



# **Eden District Council Land Availability Assessment - Housing Sites**

This document looks at the amount of land that could possibly be developed in Eden over the years 2014-2032. It is part of the evidence base for the Eden Local Plan and its job is to check whether we have enough land to meet our development needs and to inform us about which sites may be the most suitable for development.

This document replaces our previous Strategic Housing Land Availability Assessment which was produced in 2009.

**Planning Policy Team**

**October 2015**

<b>1. Introduction</b> .....	<b>5</b>
1.1 Background and Purpose of Document.....	5
1.2 Local Policy Context.....	5
1.3 How much land for development is needed in Eden? .....	5
1.4 Existing Housing Land Supply Evidence .....	7
<b>2. Methodology</b> .....	<b>8</b>
2.1 Identification of Sites .....	9
2.2 Site Assessment.....	10
2.3 Windfall Assessment .....	17
2.4 Assessment Review and Study Outputs .....	19
2.5 Consultation .....	20
<b>3. Results: Housing Land Supply in Eden</b> .....	<b>21</b>
3.1 Overall Findings on Land Supply across Eden.....	21
3.2 Distribution of the Land Supply Across Eden .....	22
3.3 Penrith Land Supply .....	24
3.4 Alston Land Supply .....	25
3.5 Appleby Land Supply .....	26
3.6 Kirkby Stephen Land Supply .....	27
3.7 Key Hubs Land Supply .....	27
3.8 Villages and Hamlets Land Supply.....	30
3.9 Rural Areas Land Supply.....	31
<b>Appendix 1: Site Schedules</b> .....	<b>32</b>
Penrith - Deliverable Sites .....	32
Penrith - Developable Sites .....	36
Alston - Deliverable Sites .....	44
Alston - Developable Sites .....	45
Appleby - Deliverable Sites.....	49
Appleby - Developable Sites.....	50
Kirkby Stephen - Deliverable Sites .....	52
Kirkby Stephen - Developable Sites .....	53
Key Hubs - Deliverable Sites.....	55
Key Hubs - Developable Sites .....	59
Villages, Hamlets and Rural Areas - Deliverable Sites .....	73
Villages, Hamlets and Rural Areas - Developable Sites .....	75
<b>Appendix 2: Discounted Sites</b> .....	<b>77</b>
Penrith - Discounted Sites .....	77
Alston - Discounted Sites .....	79
Appleby - Discounted Sites.....	80
Kirkby Stephen - Discounted Sites .....	82
Key Hubs - Discounted Sites .....	84
<b>Appendix 3: Gypsy and Traveller Sites</b> .....	<b>92</b>
<b>Appendix 4: Site Maps</b> .....	<b>93</b>
<b>Appendix 5: Viability Assessment</b> .....	<b>133</b>
<b>Appendix 6: Density Analysis</b> .....	<b>134</b>
<b>Appendix 7: Stakeholder Workshop Agenda and Summary Notes</b> .....	<b>140</b>

## List of Figures

Figure 1: Land availability assessment methodology (Planning Practice Guidance) .....	8
Figure 2: Housing Completions 2010-2015 .....	17
Figure 3: Land Supply Trajectory.....	21
Figure 4: Deliverable and Developable Sites Supply .....	22
Figure 5: Distribution of Deliverable and Developable Sites .....	23
Figure 6: Housing Land Supply across Eden.....	24
Figure 7: Land Supply in the Key Hubs .....	28
Figure 8: Land Supply in the Villages and Hamlets .....	30

## List of Tables

Table 1: Proposed Housing Distribution in Draft Local Plan .....	6
Table 2: Analysis of achieved densities on schemes in Eden.....	12
Table 3: Gross to Net Ratios and Density Multipliers.....	13
Table 4: Completions 2010-2015.....	18
Table 5: Windfall Assumption Based on Past Completions .....	18
Table 6: Previous Consultations on Development Sites .....	20
Table 7: Distribution of Housing Land Supply .....	22
Table 8: Distribution of Deliverable and Developable Supply .....	23
Table 9: Deliverable and Developable Sites in Penrith .....	24
Table 10: Penrith Land Supply - Additional Sites.....	25
Table 11: Deliverable and Developable Sites in Alston .....	26
Table 12: Deliverable and Developable Sites in Appleby .....	26
Table 13: Deliverable and Developable Sites in Kirkby Stephen .....	27
Table 14: Deliverable and Developable Sites in Key Hubs.....	28
Table 15: Deliverable and Developable sites in the Villages and Hamlets .....	30

## **Disclaimer**

This document **does not** allocate sites for residential use, and the identification of sites within this assessment **does not** infer that planning permission will be granted by the Council.

The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.

The inclusion of sites within this assessment does not preclude them from being developed for alternative suitable uses.

Any planning applications will continue to be treated on their own merit and assessed against the development plan and other material considerations.

The exclusion of sites from this assessment (either because they have not been identified or have been assessed and discounted) does not preclude the possibility of residential planning consent being granted in the future.

The housing trajectory and anticipated development timescales are based on the best information available at the time of writing. This document will be subject to regular monitoring and updating and therefore the assumptions made and statuses of sites will be subject to change over the time.



# 1. Introduction

## 1.1 Background and Purpose of Document

- 1.1.1. This Land Availability Assessment (LAA) forms part of the evidence base for the new Eden Local Plan (2014-2032). The main purpose of the LAA is to assess the development potential of land across Eden, to determine whether the district has enough housing land to meet the development requirements set out in the emerging Local Plan. The National Planning Policy Framework requires local authorities to significantly boost the supply of local housing in their areas and this LAA is an important piece of evidence that we have a sufficient supply of land to do this.
- 1.1.2. The National Planning Policy Framework requires local planning authorities to prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. This assessment includes an update to the original SHLAA that was produced in 2009, and assesses whether Eden has a sufficient supply of suitable, available and achievable housing sites to meet its housing need over the Local Plan period 2014-2032.

## 1.2 Local Policy Context

- 1.2.1. Eden's local development plan currently comprises of the adopted Core Strategy (March 2010) and the saved policies of the 1996 Eden Local Plan<sup>1</sup>. The Council originally commenced work on separate Housing and Employment 'Development Plan Documents' (DPDs) to accompany the Core Strategy. However following the national planning reforms introduced by the Coalition Government the decision was taken to stop working on the separate DPDs and instead prepare a single Local Plan. When adopted the new Local Plan will replace the Core Strategy and saved Local Plan policies. The most recent stage of public consultation on the Local Plan was the Preferred Options consultation which ran from 21 July - 26 September 2014. The Council will submit its draft Local Plan to the Secretary of State by the end of 2015 following the Publication consultation in November-December 2015. It will be subject to an examination in public to determine its 'soundness' and is scheduled for adoption in autumn 2016.

## 1.3 How much land for development is needed in Eden?

- 1.3.1. Assessments of land availability are required to identify a future supply of land which is suitable, available and achievable for housing over the plan period. This assessment has therefore considered the land supply in the context of the development needs set out in the emerging Eden Local Plan.

### **Eden's Housing Requirement**

- 1.3.2. The Council has objectively assessed its housing need and determined that 3600 new homes will be required in the period 2014-2032. This equates to 200 new homes per year across the district. This requirement has been based on a number of considerations including the high levels of in migration Eden

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<sup>1</sup> The development plan also includes the Cumbria Minerals and Waste Development Framework Core Strategy and Development Control Policies, prepared by Cumbria County Council as the Minerals and Waste Planning Authority.

experiences from people moving into the area from elsewhere in the country, a strong need and demand for affordable housing, and the need to provide homes for people that will take up the projected increased number of jobs in the area. Full details of how the Council assessed its housing need and calculated its housing requirement can be found in the recently updated SHMA document titled 'Taking Stock' which is being consulted on alongside this document and can be downloaded from the Council's website at:

<http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden>

### Housing Distribution

- 1.3.3. The emerging Local Plan, most recently consulted on in Summer 2014, proposes a distribution of new housing across the district's towns and villages to meet the above housing requirement, and this is illustrated in the table below.

	<b>Target</b>	<b>Distribution</b>	<b>Allocations?</b>
<b>Penrith</b>	1800	50%	Yes
<b>Alston</b>	144	4%	Yes
<b>Appleby</b>	324	9%	Yes
<b>Kirkby Stephen</b>	252	7%	Yes
<b>Total Towns</b>	<b>2520</b>	<b>70%</b>	
<b>Key Hubs</b>	720	20%	No
<b>Villages and Hamlets</b>	360	10%	No
<b>Total Rural</b>	<b>1080</b>	<b>30%</b>	
<b>TOTAL</b>	<b>3600</b>	<b>100%</b>	

**Table 1: Proposed Housing Distribution in Draft Local Plan**

- 1.3.4. Half of all new housing is expected to be delivered in Penrith as it is the largest town and most sustainable location for development in Eden. A further 20% is expected to be delivered across the market towns of Alston, Appleby and Kirkby Stephen, and 20% across the 'key hub' villages, and 10% in smaller villages and hamlets in the form of small infill and rounding off development. Further information can be found on how the Council determined how new housing may be best distributed across the district in the 'Housing Distribution' Options and Technical Papers which were published alongside the Preferred Options Local Plan and can be downloaded from the Council's website.
- 1.3.5. The Preferred Options Local Plan proposed housing allocations in the main towns and key hubs, and following consultation on the document, it is now proposed to only allocate sites to the main towns. The locational strategy and housing distribution proposed in the emerging Local Plan will need to be considered in the findings of this SHLAA update to consider whether the supply of available, suitable and achievable sites aligns with the proposed distribution of housing set out in the Preferred Local Plan.

## 1.4 Existing Housing Land Supply Evidence

- 1.4.1. Eden's original SHLAA was prepared by Drivers Jonas on behalf of the Council and was published in March 2009. The original SHLAA was prepared in accordance with the SHLAA Practice Guidance in place at the time (DCLG, 2007).
- 1.4.2. At the time of preparing the original SHLAA, Eden's housing requirement was set by the North West Regional Spatial Strategy (RSS) therefore the SHLAA's role was to demonstrate whether sufficient land was available in the district to meet the requirement of 3,663 homes over the period 2009-2021. The SHLAA concluded that sufficient land was available to deliver 5,929 homes over the plan period and that sufficient sites were deliverable to meet the first five year supply period of the plan.
- 1.4.3. Whilst the 2009 SHLAA demonstrated a sufficient supply of housing land, in recent years the Council has not been able to demonstrate it has a five year deliverable supply of housing land. The Council's most recently published housing land supply statement<sup>2</sup> illustrated a current housing land supply of 3.72 years. The shortfall is largely a result of the persistent undersupply against the Core Strategy target.

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<sup>2</sup> <http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/current-policy/evidence-base/?entryid46=26716>

## 2. Methodology

2.0.1. This assessment has been prepared in accordance with the National Planning Policy Framework (CLG, 2012) and the online Planning Practice Guidance (CLG, 2014). The Government's Online Planning Practice Guidance<sup>3</sup> breaks down the land availability assessment into a number of stages which are outlined in the boxes below, and illustrated in Figure 1. Below each box is an explanation of how Eden has complied with the national requirements.

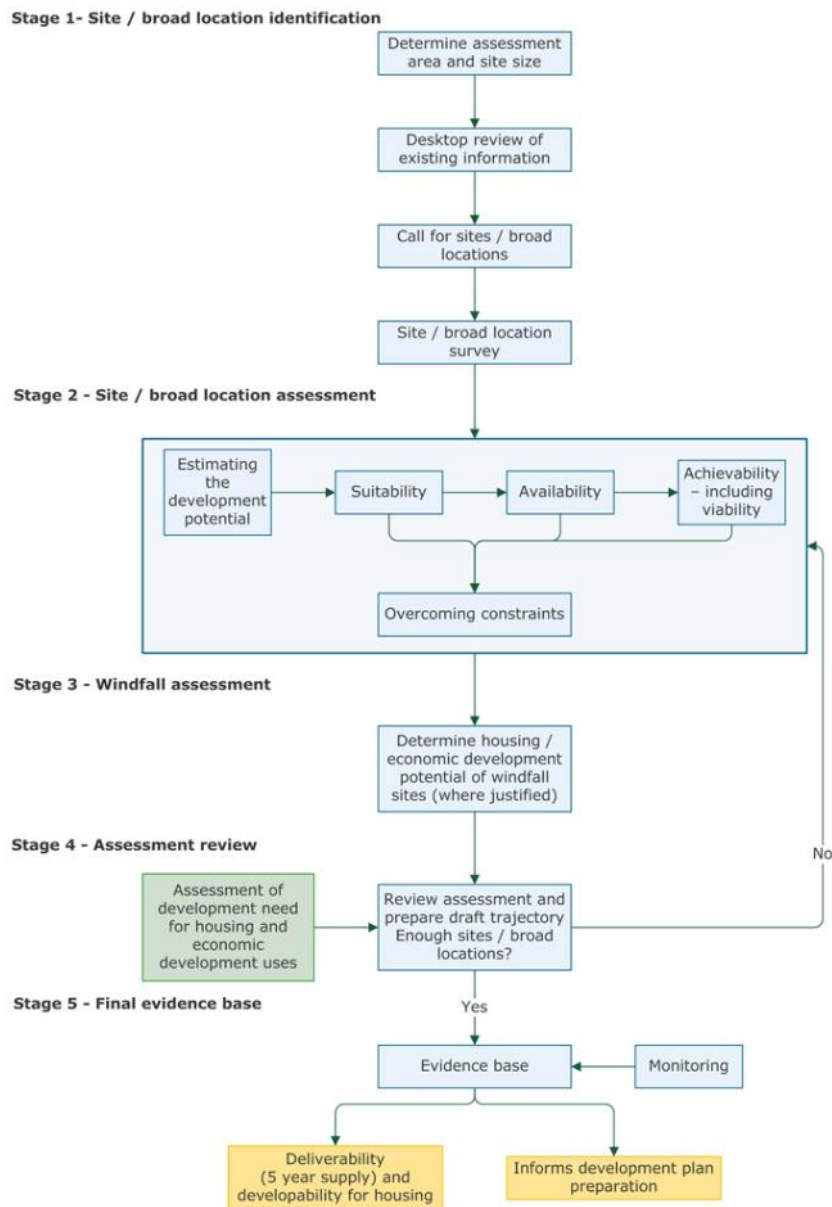


Figure 1: Land availability assessment methodology (Planning Practice Guidance)

<sup>3</sup> <http://planningguidance.planningportal.gov.uk/>

## 2.1 Identification of Sites

### Stage 1: Identification of sites and broad locations

- The identification of as wide a range as possible of sites and broad locations capable of delivering 5 or more dwellings. These should be identified from a wide range of data sources including but not limited to: existing allocations, planning permissions (including refused), local authority and surplus public sector land, vacant and derelict land, potential urban extensions, sites in rural locations.
- A survey should be undertaken of sites to record or update information on site size, boundaries, current and surrounding land uses and character, physical constraints, potential environmental constraints, development progress where applicable, and an initial assessment of what use(s) the site could be suitable for.

