 30d.p.h.
Brownfield	No
Description	There is one agricultural building on the site in the centre which due to its materials of construction being sheet and its state of repair it is not suitable for conversion. The site is currently used as grazing land. The site is a large area which has level areas and undulating areas. The site is adjacent to industrial park, motorway, railway and agricultural fields.
Is the site suitable?	No
Is the site available?	Part of the site is proposed to be allocated for employment

P65 - Land to the north of Gilwilly Industrial Estate, Penrith Master plan sites N5 and N6 (employment use)	
	use.
Is the site achievable?	No
When will the site be developed?	The site is not considered presently suitable for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> Existing access. No listed buildings impacted. No Scheduled Ancient Monument within 250m of site. No Conservation Area within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> Greenfield site. Open Countryside. The site is adjacent to an area of 'Coastal and Floodplain Grazing Marsh' which is designated as a UKBAP priority habitat. Possibility of Great Crested Newts on the site. Undulating site. Large areas of the site have poor drainage. More suitable for Employment Land. Part of site Flood Zone 2. The site is adjacent to a flood risk area. A small area of zone 3b flood plain is located at the central eastern part of the site. There are ponds on the site and adjacent to the site along with the water network which feeds these ponds. Close to the railway line. There are two rights of way on the site. Desk study for potential site contamination required. No specific information regarding previous uses/contamination currently held but since this is an area close to Thacka Beck which is believed to flood regularly, there may be ground gas issues that would need to be assessed before residential development was permitted. Access would be through the existing industrial estate. The site is located outside of the settlement. Due to the site being adjacent to the commercial / employment land and unrelated to the residential land it is more appropriate use may be commercial / employment. The site was identified as high risk in the masterplan – heavily constrained by flood risk, road access; servicing, multiple ownerships and low employment values make delivery for housing difficult.
Public consultation response	One neutral response was received in response to the floodplain corridor for Thacka Beck.

P65 - Land to the north of Gilwilly Industrial Estate, Penrith Master plan sites N5 and N6 (employment use)	
Source/Reason it is proposed	The site was identified within the SHLAA and excluded on access, noise and floodplain grounds. It was also considered in the Housing - Alternative Sites consultation in 2008.

Site P65 has a score of 62% with the higher the score the more preferable the site subject to overcoming issues raised.

P66 - Field adjacent Raiselands Greenfield Extension, Penrith

This site is now included within site N4.

P67 - Land adjacent to Cold Springs Court, Penrith

This site is included with site E1 – Carleton Fields.

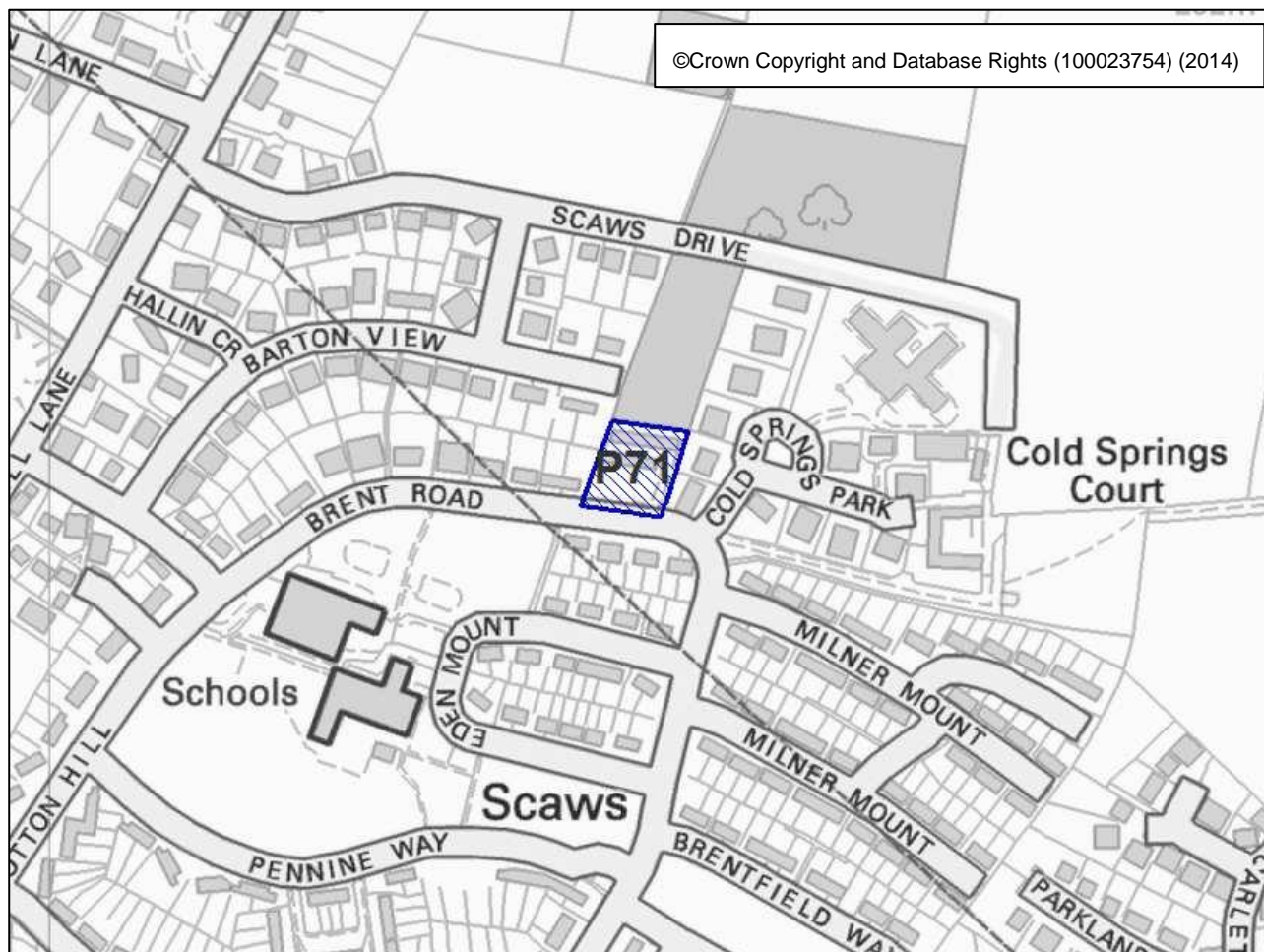
P68 - Land at Auction Mart Court, Penrith

This site was included in an earlier round of consultation but is not included as it is of insufficient size for allocation.

P69 and P70 - White Ox Farm, Penrith

These sites are included with site N2.

P71 - Brent Road Garages, Penrith



P71 – Brent Road Garages, Penrith	
Is this site proposed for development?	Yes
Location	Corner of Brent Road, near Cold Springs Court, Penrith East
Size (hectares)	0.21 hectares
Number of Houses	6 at 30d.p.h.
Brownfield	Part brownfield
Description	The site contains some grass that is maintained and trees as well as the garages. There are two blocks of garages on the site which are not suitable for conversion. The site is a level site. The site is surrounded by residential properties although there is an electricity substation at the front of the site.
Is the site suitable?	Yes
Is the site available?	It has been confirmed that the site is available.
Is the site achievable?	Yes
When will the site be developed?	2014-19

	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access and visibility. • Within settlement and respects form. • No Scheduled Ancient Monument within 250m of site. • No impact on listed buildings or conservation area. • Not within flood zones 2 or 3. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential for biodiversity issues such as bats on the site due to buildings. • Front of site provides amenity area for the area. • There is a group of significant trees which are worthy of further consideration.
Public consultation response	Three responses were received. One in support, one objection and one neutral.
Source/Reason it is proposed	The site was identified within the SHLAA but discounted due to size. It was also considered in the Housing – Alternative Sites consultation in 2008 and the 2013 'Housing: Preferred Sites and Policies' document.

Site P71 has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.

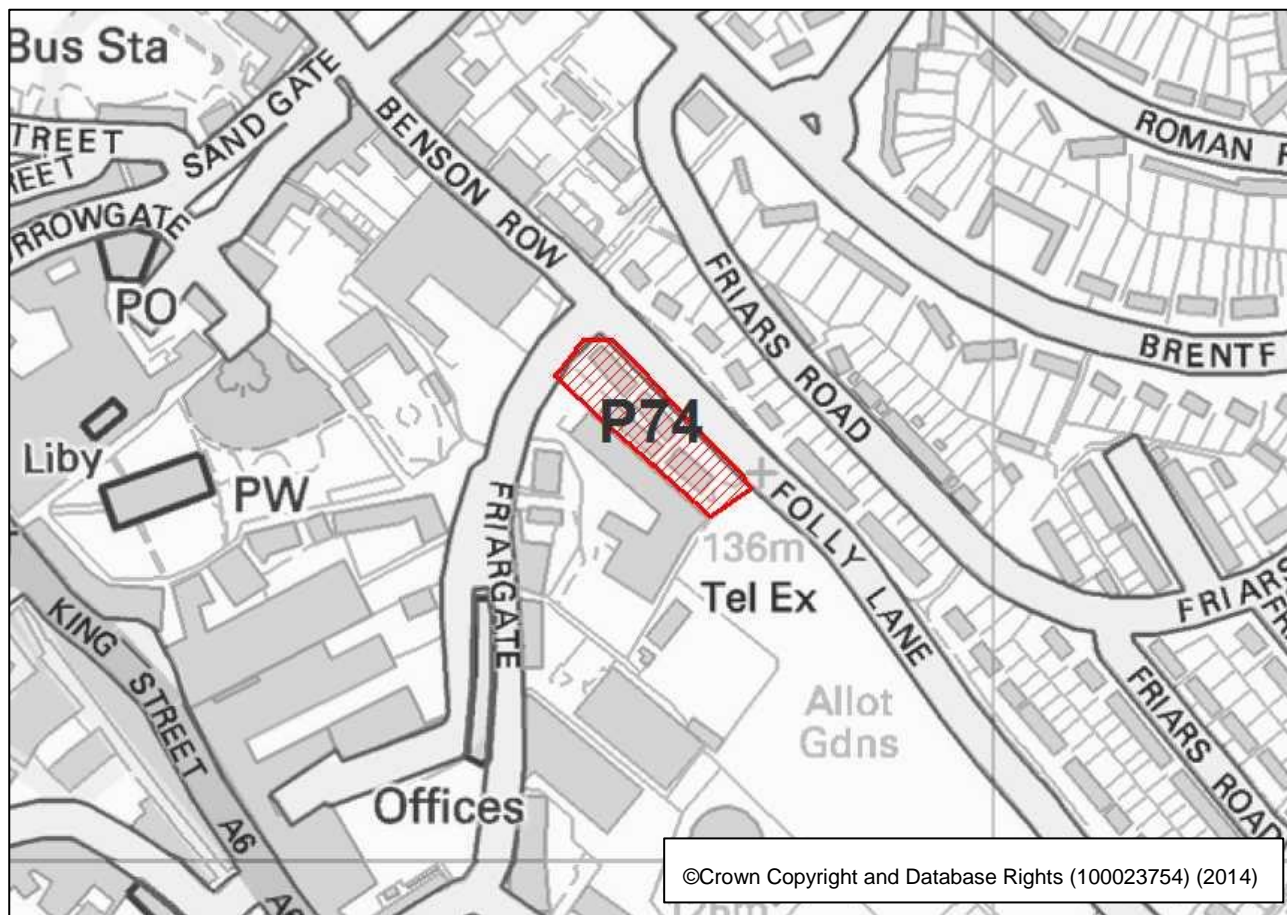
P72 - White Ox Farm, Penrith

This site is included with site N2.

