



Eden Local Plan

Housing Sites Topic Paper

October 2015

This paper sets out the background to how we selected sites when allocating new housing land in the draft Local Plan. A separate topic paper explains how the proportions of total new housing is proposed to be distributed to the towns and villages in Eden.

Housing Distribution Topic Paper

Introduction and Context

Contents	Page
1. Introduction.....	1
1.1 Why has this paper been produced?	1
1.2 How have the sites been found or suggested?	1
1.3 How many sites have been assessed?.....	1
1.4 How have the sites been assessed?	2
1.5 How many houses do we need to plan for?	4
2. Site Selection	6
2.1 Background to our Allocation Strategy - The Penrith Masterplan	6
3. Market Towns - Alston, Appleby and Kirkby Stephen	14
3.1 Alston.....	14
3.2 Appleby.....	18
3.3 Kirkby Stephen	22
Appendix 1 - Site Audit.....	27
Appendix 2 - Sustainability Criteria.....	32
Appendix 3 - Known Constraints	37
Appendix 4 - Planning Status and Deliverability.....	39
Appendix 5 - Public Consultation Responses.....	40
Appendix 6 - The Housing Matrix	41
Appendix 7 - Site Scoring	49
Appendix 8 - Summary of Sustainability Appraisal	53

1. Introduction

1.1 Why has this paper been produced?

- 1.1.1 This paper sets out how we have selected our proposed sites for new housing and which sites have been chosen. It also shows sites that have not been selected, and explains why. Alternative options for distributing sites in the towns were contained in an earlier paper (the Housing Sites and Policies 'Alternative Options' Paper, July 2014) and are covered again briefly in this paper.

1.2 How have sites been found or suggested?

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

Housing Issues and Options Document, 2007

Housing - Alternative Sites Document, 2008

Housing - Preferred Sites and Policies, 2013.

- 1.2.2 In addition a Strategic Housing Land Availability Appraisal was completed in 2009 and 2015 which reviewed all known sites for suitability.

1.3 How many sites have been assessed?

- 1.3.1 There is no 'set' or recommended way of deciding which sites should be allocated for development. Our goal is to eventually allocate sites that are available, free from constraints, deliverable and in the most sustainable locations, using the best technical information we have. However, there will also be a degree of judgement involved when assessing sites against each other. In practice we use a 'top down' approach where all our sites are assessed against the same criteria and technical information, followed by a 'bottom up' approach where local knowledge, professional judgement and the likelihood of delivery (taken from our land availability and five year land supply work) informs which sites we pick. We also carry out sustainability appraisal of all options for distributing sites and the sites themselves to help look at alternative options.
- 1.3.2 478 sites across Eden have been put forward as potential housing sites since the Housing 'Issues and Options' Development Plan Document was published for consultation in 2006. A 'call for sites' was made alongside the 2006 document, as well as at the 'Housing: Preferred Housing Sites and Policies' draft in February 2013 and finally as part of the 'Preferred Options' Local Plan consultation draft in July 2014.
- 1.3.3 Suggested sites have been excluded from further assessment for the new Local Plan where they are outside the four main towns identified as the focus for new housing allocations in the draft Local Plan. This is because we are not proposing to allocate sites in Eden's villages. It has proved difficult to come up with a robust list of housing allocations in the Key Hubs that will stand the test of time. We have found that in a very large and rural district such as Eden a combination of planning applications being submitted and approved as the plan progresses, together with

neighbourhood planning activity are constantly making substantial changes to any allocation strategy we devise, given the small numbers of homes that are anticipated to come forward in the hubs beyond current planning commitments. The result is the risk that any allocations strategy for the Key Hubs we set out becoming overtaken by events, as the plan moves towards adoption. To illustrate, new housing sites at Clifton, Stainton, Lazonby and High Hesket have been permitted since we last produced a draft plan in 2014, which would make a significant difference to how we would need to allocate sites if we were to do it again. Neighbourhood plans are also coming forward at Langwathby, Lazonby and Bolton with other Parishes also considering their own plans. We do not wish to prematurely allocate sites that may be against the wishes of any Parish and would prefer to work with them to identify land using the evidence we have amassed as part of work on the Local Plan.

- 1.3.4 Alongside this paper the District Council has published a draft 'Land Availability Assessment' (LAA) which sets out all the possible land that has been considered for housing throughout the district, and takes a view on whether it is developable and deliverable. Should villages wish to produce a neighbourhood plan which identified new housing sites this makes a good starting point, and we will work with any Parish Councils that want to take this route. In addition, information in this assessment will be used to inform any decisions on submitted planning applications for housing in our rural areas.

1.4 How have sites been assessed?

- 1.4.1 We started by at each stage excluding sites where:

- They have received planning permission, are being built out or are completed.
- They are subject to some sort of 'showstopper' constraint - severe flood risk, impact on important nature sites, or severe impact on the historic environment.
- They fall below our site size threshold for allocation (sites must be able to accommodate at least four dwellings).

- 1.4.2 A full list of excluded sites is available at Appendix 1. 77 housing sites were then put through various assessments as to their suitability:

- 1.4.3 **Stage 1 - The Housing Matrix.** We began by running all sites through what is known as our 'housing matrix'. This was created to support work leading up to our 2013 'Housing Preferred Sites and Policies' document. It is a comparative assessment of sites against seventeen different planning criteria. This is shown at Appendix 5, and the results are shown at Appendix 6. The matrix was originally developed in house through workshops with planning officers and consultants to appraise sites through the 2009 Strategic Housing Land Availability Assessment (SHLAA) and has since been updated to offer a more comprehensive assessment of housing sites. All sites were visited and assessed and information collected was then added to the housing matrix. An overall score was then awarded and is shown in the tables below. Criteria were weighted so that some criteria count more than others - this would increase the scoring compared to, for example whether a site had topographical constraints or had tree preservation orders on site.

Stage 2 - The Sustainability Appraisal. This is a technical report which aims to make a comparative assessment of all sites against each other using social, economic and environmental criteria. This was based upon a framework developed with other Cumbrian authorities. Sustainability appraisal is a statutory requirement. In practice for housing sites (and in particular smaller housing sites) sustainability appraisal does not offer a definitive ranking of sites, rather it helps identify particular locations where development may be preferable and any particular issues that may need to be taken into account when selecting sites. A summary of results from the Sustainability Appraisal site analysis can be found at Appendix 7.

Stage 3 - Constraints analysis. We then add information to the results of the sustainability appraisal and start looking at any particular constraints that may stop a site coming forward - for example where sites had potential access problems or were prone to flooding.

Stage 4 - Planning status and deliverability. This stage took information from our 2015 Land Availability Assessment which looks at the suitability and deliverability of sites. It also examined the planning history of the site, whether there is any known interest in developing the site, and if so by when. All site owners were contacted to ask whether land remained available in 2014 and 2015. This stage also looked at whether there are any constraints that may stop a site coming forward - for example where sites had potential access problems or were prone to flooding.

Stage 5 - Results of public consultation. This stage looks at any views we may have received on the suitability of sites following on from previous public consultation.

- 1.4.4 In practice the selection of sites comes down to a blend between bottom up analysis in the form of work on the Land Availability Assessment work and top down assessment in the form of the housing matrix and sustainability appraisal which identifies which sites may be the most suitable and sustainable. This work (and particularly the housing matrix work) is not intended as a 'ranking' of sites. Combining information on sustainability, constraints, availability, and deliverability to produce a final score risked boiling down seventeen different criteria into a single score which could mask particular issues or provide similar scoring for sites with very different characteristics. Although the housing matrix does 'score' sites this is intended as an additional way of looking at the sites on top of our sustainability appraisal work, analysis of constraints' knowledge of the planning status of sites, any comments made and our own judgement, with the scoring used on occasion to compare sites. Scores for all sites are included in the site tables throughout this document.
- 1.4.5 Stage 1 (The Housing matrix) has been completed throughout the process. Information from the matrix was then used in Stages 3-5. These were then combined into a single spreadsheet with Stage 2 (the Sustainability Appraisal) to allow the team to review all sites in combination. The tables that were used for the assessments are available at Appendices 2-5.

1.5 How many houses do we need to plan for?

1.5.1 Separate topic papers set out how many houses we are planning for over the years 2014-32 and the split of how they will be distributed between the towns and rural areas. Four different options were generated on the overall number, and four options on how housing may then be distributed. Our draft Local Plan includes a figure of 200 new homes per year (3,600 overall) distributed as follows:

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

1.5.2 This resulted in the following distribution, set out in draft Policy LS2:

Policy LS2 - Housing Targets and Distribution

A minimum of 200 homes per year (a total of 3,600) will be built in Eden over the eighteen years between 2014/15 and 2031/32. New housing will be developed through the district to ensure a rate of housing completions in accordance with the following targets and proportions:

	Target	Distribution	Site allocations?	Completed	Already under construction or permitted	Left to Allocate	Annual Requirement	Affordable Housing
Target	3600	100%						
Towns								
Penrith	1800	50%	Yes	43	254	1503	83	30%
Alston	144	4%	Yes	1	56	87	5	30%
Appleby	324	9%	Yes	7	167	150	8	30%
Kirkby Stephen	252	7%	Yes	16	38	198	11	30%
Total Towns	2520	70%		67	515	1938	108	
Rural Areas								
Key Hubs	720	20%	No	34	215	472	26	30%
Villages and Hamlets	360	10%	No	21	267	72	4	Market Enabled
Total Rural	1080	30%		55	482	544	30	
Total	3600	100%		122	997	2481	138	

Position at April 2015.

Small site permissions discounted to 75% to allow for non-implementation.

2. Site Selection

2.1 Background to our Allocation Strategy - the Penrith Masterplan

2.1.1 118 sites have been identified or submitted for possible inclusion at Penrith since 2006. Numerous sites have also since been built out, granted permission or have been removed from the site selection process as they are no longer available or too small to allocate. To allow those involved in the process to track what has happened to sites Appendix 1 shows an 'audit' of all sites. In addition it shows which sites have been combined into single sites as the local plan preparation process moved forwards. The Penrith area profile and Land Availability Assessment also includes information on progress on sites.

2.1.2 This left the following sites for assessment:

Location	Ref	Address	Area	Number	Matrix Score	Notes
Penrith	E1	Carleton	23.89	499	74	Identified as deliverable in the LAA. Outline application lodged, Ref: 08/0291.
Penrith	E3	Carleton (between former) sites P16 and P26	11.62	261	77	Identified as deliverable in the LAA.
Penrith	E4	Land at Carleton Hall Farm	3.8	86	70	Identified as developable in the LAA.
Penrith	N1	Salkeld Road/ Fairhill Greenfield Extension	4.4	99	77	Identified as developable in the LAA.
Penrith	N1a	Salkeld Road/ Fairhill Greenfield Extension	15.8	356	74	Identified as developable in the LAA.
Penrith	N2	White Ox Farm	8.38	189	70	Identified as developable in the LAA.
Penrith	N3	Raiselands	11.06	230	75	Identified as developable in the LAA. Live application lodged, Ref: 14/0405.
Penrith	N4	Raiselands Extension	10.22	230	68	Discounted from the LAA as a greenfield site in an open rural location.
Penrith	N5	Inglewood Road Extension	38.94	876	75	Discounted from the LAA as unrelated to Penrith.
Penrith	TC1	Old London Road	0.82	26	79	Identified as developable in the LAA.
Penrith	P2	Gilwilly Road	0.33	14	80	Identified as developable in the LAA.