- 2.1.1. Sites have been identified and assessed in the main towns and key hubs, as 90% of housing is expected to be delivered in these settlements over the 2014-2032 Local Plan period. For villages and hamlets, sites with permitted units and those under construction have been identified in the LAA but no further identification or assessment of potential sites has been undertaken. This is because the land availability assessment is intended to be a relatively strategic level document, focussing on sites able to accommodate over 4 units. The vast majority of new housing in the villages and hamlets is likely to be on small sites under 4 units, as evidenced by past completion rates. It is therefore considered more appropriate to consider future housing land supply in the smaller villages and hamlets through a consideration of likely future small windfall sites rather than a site identification process. A windfall assessment has therefore been undertaken and is included in the results section.
- 2.1.2. The 2009 SHLAA was used as a starting point for the identification of sites, and all sites in the original assessment have been reviewed as part of the update. The 2009 SHLAA included existing housing allocations, land allocated (or with permission) for employment/other uses which is no longer required for that use, sites with refused planning applications dating back to 2000, sites with unimplemented permissions or pending applications, sites with planning permission under construction (remaining balance), vacant and derelict land and buildings, the national land use database (NLUD), sites in the November 2006 update of the urban capacity study, potential urban extension areas, and finally sites put forward through public consultation exercises in 2007 and 2008.
- 2.1.3. The original SHLAA had a base date of January 2009. An initial task of this update has therefore been to update all the existing site statuses. This has involved using the Council's monitoring data to determine whether sites in the original SHLAA have been completed, have gained permission, commenced construction or whether permission has lapsed. This has therefore resulted in the removal of a number of sites from the update where they have been developed for housing or another use. These can be found in the discounted site schedules in Appendix 2. A LAA base date of 1<sup>st</sup> April 2014 has been used for sites that were under construction or permitted at that point in order to establish the remaining capacity of the site, to demonstrate how many units from it will contribute to the land supply in the plan period, and can therefore be included in the LAA. Whilst that base date was used in terms of estimating the capacity of 'in progress' sites more up to date information has been used regarding planning

application history, newly submitted sites and updated ownership information and is up to date to Summer 2015.

- 2.1.4. Since the publication of the original SHLAA the Council has undertaken further public consultation relating to housing development sites including the Housing DPD 'Preferred Sites' consultation in April 2013 and the draft Local Plan consultation in Summer 2014. All new sites put forward and considered during the Local Plan assessment process have been added into this SHLAA update.
- 2.1.5. A review has been undertaken of new planning permissions granted /refused since the original SHLAA and where appropriate they have been added into this update. Public sector sites have also been reviewed and a number of sites put forward by the County Council have been included in the assessment. Given the work that has been undertaken on assessing sites for consideration in the Local Plan, much of the information required for surveying the new LAA sites was already available, and where it wasn't, further desktop research and site visits and surveys have been undertaken as required.
- 2.1.6. A number of identified sites were discounted from the original SHLAA for reasons including their size where they fell below the set thresholds for Key Service Centres, Local Service Centres and Villages, for planning policy/development control issues and if they were deemed unsuitable following the initial scoring and survey. The Planning Practice Guidance states that sites capable of accommodating 5 or more dwellings should be identified in land availability assessments, however allows for variations to this if justified. A site threshold of 4 dwellings has been chosen for Eden's SHLAA update as this is the threshold used for allocations in the emerging Local Plan. A number of sites sieved out of the original SHLAA based on their size have therefore been reintroduced in to the update<sup>4</sup>. The list of 48 sites sieved due to planning policy/development control issues has also been reviewed to ascertain whether the reasons for excluding the sites remained valid in the changed planning policy context<sup>5</sup>. The SHLAA update has also reconsidered the sites considered unsuitable following the survey in the original SHLAA to determine whether they remain unsuitable in the current context and in light of any changes or new information available since the original SHLAA was prepared<sup>6</sup>.

## 2.2 Site Assessment

### Stage 2: Site/location assessment

- The estimation of the development potential of each site, to be guided by existing or emerging development plan policy, or comparable existing development schemes.
- Assessment of suitability, to be guided by the development plan, emerging planning policy and national policy, and market requirements in the area. It should also consider physical limitations, potential impacts e.g. on landscape/historic environment/biodiversity/amenity and likely market attractiveness.

<sup>4</sup> For the list of sites sieved due to size see Appendix 2 of the 2009 SHLAA.

<sup>5</sup> For the list of sites sieved due to Planning Policy/Development Control issues see Appendix 1 of the 2009 SHLAA

<sup>6</sup> For the list of sites considered unsuitable see Appendix 5 of the 2009 SHLAA

- Assessment of availability, to determine whether there are any ownership problems, and whether the site is in the ownership of a landowner/developer who has signalled their intention to develop the site.
- Assessment of achievability, to determine whether there is a reasonable prospect that the site will be developed for its intended use at a particular point in time. This is essentially a judgement on economic viability.
- Identification of how any development constraints identified in the assessment process could be overcome. This should include the identification of actions that may be needed e.g. infrastructure, review of planning policy.
- Assessment of timescale, to determine when suitable, available and achievable sites could be expected to be delivered.

### Estimating Development Potential

- 2.2.1. A range of assumptions have been applied to estimate the development potential of each site in terms of housing unit capacity. The methodology for calculating the development capacity of sites has been revised following consultation on the LAA in August 2015.
- 2.2.2. It is acknowledged that there are a wealth of ways in which the capacity of a site can be estimated, none of which are free from critique. This assessment has endeavoured to apply a common sense approach based on widely accepted practice, whilst also paying heed to Eden's local context.
- 2.2.3. The LAA now uses ratios to convert gross site areas to net developable areas based on their size, and then applies locally relevant density assumptions to the net area.
- 2.2.4. A common methodology for estimating development potential in SHLAAs across the country has been based on the publication '*Tapping the Potential*' (1999 report by Urbed for the Department of the Environment Transport and the Regions). The report suggests the following gross to net ratios should be applied in order to determine the developable area of a site, and then a net density assumption can be applied.

Up to 0.4 hectares	100% gross to net ratio
Up to 0.4 – 2 hectares	75-90% gross to net ratio
Over 2 hectares	50-75% gross to net ratio

- 2.2.5. The LAA has applied the upper limits from the above ratios.
- 2.2.6. In order to generate appropriate locally relevant density multipliers, an assessment of permitted and completed developments and some live applications in the district has been undertaken to understand the range of densities that have been achieved. This has included completed new build sites (over 4 units) since 2004 and the majority of existing permitted and under construction sites. The list of schemes included in the assessment can be found in Appendix 6. The sites were split into categories based on their size (0.4ha, 0.4-2ha, >2ha), type (flats/houses) and location (town/village).
- 2.2.7. A summary of the results of this assessment is presented in the table below. The table presents the total gross site area of all the schemes in each category and the total number of units completed/permitted. The average gross density of



each category of scheme is then presented. The gross overall density achieved across all the categories is 27 dwellings per hectare. This does align well with the broad gross 30 dwellings per hectare assumption that was applied in the July 2015 consultation draft LAA but it is acknowledged that a more refined multiplier that takes into account different types, sizes and locations of sites is more robust.

2.2.8. In order to develop a density multiplier that can be used on net developable areas, the total gross site areas for schemes were discounted in accordance with the gross to net ratios above. The total area for sites over 2 hectares was discounted by 25% and the total area for sites of 0.4-2 hectares was discounted by 10%. New average densities based on net areas were then calculated and can be found in the final column of the table.

2.2.9. The analysis of past and current schemes has illustrated differences in achieved densities between urban and rural and smaller and larger sites. As would be expected the density achieved on rural schemes in villages is lower than that achieved in the towns. Smaller sites have achieved higher densities than larger sites, and flatted sites deliver a far higher density than housing sites.

Location	Type	Site Size	Total Units	Gross Total Area	Gross Average density	Net Developable Area*	Net Average Density
Town	Flats	All	323	2.76	117dph	2.76	117
Town	Houses	Over 2ha	965	42.56	23dph	31.92	30
Town	Houses	0.4-2ha	518	16.52	31dph	14.87	35
Town	Houses	Under 0.4ha	127	2.77	46dph	2.97	43
Village	Houses	Over 2ha	156	8.69	18dph**	6.52	24
Village	Houses	0.4-2ha	809	34.54	23dph	31.09	26
Village	Houses	Under 0.4ha	246	8.41	29dph	8.41	29
			<b>3144</b>	<b>116.25</b>	<b>27dph</b>	<b>98.53</b>	<b>32</b>

Table 2: Analysis of achieved densities on schemes in Eden

\*based on 'Tapping the Potential' gross to net ratio suggestions  
 \*\* only based on three cases - not considered to be representative

2.2.10. Whilst acknowledging the limitations of this approach, for example the limited sample size of schemes in some categories, and the fact that the assessment inevitably includes some 'non-typical' sites, it is considered that using average achieved densities to inform density multipliers in the LAA is robust and pragmatic.

2.2.11. The following methodology has therefore been applied as a starting point for assessing the capacity of LAA sites where it has not already been established, for example through a planning application or masterplan.

Location	Type	Site Size	Gross to Net Ratio	Density Multiplier
Town	Flats	All	100%	100
Town	Houses	Over 2ha	75%	30
Town	Houses	0.4-2ha	90%	35
Town	Houses	Under 0.4ha	100%	43



Village	Houses	Over 2ha	75%	24
Village	Houses	0.4-2ha	90%	26
Village	Houses	Under 0.4ha	100%	29

**Table 3: Gross to Net Ratios and Density Multipliers**

2.2.12. Whilst the above gross to net ratios and density multipliers have been applied as starting point for assessing the capacity of sites, the potential development capacity of LAA sites has been amended in some circumstances where site characteristics or surrounding character have justified a departure. Where site constraints, for example steep gradients or flood risk areas have existed, net developable areas and resultant capacities have been reduced accordingly.

### **Suitability Assessment: the Development Plan, Emerging Planning Policy and National Policy**

2.2.13. Sites have been assessed against the existing development plan, emerging planning policy and national planning policy in order to help determine their suitability for housing development.

2.2.14. Sites were considered in terms of their broad conformity with the National Planning Policy Framework and its sustainability principles. They were also considered in relation to the current adopted Eden Core Strategy and emerging Local Plan in terms of the existing and proposed locational strategies. This judgement was largely one based on whether the site was of an appropriate scale for the settlement based on its position in the settlement hierarchy. For example disproportionately large greenfield sites on the edge of settlements currently identified as Local Service Centres were discounted, as were excessively large sites in proposed key hubs and smaller villages in the draft Local Plan.

### **Suitability Assessment: Site Constraints and Potential Impacts**

2.2.15. Information on the issues below was recorded to determine potential site constraints and impacts, in order to establish sites' suitability for housing. Information was sourced from previous site survey work and GIS analysis.

- International designations: e.g. Sites of Special Scientific Interest, Special Areas of Conservation, Ramsar sites
- National Nature Reserves, Local Nature Reserves, County Wildlife Sites, Priority Habitats, Ancient Woodland, Tree Preservation Orders
- Listed buildings, Conservation Areas, Scheduled Ancient Monuments, Areas of High Archaeological Interest
- River Flooding, Surface Water Flooding
- Area of Outstanding Natural Beauty, Cumbria Landscape Toolkit Classifications, Landscape Impacts
- Public Rights of Way
- Hazards/Contamination Issues
- Agricultural Land Classification
- Site topography, on-site constraints e.g. overhead wires
- Access

2.2.16. Some constraints and impacts were considered to render a site unsuitable for housing and therefore resulted in some sites being discounted from the process at this point. These included for example major flooding constraints (e.g. site within flood zone 3) or unavoidable and significant harmful impacts on heritage assets (e.g. a scheduled ancient monument in the centre of a site). In other cases constraints may have been judged to constrain the development capacity of a site, and the capacity was therefore amended. In other cases, the survey has highlighted where further assessment would be required of potential constraints and impacts to definitively determine suitability. The LAA cannot itself be expected to undertake the level of detailed assessment of sites that would be expected through the development management process for example in Flood Risk Assessments, Habitats Surveys, Transport Assessments, Landscape and Visual Assessments etc. Its role is more confined to highlighting major constraints and making judgements on the best available information at this time.

### **Assessment of Availability**

2.2.17. This stage of the assessment has considered whether the sites are likely to be available for housing development within the plan period. The Council maintains an ownership spreadsheet which contains details of all known landowners and agents for LAA sites. Over the last two years we have contacted a number of landowners to ascertain whether their sites are still available, and for some sites with unknown ownerships, Land Registry searches have been undertaken. In line with national guidance the Council has been proportionate in its evidence base preparation and the land ownership research has focussed on establishing the availability of sites that are most crucial to the delivery of the housing targets, as in those in towns and key hubs. For those sites where no recent confirmation has been sought or received, a number of assumptions have been made regarding ownership. Many sites were suggested during earlier consultation periods in 2007 and 2008. Where sites were promoted by owners or agents during those consultations and no further correspondence has been received it has been assumed that those sites remain available as no information has been received to the contrary. A number of sites have been discounted where owners have confirmed that their sites are no longer available. A number of sites entered the Local Plan process a number of years ago and there is no record of where the site suggestion arose from. In other cases sites have been put forward as suggestions by individuals who have no land interest in the site. In cases where there has been a great deal of uncertainty as to how or why sites entered the Local Plan process they have been discounted from this LAA on the grounds of unknown availability. The Council will continue its endeavours to establish ownership details and intentions and any updated information will be incorporated into the next review of the LAA.