P73 - Land CG Ford Site, Friargate, Penrith

This site was included in previous rounds of consultation but has been removed as it is now developed.

P74 - Scout and ATS bases, Folly Lane, Penrith



P74 - Scout and ATS bases, Folly Lane, Penrith	
Is this site proposed for development?	No
Location	Corner of Folly Lane and Friargate, Penrith Central
Size (hectares)	0.23 hectares
Number of Houses	11 at 30d.p.h.
Brownfield	Yes
Description	There are a number of buildings on the site which are constructed from timber and felt and are not suitable for conversion. Adjacent uses are a combination of commercial (offices) and residential.
Is the site suitable?	Yes
Is the site available?	The site was previously put forward as part of consultation on Issues and Options. Feedback to the Alternative Sites consultation document indicated that the site is in use and the users would need to be relocated before the site is available. The site is a level site which is lower than Folly Lane.
Is the site achievable?	No
When will the site be	The site is not considered developable due to its current use.

P74 - Scout and ATS bases, Folly Lane, Penrith	
developed?	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • The site has an existing access which serves the commercial site which has adequate visibility splays although it enters the narrow road of Folly Lane. • Within settlement and respects pattern. • Not in flood zones 2 or 3. <p>Issues to consider</p> <ul style="list-style-type: none"> • Contamination study required due to commercial use. • Within 20m of Conservation Area. • Within 165m of Scheduled Ancient Monument. • Due to distance from listed building potential to impact on setting. • Potential for biodiversity issues such as bats on the site due to buildings. • Use would need to relocate. • Road noise from surrounding network – not excessive. • The Masonic Hall which is located 50m from the site is a listed building. Any development could affect the setting of the listed building. • There are a number of trees on the site which appear to be of limited significance. • Consultation responses indicate that it is a valuable local facility.
Public consultation response	No response received.
Source/Reason it is proposed	The site was identified within the SHLAA but removed due to small size. It was also considered in the Housing – Alternative Sites consultation in 2008.

The site has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised. (Note this weighting was incorrectly recorded as 75% in earlier versions of this document and amended on 12 March 2012. No difference is made to the allocations process.)

P75 - Transport Service Area, Ullswater Road, Penrith

This site was included in previous rounds of consultation but has now been developed for retail use (Case Reference 07/1061, time extension 10/0842).

Site P76 Garages behind Partco, Scotland Road This site was included in a previous round of consultation but has now been developed.

P77 - Fire Station, Bridge Lane, Penrith

This site was included in a previous round of consultation but has been removed following a change of ownership.

P78 - Bowmans, Brunswick Road, Penrith

This site was included in a previous round of consultation but has now been developed.

P79 - WCF, Brunswick Road, Penrith

This site was included in a previous round of consultation but is no longer available.

P80 - CG Ford Site, Old London Road (adjacent Eden Rural Foyer), Penrith

This site was included in an earlier round of consultation but has now been developed.

P81 - Victoria House, Bridge Lane, Penrith

This site was being considered but the site has permission for 17 residential units and has now been developed.

P82 - Workshop at Rowcliffe Lane, Penrith

This site was included in an earlier round of consultation but has now been developed.

P83 - Castle Foundry, Castlegate, Penrith

This site was included in an earlier round of consultation but has now been developed.

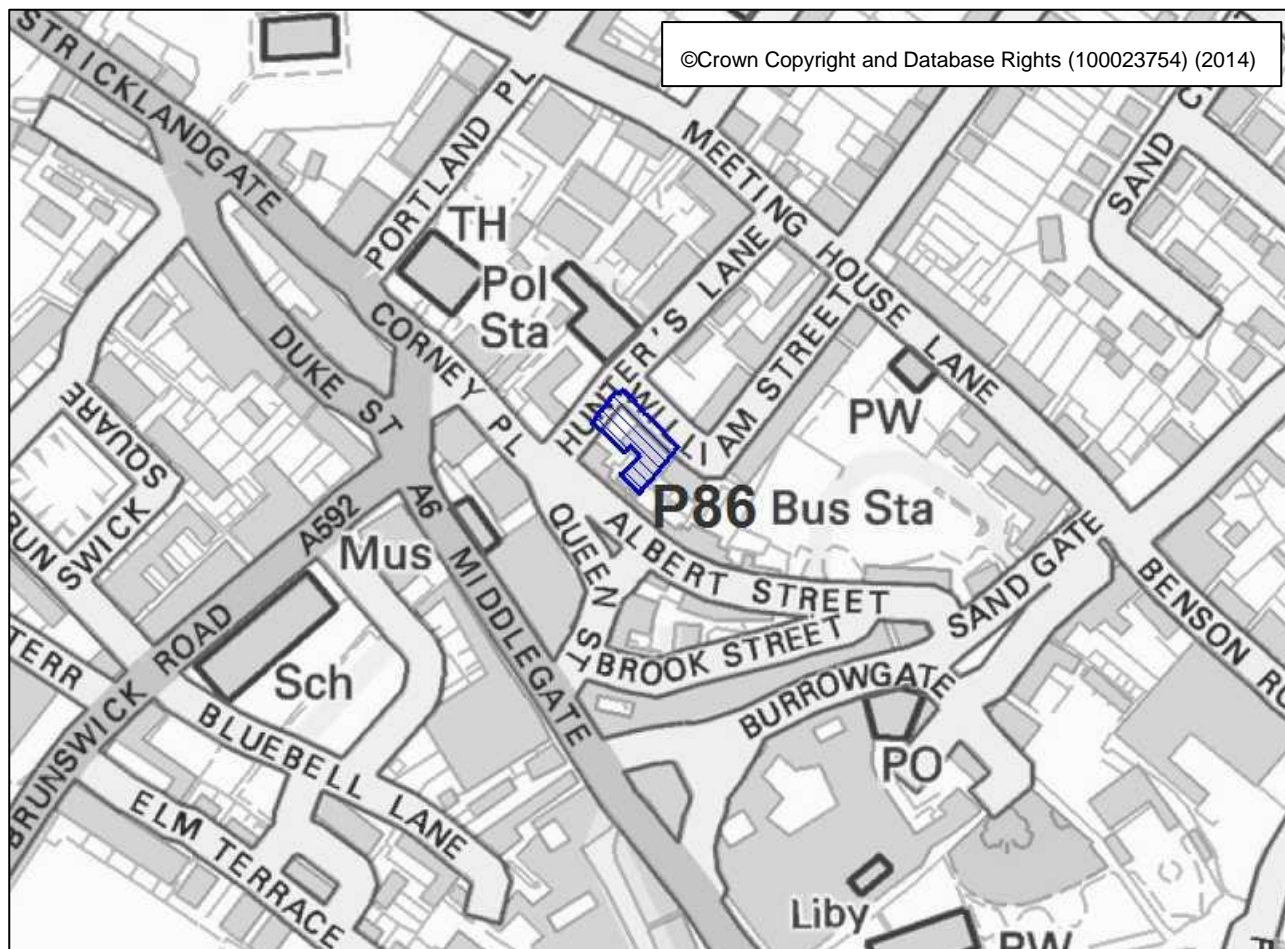
P84 - Greenfield House, Brunswick Road, Penrith

This site was included in an earlier round of consultation but is not included as it has an extant permission for housing and is of insufficient size for allocation.

P85 - Co-op building off West Lane, Penrith

This site was included in earlier rounds of consultation but has been removed as it received permission for development as part of the original New Squares scheme and work is underway.

P86 - Garages adjacent Dodding House, William Street, Penrith



P86 - Garages adjacent Dodding House, William Street, Penrith	
Is this site proposed for development?	Yes
Location	Penrith Central
Size (hectares)	0.07 hectares
Number of Houses	4 at 50 d.p.h
Brownfield	Yes
Description	This is a previously developed site currently used for garages.
Is the site suitable?	Yes
Is the site available?	It has been confirmed that the site is available.
Is the site achievable?	Currently unknown.
When will the site be developed?	2020-25
Issues/Constraints	Positive considerations <ul style="list-style-type: none"> • Brownfield site. • Existing access. • Level site.

P86 - Garages adjacent Dodding House, William Street, Penrith	
	<ul style="list-style-type: none"> • Good access to services. <p>Issues to consider</p> <ul style="list-style-type: none"> • Adjacent to a conservation area. • The site is located within Flood Zone 2 (medium probability). • No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required prior to any planning decision being taken.
Public consultation response	One neutral response was made indicating archaeological work may be required at a planning application stage.
Source/Reason it is proposed	Included in the alternative sites consultation and the 2013 'Housing: Preferred Sites and Policies' document. The site was identified in the SHLAA but excluded due to size. However, it is included here as it is considered that it has the capacity to accommodate a higher density development.

The site has a score of 81% with the higher the score the more preferable the site subject to overcoming issues raised.

P87 - Bakery / Depot behind Lowther Terrace, Penrith

This site was included in an earlier round of consultation but is not included as it is no longer available for development. Permission for demolition and redevelopment as a car park granted 22 November 2012 (Ref 12/0750).

P88 - Building at Shepherds Hill Stricklandgate, Penrith

This site was included in an earlier round of consultation but is not included as it is of insufficient size for allocation.

P89 - Building adjacent to 8 Watson Terrace, Penrith

This site was included in an earlier round of consultation but is not included as it is of insufficient size for allocation.

P90 - Garages off Watson Terrace Building, Penrith

This site was included in an earlier round of consultation but is not included as it is of insufficient size for allocation.