Location	Ref	Address	Area	Number	Matrix Score	Notes
Penrith	P5	Chancery Lane, Carleton Road	0.79	25	80	Discounted from the LAA as it is visual amenity space.
Penrith	P8	Myers Lane, Norfolk Road	0.63	20	78	Identified as developable in the LAA.
Penrith	P17	Fair Hill Playing Field	3.36	76	67	Discounted from the LAA as open space for recreation.
Penrith	P31	Salkeld Road/ Fairhill Greenfield Extension	3.53	79	73	Discounted from the LAA as a greenfield site in an open rural location.
Penrith	P34	Stampers Depot, Bridge Lane	0.92	29	73	Identified as developable in the LAA.
Penrith	P35	Land off Robinson Street	0.86	27	82	Identified as developable in the LAA.
Penrith	P39	Land adjacent Lynwood Cottage, Beacon Edge	2.7	61	80	Discounted from the LAA as a greenfield site in an open rural location.
Penrith	P54	Bellevue Farm, Salkeld Road	2.8	63	73	Discounted from the LAA as a greenfield site in an open rural location.
Penrith	P57	Fields adjacent to Mile Lane	63.08	1,419	64	Discounted from the LAA as a greenfield site detached from the town.
Penrith	P61	Garage at Roper Street	0.37	37	76	Discounted from the LAA as part of the site is in Flood Zone 2.
Penrith	P65	Land to the north of Gilwilly Industrial Estate	24.03	541	62	Discounted from the LAA as a greenfield site detached from the town.
Penrith	P71	Brent Road Garages	0.21	9	75	Identified as deliverable in the LAA.
Penrith	P93	Barn and Yard, Brunswick Road	0.1	4	86	Identified as developable in the LAA.
Penrith	P94	QEGS Annexe, Ullswater Road	0.58	18	77	Identified as developable in the LAA.
Penrith	P101	Land at Pategill	0.19	8	75	Discounted from the LAA as amenity space.
Penrith	P102	Land at Croft Terrace	0.41	13	73	Discounted from the LAA as amenity space.
Penrith	P103	Land at Fell Lane	0.29	12	67	Discounted from the LAA as amenity space.
Penrith	P104	Land at Clifford Park	2.9	65	70	Discounted from the LAA as amenity space.

Location	Ref	Address	Area	Number	Matrix Score	Notes
Penrith	P107	Westview Farm/Training Centre	4.86	109	60	Discounted from the LAA as a greenfield site detached from the town.
Penrith	P108	Land at Green Lane	5.46	123	75	Discounted from the LAA as a greenfield site detached from the town.
Penrith	P110	Land west of Milestone House	26.95	606	55	Discounted from the LAA as a greenfield site detached from the town.
Penrith	P111	Land at Scaws Drive	1.37	43	79	Discounted from the LAA as valued amenity space.
Penrith	P112	Land off Clifford Road	0.58	18	67	Discounted from the LAA as amenity/open space and playing field.
Penrith	P114	Land adjacent Cookson Court, Newton Road	0.17	16	80	Identified as developable in the LAA.
Penrith	P115	Land off Brentfield Road	0.13	6	85	Identified as developable in the LAA.

Total 6,293

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

2.1.4 Five strategic priorities were identified in the Masterplan:

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

2.1.5 The Masterplan looked at six 'option areas' for urban extensions, five of which were for potential housing developments of up to 1,800 dwellings. Each emerged through the early stages of the Local Development Framework process and were drawn

from the Council's 2009 Land Availability Study (LAA), which looks at the potential supply of new housing land across the district.

2.1.6 These were:

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

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

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

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

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

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

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

- **Scenario 1:** Development of the full extent of all sites. This scenario had the advantage of being based on existing knowledge of the develop ability of sites. However, it was not seen as having the advantage of being the result of a masterplanning exercise which looked at the sites as a collective 'whole' and assessed their impact of local infrastructure and landscape concerns.
- **Scenario 2:** Development of the options subject principally to constraints concerning landscape character, visual impact and the existing layout of the town. This option was felt to perform well in terms of preserving the balance between built form and natural environment but risked not meeting the growth targets set out in the Core Strategy.
- **Scenario 3:** Development of the options to avoid pressurising junction 40 of the M6 motorway (and promoting use of junction 41), This option was considered to perform well in terms of tackling existing traffic problems providing a boost for the employment development market but had potential landscape impacts to the north and may prove difficult given the topographic characteristics of the land.
- **Scenario 4:** Development of a 'new settlement', clustering growth in one location. This would combine and partly extend options 4 and 5. This would allow creation of a new neighbourhood in an attractive location, but there would be potential impact on the Grade II Listed Building at Carleton Hill and possible pressures on the A686 and A66.

- 2.1.8 The Masterplan then recommended a hybrid of the options, which aimed to curtail the extent of development areas to the east and extend development areas to the north.
- 2.1.9 This hybrid option took on board elements of growth scenario 2 to the east (including a site option not previously identified at Carleton Village) and elements of growth scenario 3 to the north (with further modification of the site boundaries). Growth to the east would allow educational needs to be addressed and to help avoid impacts on the A66/A6 roundabout and junction 40 of the M6. Additional growth to the north was seen to minimise visual impact, possibly provide transport solutions to existing traffic problems as well as allowing a more joined up approach to residential and employment development.
- 2.1.10 This option is shown overleaf.

Penrith Masterplan - Recommended Option



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

- Extension to Masterplan Site N1 to include the original 'Option 1' Area' (included in the full extent of N1a in this document).
- Extending Masterplan Site N2 to the north Area' (included as N5 in this document).
- Extending Masterplan N4 to the north (included as P107 and P110 in this document).
- Site P57 - an additional site west of the M4, possibly as part of a larger mixed use development.

2.1.12 It is the original distribution that we (with some modifications and additional inclusion of brownfield sites) have worked to. It does not include the proposed extensions. As Penrith is bounded by the M6 motorway and West Coast Main Line to the west and A66 highway to the south options for strategic extensions to the town are therefore limited to the north and east. Strategic edge of town sites with known developer interest have been allocated to ensure that Penrith has a supply of sites which will provide a sustained and secure housing supply and be of a size to meaningfully contribute to infrastructure requirements. Our draft plan allocates housing along the principles set out in the Masterplan and according to their availability and achievability as set out in the Land Availability Assessment. None of our sites performed 'poorly' under sustainability appraisal, which is partly a reflection of Penrith being a larger town with an abundance of accessible facilities. As we are working to a lower housing target (200 homes per year) and reducing the distribution to Penrith by 10% compared to current numbers and distributions this means that we have to find land for less housing when compared to the amount envisaged by the current Core Strategy. A target allocation figure for Penrith of 1,503 has been assumed, our allocations provide for around 1,554. The Land Availability Assessment includes some additional discounting to sites to take account of net developable areas, and gives a total figure of 1,498 houses, against a plan target of 1,503. The total allocation for all four towns according to the LAA methodology is 1,939 homes against a 'left to allocate' target of 1,938.

2.1.13 All of the housing sites in the east are utilised, including a provision for a new school next to site E1. There is known developer interest in sites to the north and east and consequently the sites are known to be available and deliverable. Planning applications have been received for land at Carleton (E1) (08/0291, Salkeld Road (N1) (15/0799), and Raiselands (N3) (14/0405).

2.1.14 We have also indicated a longer term possible 'reserve site' (N1a) north of Site N1 (Salkeld Road). The principle for development is supported in this area, but we would anticipate that this land would come forward in the longer term, possibly beyond the end period of this plan, unless land supply considerations meant additional land had to be bought forward to compensate for lack of delivery on other sites. No numbers coming forward on this site have therefore been built into our land allocation calculations.

2.1.15 One further strategic site is allocated - site TC1 at Old London Road. This is a previously developed site in the centre of town and part is in Council ownership. It is anticipated that it will come forward as mixed use development.

2.1.16 Additional sites allocated performed well as part of sustainability appraisal due to their location in town and/or because they are on previously developed land. Details on individual sites are set out in the Area Profile for Penrith. We have also excluded sites which were discounted as unsuitable in the Land Availability Assessment, often because they were valued open space or were not well related to the settlement.

2.1.17 Land for 1,554 houses is allocated in the draft Local Plan on the following sites:

Ref	Address	Area (ha)	Phasing			Total
			2014-2019	2019-2024	2024-2032	
E1	Carleton	23.89		200	299	499
E3	Carleton - land at Longacres	11.62		120	180	300
E4	Land at Carleton Hall Farm	3.8		54	54	108
N1	Salkeld Road/Fairhill Greenfield	5.3	50	50		100
N2	White Ox Farm	8.38		49	106	155
N3	Raiselands	11.06	70	160		230
TC1	Old London Road	0.5		27		27
P2	Gilwilly Road	0.33			17	17
P8	Myers Lane, Norfolk Road	0.63			32	32
P61	Garage at Roper Street	0.37		37		37
P71	Brent Road Garages	0.21	5			5
P93	Barn and Yard, Brunswick Road	0.1		5		5
P94	QEGS Annexe, Ullswater Road	0.58			29	29
P115	Car park off Brentfield Way	0.14		10		10
	Total		125	712	717	1554

3. Market Towns - Alston, Appleby and Kirkby Stephen

3.0.1 To meet targets we need to find land for 87 homes in Alston, 150 in Appleby and 198 houses in Kirkby Stephen.

3.0.2 64 sites were originally identified or submitted for assessment across the three towns - 16 in Alston, 22 in Appleby and 26 in Kirkby Stephen. After sites had been removed if they were already permitted or under construction, within the floodplain or below the site size threshold for allocation (see Appendix 6 for the full list) 50 sites remained outstanding for assessment.

3.1 Alston

3.1.1 The following sites were assessed:

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Alston	AL1 - Jollybeard Lane	1.32	42	78	Identified in the 1996 Local Plan and as a developable site in the LAA.
Alston	AL4 - Bruntley Meadows	0.72	23	78	Identified in the 1996 Local Plan. Discounted in the LAA as biodiversity issues are currently prohibiting development.
Alston	AL6 - The Wardway	2.14	48	69	Identified in the 1996 Local Plan. Discounted in the 2015 LAA as unknown availability and possible impacts on the AOMB and highways.
Alston	AL8 - Tyne Café and garage building	0.35	15	76	Identified as a developable site in the LAA.
Alston	AL9 - Raise Bank West	0.24	10	68	Identified as a developable site in the LAA.
Alston	AL11 - Land South of Primary School	1.01	20	72	Identified as a developable site in the LAA.
Alston	AL12 - High Mill	0.12	6	71	Identified as a developable site in the LAA.
Alston	AL13 - Land at Clitheroe	0.65	20	73	Identified as a developable site in the LAA.