### **Assessment of Achievability**

2.2.18. The Planning Practice Guidance advises that assessing achievability is essentially a judgement of economic viability. The Council possesses a range of economic viability evidence that has been prepared to support the development of its planning policies. The judgements on the achievability and deliverability of sites in the original SHLAA were based on a set of ten viability assessments undertaken by Drivers Jonas for a range of development scenarios covering greenfield, brownfield, houses, flats and differing scales of development. Since the publication of the original SHLAA the Council commissioned further viability work to inform its plan making and in 2009 DTZ to undertake an 'Affordable

Housing Economic Viability Assessment' to evidence the soundness of the affordable housing policy in the Core Strategy. In 2013 the Council commissioned NPS to provide a professional opinion on whether the assumptions and conclusions of the earlier assessment remained appropriate four years on. The Council has also recently commissioned further whole plan viability assessment work from NPS which was under preparation at the time of the publication of this LAA.

- 2.2.19. The findings of the most recent NPS update have been used to inform the judgements on the achievability of sites in this LAA. As a broad strategic level study it would be disproportionate to undertake viability assessments of all the sites in the LAA. Instead, the main findings from the 2013 NPS assessment, based on development typologies and market areas have been applied to the LAA sites (see Appendix 5 for summary of modelling outputs). The main conclusions from NPS' viability assessment that have been used to inform the LAA are listed below. All the modelled scenarios in the study assumed 30% affordable housing provision.
- In Penrith, Eden Valley North and Eden Valley South areas, greenfield sites of low, medium and high densities with lower developer contribution requirements (£1,000 and £2,500 per unit) are viable.
  - In Penrith, Eden Valley North and Eden Valley South, greenfield sites with higher developer contribution requirements (£5,000 and £7,500 per unit) are viable on high and low density small (0.25 ha) sites. For larger sites (1ha and 5ha) these levels of developer contributions render sites unviable. (For large sites assumptions on required profit are higher, as are build costs due to higher external on site costs).
  - In the Alston Moor area even greenfield sites with the lowest 'developer contribution' requirements (£1,000) are marginally unviable.
  - All brownfield site scenarios of all densities and 'developer contribution' levels for all study areas are unviable.
- 2.2.20. In terms of applying the above findings to the LAA sites a number of assumptions have been made. Firstly the 2013 study and its 2009 predecessor generally illustrate a positive overall viability picture in Eden. Greenfield sites across the district with the exception of Alston Moor are generally able to deliver 30% affordable housing and modest levels of additional developer contributions. A general assumption has therefore been made that greenfield LAA sites in marketable locations should be achievable in the plan period.
- 2.2.21. Conversely the Council's existing viability evidence indicates that brownfield sites across the district cannot generally be viably developed. This finding has not been directly translated into a judgement that brownfield LAA sites will not be achievable for a number of reasons. Firstly, brownfield sites were modelled to include a 30% affordable housing requirement. In reality the Council's affordable housing policy includes an element of flexibility and the 30% target can be varied where applicants can demonstrate that a lower contribution would result in a viable scheme. Secondly we have on the ground evidence that brownfield schemes can be delivered, and often with an affordable housing contribution. A number of schemes have recently been completed on brownfield schemes in Penrith including Southend Road, land at the Grey Bull on Scotland Road, and two former bakery sites have been developed for affordable housing and retirement apartments respectively. A former hotel site in Clifton has been

developed for housing and provided a 20% affordable housing requirement and a scheme on a brownfield site in Kirkby Stephen provided a 13% contribution. Thirdly, the Local Plan period covers a long timeframe and it is difficult to predict economic conditions and funding availability with any certainty over such a period. It is for all these reasons that the LAA has not discounted brownfield sites but has generally judged their achievability as 'uncertain' and considered them developable in the longer term rather than deliverable in the first five years.

- 2.2.22. With regards development in Alston Moor parish, our viability evidence indicates that both greenfield and brownfield sites are unviable. It would be illogical to judge all LAA sites in Alston Moor as unachievable purely on this basis, and again as with the brownfield example above we have generally judged the achievability of sites in Alston as 'uncertain' given the challenges in the local housing market area. There is recent evidence of housing delivery, albeit on a small scale, in Alston, for example on the former gasworks site, and it is considered reasonable in the LAA to assume that small scale housing delivery will take place over the plan period. The LAA has adopted a cautious approach to judging the achievability of sites in Alston Moor given our viability evidence, and has resultantly judged the majority of the suitable and available sites as developable in the longer term rather than the first five year period.
- 2.2.23. In assessing achievability, in addition to considering economic viability the LAA also considers whether sites are in attractive and marketable locations and whether there is strong owner/developer intent to proceed with the development of the site.

### **Assessment of Timescale**

- 2.2.24. For sites in the LAA that are considered to have potential for development a judgement was made on when they are likely to be brought forward for development, based on the information collected on their suitability, availability and achievability.
- 2.2.25. Sites were either categorised as **deliverable** if there is a reasonable prospect of them being delivered in the first five year period of the plan (2014-2019), or **developable** if they are considered to be longer term sites (2019-32) with a reasonable prospect that they can be viably developed in the plan period. The definitions of deliverable and developable used in this LAA are based on those contained in the National Planning Policy Framework (page 12 of the NPPF, footnotes 11 and 12):

*“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”<sup>7</sup>*

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<sup>7</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## 2.3 Windfall Assessment

### Stage 3: Windfall assessment

- Consideration of whether an allowance for windfall development is justified, and if so factoring it into the assessment.

- 2.3.1. The Planning Practice Guidance states that incorporating a windfall allowance in the SHLAA may be justified where a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework. Such evidence includes proof that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 2.3.2. The Council's most recently published housing land supply statement illustrates the significant contribution that windfall sites have made to the Council's housing supply since 2010. In the period 2010-2015, 554 of the 788 homes completed were classed as windfall sites. Based on past annualised windfall completion rates the housing land supply statement forecasts a further 332 units in the five year period 2015-20.
- 2.3.3. The adoption of the new Local Plan and publication of an up to date LAA should result in a considerable drop in the number of windfall site completions, particularly on larger windfall sites. It is not considered that an up to date LAA and adopted Local Plan will however impact on the number of small (fewer than 4 units) windfall sites, as neither of these documents will identify small sites. It is therefore considered appropriate for the LAA to factor in a windfall allowance for small sites, as it is expected that this type of site will contribute to make a significant contribution to land supply in Eden. This is evidenced by data on past completions in the district illustrated in Figure 2 below.

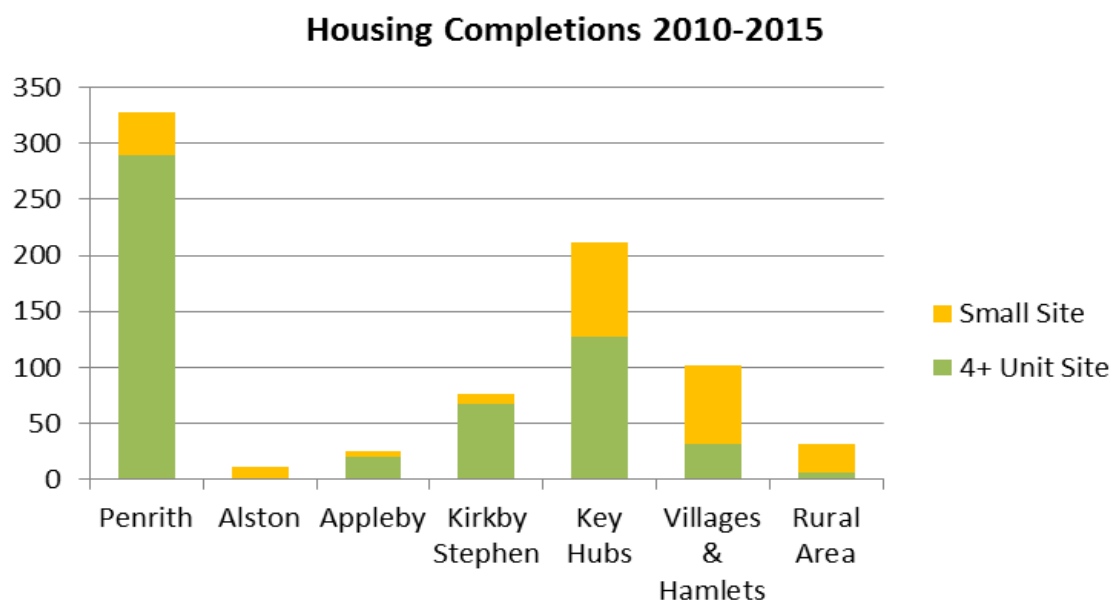


Figure 2: Housing Completions 2010-2015

- 2.3.4. An analysis of housing completions on small site over the period 2010-2015 illustrates that completions on sites under 4 units contributed over 30% of the total housing supply in this period. The relative contribution varied between different settlements, with small sites only contributing to 12% of supply in Penrith but almost 70% of supply in the villages.

	<b>Completions 2010-2015</b>			
	<b>4+ Unit Site</b>	<b>Small Site</b>	<b>Total</b>	<b>% of completions on small sites</b>
<b>Penrith</b>	289	38	327	11.6%
<b>Alston</b>	0	12	12	100%
<b>Appleby</b>	20	6	26	23.1%
<b>Kirkby Stephen</b>	68	9	77	11.7%
<b>Key Hubs</b>	128	84	212	39.6%
<b>Villages and Hamlets</b>	32	70	102	68.6%
<b>Rural Area</b>	6	26	32	81.3%
<b>Total</b>	<b>543</b>	<b>245</b>	<b>788</b>	<b>31.1%</b>

Table 4: Completions 2010-2015

- 2.3.5. In factoring in a small site windfall allowance to the future land supply, an analysis of past average completion rates across the towns, villages and rural areas has been undertaken and projected forwards over the plan period.

	<b>Small Site Completions 2010-2015</b>	<b>Annual Rate</b>	<b>Forecasted Completions 2014-2019</b>	<b>Forecasted Completions 2019-2032</b>
<b>Penrith</b>	38	7.6	38	99
<b>Alston</b>	12	2.4	12	31
<b>Appleby</b>	6	1.2	6	16
<b>Kirkby Stephen</b>	9	1.8	9	23
<b>Key Hubs</b>	84	16.8	84	218
<b>Villages and Hamlets</b>	70	14	70	182
<b>Rural Area</b>	26	5.2	26	68
	<b>245</b>	<b>49</b>	<b>245</b>	<b>637</b>

Table 5: Windfall Assumption Based on Past Completions

- 2.3.6. An assessment of past completions reveals an annual completion rate for housing units on small sites of 49 units per year. The average completion rates for the towns, villages and rural areas have been factored in to the land supply in the results section of this LAA.
- 2.3.7. The Council's Housing Land Supply Statement 2013/14 also forecasted the number of small site completions for the period 2014-2019 based on implemented and extant permissions, with a discount rate of 25% to account for the non-completion of some of the permissions. This resulted in a forecast of 248 units to be completed on small sites from 2014-19 with an annualised rate of 59.6 dwellings. This further reaffirms that the approach to small site windfalls adopted in this LAA is sensible and reflective of the local characteristics of the housing market.
- 2.3.8. It is acknowledged that some larger windfall sites will inevitably still arise once the Local Plan is adopted, however as the proportion of windfalls is expected to drop considerably it is not considered appropriate to attempt to make an assumption based on past trends for larger windfall sites. This situation will be monitored carefully through the annual housing land supply statement and a windfall allowance for larger sites may be factored into future LAA reviews if evidence suggests this is justified.

## 2.4 Assessment Review and Study Outputs

### **Stage 4: Assessment Review**

- The production of an indicative trajectory of housing delivery, and judgement as to whether there are sufficient sites/broad locations to meet the objectively assessed need.

### **Stage 5: Final Evidence Base**

- A set of standard outputs should be produced including the following:
- A list of all sites or broad locations considered, cross referenced to their locations on maps.
- An assessment of each site/broad location in terms of its suitability/availability and achievability and likely timescale for development.
- The potential type and quantity of development that could be delivered on each site/broad location, including an estimate of build out rates and how any barriers to delivery could be overcome.
- An indicative trajectory of anticipated development and consideration of associated risks.

- 2.4.1. Following the assessment of sites, a trajectory of deliverable and developable sites has been prepared and is presented in the results section of this report. The results section compares the identified land supply against Eden's objectively assessed need and the distribution proposed in the emerging Local Plan, to determine whether Eden's land supply is sufficient to deliver the requirements of the Local Plan.
- 2.4.2. Appendix 1 contains site schedules of deliverable and developable sites in the towns, key hubs and villages/hamlets. These schedules provide summaries of the assessments of suitability, availability and achievability and based on this assessment categorise sites as either deliverable or developable. The schedules identify the likely capacity of each site and through the suitability assessment identify areas where further assessment and potential mitigation would be required to overcome identified constraints and barriers to delivery.
- 2.4.3. Appendix 2 contains schedules of discounted sites which have been removed from the SHLAA process as they are not considered developable in the plan period.
- 2.4.4. Appendix 3 contains the schedule of sites assessed for Gypsy and Traveller pitch provision.
- 2.4.5. Appendix 4 contains maps showing all the sites considered in the SHLAA by settlement.

## 2.5 Consultation

- 2.5.1. The Planning Practice Guidance requires local authorities to involve a wide range of stakeholders in the preparation of their land availability assessments, including developers, those with land interests, land promoters, local property agents, local communities, partner organisations, Local Enterprise Partnerships, businesses and business representative organisations, parish and town councils and those groups preparing neighbourhood plans.
- 2.5.2. This draft is based upon evidence collected from a range of sources and a number of Local Plan consultation periods as outlined in the table below. These consultation periods all offered interested parties the opportunity to comment on existing sites or suggest new sites. Alongside the public consultations at various stages of plan preparation the Council has worked with the County Council and other infrastructure providers to collect information relating to the suitability and deliverability of sites.