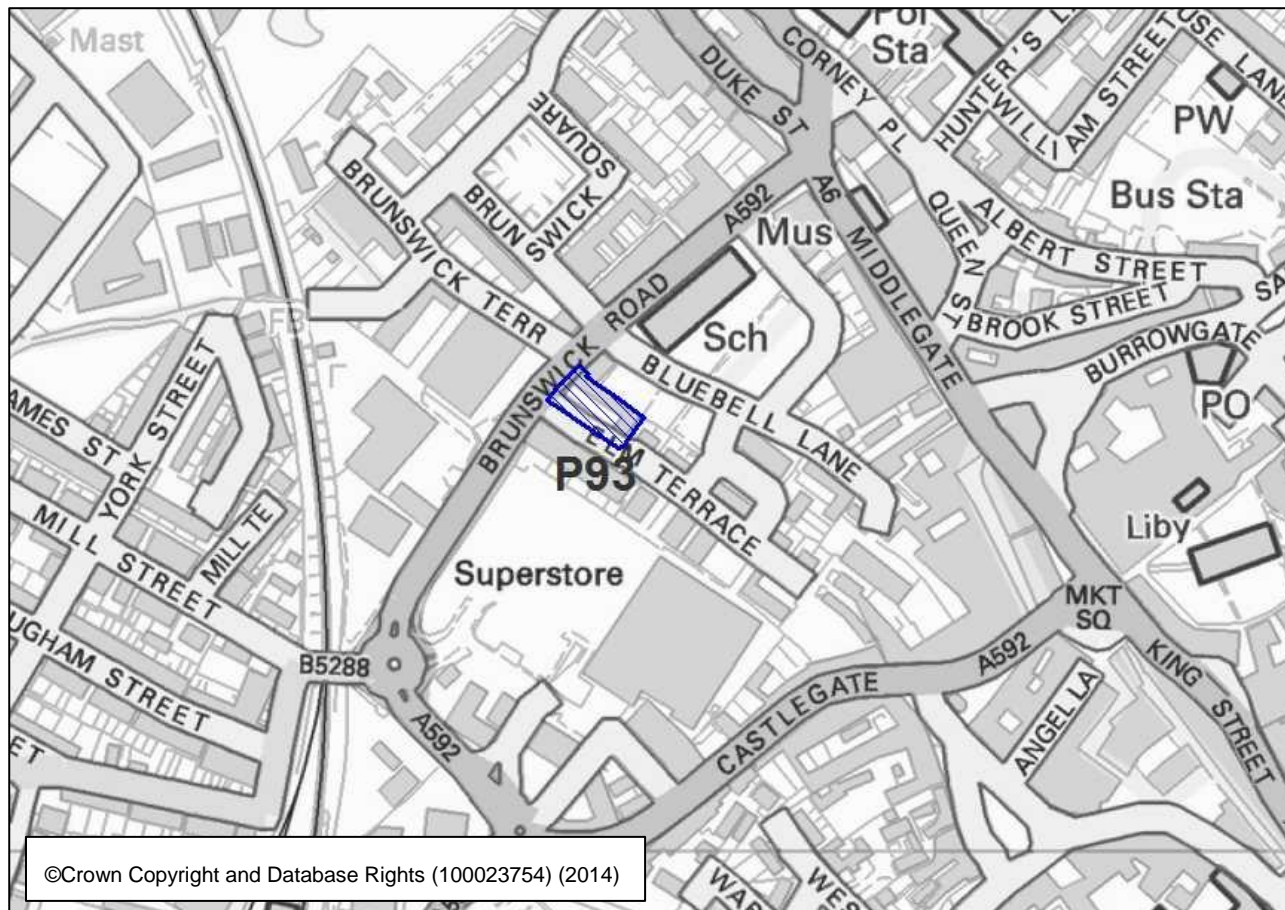
P91 - Ferguson's Shop, Brunswick Road, Penrith

This site was included in an earlier round of consultation but is not included as it is of insufficient size for allocation.

P92 - Former Zion Chapel, Fell Lane, Penrith

This site was included in an earlier round of consultation but is not included as it now has planning permission for development for 9 flats (08/0418).

P93 - Barn and Yard, Brunswick Road, Penrith

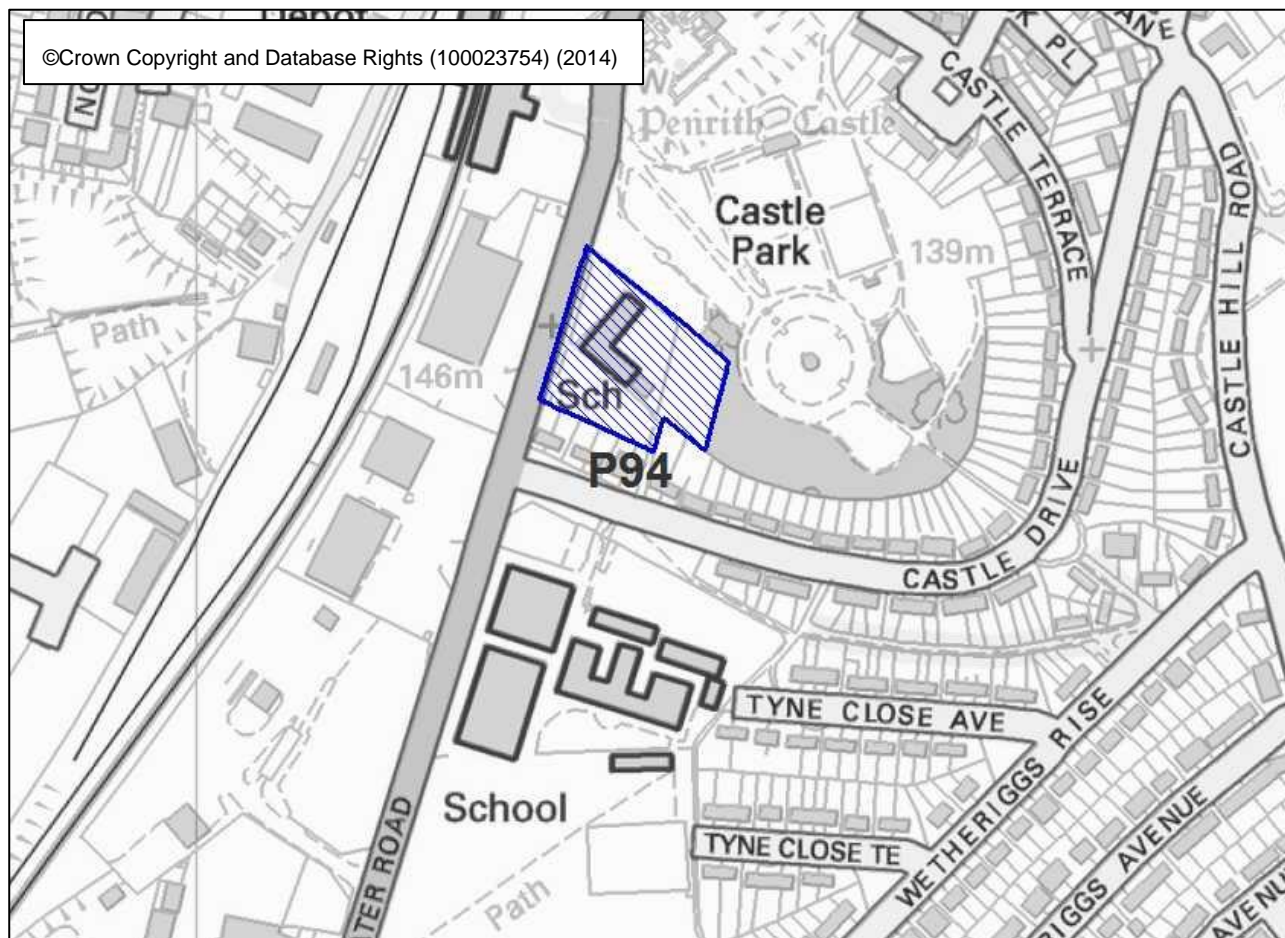


P93 - Barn and Yard, Brunswick Road, Penrith	
Is this site proposed for development?	Yes
Location	Penrith Central
Size (hectares)	0.10 hectares
Number of Houses	5 at 50d.p.h
Brownfield	Yes
Description	Disused barn with yard currently in use.
Is the site suitable?	Yes
Is the site available?	It has been confirmed that the site is available.
Is the site achievable?	Yes
When will the site be developed?	2020-25

P93 - Barn and Yard, Brunswick Road, Penrith	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access. • Level site. • Building can potentially be converted. • Good access to services. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within a conservation area. • Road noise. • Possible biodiversity interest (bats).
Public consultation response	One neutral response was made indicating archaeological work may be required at a planning application stage.
Source/Reason it is proposed	The site was identified in the SHLAA but excluded due to size. However, it is included here as it is considered that it has the capacity to accommodate a higher density development. The site was also included in the Housing - Alternative Sites consultation in 2008 and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 86% with the higher the score the more preferable the site subject to overcoming issues raised.

P94 - QEGS Annexe, Ullswater Road, Penrith



P94 - QEGS Annexe, Ullswater Road, Penrith	
Is this site proposed for development?	Yes
Location	Adjacent to Castle Park, Penrith South.
Size (hectares)	0.58 hectares
Number of Houses	29 based on 50d.p.h.
Brownfield	Yes
Description	Currently a teaching facility. There is one large slate roofed building in the centre of the site currently used as part of Queen Elizabeth Grammar School. There is a possibility for conversion or reuse of materials on site.
Is the site suitable?	The site was identified as suitable in the SHLAA.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site is currently being used as part of Queen Elizabeth Grammar School, consequently they may need to cease use or relocate in order for the site to be available.
Is the site achievable?	Yes.

P94 - QEGS Annexe, Ullswater Road, Penrith	
When will the site be developed?	2025-32
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing access. • Within settlement and respects form. • Not within flood zones 2 or 3. • No evidence of contamination. <p>Issues to consider</p> <ul style="list-style-type: none"> • Scheduled Ancient Monument within 65m of site. • Conservation area 20m from site. • Listed Building within 65m of the site. • Setting of memorial gardens. • The site has a gentle south westerly slope. The site is situated on a high topography and raised development will overlook neighbouring dwellings and will be visible from a distance. • The site is located 20m from the conservation area and therefore any development has potential to impact on the setting of the conservation area. • Potential for biodiversity within the building and within the adjacent group of mature trees in Castle Park. • Mature hedgerow on site boundary.
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was identified within the SHLAA as suitable. The site was also included in the Housing - Alternative Sites consultation in 2008 and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

P95 - TFE Depot, Old London Road, Penrith

This site is now included in site TC1.