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Alston	AL14 - Land adjacent Towerhill, The Raise	2.91	60	70	Discounted in the LAA on landscape and visual grounds
Alston	AL15 - St Paul's Mission	0.10	9	78	Identified as a developable site in the LAA.
Alston	AL16 - Land adjacent to the Primary School	0.70	10	59	Identified as a developable site in the LAA.
Total			263		

3.1.2 We are looking to find land for 87 new homes at Alston. Sites have been chosen to provide for continuity of supply and to attract development to the town whilst considering the surrounding North Pennines AONB. All were assessed as developable in the Land Availability Assessment. The following sites have been chosen as our preferred sites:

Ref	Address	Area	Phasing			Total
			2014-2019	2019-2024	2024-2032	
AL1	Jollybeard Lane	1.32			40	40
AL11	Land South of Primary School	1.01			10	10
AL12	High Mill (Mixed Use)	0.12	6			6
AL13	Land at Clitheroe	0.65		20		20
AL16	Land adjacent to Primary School	0.7			10	10
	Total		6	20	60	86

3.1.3 General Notes:

- There is considerable flexibility over which sites are chosen in Alston given the number of possible sites.
- Details on individual sites are set out in the Area Profile for Alston.
- Sites AL4, AL6, and AL14 in Alston were considered unsuitable in the LAA.
- On assessment, none of the proposed sites in Alston performed particularly badly, nor did they prove the least desirable when subject to sustainability assessment.
- All sites fall within the North Pennines Area of Outstanding Natural Beauty.
- The Land Availability Assessment includes some additional discounting to sites to take account of net developable areas, and gives a total figure of 89 houses, against a plan target of 87. The total allocation for all four towns according to the LAA methodology is 1,939 homes against a 'left to allocate' target of 1,938.

3.1.4 Site Specific Notes - Allocated Sites

- Site AL1 is suitable for development. It was allocated in the 1996 Local Plan. Any development would however require traffic management measures to gain access.
- Site AL11 is allocated as there is support from the Town Council. Sensitive scaling and design will be needed given its location.
- Site AL12 is allocated as a mixed use development as it reuses an existing site and is known to be suitable and available for development.
- Site AL13 is allocated as it has been assessed as developable and is known to be available for development.
- Site AL16 is owned by the County Council and is known to be available. Development would need to be restricted to lower parts of the site to avoid landscape impact.

3.1.5 Site Specific Notes - Non-allocated Sites

- Site AL4 is not proposed for allocation as there are biodiversity issues preventing development on site.
- Site AL6 is not allocated as it is not well related to the town and would extend the settlement. There are also protected trees on site. It is also not currently known whether the land is available for development.
- Site AL7 has not been selected as it would be development in open countryside and better alternative sites exist. It also performs less well against the housing matrix scoring.
- Sites AL8 has not been selected as it is a current business and there is no current intention to bring the site forward for housing.

- Site AL9 has not been selected as it is moving away from town, risks diluting the vernacular of the area, and would affect the setting within the AONB. Objections were also raised.
- Site AL15 is not allocated as there has been a recent permission for conversion of the hall to two dwellings, and it is not known whether the owner of the chapel intend to convert the remainder.

3.2 Appleby

3.2.1 The following sites were assessed:

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Appleby	AP2 - Drawbridge Lane	0.64	20	80	Discounted in the LAA as it is an existing employment site and heavily treed.
Appleby	AP4 - Site adjacent to Appleby Cemetery	0.76	23	77	Discounted in the LAA as availability unknown.
Appleby	AP6 - Cross Croft	4.18	125	78	Discounted in the LAA as Poorly related to the existing settlement.
Appleby	AP7- Bank's Nursery	1.02	32	72	Identified as a developable site in the LAA.
Appleby	AP8 - Old Dairy Site, Drawbriggs Lane	1.96	59	77	Discounted in the LAA as more suited to continued employment use.
Appleby	AP9 - Land Adjacent to Castlebank Lodge	0.94	30	66	Discounted in the LAA due to the presence of significant trees, access issues and poor relationship with the existing settlement.
Appleby	AP10 - Land to the South of Station Road	4.02	65	71	Identified as a developable site in the LAA.
Appleby	AP11 - Fields at the Coal Yard, Station Road	3.44	77	74	Identified as a suitable site in the LAA.
Appleby	AP12 - Field adjacent Barrowmoor Road, Colby Lane	4.43	100	76	Discounted in the LAA due to poor relation to existing settlement.
Appleby	AP13 - Field adjacent Margaret's Way junction, Colby Lane	1.60	50	70	Discounted in the LAA due to steep gradient and intrusion into the open countryside.
Appleby	AP16 - Land behind Cross Croft	5.06	114	68	Discounted in the LAA due to unknown availability

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Appleby	AP17 - Land adjacent to the A66	2.54	57	68	Discounted in the LAA due to unknown availability and topographical constraints and narrow site
Appleby	AP18 - Land at Battlebarrow	2.46	55	69	Discounted in the LAA due to unknown availability, possible impact on the Conservation Area and presence of trees
Appleby	AP19 - Land adjacent Barrowmoor Road junction	2.01	45	71	Discounted in the LAA due to landscape impact.
Appleby	AP20 - Land adjacent High House Farm	0.83	26	72	Discounted in the LAA due to landscape impact.
Appleby	AP21 - Land adjacent Rose Cottage, Bongate	4.06	84	63	Newly submitted site. Discounted in the LAA due to significant impact on heritage assets.
Appleby	AP22 - The Gate Hotel	0.28	12	75	Discounted in the LAA as now child's nursery.
Total			974		

3.2.2 We are looking to find land for 150 new homes at Appleby. Land in Appleby has been allocated to provide housing which is well related to facilities such as the primary school, consideration has also been given to flood issues as the River Eden flows through the town.

3.2.3 The following sites have been chosen as our preferred sites:

Ref	Address	Area (ha)	Phasing			Total
			2014-2019	2019-2024	2024-2032	
AP10	Land to the South of Station Road	4.02		30	35	65
AP11	Fields adjacent to the Coal Yard, Station Yard	3.44		40	50	90
	Total			70	85	155

3.2.4 General Notes:

- Details on individual sites are set out in the Area Profile for Appleby.
- On assessment, none of the proposed sites in Appleby performed particularly badly, nor did they prove the least desirable when subject to sustainability assessment.
- The Land Availability Assessment includes some additional discounting to sites to take account of net developable areas, and gives a total figure of 142 houses, against a plan target of 150. The total allocation for all four towns according to the LAA methodology is 1,939 homes against a 'left to allocate' target of 1,938.

3.2.5 Site Specific Notes - Allocated Sites

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

3.2.6 Site Specific Notes - Non-Allocated Sites

- Site AP2 is discounted in the LAA as it is existing employment site and heavily treed.
- Site AP4 performs well in the housing matrix scoring. However it is adjacent to the cemetery and would potentially prevent any expansion of the cemetery in the long term.
- Site AP6 was one of the least sustainable sites and is some way from the main shopping area.
- Site AP7 is a brownfield site. However there is also no indication that the landowner wishes to bring forward site AP7 so this has not been selected.
- Sites AP8 is a brownfield site and could be considered suitable for housing use. However it is considered more suitable for employment use and has been allocated for this use.
- Site AP9 was not selected as it is not well related to the existing settlement pattern and is in close proximity to a working farm. It was sieved out from the LAA process due to location and trees on site.
- Site AP12 performed well in the scoring matrix but this was considered one of the least sustainable sites when appraised and would extend the town into open countryside. It was also considered unsuitable in the LAA.
- Site AP13 was also considered unsuitable in the LAA due to topography and intrusion into open countryside. It also scored a low figure against the housing matrix. In the absence of development of site AP14 (removed from assessment as it is part of the functional floodplain) it would also not form a natural extension to the town.

- Site AP16 scored less well against the housing matrix and proved the most sustainable when assessed. It is also outside the town.
- Site AP17 scored less well against the housing matrix but proved the most sustainable when assessed. The site could form an extension to site AP11 but the shape and location of the site mean more preferable sites are available.
- Site AP18 scored less well against the housing matrix and would extend the town. Other sites are preferable.
- Site AP19 would extend the settlement and would be detached from the main settlement if closer sites (AP13 and 14) are not developed. Other sites better related to the town are more preferable.
- Site AP20 would extend the settlement and would be detached from the main settlement if closer sites (AP13, 14 and 19) are not developed. Other sites better related to the town are more preferable.
- Site AP21 is not a preferred site as it would extend the settlement and impact on landscape character. Part of the site is also within the Appleby Conservation Area, there is a listed building on site and development could potentially affect a Scheduled Ancient Monument. Expert conservation advice indicates the impact on the built environment would outweigh the benefits of development.
- Site AP22 is not proposed for inclusion as it is remote from the main town and is now used as a child's nursery.

3.3. Kirkby Stephen

3.3.1 The following sites were assessed:

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Kirkby Stephen	KS2 - Hobson's Lane	1.54	48	82	Discounted in the LAA as site ownership and intention to build unknown.
Kirkby Stephen	KS3b - South Road/Whitehouse Farm	1.80	38	86	Part of the site now has permission for nine new dwellings following an appeal (13/0737). Remainder discounted in the LAA as poorly related to the town.
Kirkby Stephen	KS4 - Croglam Lane	0.24	6	77	Recreational space since 2004. Discounted in the LAA as public open space.
Kirkby Stephen	KS5 - Land adjacent Mountain Rescue Post, Christian Head	0.74	22	80	Developable (2015 LAA).
Kirkby Stephen	KS6 - Green field, Christian Head	0.74	23	78	Discounted from the LAA as proposed employment site.
Kirkby Stephen	KS7 - Mark Johns Motors	0.18	5	75	Discounted in the LAA as no longer available.
Kirkby Stephen	KS9 - Field adjacent The Crescent, Nateby Road	0.95	30	75	Discounted in the LAA due to adverse landscape and visual impacts.
Kirkby Stephen	KS10 - Land off Bollam Lane	0.28	12	75	Discounted in the LAA due to rural character and lack of relationship to existing urban form.
Kirkby Stephen	KS11 - Land adjacent Park Terrace, South Road	1.02	32	73	Identified as developable in the LAA.
Kirkby Stephen	KS13 - Land to the west of Faraday Road	4.09	92	77	Identified as developable in the LAA.
Kirkby Stephen	KS15 - Land adjacent Croglam Lane	2.80	57	75	Identified as developable in the LAA.