<b>Consultation</b>	<b>From</b>	<b>To</b>
Issues and Options Consultation	13 August 2007	12 October 2007
Consultation on Alternative Housing Sites	19 May 2008	27 June 2008
Housing: Preferred Sites and Policies	22 February 2013	22 April 2013
Eden Local Plan: Preferred Options	21 July 2014	26 September 2014

**Table 6: Previous Consultations on Development Sites**

- 2.5.3. The draft Land Availability Assessment was also subject to a four week consultation period from 27<sup>th</sup> July 2015 to 24<sup>th</sup> August 2015. The responses received in relation to the consultation have been considered and changes incorporated into this final report. A summary of how consultation responses have been taken into account can be found in the Consultation Statement that accompanies the Local Plan. A key change that has been made to the LAA arising from the consultation has been a revised approach to estimating the development capacity of sites and this is explained in the methodology section.
- 2.5.4. Additionally a stakeholder workshop was held on 9<sup>th</sup> September 2015 which was attended by house builders, planning agents and housing associations. The purpose of the workshop was to discuss the methodology and findings of both the draft SHMA and LAA and to discuss general issues around the housing market in Eden. A summary of the findings from this workshop can be found in Appendix 7.



### 3. Results: Housing Land Supply in Eden

#### 3.1 Overall Findings on Land Supply across Eden

- 3.1.1. This LAA has identified 152 sites with the potential to deliver 4286 housing units over the Local Plan period 2014-2032. Of the identified sites, 60 are considered deliverable, with a potential capacity of 960 units, and 92 sites are considered to be developable from year 6 (2019/20) onwards, with a potential capacity of 3335 units. The identified site supply represents a 19% additional supply on top of the Local Plan target of 3600. A 'small site' windfall supply of 882 units has also been identified (see page 17) which brings the total land supply to 5168 units. Factoring in the windfall small site supply results in a 44% additional land supply over the Local Plan target.
- 3.1.2. The identified land supply has been annualised, with the deliverable supply being projected over the first 5 years, and the developable supply being projected over years 6-18 of the plan period. This has resulted in the indicative trajectory as shown in Figure 3 below. It demonstrates together with Figure 4 that there is a sufficient land supply of specific identified sites in Eden to meet the housing requirement of 3600 units being planned for through the emerging Local Plan.
- 3.1.3. There is a small deficit of 40 units in the supply from identified sites within the first five years but a significant surplus in the later plan periods. The small deficit in the first 5 year period is removed once the small site windfall allowance of 245 units is incorporated.

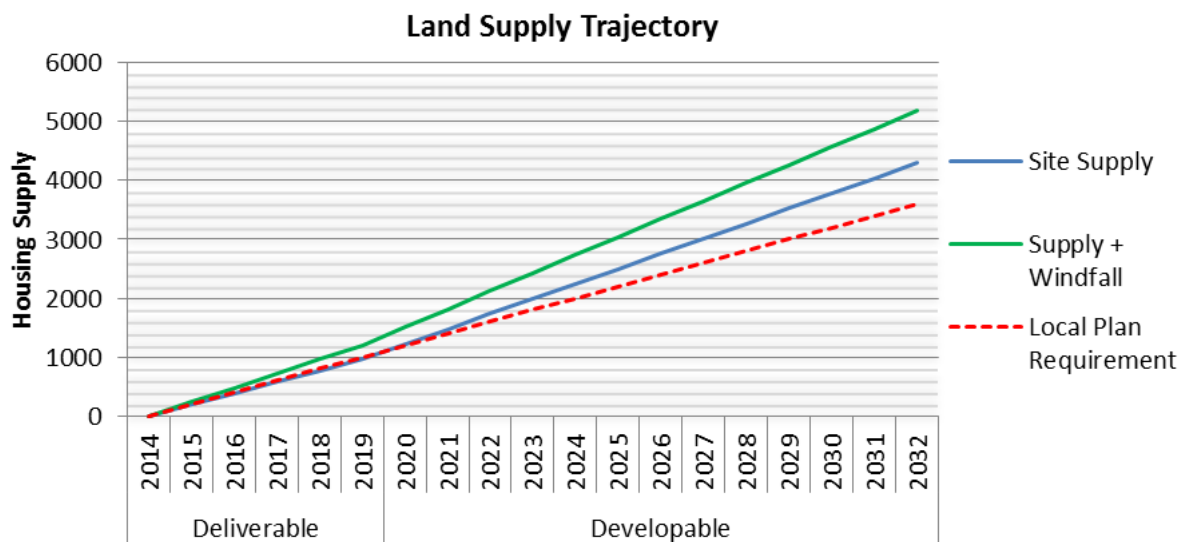


Figure 3: Land Supply Trajectory

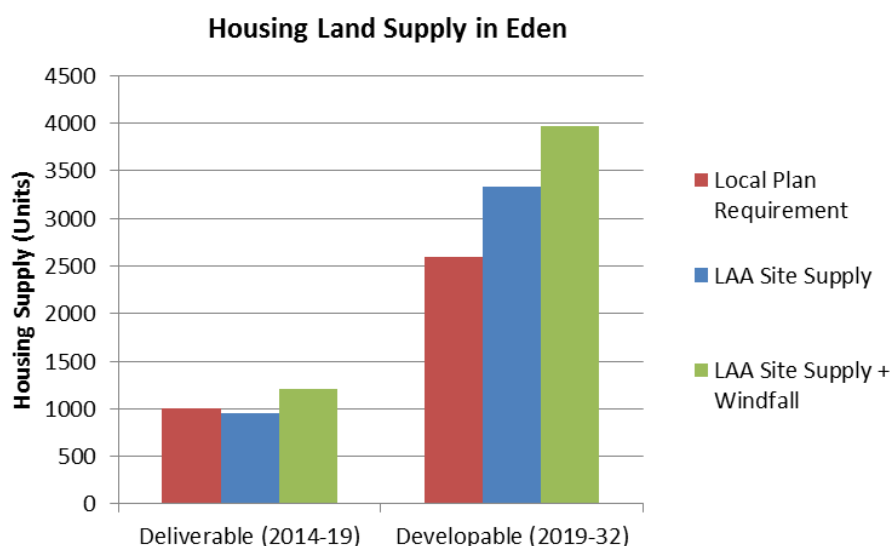


Figure 4: Deliverable and Developable Sites Supply

## 3.2 Distribution of the Land Supply Across Eden

- 3.2.1. The draft Local Plan proposes that the housing requirement for Eden is distributed across the district according to the proportions in the table below. An important role of the LAA is to assess our land supply to determine whether sufficient land is available across each of the settlements to allow their proportional requirement for housing in the draft Local Plan to be met.
- 3.2.2. Table 7 illustrates that the supply from the sites identified in this LAA is distributed across Eden in very similar proportions as the proposed distribution of housing growth being planned for in the Local Plan.

	Local Plan Requirement		LAA Supply	
	Target	Distribution	Supply	Proportion of overall Supply
Penrith	1800	50%	2242	52.3%
Alston	144	4%	161	3.8%
Appleby	324	9%	351	8.2%
Kirkby Stephen	252	7%	302	7.0%
<b>Total Towns</b>	<b>2520</b>	<b>70%</b>	<b>3056</b>	<b>71.3%</b>
Key Hubs	720	20%	1076	25.1%
Villages and Hamlets	360	10%	154	3.6%
<b>Total Rural</b>	<b>1080</b>	<b>30%</b>	<b>1230</b>	<b>28.7%</b>
<b>Total</b>	<b>3600</b>	<b>100%</b>	<b>4286</b>	<b>100%</b>

Table 7: Distribution of Housing Land Supply

- 3.2.3. Whilst the overall distribution of the identified supply of housing on LAA sites accords well with the required housing distribution in the draft Local Plan, when the deliverable and developable supply is considered separately (see Table 8) it reveals a different distribution between the two time periods.
- 3.2.4. In terms of deliverable supply, only 56% of the supply is focussed in the towns and 33% in Penrith compared with the proposed 70% 'towns' distribution and 50% Penrith target in the draft Local Plan.

3.2.5. However this imbalance is addressed in the period 2019-2032 when developable sites in Penrith account for 58% of the total identified land supply, and identified sites across the towns account for 76% of the total land supply. One potential reason for this imbalance in the first plan period, which is discussed in more detail later in this section, is that a large bulk of the housing land identified in Penrith is on larger strategic sites which have a much longer lead in time before they can start delivering units, hence why most of the supply from the larger sites is phased in the later plan period.

	Deliverable LAA Sites		Developable LAA Sites	
	Supply	Proportion	Supply	Proportion
Penrith	321	33.4%	1921	57.8%
Alston	24	2.5%	137	4.1%
Appleby	156	16.3%	195	5.9%
Kirkby Stephen	37	3.9%	265	8.0%
<b>Total Towns</b>	<b>538</b>	<b>56.0%</b>	<b>2518</b>	<b>75.7%</b>
Key Hubs	332	34.6%	744	22.4%
Villages and Hamlets	90	9.4%	64	1.9%
<b>Total Rural</b>	<b>422</b>	<b>44.0%</b>	<b>808</b>	<b>24.3%</b>
<b>Total</b>	<b>960</b>	<b>100%</b>	<b>3326</b>	<b>100%</b>

Table 8: Distribution of Deliverable and Developable Supply

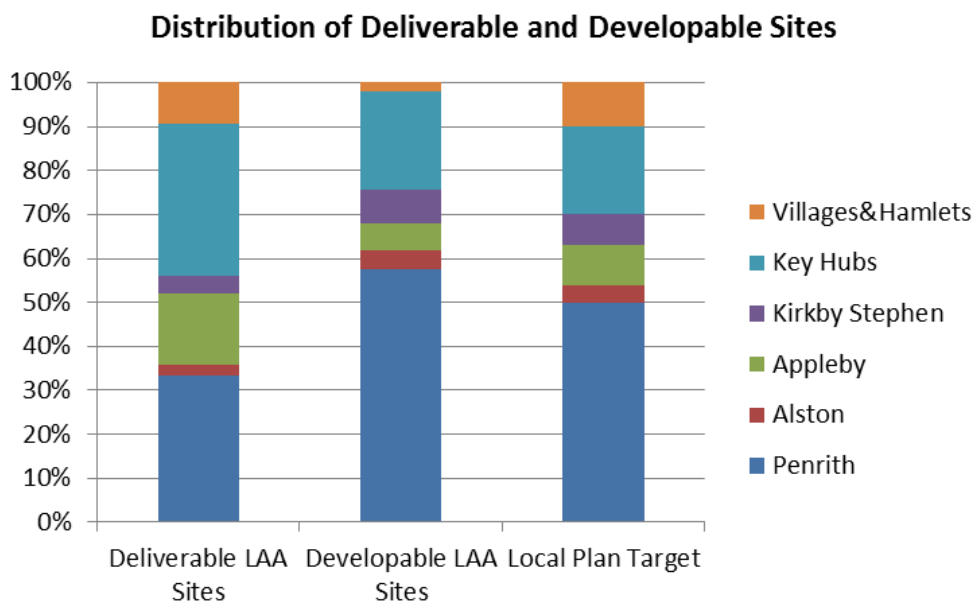


Figure 5: Distribution of Deliverable and Developable Sites Compared to Proposed Local Plan Distribution

3.2.6. The tables above and Figure 6 below demonstrate that there is a sufficient land supply of identified LAA sites in the towns and key hubs to meet the proposed requirements in the Local Plan. In the villages and hamlets it is clear that the identified land supply in the LAA falls short of the 360 units anticipated in these areas in the draft Local Plan. However, this is because the LAA only identifies sites capable of delivering 4 units or more. The proposed policy for development in these areas in the draft Local Plan (see draft policies LS1 and HS2) intends to limit future development in the villages and hamlets to small scale rounding off

and infill, and it is therefore likely that the majority of future supply in the villages and hamlets will comprise of small windfall developments of less than 4 units.

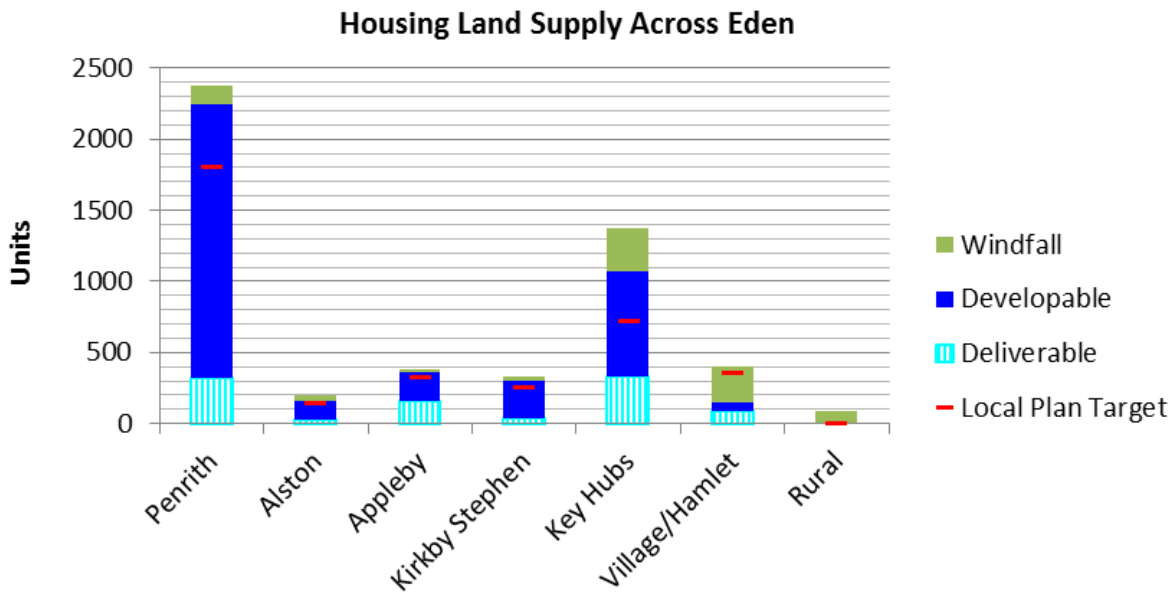


Figure 6: Housing Land Supply across Eden

### 3.3 Penrith Land Supply

#### Identified Sites

3.3.1. The site schedules in Appendix 1 demonstrate a total land supply of 2242 housing units in Penrith in the period 2014-2032. 19 deliverable sites have been identified, with an estimated capacity of 321 units. The table below demonstrates that 10 of the sites are already under construction with a further 7 with planning permission. 20 developable sites have been identified in Penrith, with a capacity for 1921 units.