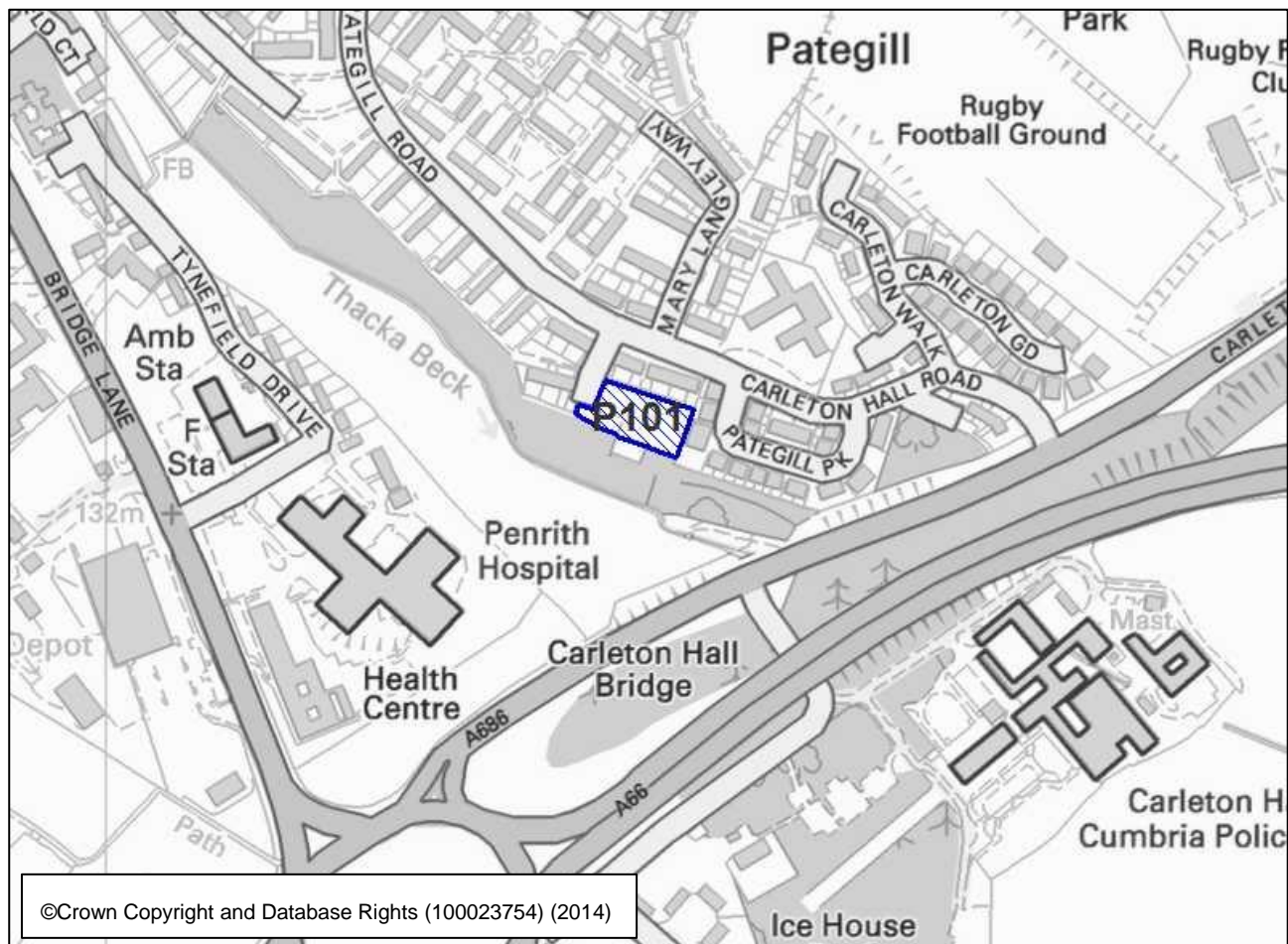
P96 and P97 - White Ox Farm, Penrith

These sites are included with Site N2.

P100 - Grey Bull, Scotland Road, Penrith

Planning permission has now been granted for the provision of 10 houses (ref 11/0053).

P101 - Land at Pategill, Penrith

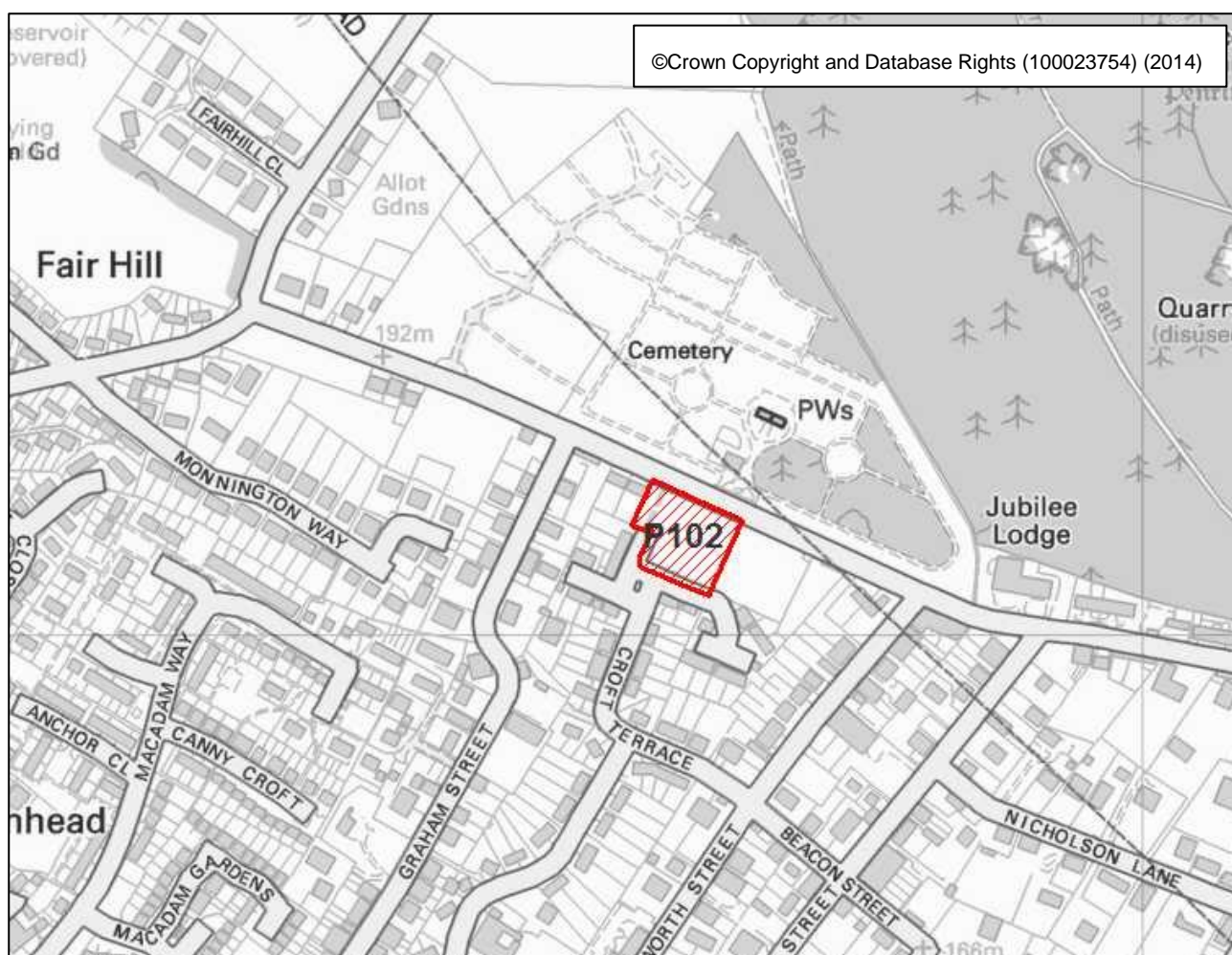


P101 - Land at Pategill, Penrith	
Is this site allocated for development?	Yes
Location	End of Pategill Walk, Penrith South
Size (hectares)	0.187 hectares
Number of Houses	6 at 30d.p.h
Brownfield	No
Description	The site currently serves as amenity space; It is a flat site with housing on three sides.
Is the site suitable?	Yes
Is the site available?	The site is in Council ownership. No live / extant residential applications on the site.
Is the site achievable?	Yes
When will the site be developed?	2020-25.
Issues/Constraints	Positive considerations <ul style="list-style-type: none"> Located within settlement.

P101 - Land at Pategill, Penrith	
	<ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • Served by current acceptable access. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield Site. • Trees on site. • Land may hold amenity value to neighbouring residents. • Potential topographical issues.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	The site is Council owned and is being considered for affordable housing. The site was included in the 2013 'Housing: Preferred Sites and Policies' document.