Town	Site	Site (ha)	Number	Weighted scoring	Notes
Kirkby Stephen	KS17 - Land behind Park Terrace	0.75	24	78	Identified as developable in the LAA.
Kirkby Stephen	KS18 - Land adjacent Croglam Park	1.18	37	76	Identified as developable in the LAA.
Kirkby Stephen	KS19 - Land behind the Crescent, Nateby Road	0.28	12	73	Discounted due to access constraints and landscape impact in the LAA. Access via a narrow road which the landowner does not want to see developed.
Kirkby Stephen	KS20 - South Road/Whitehouse Road (extension of KS3)	0.63	20	68	Discounted from the LAA as poorly related to the settlement, and beyond the settlement boundary.
Kirkby Stephen	KS21 - Land at Edensyde	0.51	16	62	Discounted from LAA as awkwardly shaped and proximity to the floodplain. Possible flooding issues.
Kirkby Stephen	KS22 - Land at Melbecks	5.48	117	75	Application for 24 units on part of the site (12/0984) rejected. Appeal dismissed. Discounted in the LAA due to landscape impacts.
Kirkby Stephen	KS23 - Land adjacent The Cemetery	2.32	52	68	Discounted in the LAA due to lack of relationship to existing urban form.
Kirkby Stephen	KS25 - Land west of Nateby Road	5.06	114	67	Discounted in the LAA due to lack of relationship to existing urban form and visual impact.
Kirkby Stephen	KS26 - Land at Christian Head	0.20	9	83	Discounted in the LAA as constrained - narrow strip in garden grounds of a care home.
Total			766		

3.3.2 We are looking to find land for 198 new homes at Kirkby Stephen.

Ref	Address	Area	Phasing			Total
			2014-2019	2019-2024	2024-2032	
KS13	Land to west of Faraday Road	4.09		40	30	70
KS15	Land adjacent Croglam Lane	2.80		30	30	60
KS17	Land behind Park Terrace	0.75		23		23
KS18	Land adjacent to Croglam Park	1.18		35		35
	Total		0	128	60	188

3.3.3 Kirkby Stephen has been considered in relation to dwellings which are well related to the facilities within town and those which have the least landscape impact. As with most other settlements, the River Eden runs through the town and therefore consideration has been given to both flooding and potential pollution impacts.

3.3.4 General Notes:

- Details on individual sites are set out in the Area Profile for Kirkby Stephen.
- The selection of sites reflects suggestions made in the Kirkby Stephen Town Plan produced in 2013.
- On assessment, none of the proposed sites in Kirkby Stephen performed particularly badly, nor did they prove the least desirable when subject to sustainability assessment.
- The Land Availability Assessment includes some additional discounting to sites to take account of net developable areas, and gives a total figure of 210 houses, against a plan target of 198. The total allocation for all four towns according to the LAA methodology is 1,939 homes against a 'left to allocate' target of 1,938.

3.3.5 Site Specific Notes - Allocated Sites

- Site KS13 performed well when assessed against the housing matrix and was considered developable in the LAA. This was identified as a possibility in the Town Plan as it is within the current urban perimeter and would not intrude into distant views of the town.
- Site KS15 was identified as developable in the LAA and as a possible site in the Town Plan.
- Site KS17 is allocated as it is well connected to the development of the Story Homes site at Nateby Road which is nearing completion. The site also performed well when assessed against the housing matrix and was considered suitable in the LAA and as a possible development in the Town Plan.

- Site KS18 performed less well in the sustainability appraisal exercise but was considered developable in the LAA. The Town Plan indicated access and traffic issues and issues of proximity to the east Station industrial area.

3.3.6 Site Specific Notes - Non - Allocated Sites

- Site KS2 performed well when assessed against the housing matrix. However the site was not included in the Town Plan or the Local Plan as it is better suited to employment or mixed use and should be safeguarded for possible expansion of the health centre.
- Site KS3 was considered unsuitable in the LAA as it would be detrimental to the town given its scale. An allocation for nine new dwellings on part of the site (redevelopment of the farmhouse) has now been given permission (site KS3a in the LAA).
- Sites KS4 is to be retained as public open space.
- Site KS5 was put forward as an alternative to KS2, and covers a part of the same site. Site KS5 was considered developable in the LAA but better suited to employment use. The site was not included in the Town Plan as it is better suited to employment or mixed use.
- Site KS6 was considered unsuitable in the LAA as it is allocated for (and proposed to be allocated for) employment use. The Town Plan considers the site better suited to employment use.
- Site KS7 is discounted as it is to remain in use as a garage.
- Site KS9 was discounted in the LAA as suitable in the LAA but topography would mean it is visually intrusive. The Town Plan identifies that development may affect views from the east.
- Site KS10 is not included as it is considered to be not well related to the development pattern of the town. It was not included in the Town Plan as it would extend ribbon development and encroach on green space.
- Site KS11 was identified as suitable in the LAA if access issues could be overcome. It was not included in the Town Plan due to public opposition (102 objections were lodged) as it would involve the loss of green space and may cause traffic problems. Alternative sites have therefore been allocated.
- Site KS19 currently is inaccessible as the landowner of the access point does not wish to put it forward for development.
- Site KS20 was discounted from the LAA as it was poorly related and beyond the settlement boundary.
- Site KS21 considered unsuitable in the LAA as it was awkwardly shaped and was close to the floodplain, and performed less well in the sustainability appraisal exercise. The Town plan considers it unsuitable as it functions as amenity woodland and would extend the town into an area better retained as green space.

- Site KS22 - An outline application for 24 units on part of site KS22 was rejected this year and was dismissed at appeal (reference 12/0984). KS22 in its entirety scored relatively poorly through the technical exercise due to scale and topography. The Town Plan rejected this site as it would intrude into views from Jubilee Cairn/Kirkby Hill and the Coast to Coast path, and because of traffic access issues.

Appendix 1 - Site Audit

The appendix shows all sites that have been considered as part of work on housing sites post 2006 and why they have been discounted.

Penrith

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

Town	Site
Penrith	E2 - Carleton Hill Farm/Veterinary Centre
Penrith	P3 - Sand Croft
Penrith	P4 - Beacon Square
Penrith	P7 - Beaconhill, Fell Lane
Penrith	P9 - Haweswater Road
Penrith	P36 - Land behind Esso Garage, Bridge Lane
Penrith	P37 - Rickerby's, Brunswick Road
Penrith	P38 - Land at Friargate
Penrith	P55 - White Ox Farm
Penrith	P56 - White Ox Farm
Penrith	P59 - Bakery behind Mostyn Hall, Friargate
Penrith	P63 - Garages to west on Scotland Road
Penrith	P64 - Depot, Lark Lane
Penrith	P68 - Land at Auction Mart Court
Penrith	P73 - Land CG Ford Site, Friargate
Penrith	P75 - Transport Service Area, Ullswater Road

Town	Site
Penrith	P78 - Bowmans, Brunswick Road
Penrith	P79 - WCF, Brunswick Road
Penrith	P80 - CG Ford Site, Old London Road (adjacent Eden Rural Foyer)
Penrith	P81 - Victoria House, Bridge Lane
Penrith	P82 - Workshop at Rowcliffe Lane
Penrith	P83 - Castle Foundry, Castlegate
Penrith	P85 - Co-op building off West Lane
Penrith	P87 - Bakery/Depot behind Lowther Terrace
Penrith	P92 - Former Zion Chapel, Fell Lane
Penrith	P106 - Land adjacent Fairhurst, Beacon Edge
Penrith	P119 - Former Miner's Arms
Penrith	P120 - Anchor Farm, Macadam Way
Penrith	P121 - Crown Lane Furniture, King Street
Penrith	P122 and 3 - Land in front of Sainsbury's
Penrith	P124 - Corney House, Corney Street
Penrith	P125 - Garages at Raiselands Croft

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

Town	Site
Penrith	P1 - Pennyhill Park
Penrith	P6 - Winters Park
Penrith	P62 - Garages to the east, Scotland Road
Penrith	P74 - Scout and ATS bases, Folly Lane
Penrith	P76 - Garages behind Partco, Scotland Road
Penrith	P77 - Former Fire Station

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

Town	Site
Penrith	P68 - Land at Auction Mart Court
Penrith	P84 - Greenfield House, Brunswick Road
Penrith	P88 - Building at Shepherds' Hill, Stricklandgate
Penrith	P89 - Building adjacent to 8 Watson Terrace
Penrith	P90 - Garages off Watson Terrace Building
Penrith	P91 - Ferguson's Shop, Brunswick Road
Penrith	P118 - Land at Tynefield Drive

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

Town	Site
Penrith	P32 and 33 - Macadam Gardens

Sites in Flood Zones 2-3b. Government guidance classifies land according to the probability of it flooding, and the Council is expected to take this into account when allocating land. It has commissioned and completed a detailed Strategic Flood Risk Assessment. This informs a sequential approach to determining the suitability of land for development in areas at risk of flooding, steering new development to areas at the lowest possible risk of flooding (Zone 1). Where there are no reasonably available sites within Zone 1, consideration of available sites in Flood Zone 2 (Medium Probability) should be made, where sites ultimately shown to be developable site based Flood Risk Assessment. Presence of flood zone 2 does not therefore necessarily preclude development. Further site based assessment must be done and land cannot be allocated under the sequential test. Only where there are no reasonably available sites in Flood Zones 1 or 2 will consideration be given to the suitability of sites in Flood Zone 3a (High Probability). Where sites are allocated an 'exceptions test' will be applied to demonstrate that the sustainability benefits of allocation are such that allocation is necessary.

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

Town	Site
Penrith	P86 - Garages at Dodding House, William Street (Flood Zone 2)
Penrith	P116 and P117 - Land at Friargate House and 17 19 King Street.