	Number of Units	Number of Sites
<b>Deliverable</b>	<b>321</b>	<b>19</b>
Application pending	7	1
No Permission	9	1
Permission	157	7
Under Construction	148	10
<b>Developable</b>	<b>1921</b>	<b>20</b>
Application pending	729	2
No Permission	1159	15
Permission	28	2
Under Construction	5	1
<b>Grand Total</b>	<b>2242</b>	<b>39</b>

Table 9: Deliverable and Developable Sites in Penrith

3.3.2. Of the 86 sites assessed in Penrith, 47 sites have been discounted from the LAA as they are not considered developable in the plan period. The schedule of discounted sites can be found in Appendix 2. The majority of the discounted sites were considered unsuitable for housing development, and 10 were removed as they have already been developed for housing or alternative uses.

## Windfall Supply

3.3.3. As explained earlier in this section a windfall assumption has been applied based on past completion rates of housing on sites of under 4 units. For Penrith this would equate to an assumption of an additional 38 houses on unidentified small sites over the period 2014-19, increasing the deliverable supply to 359. This is likely to be a conservative estimate, as in the year 2014-2015 there were 13 completions on small sites in the town. For the period 2019-2032 a small site windfall assumption of 99 units has been applied, based on an annualised average completion rate of 7.6 units. This increases the identified developable supply to 2020 units.

## Land Supply Compared With Draft Local Plan Requirement

3.3.4. The draft Local Plan identifies a target of 1800 homes in Penrith over the plan period 2014-2032 which equates to half of the overall requirement. As an annual requirement this equates to 100 houses per year, and therefore 500 house completions in the first 5 years of the plan period (2014-2019).

3.3.5. This LAA identifies a deliverable housing land supply of 359 units in Penrith, which at the outset suggests a shortfall in land supply in the first five years of the plan period, however in considering the results further it becomes apparent that there is a strong likelihood of additional units being brought forward in the first five year period.

3.3.6. The LAA has been cautious in its approach to phasing a number of the large sites. Sites have only been assigned one category i.e. deliverable or developable, when in all likelihood a number of the sites will output units in both the first 5 year period and 6-10 year period and beyond. Two such sites that have been categorised as developable in the SHLAA include N3 - Raiselands and E1 - Carleton. Both sites are currently the subject of pending planning applications due to be considered by the Council's Planning Committee in Autumn 2015. In Eden's most recently published housing land supply statement 95 units are expected to be delivered on site E1 in the period up to 2019. It is also likely that if planning permission is approved for site N3, which is a preferred housing site in the draft Local Plan that it will also likely be able to deliver units prior to 2019.

3.3.7. Therefore in taking account the above factors, the likely land supply in the first plan period (2014-19) is:

	<b>Supply</b>
Identified SHLAA sites	318
Likely windfall on <4 unit sites	38
E1 Carleton contribution	95
N3 Raiselands contribution	100
<b>Total</b>	<b>551</b>

Table 10: Penrith Land Supply - Additional Sites

3.3.8. In conclusion it can therefore be demonstrated that there is an adequate housing land supply in Penrith to meet the town's requirement over the plan period.

## 3.4 Alston Land Supply

### Identified Sites

3.4.1. The site schedules in Appendix 1 demonstrate a potential land supply of 161 units in Alston. Given the characteristics of the local housing market and low

historic completion rates, a cautious approach has been adopted and only 2 of the 13 sites has been considered deliverable within the first 5 years. Of the 11 remaining sites, 2 are under construction and 1 has planning permission. The 'under construction' sites have been stalled for a number of years.

	Number of Units	Number of Sites
<b>Deliverable</b>	<b>24</b>	<b>2</b>
Under Construction	24	2
<b>Developable</b>	<b>137</b>	<b>11</b>
No Permission	114	7
Permission	14	2
Under Construction	9	2
<b>Grand Total</b>	<b>161</b>	<b>13</b>

Table 11: Deliverable and Developable Sites in Alston

### Windfall Supply

- 3.4.2. Based on past completion rates a windfall assumption of 12 units has been included for the first five year period of the plan and an assumption of 31 units has been applied for the period 2019-2032, based on an annualised average completion rate of 2.4 units.

### Land Supply Compared With Draft Local Plan Requirement

- 3.4.3. The Local Plan sets a housing requirement of 144 houses in Alston over the plan period which equates to an average of 8 units per year. The identified sites together with the windfall assumption result in an identified supply of 204 units over the plan period. There is an identified shortfall in the supply in the first plan period, but a surplus of sites over the whole plan period.

## 3.5 Appleby Land Supply

### Identified Sites

- 3.5.1. The site schedules in Appendix 1 demonstrate a potential land supply of 351 units in Appleby. This includes a deliverable supply of 156 units, with all deliverable sites currently under construction.

	Number of Units	Number of Sites
<b>Deliverable</b>	<b>156</b>	<b>3</b>
Under Construction	156	3
<b>Developable</b>	<b>195</b>	<b>5</b>
No Permission	195	5
<b>Grand Total</b>	<b>351</b>	<b>8</b>

Table 12: Deliverable and Developable Sites in Appleby

### Windfall Supply

- 3.5.2. Based on past completion rates on sites under 4 units, a windfall assumption has been included for the first five year plan period of 6 units and for the 2019-2032 period of 16 units, based on an annualised average past completion rate of 1.2 units.

### Land Supply Compared With Draft Local Plan Requirement

3.5.3. The identified sites together with a windfall allowance indicate a housing land supply of 373 units in Appleby over the plan period, compared with a requirement in the proposed Local Plan of 324 dwellings. It can therefore be concluded that there is a sufficient land supply in Appleby to meet the requirements in the emerging Local Plan.

## 3.6 Kirkby Stephen Land Supply

### Identified Sites

3.6.1. The site schedules in Appendix 1 demonstrate a potential land supply of 302 units in Kirkby Stephen. This comprises of 4 deliverable sites yielding 37 units, and 6 developable sites yielding 265 units.

	Number of Units	Number of Sites
<b>Kirkby Stephen</b>	<b>302</b>	<b>10</b>
<b>Deliverable</b>	<b>37</b>	<b>4</b>
Permission	19	2
Under Construction	18	2
<b>Developable</b>	<b>265</b>	<b>6</b>
No Permission	265	6
<b>Grand Total</b>	<b>302</b>	<b>10</b>

Table 13: Deliverable and Developable Sites in Kirkby Stephen

### Windfall Supply

3.6.2. Based on past completion rates on sites under 4 units, a windfall assumption has been included for the first five year plan period of 9 units and for the period 2019-2032 of 23 units, based on an annualised average past completion rate of 1.8 units per year.

### Land Supply Compared With Draft Local Plan Requirement

3.6.3. The Local Plan sets a requirement of 252 houses in Kirkby Stephen over the plan period, which equates to an average of 14 per year. The identified sites together with the windfall assumption result in a total potential supply of 334 dwellings. It can therefore be concluded that there is a sufficient land supply in Kirkby Stephen to meet the requirements in the emerging Local Plan.

## 3.7 Key Hubs Land Supply

### Identified Sites

3.7.1. The site schedules in Appendix 1 demonstrate a potential land supply of 1076 units across the Key Hubs. Of the 64 sites identified, 21 are considered to be deliverable and capable of delivering 332 units. 43 sites are considered to be developable, with a total potential capacity of 744 units.

	Number of Units	Number of Sites
<b>Deliverable</b>	<b>332</b>	<b>21</b>
No Permission	30	1
Permission	64	9
Under Construction	238	11
<b>Developable</b>	<b>744</b>	<b>43</b>
Appeal underway	5	1

Application pending	12	1
Approved subject to S106	30	1
No Permission	577	34
Permission	120	6
<b>Grand Total</b>	<b>1076</b>	<b>64</b>

Table 14: Deliverable and Developable Sites in Key Hubs

3.7.2. Figure 7 below illustrates the varied distribution of identified deliverable and developable sites across the key hubs.

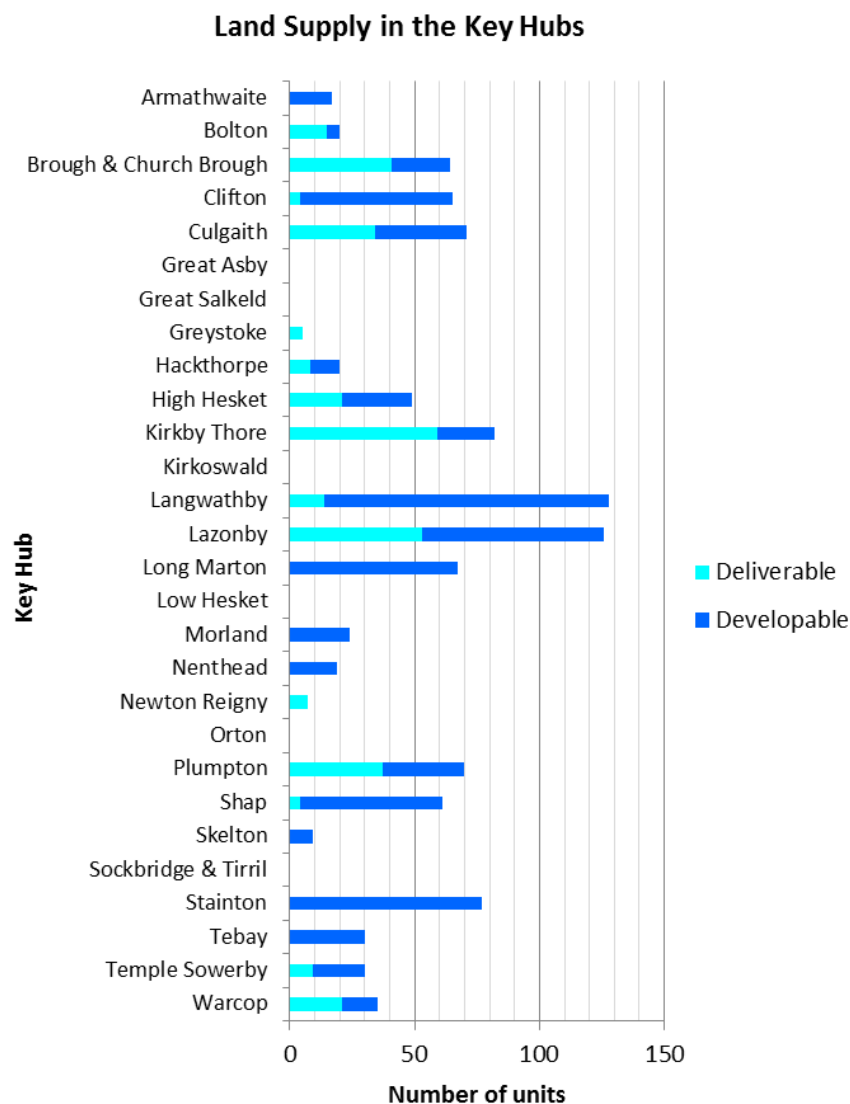


Figure 7: Land Supply in the Key Hubs

### Windfall Supply

3.7.3. Based on past completion rates on sites under 4 units in the key hubs, a windfall assumption of 16.8 units per year has been applied to the key hubs over the life of the new Local Plan. This results in a total windfall supply of 302 units.

### Additional Supply from Small Scale Development on Larger Discounted Sites

3.7.4. A number of sites on the edge of the key hubs have been discounted from the LAA at this stage as they are considered to be disproportionately large taking into account the current form and character of the villages. The draft Local Plan,



in Policy LS1 recognises the need for modest and proportionate growth in the key hubs, to ensure the rural character of the countryside is protected, and that more substantial developments are focussed in the most sustainable locations with greater capacity to accommodate growth. The draft Local Plan includes a general guideline that suggests that 10% growth in housing numbers in a village would represent an appropriate modest scale of growth and that single sites that would grow key hubs by more than 10% will not generally be supported.

- 3.7.5. For this reason large sites in the LAA adjoining the key hubs that would significantly exceed 10% growth in housing numbers and would disrespect local character have been discounted. On a number of these sites it is considered that some smaller more modest scale development could be accommodated without significant adverse impact on local character. However the sites were assessed as submitted by landowners/agents and it was not considered within the remit of this version of the LAA to redefine site boundaries to smaller scale sites which did not reflect the submitted intentions of landowners and agents. Instead, for sites that have been discounted, but are considered to have potential for smaller scale development, a comment has been inserted in the notes column of the schedule to this effect. If through further consultation with landowners, smaller boundaries can be defined a future review of the LAA could re-categorise some of these sites as developable.
- 3.7.6. It is therefore likely that there is a source of additional land supply from smaller scale developments on some of the large discounted sites and this will be incorporated into a future review of the LAA. Whilst some of the key hubs at this stage appear to show no developable land, in reality there is likely to be a potential supply from this source, and the findings of this LAA would not prejudice planning applications for appropriately scaled and designed development on these sites.

#### **Land Supply Compared With Draft Local Plan Requirement**

- 3.7.7. The draft Local Plan proposes that 20% of the district's housing requirement will be delivered in the key hubs, which equates to 720 houses over the period 2014-2032 and an average of 40 houses per year. The LAA has identified sites with a capacity of 1076 units and combined with the windfall allowance, this results in a total supply of 1378 units across the key hubs over the plan period.
- 3.7.8. It can therefore be concluded that there is sufficient land supply across the key hubs to meet the proposed requirement in the draft Local Plan.

### 3.8 Villages and Hamlets Land Supply

#### Identified Sites

3.8.1. The site schedules in Appendix 1 demonstrate a land supply of 154 units across the villages and hamlets.

	Number of Units	Number of Sites
<b>Deliverable</b>	<b>90</b>	<b>11</b>
Approved subject to S106	8	1
Permission	70	8
Under Construction	12	2
<b>Developable</b>	<b>64</b>	<b>7</b>
Approved subject to S106	28	4
Permission	36	3
<b>Grand Total</b>	<b>154</b>	<b>18</b>

Table 15: Deliverable and Developable sites in the Villages and Hamlets

3.8.2. Only sites that have planning permission (or permission subject to the signing of a Section 106 agreement) have been identified in the LAA, rather than an assessment being undertaken of all potential sites. This is for a number of reasons. Firstly, no allocations will be made in the villages and hamlets therefore the site assessment process for the LAA would have no value in informing the allocation of sites. Secondly our past evidence shows the vast majority of past completions in the villages and hamlets have taken place on sites under 4 units, and resultantly it is logical to assume that the bulk of future supply will also be delivered on small sites which would fall outside of the scope of the LAA due to its site size threshold. This point is further strengthened by the fact that emerging policy seeks to limit new development in the villages and hubs to small scale rounding off and infill and it is unlikely that sites over 4 units would meet these criteria in many of the village and hamlet locations.