Site P101 has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

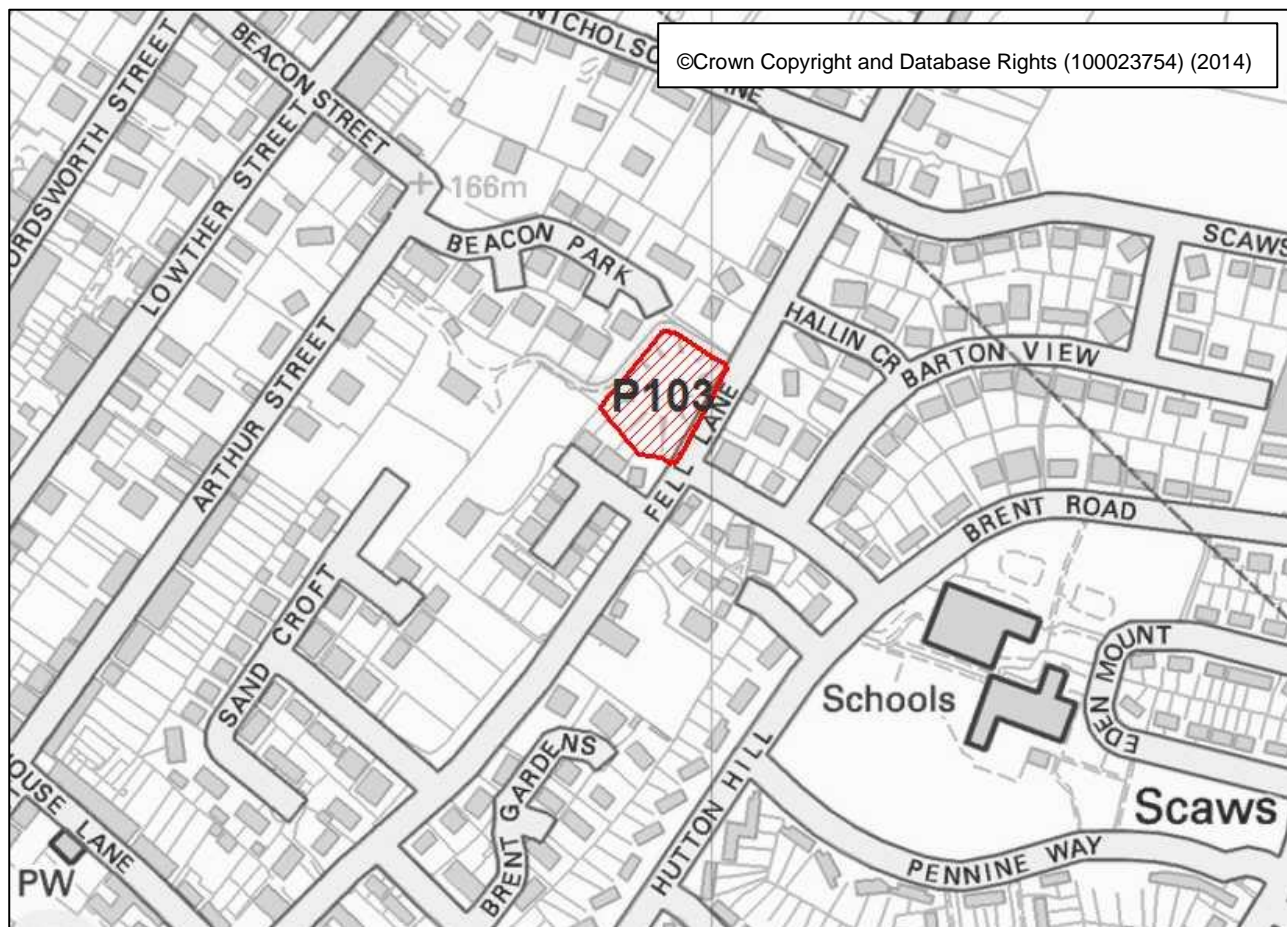
P102 - Land at Croft Terrace, Penrith



P102 - Land at Croft Terrace, Penrith	
Is the site proposed for development?	No
Location	North of Croft Terrace, Penrith North
Size (hectares)	0.408 hectares
Number of Houses	12 at 30 d.p.h
Brownfield	No
Description	This is a flat site currently serving as amenity open space.
Is the site suitable?	No
Is the site available?	This is a new site and as such has yet to be consulted upon.
Is the site achievable?	No
When will the site be developed?	The site is not considered suitable for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement. • Level site. • Site not within flood zones 2 or 3. • Served by current acceptable access. • No Scheduled Ancient Monuments or environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Site within conservation area with nearby listed buildings. • Prominent amenity site for neighbouring properties. • Trees on site. • Allocated as Amenity Open Space in the 1996 Local Plan. • Potential biodiversity considerations.
Public consultation response	Two objections were received indicating that the area is important to the local community and well used.
Source/Reason it is proposed	The site is owned by Eden District Council.

Site P102 has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

P103 - Land at Fell Lane, Penrith

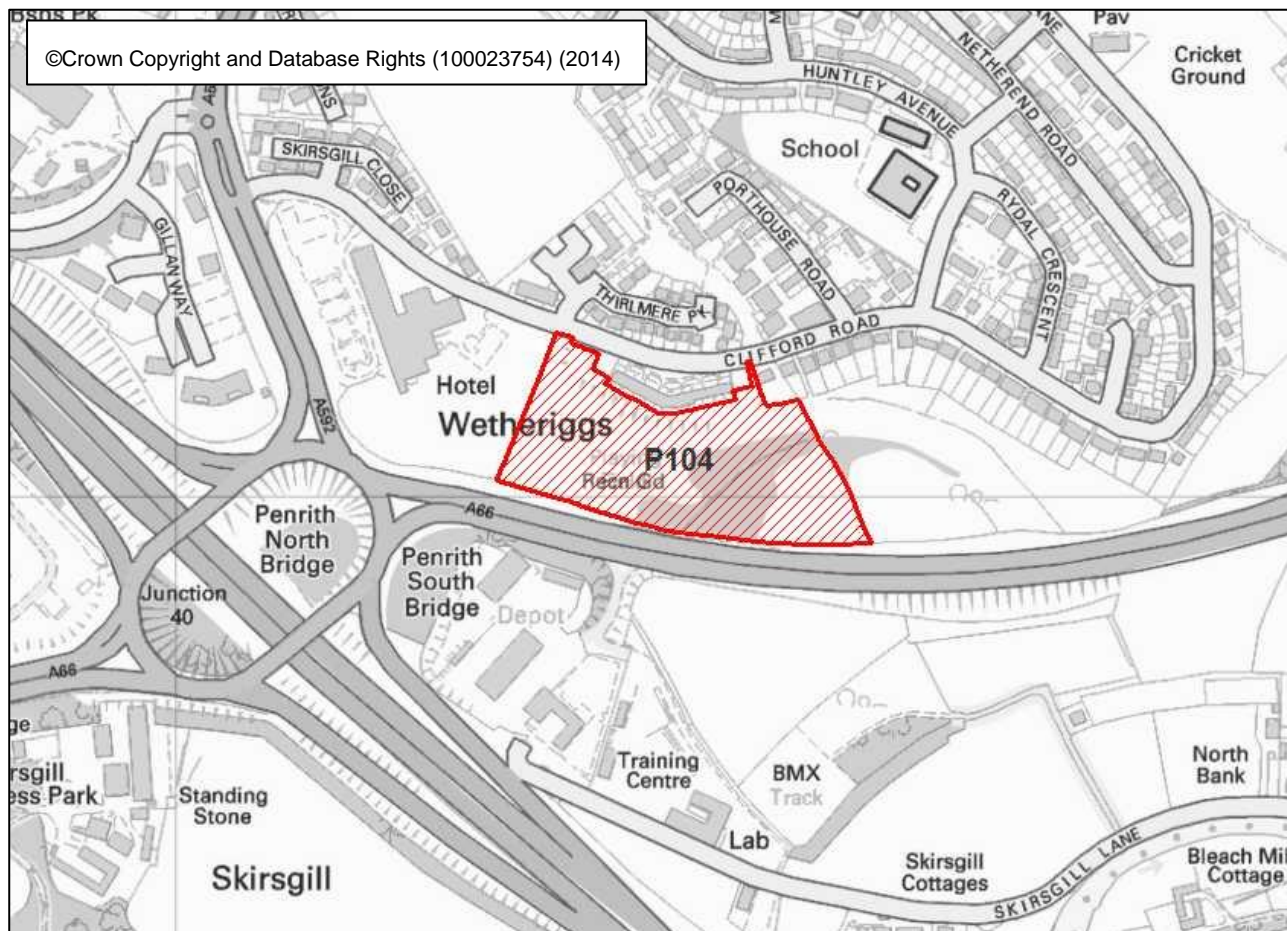


P103 - Land at Fell Lane, Penrith	
Is this site proposed for development?	No
Location	Adjacent to Fell Lane, Penrith Central
Size (hectares)	0.29 hectares
Number of Houses	9 at 30 d.p.h
Brownfield	No
Description	The site slopes and contains numerous mature trees
Is the site suitable?	The site is not considered suitable for development.
Is the site available?	Eden District Council owns the site, which is currently under consideration for disposal.
Is the site achievable?	The site is not considered suitable for development.
When will the site be developed?	The site is not considered suitable for development.
Issues/Constraints	Positive considerations <ul style="list-style-type: none"> • Located within settlement. • Site not within flood zones 2 or 3. • Served by current acceptable access.

P103 - Land at Fell Lane, Penrith	
	<ul style="list-style-type: none"> • No SAM or environmental designations within 250m of site. • Site located within existing settlement. • Site in council ownership. <p>Issues to consider</p> <ul style="list-style-type: none"> • Contamination study required due to previous use. Site has been previously used as a tipping ground in Victorian times. As a consequence, high remediation costs are likely. • Adjacent to conservation area. • Difficult topography. Site slopes quite significantly to the NW, making it difficult to develop upon. • Potential biodiversity issues on site. • The site would involve the redevelopment of a wooded area, which holds amenity value to the local area. Access to site from Fell Lane is possible; however, the adjacent pedestrian crossing would need to be relocated to provide adequate distance from the site entrance.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	The site is owned by Eden District Council.

Site P103 has a score of 67% with the higher the score the more preferable the site subject to overcoming issues raised.

P104 - Land at Clifford Park, Penrith



P104 - Land at Clifford Park, Penrith	
Is this site available for development?	No
Location	Recreation ground between the A66 and Clifford Park, Penrith South.
Size (hectares)	2.90 hectares
Number of Houses	87 at 30 d.p.h
Brownfield	No
Description	The site is level and is used for recreational purposes (football field, woodland.)
Is the site suitable?	The site is not considered suitable for development.
Is the site available?	Eden District Council owns the site.
Is the site achievable?	The site is not considered suitable for development.
When will the site be developed?	The site is not considered suitable for development.
Issues/Constraints	Positive considerations <ul style="list-style-type: none"> • Located within settlement. • Level site.

P104 - Land at Clifford Park, Penrith	
	<ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • Served by current acceptable access. • No SAMs or environmental designations within 250m of site. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Part of site within conservation area. • Close proximity to A66; potential for road disturbances. • Trees on site. • Standing/surface water issues. • Currently used as recreational space. • Qualified as amenity open space in the local plan. • Potential biodiversity concerns on site.
Public consultation response	One neutral response was received stating that the site has biological potential.
Source/Reason it is proposed	The site is owned by Eden District Council.

Site P104 has a score of 70% with the higher the score the more preferable the site subject to overcoming issues raised.

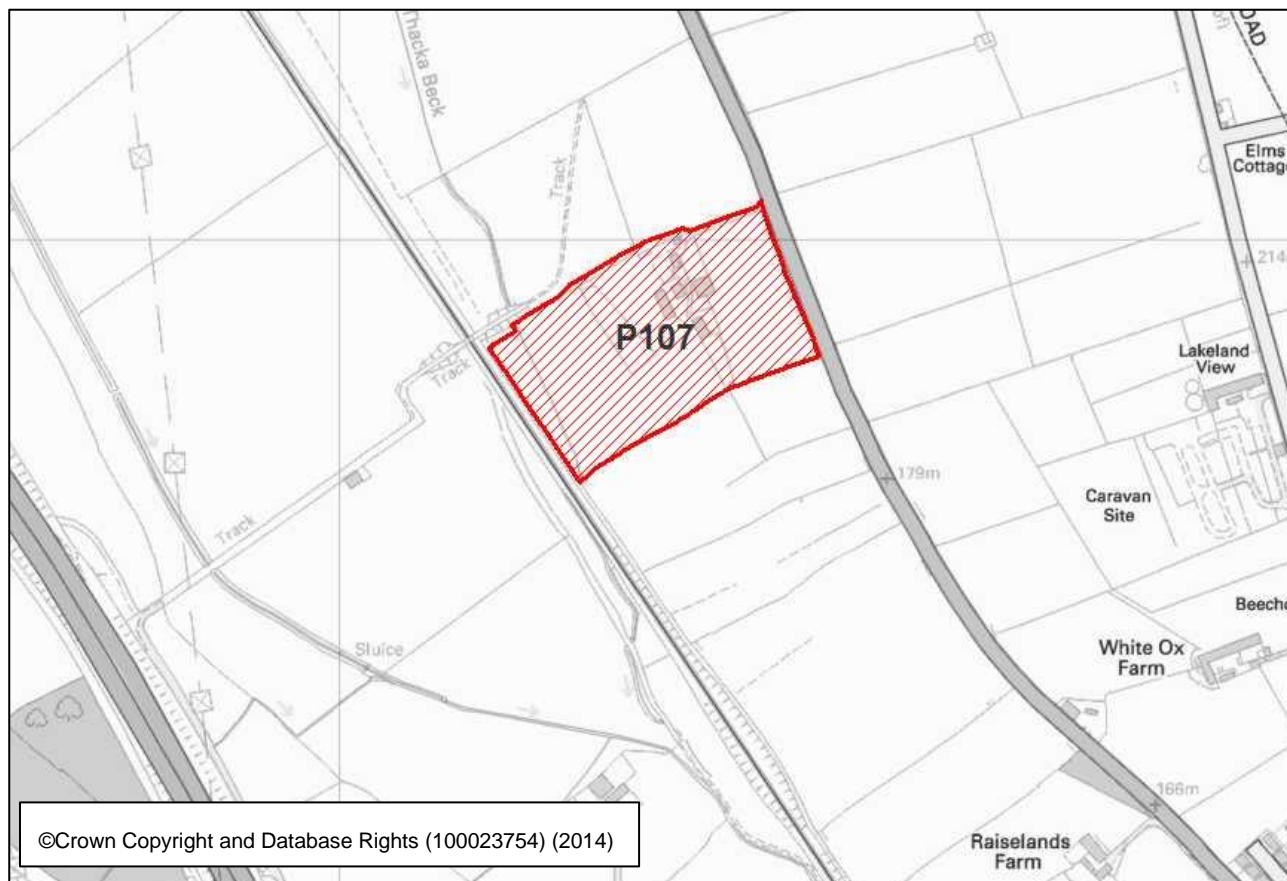
P105 - The Black Barn, White Ox Farm, Penrith

This site is included with site N3.