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:

P10, P11, P12, P13, P14, P52, P67 - Carleton Fields (now E1)

P16, P26, P53 - Carleton (now E3)

P18, P27, P28A - Salkeld Road/Fair Hill (now N1)

P28, P29, P30 - Salkeld Road/Fair Hill extension (now N1a)

P19, P20, P21, P22, P23, P24 and P25 - Raiselands (now N4)

P39 and P40 - Lynwood (now just P39)

P66 and P99 - Raiselands North (now N4)

P41, P58, P69, P70, P72, P96 and P97, P105 - White Ox Farm (now N2)

P42, P43, P44, P45, P46, P47, P48, P49, P50 and P51 - Inglewood Road (now N5)

P60, P113, P95 (now TC1)

P15 has been renamed E2

P98 has been renamed E4

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

Market Towns - Alston, Appleby, Kirkby Stephen

64 sites were originally identified or submitted for assessment across the three towns - 16 in Alston, 22 in Appleby and 26 in Kirkby Stephen. The following sites were removed from further assessment for the following reasons:

	Town	Site	Case Reference
1	Alston	AL2 - Former Gasworks site	Approved in July 2008 for 11 houses. Case Reference 04/0610.
2	Alston	AL3 - The Scrap Yard, Station Road	No longer available.
3	Alston	AL5 - Raise Bank	Historical permission for 12 residential units (Case reference 09/1090), new revised application under consideration.
4	Alston	AL7 - Raisebank	Now incorporated under AL5, which has permission.
5	Alston	AL10 - Station Road Garage	No longer available.
6	Appleby	AP1 - Colby lane	Permission granted and the site is developed - Case reference 07/0962.
7	Appleby	AP3 - Site opposite old dairy	Under construction.
8	Appleby	AP5 - Back Lane	This site received planning permission for development of 142 dwellings in 2012 (Case Reference: 10/0989).
9	Appleby	AP14 - Land behind Rampkin Pastures, Colby Lane	The site is in Flood Zone 3b (Functional Floodplain).
10	Appleby	AP15 - Land at Shaws Wiend, Boroughgate	Falls belows the threshold for allocation (4 dwellings or more).
11	Kirkby Stephen	KS1 - Nateby Road	Permission granted for 60 new dwellings, Case Reference 10/0794, under construction.
12	Kirkby Stephen	KS8 - Field north east of Victoria buildings	Current permission for nine dwellings, under construction (Case reference 09/0003).
13	Kirkby Stephen	KS12 - Littlefairs Yard No 2, Faraday Road	Outline and reserve permission for 5 units 07/0785 and 11/0192.
14	Kirkby Stephen	KS14 - Land adjacent Eden Nursery	A significant proportion of the site is in Flood Zone 3b (Functional Floodplain) with some areas in Flood Zone 3a (high probability).
15	Kirkby Stephen	KS16 - Land at South Road	Falls belows the threshold for allocation (4 dwellings or more).
16	Kirkby Stephen	KS24 - Land adjacent Manor Court	No longer available.

Appendix 2 - Stage 2 Assessment - Sustainability Criteria

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

Objective	Details	Indicator	Score	Appraisal Tool
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/Village Halls (Voting stations)	++	Voting station <400m to site
			+	Voting station <800m to site
			-	Voting station within 2km of site
			--	Voting station more than 2km away from site
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site
			+	Shop within 2km of site
			-	Shop 2-5km of site
			--	Shop 5km+ from site
		Access to post office	++	PO within 800m of site
			+	PO within 2km of site
			-	PO 2-5km of site
			--	PO 5km+ from site
		Access to public transport	++	Bus stop or rail station with regular service <400m from site
			+	Bus stop or rail station with regular service >800m from site
			-	Bus stop or rail station with infrequent service <400m from site
			--	Bus stop or rail station with infrequent service <800m from site
		Public Rights of Way	++	Public rights of way would be created and the network enhanced
			+	Good access to nearby Rights of Way
			N	No impact or nearby access
			-	Public rights of way would be diverted as a result of development
--	Public rights of way would be lost as a result of development			
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water
			+	Site not in a flood zone but bodies of water/surface water within 8m.
			N	Site within flood zone 1
			-	Site within flood zone 2
			--	Site within flood zones 3a or 3b
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site
			+	Primary School <800m to site
			-	Primary School within 3km
			--	Primary school >3km away
		Distance from secondary school	++	Secondary School <800m to site
			+	Secondary School <2km to site

			-	Secondary school 2-5km		
			--	Secondary School >5km		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement		
			+	Facilities accessed by appropriate public transport within 30 mins.		
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.		
		% population with no qualifications	++	<22%		
			+	22-24%		
			N	25-39%		
			-	30-49%		
			--	50% +		
		% population with NVQ4 and above	++	30% +		
			+	25-29%		
			N	22-24%		
			-	20-22%		
			--	<20%		
		SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m
					+	GP Surgery within 2km of site
					-	GP Surgery 2-5km
					--	GP Surgery >5km
%population in good or very good health	+			>82% population in good or very good health		
	N			80-81% population in good or very good health		
	-			<80% population in good or very good health		
Number of residents with limited ability to do day-to-day activity	++			<20% population with limited day-to-day activity		
	N			>20% population with limited day-to-day activity		
Distance to children's play areas/ accessible green spaces	++			Green space or play facility within 400m of site		
	+			Green space or play facility within 800m of site		
	-			Green space or play facility within 2km of site		
	--			Green space or play facility >2km of site		
Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++			Development would significantly enhance residential amenity		
	+			Development would enhance residential amenity		
	N			Development would not lead to any issues related to residential amenity		

			-	Potential issues which could give rise to problems associated with residential amenity
			--	Development would have a significantly negative impact upon residents
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement
			+	Site well related, on the edge of the settlement
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.
			--	Site outside of boundary, not related to cluster of units related to settlement
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km
			+	Facility within 6km
			N	Facility within 8km
			-	Facility within 10km
			--	No Facilities within 10km
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements
			+	No known issues
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites
			--	Significant adverse effect on nationally or internationally designated habitat
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc
			+	would result in net increase in tree cover, hedge etc
			N	would not affect trees or hedges
			-	Would result in loss of tree cover, hedge etc
			--	Would result in significant loss of tree cover, hedge etc.
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character
			+	Site unlikely to have negative landscape considerations
			-	Potential negative issues with landscape character
			--	Highly likely potential for negative effects on landscape character
		Effect on designated landscape	++	Development does not affect designated landscape
			-	Development affects setting of designated landscape

			--	Development directly affects designated landscape
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements
			+	Potential for sympathetic development
			N	Limited potential for improvement, negative effects unlikely
			-	Potential that site could lead to negative effects on interest feature(s)
			--	Likely that development will lead to significant negative effects on interest feature(s).
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development
			+	Site unlikely to have significant effects on air quality
			-	Potential to negatively contribute towards air quality
			--	Site highly likely to negatively contribute towards air quality
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies
			+	Potential for the application of renewable technology
			N	Limited knowledge or understanding of the application of technology on site
			-	Potential constraints for the development of renewable technology
			--	High constraints for the development of renewable technology
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues
			+	Potential capacity issues (cumulative)
			-	Likely cumulative capacity issues (potential contribution)
			--	No Capacity. (private infrastructure required)
		Water quality (Biological and chemical)	++	Favourable
			+	Unfavourable recovering
			N	Unfavourable no change
			-	Unfavourable declining
			--	Poor
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement
			+	Brownfield site on the edge of the settlement
			N	Greenfield site clearly defined within settlement
			-	Greenfield site on the edge of the settlement

			--	Greenfield site outside the settlement boundary
		Site based contaminants	++	Green field site, previously undeveloped
			+	Site previously developed but no known contamination on site
			-	Possible contamination which could result in remedial enhancements
			--	Possible significant contamination
		Agricultural Land Classification	++	ALC grade 5, or Urban
			+	ALC grade 4
			N	ALC grade 3 (a & b)
			-	ALC grade 1-2
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre
			+	Recycle centre in settlement
			N	No Recycle centre in settlement
			-	Recycle centre within 5km
			--	Recycle centre >5km
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average
			+	Median gross pay >Cumbria average
			N	Median gross pay 90-100% Cumbria average
			-	Median gross pay 80-90% Cumbria average
			--	Median gross pay <80% Cumbria average
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement
			+	Employment centre accessed by appropriate public transport within 30 mins.
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport
EC3	To diversify and strengthen the local economy		--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation
			+	Site in ward in second bottom quartile for deprivation
			N	Site is least deprived 50% of wards

Appendix 3 - Stage 3 Assessment - Known Constraints

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

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

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

Appendix 4 - Stage 3 Assessment - Planning Status and Deliverability

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

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

Appendix 5 - Stage 4 - Public Consultation Responses

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

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

Appendix 6 - The Housing Matrix

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

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

(1d) Affordable Housing Need - What is the current Housing need for the area? (Refer to SHMA, or if available CRHT Parish Surveys).		N/A	N/A
(1e) Public Consultation - Has there been any public consultation comments regarding the site (Issues & Options stage, or through the application process)		5. Generally strong public consensus to see site developed.	2
		4. General support for the site.	
		3. No strong opinions of site.	
		2. Generally has objections towards the site.	
		1. Generally Strong objections towards development of site.	
		0. No consultations undertaken.	

2. Physical Problems or Limitations			
(2a) Topographical Constraints - are there any topographic constraints which might affect the density/layout of development? Are there opportunities to use the topography to maximise solar gain from potential housing?		3. Whole of site level.	3
		2. Potential issues with levels.	
		1. Steeply sloping not developable for housing allocation.	
(2b) Utilities - are there any visible services affecting the site eg pylons/substations? Have we received any comments from service providers on the site? Are there known infrastructure constraints, or deficiencies that may affect the site? Would the site impact upon the local water table, in terms of abstraction and surface run off?		3. Services on or adjacent to the site and current foul system has capacity.	4
		2. Potential issues with services or capacity of system.	
		1. No visible services on or adjacent to the site and the system has no capacity.	
(2c) Flood Risk - does the site comply with the sequential test/exceptions test contained within PPS25? Have we received any comments from the EA?		4. Site not in flood zones 2 or 3 with no nearby bodies of water.	5
		3. Site not in flood zones 2 or 3 but bodies of water within 8m.	
		2. Part of site within flood zones 2 or 3.	
		1. Site in flood zones 2 or 3 and near bodies of water.	

(2d) Highways Constraints - are there any visible highways constraints eg Visibility splays, new access required. Have we received any comments from CCC Highways regarding the site? Is the access identifiable? Would the development have any implications on existing road safety?		5. Well defined access served by good quality wide road. Clear visibility.	5
		4. Access defined, however some issues need to be addressed.	
		3. Alternative accesses evident.	
		2. No discernible access.	
		1. No discernible access, development would prompt calming measures. Unsuitable adjacent roads for walking/cycling.	
(2e) Contamination - are there any known previous contaminative uses or visible signs of contamination? List any visible indicators on site, though main assessments to be undertaken by contamination officer.		3. No known contamination and none evident on site.	4
		2. Potential contamination linked to current / past use of site.	
		1. Known contamination on the site.	
(2f) Accessibility to services and public transport - does the site provide easy access to essential services and public transport? How accessible is the site to the centre of the settlement via walking and/or cycling? Are there any Rights of Way that pass through, or next to the site? Facilities - Bus, School, Village Hall, Public House, Shop/Post Office		5. All 5 facilities within village.	4
		4. 4 of the facilities.	
		3. 3 of the facilities.	
		2. 1 - 2 of the facilities.	
		1. No facilities.	