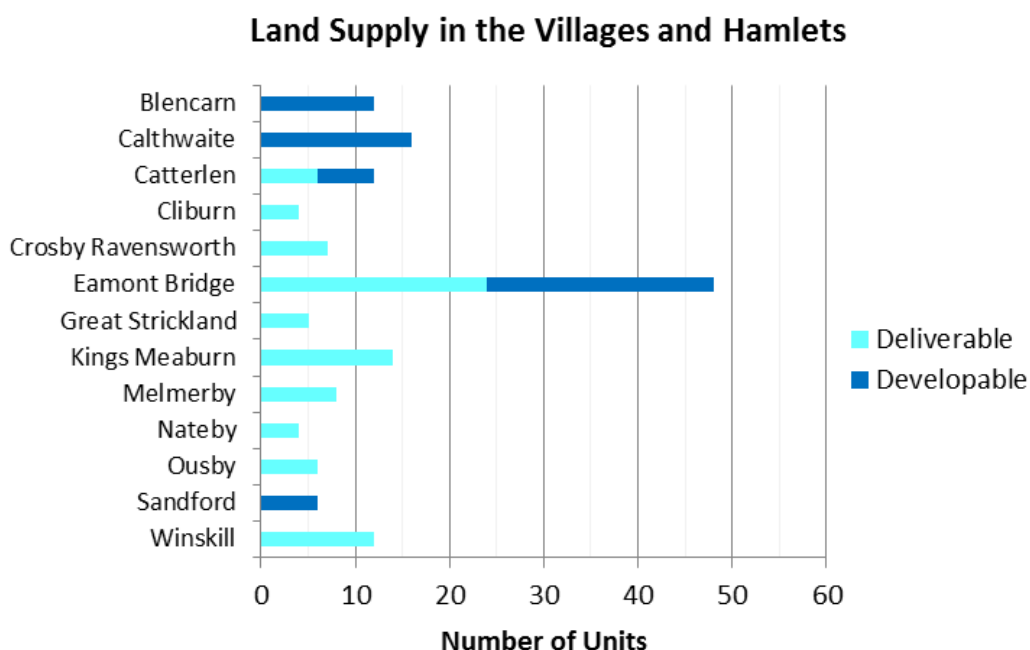


Figure 8: Land Supply in the Villages and Hamlets

### **Windfall Supply**

- 3.8.3. Based on past completion rates on sites under 4 units in the village, hamlets and rural areas, a windfall assumption of 14 per year has been applied to the key hubs over the life of the new Local Plan. This results in a total windfall supply of 252 units.

### **Land Supply Compared With Draft Local Plan Requirement**

- 3.8.4. The draft Local Plan proposes that 10% of the district's housing requirement will be delivered in the villages and hamlets, equating to 360 housing units over the period 2014-32. The identified sites with planning permission, plus the small sites windfall allowance results in an identified supply of 406, demonstrating a sufficient supply to meet the requirement in the draft plan.

## **3.9 Rural Areas Land Supply**

- 3.9.1. The draft Local Plan does not propose to allocate any sites in the rural areas outwith settlements and therefore the LAA is not required to identify a land supply within these areas. New build housing in the rural areas will be restricted to rural exception sites. A small windfall allowance has however been factored in to the overall land supply based on past trends, as it is likely that very small levels of rural exception affordable housing will continue to be developed through the plan period. Based on past trends an annual windfall supply of housing in rural areas of 5.2 units is assumed, totalling 94 over the plan period.
- 3.9.2. It is expected that additional housing will also arise in the rural areas as a result of permitted development rights for agricultural building conversions however it is difficult to make any assumptions regarding potential supply from this source given the changes are relatively recent and the resultant opportunities for projections based on monitoring of past trends are limited.

## Appendix 1: Site Schedules

### Penrith - Deliverable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
E1a	Carleton Meadows	Penrith	Main Town	1.80	Greenfield grazing fields to the north east of Penrith, with existing residential development adjoining to the south and undeveloped fields to the north. Forms part of the wider E1 strategic site.	GF	55	Has full planning permission.	Yes	In control of Persimmon and under construction.	Yes	Under construction and selling well.	Yes	Not Discounted	Deliverable	11/0927 Resubmission of application 08/0290 for the proposed erection of 55 dwellings and associated infrastructure including the provision of a haul road for construction traffic accessed from Carleton Hill Road - approved. 13/0654 - Proposed erection of 55 dwellings (including 30% affordable) consisting of 14, 2 bed, 21, 3 bed and 20, 4 bed and associated infrastructure including the provision of a haul road for construction traffic accessed from Carleton Hill Road - approved October 2014.	Permission
E2	Carleton Hill Farm / Veterinary Centre (P15)	Penrith	Main Town	3.11	Greenfield site located on the eastern edge of Penrith, with a farm directly adjacent to the east and a veterinary centre to the south west.	GF	44	Yes, considered to be a logical extension to Penrith in a relatively sustainable location with minimal landscape impacts. Preferred site in 2014 Local Plan consultation. Constraints and impacts have been considered and assessed as part of recent planning application, which was approved November 2014.	Yes	In control of house builder (Cumbrian Homes). Agent confirmed availability April 2014.	Yes	Development being actively marketed by Cumbrian Homes with recent website update suggesting start on site Sept-Oct 2014 and show home ready for late Spring 2015.	Yes	Not Discounted	Deliverable	Full planning permission for 44 dwellings (08/0295) approved November 2014. Discharge of conditions applications currently pending.	Permission
P3	Sand Croft	Penrith	Main Town	0.40	Sloped south west facing grassed area in existing housing estate with spur road and turning circle already in place.	GF	5	Has planning permission	Yes	Owner is a small scale local developer.	Yes	Owner is a small scale local developer with a record of delivering a number of schemes in Penrith. Permission is outline at present.	Yes	Not Discounted	Deliverable	10/0154 approved for outline permission for residential development. Permitted in October 2013.	Permission
P4	Beacon Square	Penrith	Main Town	0.31	Small greenfield infill site within an existing residential area of Penrith.	GF	7	Suitability has been confirmed through grant of outline permission for residential development on the site. Site lies adjacent to the Penrith New Streets Conservation Area however is well screened and not highly visible from within the Conservation so any impact on the character of the area is likely to be minimal. Loss of greenfield land, but in a sustainable location. No known major constraints that would inhibit development of the site. Some significant trees on adjacent site to the	Yes	In the control of an active developer in local area. Recently acquired as different ownership to 2012 application.	Yes	Applicant is a building contractor with strong record of delivering units in the locality.	Yes	Not Discounted	Deliverable	Received planning permission for a low density scheme of 3 houses in 2012 (Ref 12/0040). Pending outline application with a proposed layout indicating 6/7 units 14/0837.	Application pending

SITE DETAILS							DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
								west close to the boundary which would need to be adequately protected.									
P7	Land to north east of Beacon Inn, Fell Lane (previous P7)	Penrith	Main Town	0.30	Partly constructed residential development site in Penrith.	GF	5	Has planning permission.	Yes	In control of developer and under construction	Yes	Under construction.	Yes	Not Discounted	Deliverable	06/0434 for 8 dwellings and 06/0436 for plot 9, permitted 2006. pp for plot 9 will have lapsed so 8 units now as larger site implemented.	Under Construction
P38a	Hutton Hall, Friargate	Penrith	Main Town	0.15	Listed Hutton Hall and Pele Tower (former offices) close to Penrith town centre.	BF	7	Has planning permission and listed building consent and is under construction.	Yes	Atkinson Homes is developing the site.	Yes	Under Construction	Yes	Not Discounted	Deliverable	13/0406 approved for redevelopment of Hutton Hall, adjacent cottage and Pele Tower (former offices) into seven self-contained dwellings. Atkinson Homes is the developer.	Under Construction
P38b	Land at Friargate	Penrith	Main Town	0.40	Former bakery site, with redevelopment for retirement apartment scheme underway.	BF	48	Has planning permission	Yes	Under construction by McCarthy and Stone.	Yes	Under Construction	Yes	Not Discounted	Deliverable	11/0740 approved for erection of retirement housing (McCarthy and Stone)	Under Construction
P56	Land to north of White Ox Way	Penrith	Main Town	0.77	Sloping grazing land adjoining existing housing on White Ox Way with outline permission for residential development.	GF	14	Site has outline planning permission and a pending reserved matters application for 14 houses.	Yes	In the ownership of a local developer.	Yes	Greenfield site in marketable location. In control of a local small scale developer who has a track record of delivering housing schemes in the locality.	Yes	Not Discounted	Deliverable	14/0222 reserved matters application for 14 dwellings on phase 1 of site	Permission
P59	Bakery behind Mostyn Hall, Friargate	Penrith	Main Town	0.23	Brownfield former bakery site within Penrith.	BF	15	Has planning permission.	Yes	Atkinson Homes and Riverside are developing the site.	Yes	Under Construction	Yes	Not Discounted	Deliverable	13/0239 approved for twelve 2 bedroom properties and three 3 bedroom properties.	Under Construction
P63	Garages to the west of Scotland Road	Penrith	Main Town	0.22	Former garage site within built up area, with residential development under construction.	BF	8	Has planning permission.	Yes	Currently under construction.	Yes	Yes, under construction and units have sold.	Yes	Not Discounted	Deliverable	10/0452. 8 remaining at April 2014	Under Construction
P64	Depot, Lark Lane	Penrith	Main Town	0.19	Car repair garage site with a workshop building and two storey office building at the site entrance.	BF	6	The site is a brownfield site within Penrith in a sustainable location therefore its redevelopment for housing would be suitable in policy terms. No known major constraints that would prevent redevelopment. Potential contamination issues would need to be investigated. The office building on site has permission for conversion to residential.	Yes	The office building on the site has planning permission for conversion to residential. Availability of the wider site is unconfirmed at present.	Yes		Yes	Not Discounted	Deliverable	12/0284 approval for conversion of Grove House (offices) to 3 flats and 3 studio apartments.	Permission
P71	Brent Road Garages	Penrith	Main Town	0.21	Site within residential area containing residential garages (for rent from housing association), a small grassed area, trees and a small electricity substation.	BF	9	Small infill site within established residential area in sustainable location. Potential impact on local visual amenity if grassed and treed area is developed. Electricity substation and trees on and adjacent site may limit capacity.	Yes	Agent confirmed availability on behalf of Eden Housing Association May 2014. EDC owns the grassed areas of the site. EHA owns the garages and hardstanding.	Yes	Proposal currently being worked up for the site.	Yes	Not Discounted	Deliverable	No recent planning history.	No Permission

SITE DETAILS							DEVELOPMENT POTENTIAL									SITE PROGRESS	
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
P85	Former Site of BBC club West Lane	Penrith	Main Town	0.09	Vacant development site, currently hoarded off.	BF	28	Has planning permission for 28 extra care flats, and formed part of the original New Squares proposal. Brownfield redevelopment site in sustainable location close to Penrith town centre.	Yes	In control of local building contractor.	Yes	The building contractor has a strong record of delivering schemes locally. The scheme is being developed for a housing association.	Yes	Not Discounted	Deliverable	Formed part of the original New Squares development site. Received full permission (14/0836) for 28 extra care flats in December 2014.	Permission
P92	Former Zion Chapel, Fell Lane	Penrith	Main Town	0.02	Vacant chapel building on a corner site close to Penrith town centre.	BF	9	Re-use and conversion of building in sustainable location on the edge of Penrith town centre. Potential for positive impact on the vacant listed building and character of the surrounding Conservation Area if undertaken sensitively. Has planning permission and construction has started.	Yes	In control of developer and under construction, and flats being marketed.	Yes	Flats being marketed by developer. Deliverability will depend upon sales. Local occupancy condition is imposed on the permission which could restrict sales rates, but could be removed.	Yes	Not Discounted	Deliverable	08/0418: Site granted permission for 9 units in 2008. Construction commenced on site.	Under Construction
P106	Land Adj Fairhurst, Beacon Edge	Penrith	Main Town	0.90	Residential development site under construction. Previously a greenfield site adjacent to an existing residential area.	GF	10	Has planning permission.	Yes	In control of builder (Atkinson) and development commenced.	Yes	Under construction, developer has strong record of delivering schemes. Availability confirmed March 2014.	Yes	Not Discounted	Deliverable	09/0887 outline for 8 dwellings on eastern part refused, 12/0294 outline for 3 dwellings on eastern part approved. 09/0663 outline and 10/0911 (RM) for 5 dwellings approved and development commenced. 13/0050 for 2 dwellings approved 2013. Total 10 units permitted.	Under Construction
P119	Former Miners Arms, Southend Road	Penrith	Main Town	0.73	Infill site in Penrith Conservation Area adjacent to the New Squares development with permission for redevelopment for 23 residential flats.	BF	23	Has planning permission	Yes	Under construction.	Yes	Being developed as a 100% affordable housing scheme by home group and is underway.	Yes	Not Discounted	Deliverable	Planning application 14/0536 approved December 2014 for demolition of building and erection of 23 flats. Construction is underway.	Under Construction
P120	Anchor Farm, Land at McAdam Way, Penrith	Penrith	Main Town	0.45	Vacant land within an established housing estate with housing development under construction.	GF	18	Has planning permission	Yes	Confirmed by agent.	Yes	A Russell Armer development well under construction and selling well.	Yes	Not Discounted	Deliverable	09/0798 approved. Application 10/1065 submitted to extend life and amend previous application and approved February 2011. Under construction. Original applicant Hawksdale Ltd, recent amendments - Russell Armer. 11/0238 approved for the 6 plots 17-23 (amendment of previous permission)	Under Construction