P106 - Land adjacent Fairhurst, Beacon Edge, Penrith

This site was put forward for inclusion in 2013. Part of the site has been developed for five executive homes (Kitchen Gardens) leaving 0.16 hectares undeveloped. There is a live planning application (13/0050) for two dwellings and access to the west of the site, taking up most of the rest of the site. The remainder therefore falls under the size threshold for allocation.

P107 - Westview Farm / Training Centre, Penrith

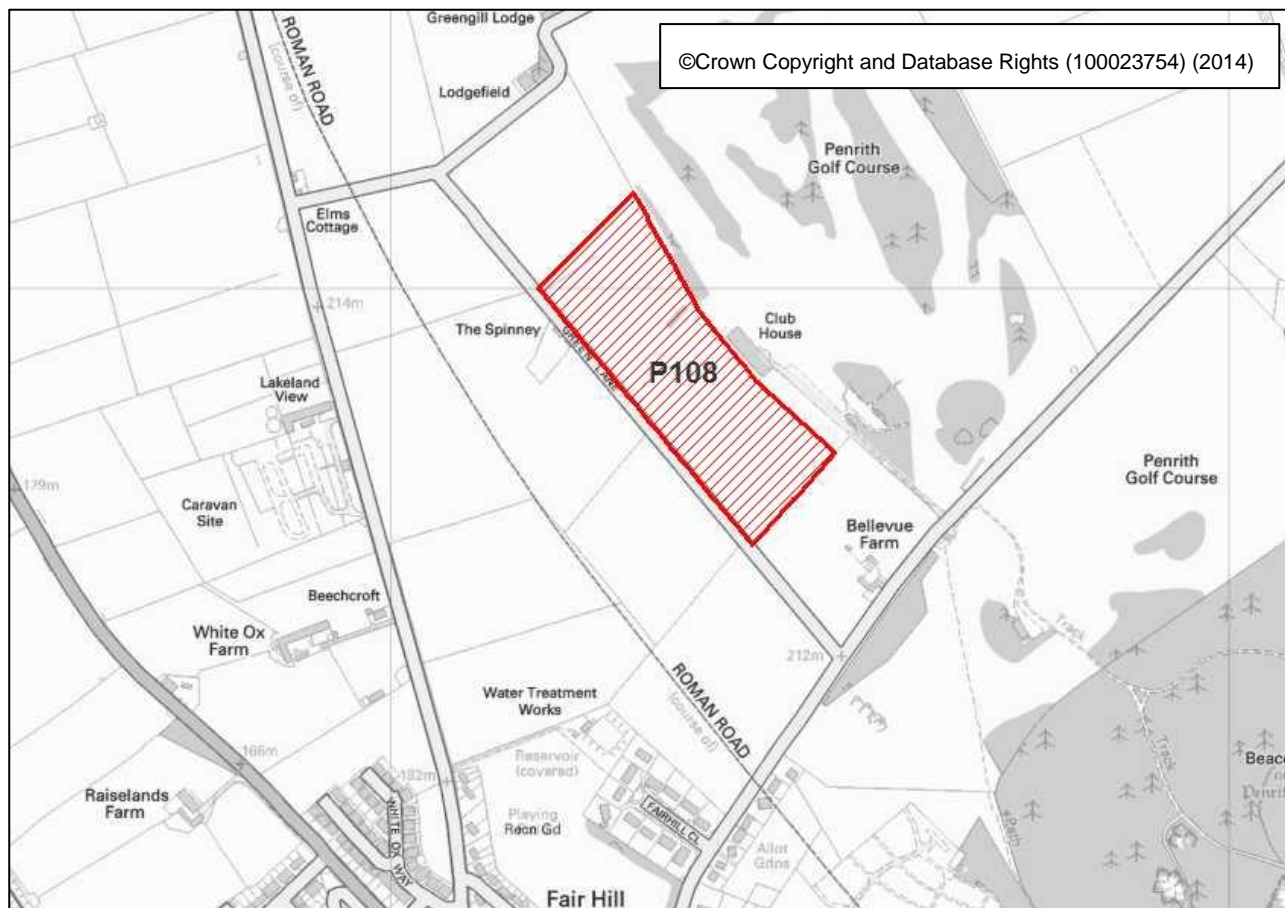


P107 - Westview Farm / Training Centre, Penrith	
Is this site proposed for development?	No
Location	Situated between the A6 and the West Coast main line at the northern side of Penrith.
Size	4.86 hectares
Number of Houses	145 at 30dph
Brownfield?	Part Brownfield
Description	<p>A Greenfield site comprising fields, farm buildings, training centre accommodation and hardstanding areas. The site is separated from Penrith by open fields and is considered to be within the rural area.</p> <p>Development of this site is not possible without the development of being part of a larger urban extension.</p>
Is the site suitable?	Given the separation of the site from Penrith it is not considered suitable.
Is the site available?	It has been confirmed that the site is available.
Is the site achievable?	The site is not considered suitable for development.

P107 - Westview Farm / Training Centre, Penrith	
When will the site be developed?	The site is not proposed for allocation for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Part Brownfield site. • Existing access from the A6. • No Listed buildings within 250m. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Outside the settlement. • Potential road and rail noise disturbance. • Topographical issues due to sloping nature of site. • Thacka Beck watercourse, with Floodzone 2 and 3 strips either side, runs across the western edge of the site. • Potential biodiversity issues on the site (lower part of the site is a priority habitat).
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

Site P107 has a score of 60% with the higher the score the more preferable the site subject to overcoming issues raised.

P108 - Land at Green Lane, Penrith



P108 - Land at Green Lane, Penrith

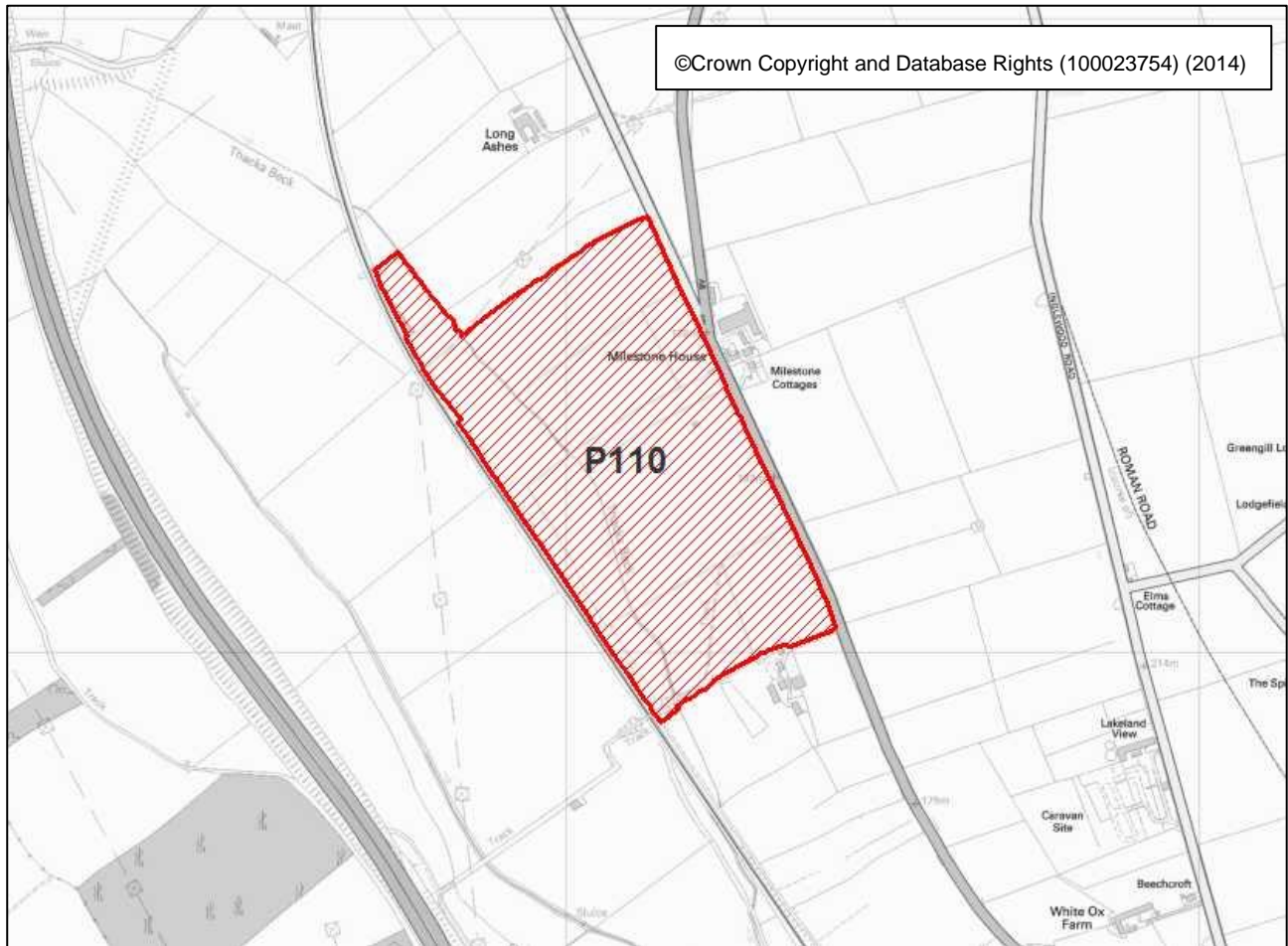
Is this site proposed for development?	No
Location	Situated to the north of Penrith adjacent Penrith Golf Club and bordered to the west by Green Lane.
Size	5.45 hectares
Number of Houses	163 at 30dph
Brownfield?	No
Description	A Greenfield site. The site is used for agricultural purposes. There is a large agricultural building on the site. The site is located within the open countryside unrelated to the existing settlement.
Is the site suitable?	The site is not well related either physically or visually to other development and is not considered to be suitable for development at this time.
Is the site available?	Unknown at this time
Is the site achievable?	The site is not considered suitable for development.