3. Potential Impacts			
(3a) Character of Settlement - the site once developed would be compatible and not discordant with the character and setting of the settlement eg would the site follow historic patterns of development, or be unduly prominent or extend to far into the open countryside (refer to landscape assessment, where available)? Is the site compatible in terms of size for the settlement? Would the site be more suitable for another use, such as employment, retail or recreation? Does the site have any historical significance (historical land access - Unbuilt frontages)		4. Within village and respects village form.	4
		3. Within village but alters form.	
		2. Extends the village.	
		1. Outside village within open countryside or suitable for alternative use.	
(3b) Historic Landscape - Would the development affect a conservation area; listed building; areas of archaeological importance; ancient monuments? Are there any known past uses on the site, determined from historical records?		4. Site not in or within 250m of Conservation Area, Schedule Ancient Monument or Listed Building.	4
		3. Site in or within 250m of a conservation area.	
		2. Potentially affects listed building or Schedule Ancient Monument within 250m.	
		1. Listed buildings on site or site on Schedule Ancient Monument.	

(3c) Biodiversity - would the development of the site potentially affect biodiversity located on site - light pollution, displacement, and harm to habitat? Are there any features in the surrounding area which may support corridors for biodiversity eg. Adjacent woodland, river/wetland, agricultural buildings?		3. No biodiversity issues.	4
		2. Potential biodiversity issues.	
		1. Within or adjacent a designated area.	
(3d) Open Space and Recreational Land - Would the development of the site affect any amenity open space or informal recreational land. Would there be requirement for additional open spaces (refer to Open Spaces Survey)		3. No need for additional open space.	4
		2. Need identified but site not suitable to satisfy need.	
		1. Need identified and site is suitable to satisfy need.	
(3e) Environmental Designations - would the development of the site affect the AONB/SAC/SSSI/SPA/Priority Habitats and Species/Local Sites/NNRs/LNRs?		3. Not in or within 250m of an environmental designation.	4
		2. Within 250m of an environmental designation.	
		1. Within an environmental designation.	

<p>(3f) Trees - Are there any TPOs on site or trees/hedgerows/woodlands that should be retained/Ancient Woodland? Are there any trees affecting the access? Are there any trees on site or the boundary which should be retained? NB - Please refer to Rob's note on trees.</p>		3. Not within 200m of an ancient woodland or within 15m of a Tree Preservation Order or significant trees.	4
		2. Within 200m of an Ancient Woodland or within 15m of a TPO tree.	
		1. Within an Ancient Woodland or TPO on site and/ or has significant trees on the site.	

4. Environmental Conditions			
(4a) Note any adverse or beneficial environmental conditions/ neighbouring land uses which would be experienced by prospective resident's eg <ul style="list-style-type: none"> • road noise • railway lines • air pollution • odour pollution • neighbouring land uses • light pollution 		5. No issues on the site	3
		4. One issue affects the site	
		3. Two issues affects the site	
		2. Three issues affects the site	
		1. Four of more issues affects the site	

Appendix 7 - Site Scoring

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Alston	AL1	3	2	3	3	2	0	4	4	3	5	4	3	3	3	1	3	5	190	78
Alston	AL4	3	2	3	3	2	0	4	4	3	5	4	3	3	3	1	3	5	190	78
Alston	AL6	3	2	3	3	2	0	4	2	3	5	2	4	3	3	1	1	5	168	69
Alston	AL8	2	4	3	3	2	0	4	4	2	5	4	3	2	3	1	3	4	185	76
Alston	AL9	2	2	3	2	3	0	4	2	3	5	2	4	3	3	1	1	5	167	68
Alston	AL11	3	2	3	3	2	0	4	2	3	5	2	4	3	3	1	3	5	176	72
Alston	AL12	2	5	3	0	2	0	4	2	2	5	4	3	2	3	1	3	4	173	71
Alston	AL13	2	2	3	0	3	0	4	4	3	5	2	4	3	3	1	3	4	178	73
Alston	AL14	2	2	3	0	3	0	4	3	3	5	1	4	3	3	1	3	5	172	70
Alston	AL15	2	5	3	0	3	0	4	4	3	5	4	3	2	3	1	3	4	190	78
Alston	AL16	3	2	3	0	0	0	4	2		5	2	3	3	3	3	3	1	144	59
Appleby	AP2	3	4	3	3	3	0	3	5	2	5	4	3	2	3	3	3	3	195	80
Appleby	AP4	3	2	3	2	3	0	4	4	3	5	4	2	3	3	3	3	3	189	77
Appleby	AP6	3	2	3	3	3	0	4	4	3	5	3	3	3	3	3	3	3	191	78
Appleby	AP7	3	2	3	3	2	0	4	4	2	5	4	2	2	3	2	3	3	176	72
Appleby	AP8	3	4	3	3	3	0	4	4	2	5	2	3	2	3	3	3	3	187	77
Appleby	AP9	2	2	3	1	2	0	4	2	3	5	2	2	3	3	3	3	2	161	66
Appleby	AP10	3	2	3	3	3	0	4	2	3	5	1	3	3	3	3	3	3	173	71
Appleby	AP11	3	2	3	4	2	0	4	4	2	5	1	3	3	3	3	3	4	181	74
Appleby	AP12	3	2	3	3	3	0	4	4	3	5	2	4	3	3	2	2	4	186	76
Appleby	AP13	3	2	3	2	2	0	4	2	3	5	1	2	3	3	3	3	5	170	70
Appleby	AP14	3	2	3	2	3	0	1	2	3	5	2	2	3	3	3	3	5	162	66
Appleby	AP16	3	2	3	3	2	0	4	2	3	5	2	2	2	3	3	3	3	166	68
Appleby	AP17	2	2	3	3	2	0	4	2	3	5	1	3	2	3	3	3	4	167	68

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Appleby	AP18	2	2	3	3	3	0	4	3	3	5	4	2	2	3	2	1	3	168	69
Appleby	AP19	2	2	3	0	1	0	3	4	3	5	2	4	3	3	3	2	5	174	71
Appleby	AP20	2	2	3	0	1	0	4	4	3	5	1	4	3	3	3	2	5	175	72
Appleby	AP21	2	3	3	0	2	0	3	4	3	5	2	1	1	3	2	1	5	153	63
Appleby	AP22	2	5	2	0	3	0	3	5	3	5	1	3	3	3	3	3	3	184	75
Kirkby Stephen	KS2	2	4	2	1	3	0	4	4	3	5	4	4	3	3	2	3	5	200	82
Kirkby Stephen	KS3	2	4	3	3	3	0	4	5	3	5	4	3	3	3	3	3	4	209	86
Kirkby Stephen	KS4	3	2	2	3	2	0	4	4	3	5	4	3	3	1	3	3	5	187	77
Kirkby Stephen	KS5	2	2	2	3	3	0	4	4	3	5	4	3	3	3	3	3	5	196	80
Kirkby Stephen	KS6	1	2	2	3	3	0	4	5	3	5	2	3	3	3	3	3	5	191	78
Kirkby Stephen	KS7	2	4	2	3	3	0	2	5	2	5	4	3	2	3	2	3	4	184	75
Kirkby Stephen	KS8	2	2	4	0	2	0	4	5	3	5	2	3	3	3	2	2	5	182	75
Kirkby Stephen	KS9	2	2	3	3	2	0	4	5	3	5	2	3	3	3	2	2	4	182	75
Kirkby Stephen	KS10	2	2	3	0	3	0	4	5	3	5	1	4	3	3	2	2	5	182	75
Kirkby Stephen	KS11	2	2	2	2	2	0	4	4	3	5	2	3	3	3	3	2	5	179	73
Kirkby Stephen	KS13	2	2	2	4	3	0	4	5	3	5	3	3	3	3	2	2	4	188	77
Kirkby Stephen	KS15	2	2	3	3	2	0	4	4	3	5	2	3	3	3	3	2	5	184	75
Kirkby Stephen	KS17	2	2	2	3	2	0	4	5	3	5	2	4	3	3	3	2	5	190	78
Kirkby Stephen	KS18	2	2	2	4	2	0	3	4	3	5	4	2	3	3	3	3	5	186	76
Kirkby Stephen	KS19	2	2	2	3	2	0	4	4	3	5	3	3	3	3	2	2	4	178	73
Kirkby Stephen	KS20	1	2	2	0	3	0	4	2	3	5	2	3	3	2	3	3	5	166	68
Kirkby Stephen	KS21	2	2	2	4	2	0	2	2	3	5	2	3	1	3	2	3	4	152	62
Kirkby Stephen	KS22	2	2	3	2	2	0	4	5	3	5	2	3	3	3	2	2	5	183	75
Kirkby Stephen	KS23	2	2	2	0	3	0	3	4	2	5	2	4	3	3	2	2	4	166	68
Kirkby Stephen	KS25	2	2	3	0	2	0	4	2	3	5	2	3	2	3	2	3	5	164	67
Kirkby Stephen	KS26	2	4	3	0	3	0	4	5	3	5	4	3	3	3	3	3	4	203	83
Penrith	E1	3	2	4	1	3	0	4	3	3	5	2	4	3	3	3	1	4	180	74

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Penrith	E3	3	2	2	1	3	0	4	5	3	5	1	4	3	3	3	3	4	188	77
Penrith	E4	3	2	2	1	3	0	4	4	3	5	2	2	3	3	2	3	3	172	70
Penrith	N1	3	2	3	3	2	0	4	4	3	5	1	4	3	3	3	3	4	187	77
Penrith	N1a	3	2	3	3	3	0	4	2	3	5	1	4	3	3	3	3	4	180	74
Penrith	N2	3	2	3	3	2	0	4	5	1	5	1	4	3	3	3	1	2	170	70
Penrith	N3	3	2	3	3	2	0	4	4	2	5	2	4	3	3	3	3	3	184	75
Penrith	N4	3	2	3	3	2	0	4	3	1	5	1	4	2	3	3	3	3	167	68
Penrith	N5	3	2	3	2	2	0	4	4	3	5	1	4	3	3	3	3	3	182	75
Penrith	TC1	3	5	3	3	3	0	2	5	1	5	4	3	2	3	3	3	4	193	79
Penrith	P2	3	4	3	3	3	0	4	5	2	5	4	3	2	3	3	3	1	194	80
Penrith	P5	3	2	3	3	2	0	4	5	3	5	4	4	3	3	3	1	4	196	80
Penrith	P8	3	4	3	3	3	0	4	5	2	5	4	2	2	3	3	3	1	190	78
Penrith	P17	3	2	3	1	2	0	4	4	3	5	1	3	3	1	3	1	4	163	67
Penrith	P31	3	2	3	2	3	0	4	2	3	5	1	4	3	3	3	3	4	178	73
Penrith	P34	3	4	3	3	3	0	4	5	1	5	1	2	2	3	3	3	2	177	73
Penrith	P35	3	4	3	3	3	0	4	5	2	5	4	2	3	3	3	3	3	200	82
Penrith	P39	3	2	3	3	2	0	4	4	3	5	2	4	3	3	3	3	5	194	80
Penrith	P54	3	3	3	3	3	0	4	4	2	5	1	4	2	3	3	1	4	178	73
Penrith	P57	3	2	3	3	2	0	4	2	1	5	1	4	2	3	3	3	1	156	64
Penrith	P61	3	4	3	3	3	0	2	5	1	5	4	2	2	3	3	3	4	185	76
Penrith	P64	3	5	3	0	3	0	4	5	1	5	4	3	2	3	3	3	4	197	81
Penrith	P65	1	2	3	3	2	0	2	3	2	5	1	4	2	3	3	3	1	151	62
Penrith	P71	3	4	3	3	3	0	4	5	2	5	1	3	2	3	3	1	4	183	75
Penrith	P86	2	4	3	3	3	0	2	5	3	5	4	3	2	3	3	3	5	198	81
Penrith	P93	2	5	3	3	3	0	4	5	3	5	4	3	2	3	3	3	4	209	86
Penrith	P94	3	5	3	3	3	0	4	4	3	5	4	2	2	3	3	1	2	188	77
Penrith	P101	2	2	3	0	2	0	4	4	3	5	4	4	2	3	3	1	5	182	75