SITE DETAILS							DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
P124	Corney House, Corney Place	Penrith	Main Town	0.10	Vacant Grade II* listed building in Penrith Conservation Area, last in use as offices. Conversion and new build dwellings under construction.	BF	5	Has planning permission.	Yes	In ownership of developer and under construction	Yes	Developer has strong record of delivering housing in the local area.	Yes	Not Discounted	Deliverable	10/0027 permitted August 2011 for Conversion of existing office to one residential unit, erection of dwelling on former coach house site and a terrace of four dwellings following demolition of flat roofed office extension. 11/0232 permitted for internal alterations to convert existing offices into residential together with the erection of 5 residential units within the grounds following demolition of former office extension. 12/0123 discharge of conditions on the 2 applications approved. At 1st April 2014 1 complete and 5 remaining.	Under Construction
P125	Raiselands Croft	Penrith	Main Town	0.15	An area of residential garages and hard standing, surrounded by existing urban housing areas.	BF	5	Has planning permission	Yes	Eden Housing Association has control of site.	Yes	Developer has strong track record of delivering housing.	Yes	Not Discounted	Deliverable	13/0705 approved March 2014 for proposed demolition of existing garage units and erection of 5 no 2 bedroom dwellings.	Permission

Penrith - Developable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
E1	Carleton Greenfield ( P10, P11, P12, P13, P14, P52, P67)	Penrith	Main Town	23.89	Greenfield grazing fields to the north east of Penrith, with existing residential development adjoining to the south and undeveloped fields to the north.	GF	499	The site is subject to a number of constraints that are being addressed through the current planning application and master planning process. These include local highways capacity, surface water drainage issues, presence of TPOs and a public right of way through parts of the site, and the close proximity of a listed building. The scale of the site will result in landscape impacts that will need to be mitigated through design and landscaping. There is potential for biodiversity impacts as a number of key species have been reported on the site including badgers, red squirrels and bat species. The development will impact upon the highways network. Surface water drainage impacts will need to be carefully mitigated. The site is 900m from the River Eden SAC and cumulative impacts of this and other proposed development sites need to be investigated further. Constraints considered to be able to be overcome through the master planning and planning application process. Preferred site for allocation in Preferred Options Local Plan.	Yes	In control of house builder (Persimmon).	Yes	Considered developable - application for master plan of whole site is currently under consideration.	Yes	Not Discounted	Developable	08/0291 - outline application for urban extension by Persimmon Homes currently under consideration.	Application pending



SITE DETAILS							DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
E3	Carleton - Land at Long Acres (SHLAA P26, P16 part of P53)	Penrith	Main Town	11.62	Greenfield site in agricultural use to the east of Carleton village. Residential properties border the western edge of the site. The site steeply slopes downwards towards its eastern edge where it is bordered by open agricultural fields.	GF	261	Considered to be a logical extension to Penrith in a relatively sustainable location. Preferred site in 2014 Local Plan consultation. Within 200m, of the River Eden SSSI and SAC. Steep topography in eastern part of site. Within 135m of a scheduled ancient monument and 115m of a listed building. The course of a Roman Road dissects the site. Likely significant archaeological potential. Existing highways junction is not sufficient and would require some minor upgrading and cumulative impacts of this and other large sites on Penrith's highways network would require assessment and mitigation. Likely landscape impacts as a relatively large greenfield extension that would significantly extend the settlement. Possible impacts on cultural heritage assets dependent upon design. Potential impacts on biodiversity and natural heritage given proximity of protected and designated assets. Potential impacts on the local highways network due to increased traffic. It is considered the noted constraints can be overcome through further assessment and mitigation measures.	Yes	Currently in three different ownerships but all have confirmed intention to develop land, and Council working jointly to secure a master plan for the whole site. Outline application has been submitted for the northern part of site by landowner.	Yes	Considered achievable but in longer term given need for a joined up approach across the land under different ownerships.	Yes	Not Discounted	Developable	Live outline application 13/0033 for residential development on 2.95ha site at northern part of overall site.	No Permission
E4	Land at Carleton Hall Farm (P98)	Penrith	Main Town	3.80	Farm complex and agricultural land on the south eastern edge of Penrith. The A66 lies adjacent to the southern boundary.	GF	86	Yes, considered to be a logical extension to Penrith in a relatively sustainable location. Preferred site in 2014 Local Plan consultation. No major constraints to development. Infrastructure constraints including education and highways need to be addressed in a joined up way with other strategic sites to the east of Penrith. Potential noise impacts given proximity of A66 road. Possible impacts on settings of nearby heritage assets (there are 3 listed buildings within 50m of the site boundary). Likely significant archaeological potential. Possible impacts on natural heritage assets given proximity of River Eden SSSI and woodland.	Yes	County Council owned, confirmed as available May 2014.	Yes	No planning application has been submitted for development on the site. Unaware of any specific developer interest. However marketable location and considered developable in the longer term.	Uncertain	Not Discounted	Developable	None identified	No Permission

SITE DETAILS							DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
N1	Salkeld Road / Fairhill Greenfield Extension - Field 1 (SHLAA P18, P27, small part of P28)	Penrith	Main Town	4.40	Sloping agricultural land to the north of Penrith fronting Salkeld Road. Existing housing lies to the south west and Green Lane runs along the north-eastern boundary.	GF	99	Considered to be a logical and sustainable urban extension to Penrith. Preferred site in 2014 Local Plan consultation. Proximity of groundwater protection zone requires careful consideration. A Roman Road route runs through the site. Existing highways access and junction unsatisfactory and will require upgrading. Some topographical constraints on parts of site. Surface water drainage impacts will need to be considered and dealt with adequately. Landscape and visual impacts would need to be mitigated due to the site being a greenfield extension to the town into adjacent countryside.	Yes	Agent confirmed availability of site in March 2014. House builder is preparing to submit a planning application.	Yes	Considered achievable for development in shorter term. House builder has control of site and intends to submit planning application in Summer 2015 so could see some units delivered in first 5 year period. Marketable area and greenfield site so considered viable.	Yes	Not Discounted	Developable	None identified. Developer intending to submit planning application for site (previous site P18) in Spring 2015.	No Permission
N1a	Salkeld Road / Fairhill Greenfield Extension - Phase 2 (SHLAA P27-P30)	Penrith	Main Town	15.80	Greenfield agricultural rising land to the north of Penrith, bounded by Inglewood Road and Green Lane. Identified as an urban extension option in the Penrith Masterplan.	GF	356	Yes, considered a logical and sustainable longer term urban extension to Penrith following the development of N1. Identified as a longer term option in the Local Plan. Suitable subject to constraints and impacts being addressed through detailed assessment and mitigation. Proximity of groundwater protection zone requires careful consideration. Likely infrastructure constraints particularly highways and education, and the site's impacts would need to be considered in conjunction with other strategic urban extensions. A roman road route runs through the site. Within a key species interest zone for great crested newts. Landscape and visual impacts would require careful assessment and mitigation given the site would form a significant greenfield urban extension into open countryside. The development of the site would result in the loss of grade 3 agricultural land.	Yes	In single ownership, agent confirmed as available September 2014.	Yes	Considered achievable for development in longer term. Known interest in the land and initial masterplanning scoping work being undertaken. Marketable area and greenfield site so viability not likely to be a constraint.	Yes	Not Discounted	Developable	None identified. Unaware of developer interest at present.	No Permission

SITE DETAILS						DEVELOPMENT POTENTIAL									SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
N2	White Ox Farm (P41, P69, P70, P97, P72, P96, P58)	Penrith	Main Town	8.38	Predominantly greenfield agricultural land to the north of Penrith comprising grazing fields, White Ox farm and some disused rural buildings. A residential caravan park lies to the north east of the site.	GF	189	The site is considered to form a logical extension to Penrith and is a preferred location in the emerging Local Plan for longer term growth. The site has varied topography which may constrain development capacity in some parts. Electrical cables cross part of the site. The site is within a historic land use buffer contamination zone. The development of the site would result in landscape impacts given that it site would form a greenfield extension to Penrith into open countryside. These would need to be carefully mitigated through an appropriate design and landscaping scheme. Likely constraints in highways and education infrastructure capacity need to be considered in conjunction with other urban extension sites.	Yes	Yes, landowner has confirmed they are supportive of releasing the land for development.	Yes	Considered developable in the longer term. Other urban extension sites are progressing more quickly in terms of planning applications and developer interest and it is expected this site would follow on from their development. Topographical constraints may constrain viability.	Yes	Not Discounted	Developable	An outline planning application 12/0222 for 60 retirement apartments was refused on site P41 and dismissed on appeal. It was refused as it was not considered a sustainable location, and would prejudice the delivery of a masterplan for the wider area.	No Permission
N3	Raiselands (P19-P25)	Penrith	Main Town	11.06	Predominantly greenfield site centred on Raiselands Farm and surrounding grazing land. It lies to the north of Penrith between the railway line and A6.	GF	230	The site is considered to form a logical and sustainable location for the strategic growth of Penrith. A planning application has been submitted and is under consideration. Parts of the site have some topographical constraints which has reduced the estimated capacity. Potential amenity impacts from railway and road noise. Potential impacts on natural heritage and landscape features given presence of hedgerows and significant trees, and given that site is a greenfield extension into open countryside. Highways and education capacity constraints are being considered on a cumulative basis with other proposed urban extension sites.	Yes	Confirmed as available by agent. Site in control of Persimmon.	Yes	In control of volume housebuilder.	Yes	Not Discounted	Developable	Planning application 14/0405 submitted in May 2014 for 230 homes and is currently under consideration.	Application pending

SITE DETAILS						DEVELOPMENT POTENTIAL									SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
TC1	Old London Road (P60, P113, P95)	Penrith	Main Town	0.82	Town centre site comprising of a number of uses, including a gas holder, Council depot, former allotments and office/store building. Surrounded by a range of uses including residential, car sales and allotment gardens.	BF	26	Brownfield redevelopment opportunity in sustainable town centre location. A high pressure gas mains pipe traverses the site and reduces the developable area once safety buffers are incorporated. HSE's planning advice web app does not advise against development on part of the allotment site. Positive impacts from the regeneration of a brownfield site. Potential amenity impacts would need to be considered due to existing mix of uses on and surrounding the site. Potential impacts on local highways network would require mitigation. Consideration should be given to improving / redesigning the junction of Roper Street / Old London Road. Likely contamination due to previous use. Would result in the loss of former allotment gardens which would need formal approval from the Secretary of State.	Uncertain	Site is in multiple ownership. Two areas (allotment site and depot) are owned by Eden District Council. In April 2014 it was confirmed that the Northern Gas Networks part would be available in 2-10 years. The remaining part fronting Old London Road is in use for storage/office and not yet confirmed as available.	Uncertain	Likely viability challenges given brownfield nature and contamination. Discussions are taking place with a developer regarding the EDC owned allotment site. Work is underway to consolidate the depot to enable additional development land on the site. Also some discussions have taken place regarding removal of the gas holder which would enable the redevelopment of that site.	Uncertain	Not Discounted	Developable	Various discussions are taking place regarding EDC owned sites, with discussions with potential developer taking place on site P113 (adjoining allotments). Progress has been made in plans to relocate the depot on site P95 which will make that site available.	No Permission
P2	Gilwilly Road	Penrith	Main Town	0.33	Brownfield former industrial site containing disused buildings on the south eastern edge of Gilwilly Industrial estate. Adjacent to existing commercial/ industrial uses and allotments and a residential area.	BF	14	Current policy seeks to protect existing suitable employment sites from development from other uses however this is a small area with a large amount of alternative and available employment land in the close vicinity therefore its loss to residential would not significantly undermine the supply of employment land in the area. Access would need to be considered as currently access is through industrial estate which would not be appropriate for a residential development. Potential contamination as a previously developed site. Possible amenity impacts for residential use due to location at the edge of an industrial estate.	Yes	Owner confirmed site as available April 2014.	Yes	Unknown whether there has been any developer interest. May not be a particularly marketable site given industrial nature of site context. Brownfield nature of site likely to undermine viability.	Uncertain	Not Discounted	Developable	2013 pre-app enquiry for an affordable scheme but not progressed.	No Permission

SITE DETAILS							DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Deliverable/Developable?	Planning History and Progress	Development Progress
P8	Myers Lane, Norfolk Road	Penrith	Main Town	0.63	Brownfield site containing a number of commercial buildings and businesses within Penrith, adjacent to the railway line, industrial buildings and residential streets.	BF	20	The site was allocated for housing in the 1996 Local Plan so the principle of housing on the site has been previously established. The site is a brownfield site in a sustainable location and its redevelopment for housing would be acceptable in policy terms. The site is in use as an employment site, but its previous residential allocation is considered to outweigh the need to protect the land for employment purposes. Possible amenity impacts for future residents given existing commercial and industrial uses to the south, and railway line to east. Potential contamination given history of commercial and industrial uses. Myers Lane is a private road and would need improving to an adoptable standard.	Yes	Currently in use as an employment site with a recent planning permission for extension of commercial building. Owner confirmed the site was available for residential development March 2014.	Yes	Longstanding residential allocation that has not been delivered to date. Brownfield nature and location are likely to affect viability.	Uncertain	Not Discounted	Developable	Planning application number 11/0748 - Erection of extension to existing commercial building, was given full approval on the 17th October 2011. 06/0825 06/0132 00/0860	No Permission
P34	Stampers Depot, Bridge Lane	Penrith	Main Town	0.92	Small scale haulage depot site to the rear of retail store within built up area of Penrith. There are a number of storage buildings on site.	BF	29	A brownfield site in a sustainable location in Penrith so in principle redevelopment would be suitable in policy terms. Potential contamination given previously developed nature and depot use. Possible amenity impacts for future residents given adjacent commercial use.	Yes	A previous permission was granted for an extension to the adjacent former B&Q store on the site, but B&Q have now relocated, indicating the land is still available for development.	Yes	Brownfield nature may present viability challenges, but considered a reasonably marketable location given that Russell Armer developed flats on the adjacent brownfield site.	Uncertain	Not Discounted	Developable	An extension to the adjacent former B&Q store was permitted (07/0145 and 11/0589 time extension) over the site but has expired. B&Q has now relocated and B&M has moved into the unit.	No Permission
P35	Land off Robinson Street	Penrith	Main Town	0.86	Mixed use brownfield site in Penrith. Large areas of hardstanding, with a number of shed buildings, storage areas and carpet showroom.	BF	27	Brownfield site within Penrith so in principle redevelopment would be suitable in policy terms. Potential noise impacts from railway which could affect residential amenity, but could be mitigated through design. Three listed buildings in close proximity, redevelopment of the site could enhance local character and the setting of the buildings dependent upon appropriate design. Potential contamination given brownfield nature.	Yes	Owner confirmed availability December 2014 but has no immediate plans to develop.	Yes	Given that owner has no immediate intention to develop, this would be a longer term site. Potential viability challenges given brownfield nature.	Uncertain	Not Discounted	Developable	0	No Permission
P55	Land between White Ox Way and Inglewood Road	Penrith	Main Town	1.06	Sloping greenfield land in grazing use fronting Inglewood Road. The site rises in elevation away from existing residential development that borders parts of the western and eastern site boundaries.	GF	19	The site, whilst being a greenfield extension, is well related to Penrith and is a logical area for housing development. The site has been granted outline permission so is considered suitable in principle. The sloping topography may constrain the development capacity. The indicative layout in the outline application illustrated 19 units on the site.	Yes	In the ownership of a local developer.	Yes	Greenfield site in marketable location. Topographical constraints will increase build costs and impact upon viability. In control of a local small scale developer who has a track record of delivering housing schemes in the locality.	Yes	Not Discounted	Developable	11/0052 outline approval for 33 units for this site and adjacent site.	Permission