P108 - Land at Green Lane, Penrith	
When will the site be developed?	The site is not considered suitable for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not in flood zones 2 or 3. • No Listed buildings within 250m. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. • No Tree Preservation Orders on the site. <p>Issues to consider</p> <ul style="list-style-type: none"> • A Greenfield site. • Outside the settlement. • A prominent, elevated site.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

Site P108 has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.

Site P109 is not attached to any site.

P110 - Land west of Milestone House, Penrith



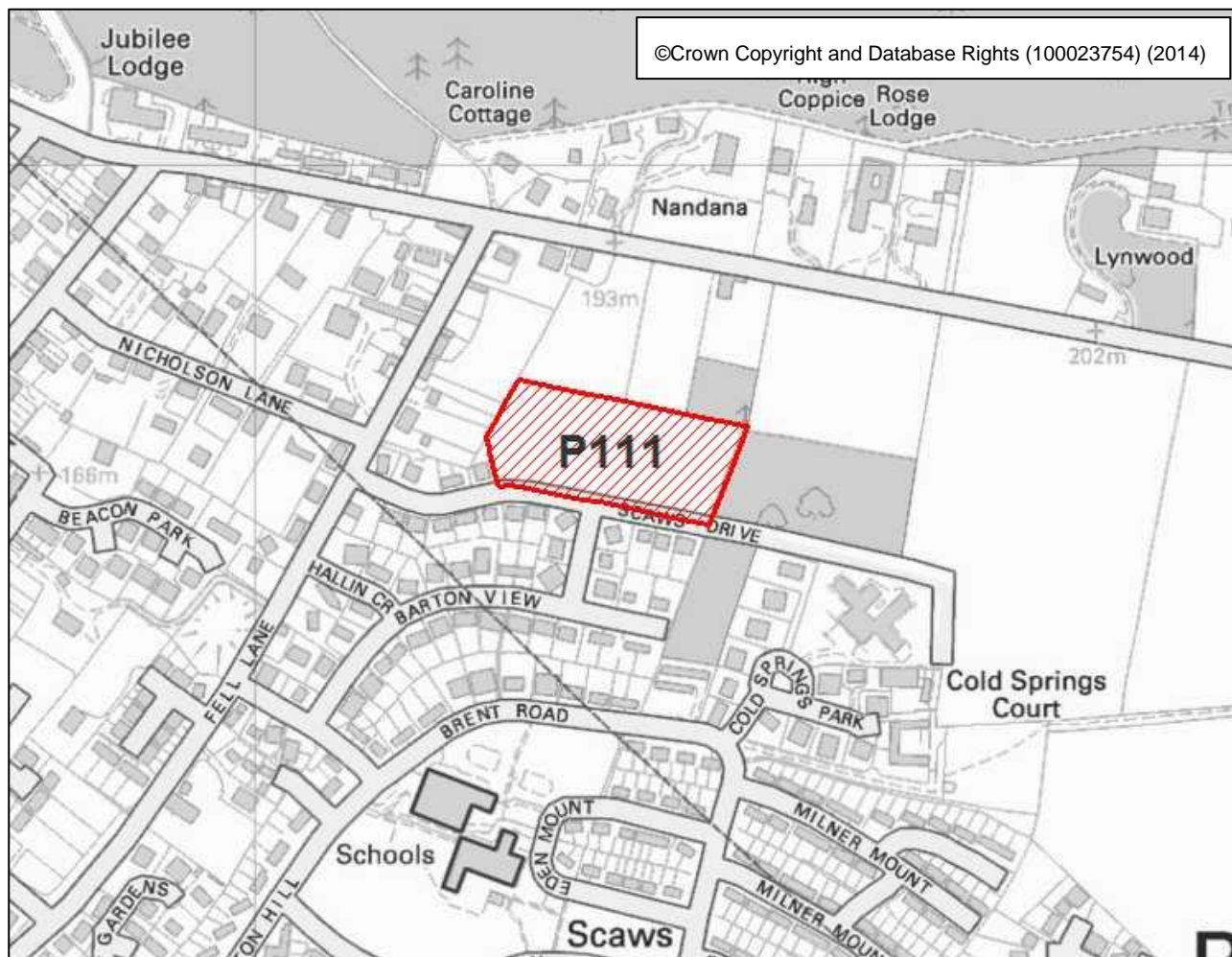
P110 - Land west of Milestone House, Penrith

Is this site proposed for development?	No
Location	Situated between the A6 and the West Coast main line at the northern side of Penrith.
Size	26.95 hectares
Number of Houses	809 units at 30dph
Brownfield?	No
Description	A Greenfield site. There is a large agricultural building on the site. The site is located within the open countryside unrelated to the existing settlement.
Is the site suitable?	The site is not considered suitable for development.
Is the site available?	The owner has confirmed that the site is available for development.
Is the site achievable?	The site is not considered suitable for development.
When will the site be developed?	The site is not considered suitable for development.

P110 - Land west of Milestone House, Penrith	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Existing field access from the A6. • No Listed buildings within 250m. • Not within 250m of conservation area. • No scheduled ancient monuments within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Outside the settlement. • Potential road and rail noise disturbance. • Topographical issues due to sloping nature of site. • Thacka Beck watercourse runs across the western side of the site. • Western parts of site within Floodzones 2 and 3. • Access issues.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

Site P110 has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.

P111 - Land at Scaws Drive, Penrith

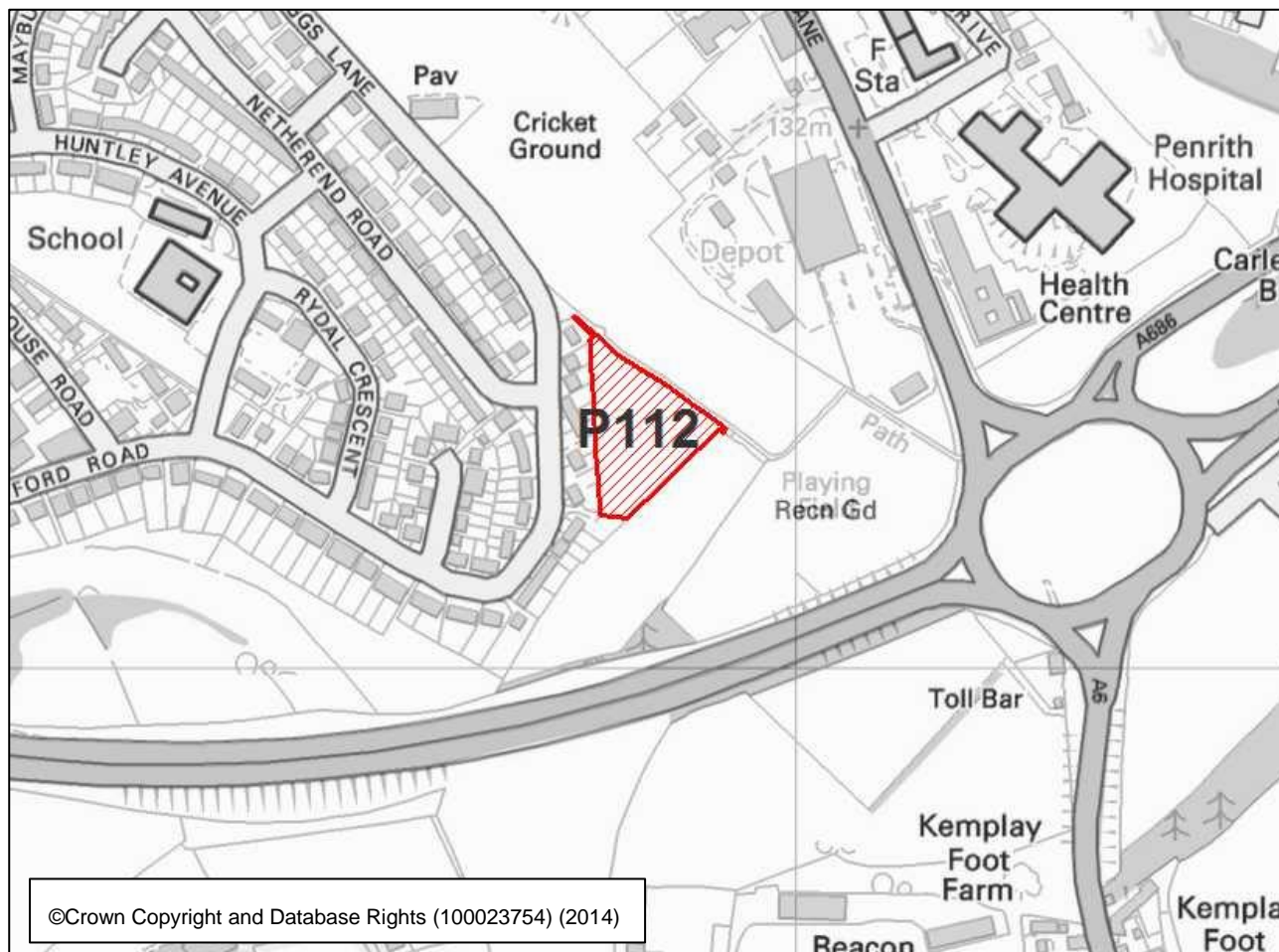


P111 - Land at Scaws Drive, Penrith	
Is this site proposed for development?	No
Location	A Greenfield site situated on Scaws Drive.
Size	1.36 hectares
Number of Houses	41
Brownfield?	No
Description	A Greenfield site currently serving as Amenity Open Space within a residential area.
Is the site suitable?	The site is an amenity space and not considered suitable for development
Is the site available?	The site is owned by Eden District Council.
Is the site achievable?	The site is not considered appropriate for development.
When will the site be developed?	The site is not considered appropriate for development.

P111 - Land at Scaws Drive, Penrith	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement. • Level site. • Site not within flood zones 2 or 3. • Served by current acceptable access. • No Scheduled Ancient Monuments or environmental designations within 250m of site. • No impact upon setting of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Site immediately adjacent conservation area. • Significant trees on edge of site. • Allocated as Amenity Open Space in the 1996 Local Plan.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	The site is owned by Eden District Council.

Site P111 has a score of 79% with the higher the score the more preferable the site subject to overcoming issues raised.