Settlement	Site	1a	1b	1c	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Score	%
Penrith	P102	1	2	3	3	3	0	4	4	3	5	3	2	2	3	3	1	5	177	73
Penrith	P103	2	2	3	0	1	0	4	4	1	5	3	3	2	3	3	1	5	163	67
Penrith	P104	1	2	3	0	3	0	4	4	3	5	3	4	2	1	3	3	2	170	70
Penrith	P106	1	2	5	0	3	0	4	5	3	5	4	3	3	2	3	3	5	198	81
Penrith	P107	2	3	3	0	2	0	2	4	2	3	1	4	2	3	1	3	3	146	60
Penrith	P108	2	2	3	0	3	0	4	4	3	5	2	4	2	3	3	3	4	182	75
Penrith	P110	2	2	3	0	2	0	2	4	3	2	1	4	2	3	1	1	3	134	55
Penrith	P111	1	2	3	0	3	0	4	5	3	5	4	3	3	2	3	3	5	192	79
Penrith	P112	2	2	3	0	3	0	0	4	4	3	5	4	3	1	3	3	3	163	67
Penrith	P114	2	4	3	0	3	0	4	5	2	5	4	2	3	3	3	3	4	195	80
Penrith	P115	2	4	3	0	3	0	4	5	3	5	4	4	3	3	3	3	4	207	85
Maximum Score		3	5	5	5	3	3	4	5	3	5	4	4	3	3	3	3	5	244	

Appendix 8 - Summary of Sustainability Assessment

Penrith

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
E1: Carleton Fields, Penrith	+/++	+	++/N	+/++	Edge of settlement developments which would round off the area and respect Carleton village. Mitigation may need to be considered in respect of Penrith AQMAs, heritage assets present to west.
E3: Carleton, Penrith	+/++	-	++/N	++	Edge of settlement development, mitigation required in respect of run-off to Eden, AQMA issue in Penrith.
E4: Land at Carlton Hall Farm, Penrith	+/++	+/-	++/N	+/++	Edge of settlement development, mitigation required in respect of run-off to Eden, AQMA issue in Penrith.
N1: Salkeld Road, Fairhill, Penrith North	+	+/-	++/N	+	Edge of settlement site but well related to town but would extend settlement into open countryside. Roman road known to cross centre of site and archaeological impact study may be required prior to any application, AQMA issue in Penrith.
N1a: Salkeld Road, Fairhill, Penrith North	+	+/-	++/N	+	Edge of settlement site but well related to town but would extend settlement into open countryside. Roman road known to cross centre of site and archaeological impact study may be required prior to any application, AQMA issue in Penrith.
N2: White Ox Farm, Penrith North	+	+/-	++/N	+	Adjacent to existing Traveller's site and scrapyard. Mitigation would be required. Trees on site should be retained and some wildlife mitigation may be needed. Would need further consideration at a planning application. AQMA issue with Penrith .
N3: Raiselands, Penrith North	+	+/-	++/N	+	Site abuts WCML, would have to consider noise and vibration impact. AQMA issue in Penrith.
N4: Raiselands North, Penrith North	+	+/-	++/N	+	Site unsuitable if N3 does not come forward. Adjacent to WCML so consideration of noise and vibration impact would be needed. Site is visible from M6 but unlikely to have significant landscape issues. Wildlife surveys would be needed. AQMA issues in Penrith.

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
N5: Inglewood North, Penrith North	+/-	-	++/N	+	Site only appropriate after development of N2, less well related in terms of services and facilities. Possible wildlife issues. AQMA issue in Penrith.
TC1: Old London Road, Penrith East	+++	+	++/N	+++	Centrally located brownfield site which would provide land remediation. Design would have to consider urban frontage. Archaeological impacts would have to be considered (13thC Augustian Friary) AQMA issues in Penrith.
P2: Gilwilly Road, Penrith East	++	++	++/N	++	Well located brownfield site, contamination issues will require consideration.
P5: Chancery Lane, Penrith East	++	+	++/N	++	Well located site but acts as green corridor for birds, bats and potentially red squirrels. Would need assessing prior to a planning application.
P8: Myers Land, Penrith West	++	++	++/N	++	Well located brownfield site. Consideration needs to be given to relationship to WCML, the listed railway station and Penrith Castle (SAM), also to contamination due to past history.
P17: Fairhill Playing Field, Penrith North	+/-	+	++/N	+	Well located to town but in use as a playing field. Potential wildlife issues on site and potential contamination issues from past uses.
P31: Salkeld Road Extension, Penrith North	+/-	+/-	++/N	+	Site would form extension to N1 but not suitable in isolation, in prominent location and has visual impact implications. Roman road runs through site.
P34: Stampers depot, Penrith South	++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities.
P35: Land off Robinson Street	+++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities.
P39: Land adjacent Lynwood Cottage, Penrith North	+	+	++/N	+++	Well located for facilities but poorly related visually to town.

	Sustainability Objective				
Site Reference	Social	Environmental	Economic	Overall	Comment
P54: Bellevue Farm, Penrith North	+	+	++/N	++/+	Site would extend N1, not suitable in isolation. Has potential wildlife implications which would require consideration prior to planning.
P57: Fields adjacent Mile Lane, Penrith West	-	+/-	++/N	+	Site more remote from facilities and services. Potential significant impacts on local biodiversity and contamination likely to north of site.
P61: Garage on Roper Street, Penrith East	+	++	++/N	++	Brownfield site well related to facilities in town. Surface water requires further investigation.
P64: Depot, Lark Lane, Penrith West	++/+	+	++/N	++/+	Brownfield site within Penrith, well located for access to facilities.
P65: Land North of Gilwilly industrial estate, Penrith West	+	+	++/N	+	Services are accessible but site isolated from other residential uses and adjacent to potential industrial extension. Partially affected by priority habitat and red squirrel buffer zone.
P71: Brent Road Garages, Penrith East	++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities. Existing group of trees to Brent Road would need retention and may have an impact on develop ability.
P93: Barn and Yard, Brunswick Road, Penrith North	++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities.
P94: QEGS annex, Penrith South	+	+	++/N	++/+	Well located for access to services. Adjacent to woodland which would need further consideration and impact on Penrith Castle SAM. Would need to consider mitigation of loss of building.
P101: Land at Pategill Walk, Penrith	++/+	+	++/N	++/+	Site well located in town for access to services.

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
P102: Land at Croft Terrace, Penrith North	+++	+	++/N	+++	Site close to facilities but issue over loss of amenity space. Prominent area of trees would have to be considered.
P103: Land At Fell Land, Penrith North	+++	++	++/N	++	Site close to facilities but issue over loss of amenity space. Prominent area of trees would have to be considered. Development would represent a sizeable loss.
P104: Land at Clifford Park, Penrith South	+++	+	++/N	+++	Site close to facilities but issue over loss of amenity space. Prominent area of trees would have to be considered. Development would represent a sizeable loss, also issues over loss of woodland.
P107: Westview Farm/Training Centre, Penrith North	+	+	++/N	+++	Site has access to services and facilities within Penrith but would result in considerable extension into countryside and depend on sites to south coming first. Potential significant landscape impacts. Half of site designated as floodplain grazing marshland.
P108: Land at Green Lane, Penrith North	+/-	+	++/N	+	Would form extension to N1, extends into open countryside. Currently used as golf driving range and considered outside town limits.
P110: Land west of Milestone House, Penrith North	-	+/-	++/N	+	Extension beyond proposed northern masterplan. Poorly related to town and some potential contamination related to WCML potentially on site.
P111: Land at Scaws Drive, Penrith East	+++	+	++/N	+++	Close to facilities but is amenity green space. Trees on site would need consideration.
P112: Land off Clifford Road, Penrith South	++	++	++/N	++	Site performs well but would involve removal of play equipment.

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
P114: Land adjacent Cookson Court, Newton Road, Penrith West	+++	++	++/N	++	Site close to facilities, brownfield site within boundaries of town.
P115: Land at Brentfield Way	+++	++	++/N	++	Brownfield site within Penrith, well located for access to facilities.
GT1 - Land at Maidenhill (Potential Gypsy and Traveller site)	+	+/-	++/N	+	Site is outside settlement .
GT2 - Land at Lake View (Potential Gypsy and Traveller site)	+	+/-	++	+	Site is adjacent to an existing facility and has been confirmed as available.