P112 - Land off Clifford Road, Penrith



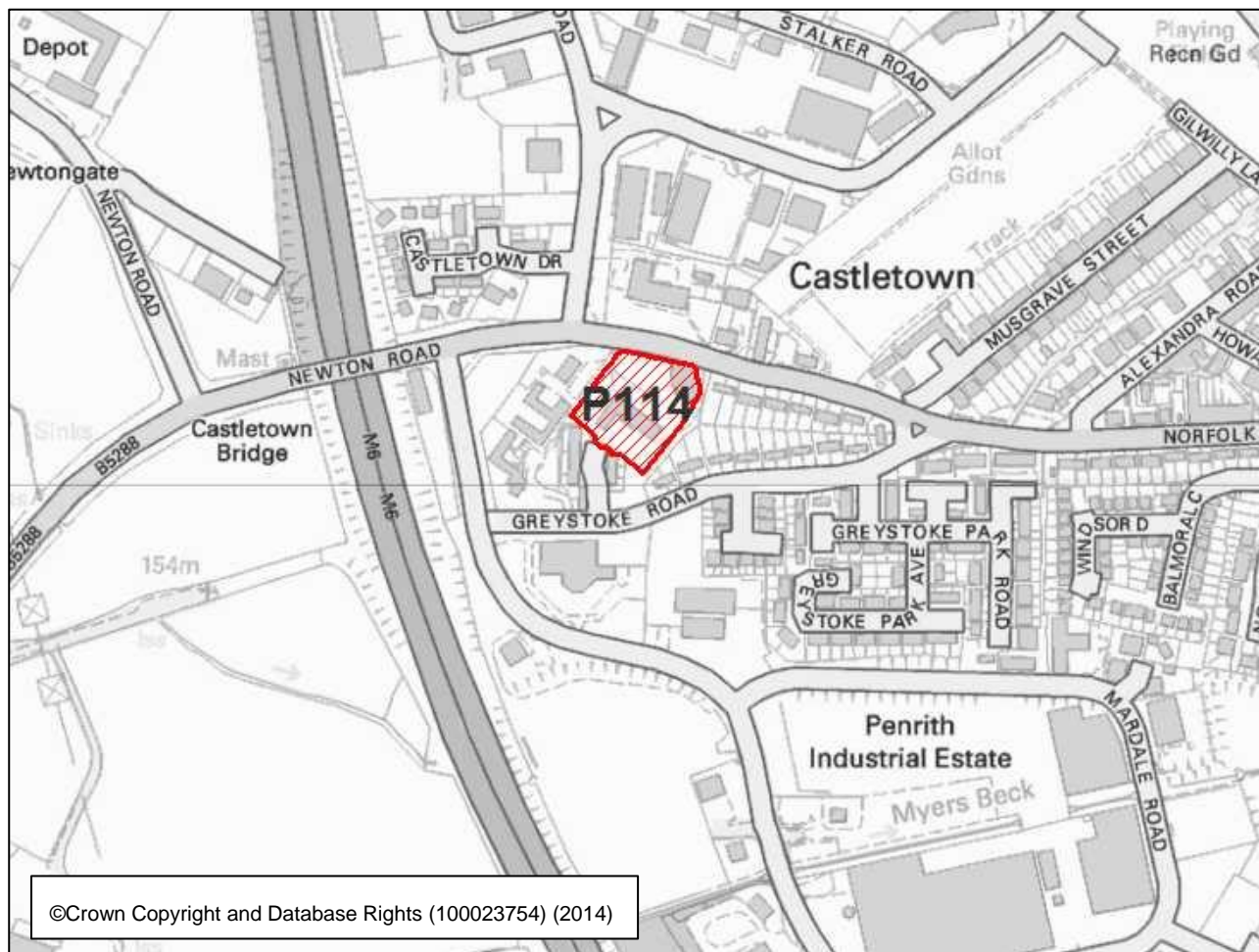
P112 - Land off Clifford Road, Penrith	
Is this site proposed for development?	No
Location	A Greenfield site situated behind existing housing on Clifford Road.
Size	0.57 hectares
Number of Houses	17
Brownfield?	No
Description	A Greenfield site currently in use as an equipped play area and grassed recreational area.
Is the site suitable?	The site is actively used as open space and is therefore not considered appropriate for development.
Is the site available?	The site is owned by Eden District Council.
Is the site achievable?	The site is not considered appropriate for development.
When will the site be developed?	The site is not considered appropriate for development.

P112 - Land off Clifford Road, Penrith	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement. • Level site. • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments or environmental designations within 250m of site. • Not within 250m of Conservation Area or listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Access to the site. • Currently used for recreational purposes. • A Public Right of Way runs along the north east edge of the site.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	The site is owned by Eden District Council.

Site P112 has a score of 67% with the higher the score the more preferable the site subject to overcoming issues raised.

P113 - Land adjacent Folly Lane allotments is included in site TC1

P114 - Land adjacent to Cookson Court, Newton Road, Penrith



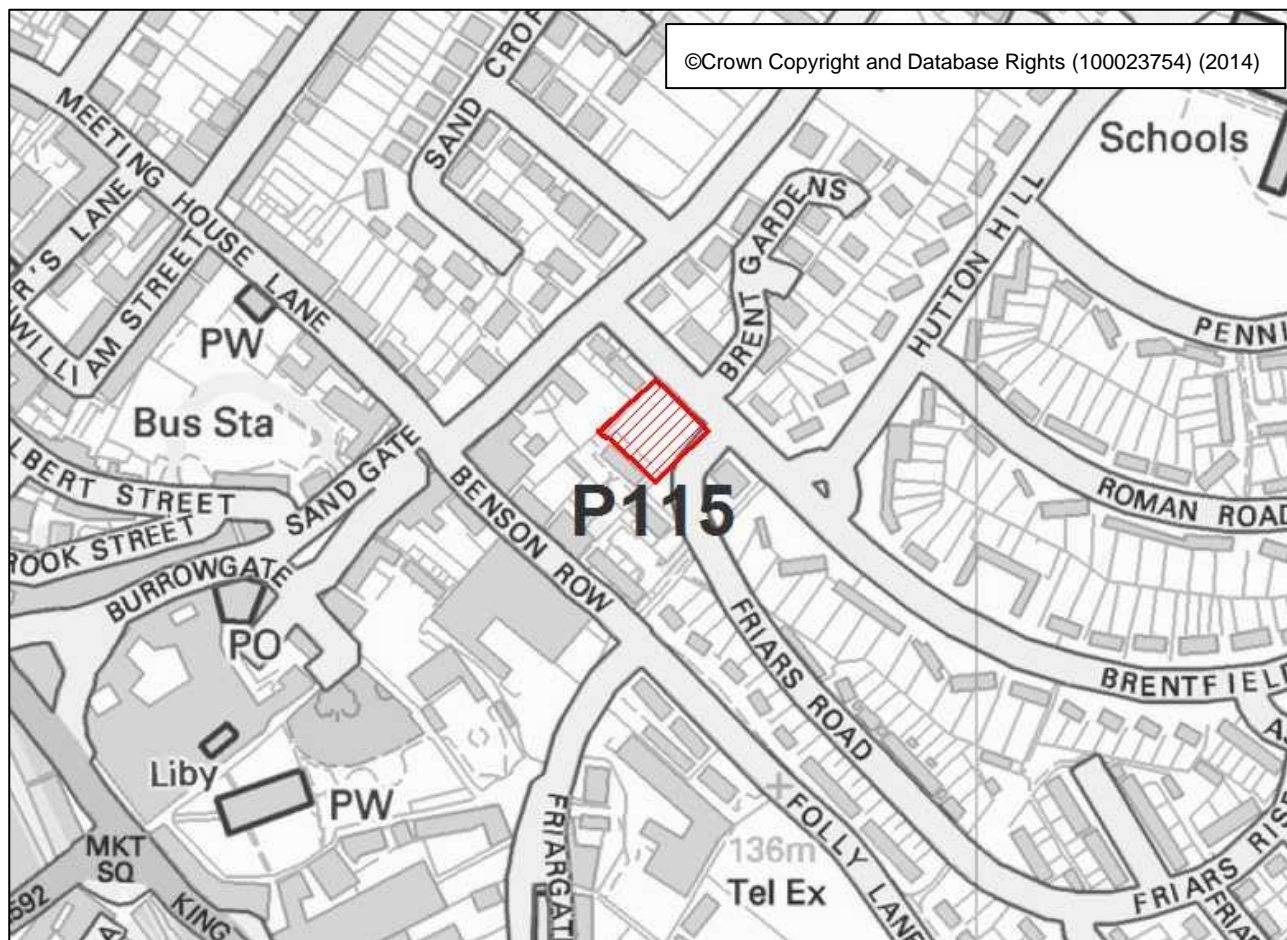
Site P114 - Land adjacent to Cookson Court, Newton Road, Penrith

Is this site proposed for development?	No
Location	Located on Newton Road near the junction to Gilwilly Industrial Estate.
Size	0.51 hectares
Number of Houses	15
Brownfield?	Yes
Description	A part brownfield/greenfield site situated on Newton Road near the entrance to Gilwilly Industrial Estate and adjacent existing housing. The site comprises a large single storey building previously used as a care home and landscaped grass area. There is an existing suitable access to the site from Newton Road.
Is the site suitable?	The land represents a brownfield redevelopment opportunity and could be suitable.
Is the site available?	Unknown.

Site P114 - Land adjacent to Cookson Court, Newton Road, Penrith	
Is the site achievable?	As the site has previously been used for housing it is anticipated that it development would be achievable.
When will the site be developed?	No current or live planning applications on this site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Level site. • Brownfield site. • Existing access. • Existing buildings could be re-used. • Within settlement and respects form. • Not within flood zones 2 or 3. • No Scheduled Ancient Monuments or environmental designations within 250m of site. • Not within 250m of Conservation Area. <p>Issues to consider</p> <ul style="list-style-type: none"> • Impact upon nearest Grade II Listed Building. • Potential road noise. • Trees on site. • Not clear if the site is available.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	The site has been proposed following earlier consultation rounds.

Site P114 has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised.

P115 - Car Park off Brentfield Way, Penrith



P115 - Car Park off Brentfield Way, Penrith	
Is this site proposed for development?	No
Location	Situated off Brentfield Way and Friars Road.
Size	0.13 hectares
Number of Houses	6
Brownfield?	Yes
Description	A brownfield site comprising a car park owned by Cumbria County Council. The site is situated off Brentfield Way and Friars Road. There is an existing access from Brentfield Way. The site is generally level with no topographical constraints. Adjacent uses are residential and a community hall to the south-west.
Is the site suitable?	The site is well located within Penrith and adjoining uses would not preclude its use as housing.
Is the site available?	The site is owned by Cumbria County Council, they have not confirmed that they would consider disposal.

P115 - Car Park off Brentfield Way, Penrith	
Is the site achievable?	Assuming the will to sell, it is anticipated that the site would be achievable with no impediments to development.
When will the site be developed?	No current or live planning applications on this site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement. • Close to amenities. • Not in flood zones 2 or 3. • No Scheduled Ancient Monuments or environmental designations within 250m of site. • No Tree Preservation Orders on site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within Penrith Conservation Area. • Impact upon nearest Grade II Listed building.
Public consultation response	The site was not included in earlier rounds of consultation.
Source/Reason it is proposed	The land is owned by Cumbria County Council.

Site P115 has a score of 85% with the higher the score the more preferable the site subject to overcoming issues raised.