Alston

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
AL1: Jollybeard Lane	+++	+/-	++	++	Some evidence of surface water to northern edge of site. Site is well related but would extend current form of development. Some wildlife implications with Black Grouse and Water Vole potentially on site. Strong frontage could improve design at this location.
AL4: Bruntley Meadows	++	+	++	++	Greenfield site within the town. Some wildlife implications with Black Grouse and Water Vole potentially on site. Potential visual impact with slight to moderate impacts. Site within the North Pennines AONB and within 100m of Alston Conservation Area. Good links to adjacent Ruth Lancaster James hospital. Previous planning application was withdrawn following issues with loss of meadows on site.
AL6: The Wardaway	+	+/-	++	+	Small watercourse runs through site. Some wildlife implications with Black Grouse and Water Vole potentially on site. TPO'd trees present on site which contribute to settlement and require retention. Site would extend settlement into countryside and has potential impacts on North Pennines AONB.
AL7: Raisebank	+	+	++	+/++	Small watercourse runs through site. Some wildlife implications with Black Grouse and Water Vole potentially on site. Trees present on site which contribute to settlement and require retention although not TPO'd. Site would extend settlement into countryside and has potential impacts on North Pennines AONB.
AL8: Tyne Café and Garage Buildings	++	++	++	++	Right of way passes edge of site, also appear to be right of access for the site for school, garages and a dwelling. Redevelopment of site would involve change of use from garage. Site backs onto secondary school, which may result in disturbances during term time, though effects are unlikely to be significant. Brownfield site, which is clearly within the historical form of the town. Number of key species potentially on site, including black grouse and water vole. The northernmost tip of this site falls within Alston conservation area. It is likely that new development would lead to significant effects. The buildings associated with the site are currently in a state of disrepair and appropriate development could lead to enhancements to the area which may benefit the character of the conservation area.
AL9: Raisebank West	+	+	++	+/++	Site detracts from the current form of development, splintering the character of the settlement. Site moving away from town, diluting the vernacular of the area, and affecting the setting within the AONB.
AL10: Station Road Garage	+/-	++	++	++	Northern edge of site is within Flood Zone 3. Opposite AL3 site. Some wildlife implications with Black Grouse and Water Vole potentially on site. Redevelopment could improve gateway into town

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
AL11: Land south of primary school	++	+/-	++	++	Prominent site which would change skyline of Alston and therefore have impact on North Pennines AONB. Some wildlife implications with Black Grouse and Water Vole potentially on site.
AL12: Hill Mill (Mixed Use)	+++	++	++	++	Brownfield site within the town boundary. Buildings would require survey for protected species. Important building within conservation area. Would require further archaeological assessment.
AL13: Land at Clitheroe	+/-	++	++	++	Site has good links to employment opportunities. Undeveloped site which would extend the boundaries of the town and therefore potentially affect the North Pennines AONB.
AL14: Land adj Towerhill, The Raise	+	+/-	++	+++	Greenfield site which is poorly related to built development of Alston unless other land built out. In close proximity to Hall Hill SAM. Some wildlife implications with Black Grouse and Water Vole potentially on site.
AL15: St Paul's Mission	++	+++	++	++	Brownfield site within the boundaries of the town. Site is within conservation area and re-use of the building would enhance the surroundings. Would need survey to check for protected species prior to planning application, has planning approval.
AL16: Land south of Primary School	++	+/-	++	++	This is a greenfield site immediately adjacent to the Primary School. Care will need to be taken in relation to building height and the impact on the views into the Conservation Area and in particular the relationship with the school which is on the immediate boundary.

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
AP2: Drawbriggs Lane, Bongate	++	++	++/N	++	Well located for access to facilities and within town boundaries. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration. Previously developed site and redevelopment would enhance character of area
AP4: Site adj to cemetery, Bongate	++/+	++/+	++/N	++/+	Located within town boundaries. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration
AP6: Cross Croft, Bongate	+	++/+	++/N	++/+	Currently located outside town boundary but well related following development of other land (AP4, 5 and 16). Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.
AP7: Banks Nursery, Bongate	+	++/+	++/N	++/+	Well located for access to facilities and within town boundaries.
AP8: Land at Battlebarrow, Bongate	++/+	++	++/N	++/+	Well located for access to facilities and within town boundaries. Currently in industrial use and would enhance surroundings if well designed residential use. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.
AP9: Land adj to Castle Bank Lodge	++	+/-	++/N	++/+	Located on edge of settlement but not well related to pattern of development. In close proximity to working farm and adjacent livestock handling area although it is not considered that this would cause significant issues
AP10: Land to south of Station Road, Bongate	++/+	++/+	++/N	++/+	Located on the edge of and well-related to the existing settlement. Adjacent to A66 so consideration of noise, light and vibration required.
AP11: Fields at the Coal Yard, Bongate	++/+	++/+	++/N	++/+	Located on the edge of and well-related to the existing settlement. Adjacent to A66 so consideration of noise, light and vibration required.
AP12: Field adj Barrowmoor Road	+/-	+/-	++/N	+/-	Site located on edge of settlement and well related to recent developments but would extend town into open countryside.
Ap13: Field adj Margaret's Way	+/-	++/+	++/N	++/+	Site is detached from settlement unless AL14 developed.
AP14: Land to rear of Rampkin Pastures	+	++/+	++/N	++	All of site within flood zone 3b. Surface water present on majority of site. The site is edge of settlement but well related to existing settlement.
AP16: Land behind Cross Croft	++/+	++/+	++/N	++	The site is outside of the town boundaries but would be well related if AP4 and 5 were built out. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration. Commercial garage also on boundary which may impact amenity

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
AP17: Land at A66	+++	+++	++/N	++	Located on the edge of and well-related to the existing settlement. Adjacent to A66 so consideration of noise, light and vibration required.
AP18: Land at Battlebarrow	++	++/-	++/N	++/-	Southern area of site within Flood Zone 2 and 3b. South of site border River Eden. The north of the site is adjacent Appleby Grammar School with potential noise and traffic issues. Site borders the Appleby Conservation Area and envelopes the Grade II listed Kingston House with other listed buildings in close proximity. Strong design and mitigation would be required.
AP19: Field adj Barrowmoor Road, junction	+++	++/-	++/N	++/-	Without the development of adjacent sites (AP13 and 14) the site is detached from the main settlement. Trees should be retained as far as possible and new hedge planting to link into the rural setting with retention of existing hedges.
AP20: Land adj High House Farm	+++	++/-	++/N	++/-	Without the development of adjacent sites (AP13, 14 and 19) the site is detached from the main settlement. Trees should be retained as far as possible and new hedge planting to link into the rural setting with retention of existing hedges.
AP21: Land adj Rose Cottage, Bongate	+++	++/--	++/N	++/--	Site is on edge of settlement and would extend existing settlement into countryside. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.
AP22: The Gate Hotel	+++	+++	++/N	+++	The site is outside the settlement but could be well related pending AP4, 5, 6 and 16 being built out. Its development would extend the settlement boundary. Adjacent to railway so requires consideration of impacts in terms of noise, light and vibration.

Kirkby Stephen

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
KS2: Hobson's Lane	+++	++	++/N	++	Partial brownfield site (approx. 20%). Situated within town boundary but next to employment uses which may have impacts on residents and require further consideration. Site is within 250m of the River Eden SAC and there is potential for species such as bat to be present on site.
KS3: Whitehouse Farm	+++	++/-	++/N	++	Well related to existing development and in keeping with the pattern of development within the town. Development could alter the landscape character of this area which is formed by fields, mature trees and hedges. Adjacent to the main road therefore may be affected by issues of noise and light. Removal of trees would be detrimental. Now has planning permission
KS4: Land at Croglam Land	+++	++/N	++/N	++/N	The site is a play area within the existing settlement. Site 250m (if footpath delivered) to play area at Kirkby Stephen Primary School.
KS5: Land adj Mountain Rescue post	+++	++/-	++/N	+++	The site is on the edge of the settlement and would not be well related unless KS2 is development. Adjacent to employment area and therefore impacts of this on residents would have to be considered.
KS6: Greenfield at Christian Head	+++	++/-	++/N	++	The site is on the edge of the settlement and would not be well related unless HS2 and KS5 developed.
KS7: Mark John's Motors	+++	+++	++/N	+++	The site is currently in use as a residential garage. Residential development could improve the gateway to the town in this location. The site borders the River Eden SAC and could have impacts in terms of run-off; in addition its position next to the main road requires further exploration in terms of noise and light pollution.
KS9: Field adj to The Crescent	+++	+++	++/N	+++	The site is on the edge of the settlement but well related to the town and in keeping with the pattern of development. A suitable infill if KS8 is development
KS10: Land to Bollom Land	+++	+++	++/N	+++	Located outside the main settlement. Development of this site is likely to change the landscape character of the area.
KS11: Land adj Park Terrace	+++	+++	++/N	+++	The site is on the edge of the settlement but well related. Currently a green gap on South Road. Site borders main road and consideration would be needed to noise and light pollution during any planning application. Mature trees whose removal would be detrimental constrain development.
KS13: Land to west of Faraday Road	+++	+++	++/N	+++	Greenfield site on edge of settlement.

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
KS15: Land adj Croglam Lane	+++	+++	++/N	+++	The site is located to the edge of the settlement and would form a natural extension to the development boundary at this location but would extend the settlement. The site is well screened by existing features. Boundary hedging should be retained.
KS17: Land to rear of Park Terrace	+++	+++	++/N	+++	Site is on edge of settlement and well related given the development of KS1 which is currently underway. Mature trees whose removal would be detrimental constrain development.
KS18: Land adj Croglam Park	+++	+++	++/N	+++	Site is on edge of settlement and development would extend town. In close proximity to industrial uses including recycling/scrap metal centre which would require mitigation. Site within 70m of Croglin Castle SAM.
KS19: Land behind The Crescent	+++	+++	++/N	+++	The site is on the edge of the settlement but is well related to surrounding residential developments. Forms part of natural progression of existing development. Mitigation would be required to ensure no visual impact from River Eden and footpaths.
KS20: Whitehouse Farm extension	+++	+++	++/N	+++	Site is on the edge of the settlement and would only be well related if site KS3 was developed. Would require the development of site KS3 to be considered acceptable. Even then the landscape character (tight field pattern, mature trees and boundary hedging) is likely to be negatively affected by development. Mature trees on site constraining development-removal would be detrimental. TPO to be considered if development proposed.
KS21: Land at Edensyde	+++	+++	++/N	+++	Site within flood zone 2. Site borders main road. Residents could face noise, light and pollution disturbance. The site is outside the main settlement- and is not well connected. Development of KS7 would improve the connectivity of the site, but it would still be located outside of the settlement. Site is adjacent to the River Eden SSSI and consideration of impacts of surface water run-off would be required.
KS22: Land at Mellbecks	+++	+++	++/N	+++	Site is generally well related to the settlement, but given its scale, in its entirety it extends outside of the settlement somewhat. Site at boundary of Flood Zone, and 8m from body of water at places. Need to protect some significant trees with appropriate design- consider TPO. Given the very large scale of the site, it is likely to have a dramatic impact on the landscape character of the area. In particular the visual impact from the River Eden and footpaths will be great.
KS23: Land adj the cemetery	+++	+++	++/N	+++	North eastern tip of site within Flood Zone 2. Site borders main road. Residents could face noise, light and pollution disturbance. The site is outside the main settlement- and is not well connected. Parts of the site are as little as 20m from River Eden SAC/ SSSI. Given the very large scale of the site, it is likely to have a dramatic impact on the landscape character of the area. In particular the visual impact from the River Eden and footpaths will be great.

Site Reference	Sustainability Objective				Comment
	Social	Environmental	Economic	Overall	
KS25: Land west of Nateby Road	++/+	++/+	++/N	++/+	Located outside of the main settlement on Nateby Road, and of a scale out of character with previous development. Mature trees on site constraining development- removal would be detrimental. TPO to be considered if development proposed. Development of the site is likely to change the landscape character of the area. The site and surroundings currently have a rural feel, with dispersed detached housing. The site is of a large scale, out of character with previous development.
KS26: Land at Christian Head	++/+	++/+	++/N	++/+	The site is generally well related to the settlement and is of a scale that's in keeping with the surroundings. Site is in close proximity to auction mart, fire station and school which could result in some disruption from noise and traffic. Near to Kirkby Stephen Conservation Area. Number of Listed buildings in close proximity to site.

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