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P84	Greenfield House, Brunswick Road	Penrith	Main Town	0.07	Existing dwelling, adjacent attached vacant restaurant, and curtilage garden area including a converted coach house.	BF	5	Has planning permission. Re-use of existing building in sustainable location.	Yes	In control of developer.	Yes	The planning permission was implemented but work stopped and is not currently underway.	Uncertain	Not Discounted	Developable	Had permission for housing 08/0877 permitted January 2009 for housing development including the conversion of Greenfield House into four separate units, the conversion of the redundant restaurant attached to the house into one dwelling, the extension of the existing coach house cottage and the building of a new single storey house in the garden. Non-material amendment in 2013 - 13/0015 (roof pitch change).	Under Construction
P86	Garages at Dodding House, William Street	Penrith	Main Town	0.07	Level site within Penrith urban area, containing hardstanding, some brick built residential garages with corrugated roofs, and some traditional stone built garage/storage buildings.	BF	8	Brownfield site in sustainable location adjacent to the town centre so its redevelopment for housing would be suitable and desirable in policy terms. Site is within Penrith New Streets Conservation Area therefore a high standard of design would be required to avoid adverse impacts on the character and appearance of the area. Given the current appearance of the site its redevelopment would present an opportunity to enhance the local streetscape. Within Flood zone 2 so a Flood Risk Assessment would be required to assess and mitigate risk.	Yes	Agent confirmed site is available for redevelopment in May 2014.	Yes	Brownfield nature may challenge viability based on current evidence. However discussions underway regarding an affordable housing scheme, with funds available from the Council's affordable housing fund.	Yes	Not Discounted	Developable	No recent planning history.	No Permission
P93	Barn and Yard, Brunswick Road	Penrith	Main Town	0.10	Traditional stone built barn building fronting Brunswick Road, with salvage yard and storage buildings to the rear. In use as salvage yard and collectables business.	BF	4	Brownfield development opportunity in sustainable location therefore suitable in policy terms. Traditional barn building is within Conservation Area with the remainder of the site sitting adjacent to the Conservation Area. Depending on detailed design the redevelopment of the site could impact on the setting of the Conservation Area. The traditional building fronting Brunswick Road should be retained to reduce potential adverse impacts. Potential contamination given long history of use of the site. The existing access is inadequate for residential traffic. The highways authority advises that it is stopped up and an improved access provided on to Elm Terrace.	Yes	Site was put forward when it was considered the business would need to relocate due to a refused planning permission in 2007 to expand the buildings on site. However the business is still operating and has recently been granted permission for a cafe on site so assumed the site is no longer immediately available. However agent confirmed that site is available in April 2014.	Yes	Site is in a marketable location, viability may be constrained by brownfield nature.	Yes	Not Discounted	Developable	06/0229 and 06/0896 refused for new buildings to expand the business. Recent application (14/1113) for part change of use and alterations to create a café.	No Permission



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P94	QEGS Annexe, Ullswater Road	Penrith	Main Town	0.58	Ancillary teaching facility at QEGS school.	BF	18	Redevelopment opportunity in sustainable location close to Penrith town centre. The existing access is inadequate for two way residential traffic and would require improvement. The site is in close proximity to Penrith Conservation Area and Penrith Castle which is a listed building and Scheduled Ancient Monument. Any redevelopment of the site would require a careful and sensitive design to avoid adverse impacts on the setting of the Castle.	Yes	Site suggested by agent on behalf of QEGS. Confirmed as available March 2014 (subject to a suitable offer).	Yes	No intention to actively promote the site for development at present but appropriate to assume it could be developed within the plan period.	Uncertain	Not Discounted	Developable	0	No Permission
P114	Newton House, Newton Road	Penrith	Main Town	0.51	A part brownfield site near to the entrance to Gilwilly Industrial Estate and adjacent to existing housing. The site contains a large single storey building in use as sheltered accommodation for the elderly surrounded by a large communal garden area.	BF	16	Brownfield redevelopment opportunity within urban area of Penrith so suitable for housing in principle in policy terms. No known major constraints. Unlikely to give rise to any significant adverse impacts.	Yes	Site confirmed as available for redevelopment by owner November 2014. (Abbeyfield Society)	Yes	Brownfield nature of site likely to affect viability based on outputs of 2013 modelling.	Uncertain	Not Discounted	Developable	No recent planning history	No Permission
P115	Brentfield Way Car Park	Penrith	Main Town	0.13	A brownfield site comprising a car park owned by Cumbria County Council. Adjacent uses include residential and a community hall.	BF	6	Brownfield redevelopment opportunity within urban area of Penrith so suitable for housing in principle in policy terms. No known major constraints. Potential impacts on character of Conservation Area and nearest listed building but could be mitigated through good design, and could result in positive streetscape impact.	Yes	Site proposed by landowner (Cumbria CC) and confirmed as available April 2014.	Yes	Likely viability challenges given brownfield nature.	Uncertain	Not Discounted	Developable	No recent planning history.	No Permission
P121	Crown Lane Furniture, King Street	Penrith	Main Town	BF	Former workshop/store building within Penrith Conservation Area fronting Crown Lane which links King Street to Friargate. The site has permission for demolition and redevelopment for 4 retail units and 9 flats.	BF	9	Has planning permission.	Yes	Recent planning application by owner to extend time limit, so assumed that there is still owner intent to develop.	Yes	Original application was dated 2006 with two subsequent time limit extensions. It cannot reasonably be assumed that it would be achievable in the first 5 year period but could be achievable in the longer term given that the owner is keeping the permission alive. Potential viability constraints given brownfield nature.	Uncertain	Not Discounted	Developable	13/0289 permitted for time extension - Demolition of existing furniture sales building and redevelopment with 4 retail units with 9 flats above. 06/0812 - Demolition of existing furniture sales building and redevelopment with 4 retail units and 9 flats - Approved 10/0225 - Application to extend time limits for implementation of planning approval 06/0812 - Approved	Permission

## Alston - Deliverable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
AL2	Former Gas Works Site	Alston	Market Town	0.55	Derelict brownfield site within Alston, currently partly developed for residential use with construction ongoing.	BF	12	Has planning permission.	Yes	In control of developer and under construction.	Yes	Small developer building out plots at a slow rate to meet low local demand. Within 5 year supply and considered achievable in plan period.	Yes	Deliverable	04/0610 approval in 2008 for 11 houses. Later approval to increase to 15 units (4 flats on adjacent land). 13/0836 approved for 2 semi-detached on plots 12-13 (amended details, no change in numbers).	Under Construction
AL5	Raise Bank (includes part of AL7)	Alston	Market Town	0.84	Greenfield undulating site, formerly in agricultural (grazing use), currently with construction works underway to provide serviced building plots.	GF	12	Was allocated for housing in the 1996 Local Plan, and has planning permission.	Yes	Confirmed as available by agent on behalf of landowner in May 2014, and under construction.	Yes	Construction work is underway to service the land and individual fully serviced plots are being marketed for people to arrange for the houses to be built themselves. One plot is currently under offer. It is likely that the site will be built out slowly as and when demand for the plots arises.	Yes	Deliverable	Historic consent deemed as implemented (A previous consent for housing development on the site (81/0411) had a material commencement of development accepted by the Council on 31st July 1986.) 09/1090 for 12 dwellings permitted in July 2010 and construction works are underway to service the land. The development will be sold as serviced plots with buyers arranging for self-build of the approved houses.	Under Construction



## Alston - Developable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
AL1	Jollybeard Lane	Alston	Market Town	1.32	Greenfield site in agricultural use on the north eastern edge of Alston. Adjoins existing residential development to the south and west.	GF	42	The site was allocated for housing development in the 1996 Local Plan so the principle of residential development on the site has been established previously through the existing development plan. Within the North Pennines AONB. Local highways capacity constraints, particularly at the Jollybeard Lane/A689 junction which has very limited capacity to serve additional dwellings. A flood risk assessment would be required based on the site size and surface water drainage and flooding issues in the vicinity.	Yes	Availability confirmed by land owner in February 2015.	Yes	Hasn't come forward for development since allocated in 1996 Local Plan. Developer interest unknown, although not considered unreasonable to assume the site could come forward and be developed in the plan period.	Uncertain	Developable	No recent planning history.	No Permission
AL8	Tyne Café and garage buildings	Alston	Market Town	0.35	Brownfield site in Alston on the eastern side of the A686. Contains a number of commercial garage and workshop buildings and a traditional stone built property on the road frontage. Samuel King's secondary school lies directly to the east, and a new filling/service station to the west, with mixed town centre and residential uses to the north.	BF	15	Brownfield redevelopment opportunity in town location. No major constraints. The site adjoins Alston Conservation Area and its redevelopment would have the potential to positively impact on the character and setting of the Conservation Area given its gateway location, dependent upon a sensitively designed scheme. A grade II listed hotel building lies 25m to the north and the development of the site would have the potential to impact on its setting dependent upon its design. Potential contamination due to commercial/industrial past uses. Within North Pennines AONB, but as the site is previously developed land, its redevelopment would likely have minimal landscape impacts on the AONB.	Yes	Agent confirmed site availability on behalf of landowner in June 2014. Confirmed in July 2015 that the site is not being actively marketed and the business continues to trade on the site but the site could become available if required for housing in the future.	Yes	Potential viability issues given local housing market and brownfield nature of site. Further assessment of possible contamination would be required to assess likelihood of abnormal costs.	Uncertain	Developable	No recent planning history.	No Permission
AL9	Raise Bank West	Alston	Market Town	0.24	Small mostly level greenfield site adjoining the Raise area to the west of the main settlement of Alston. Open countryside lies to the north, and small scale rural residential development to the west and south.	GF	10	Potentially suitable subject to further assessment of landscape impacts and sufficient mitigation in design. The site is located within the North Pennines AONB and its development would extend the settlement beyond its current extent into open countryside and would create a new edge to the settlement as approached along the A689. Development would therefore have landscape and visual impacts in this sensitive location which currently provides open views across to Alston and its setting. It could also set a precedent for further encroachment into the rural landscape in this direction. Vegetation on site suggests poor land drainage. Significant trees along road frontage.	Uncertain	Agent confirmed availability on behalf of landowner in May 2014.	Yes	Greenfield site with limited constraints, also site to the east is currently under construction and beginning to sell, suggesting some market demand in this location.	Yes	Developable	No recent planning history.	No Permission

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AL11	Land south of Primary School	Alston	Market Town	1.01	Steeply sloping greenfield site to the south of Alston Primary School, on the southern edge of Alston. Open countryside to the south.	GF	10	Part of the site is likely to be suitable subject to a more detailed assessment of landscape impacts and topographical constraints. The site is not well related to Alston in visual terms, as it lies beyond the built extent of the town on elevated ground. The development of the site up to the road frontage would significantly impact upon this key approach into Alston and remove open views across the town and to the hills beyond. Development would likely need to be restricted on the elevated parts of the site to minimise the landscape and visual impacts. The site is within the North Pennines AONB and landscape impacts will require further detailed consideration given the sensitivity of the area. Topographical constraints likely to significantly restrict development capacity. Drainage issues in dip of site. Current access and highways constraints as current access lies on a national speed limit road with no footpath on the western side. Highways and access improvements including extending the 30mph zone and providing a safe pedestrian route would likely be required.	Yes	Confirmation received in June 2014 from the Parish Council on behalf of the landowner that the site is available for development, but only for affordable housing.	Yes	Uncertainty over the viability of the site given the physical constraints, challenging local housing market, and owner's intention for affordable housing only. Unknown whether any affordable housing provider would be able to viably develop the site.	Uncertain	Developable	None Identified	No Permission
AL12	High Mill	Alston	Market Town	0.12	Historic disused mill complex in Alston town centre and Conservation Area including a Grade II* listed building and range of unlisted associated historic buildings.	BF	6	Regeneration opportunity that would restore a listed building and potential to enhance the town centre and Conservation Area. No known major physical/ environmental constraints. The site lies within Alston Conservation Area and contains a Grade II* listed building. The conversion and redevelopment of the site therefore provides opportunities for positive enhancement of the character and appearance of the listed building and its Conservation Area setting, dependent on an appropriate scheme. Potential contamination given historic industrial uses. Within the North Pennines AONB, although within the town so landscape impacts minimal. The site has restricted access to Front Street and a transport statement would be required.	Yes	Owner has intention to develop the site for mixed use and is actively exploring options at present.	Yes	Owner is currently pursuing funding opportunities to enable the scheme. Its deliverability therefore hinges upon the availability of funding e.g. through English Heritage, Heritage Lottery Funding.	Uncertain	Developable	No recent planning history.	No Permission
AL13	Land at Clitheroe	Alston	Market Town	0.66	A greenfield slightly sloping site in agricultural use on the eastern fringes of Alston. Surrounding uses include existing residential development to the west and north, an agricultural field to the east, with a small collection of workshop units further east (Skelgillside).	GF	21	Suitable subject to appropriate access solution being found. No known major constraints. The site would extend the settlement on to undeveloped greenfield land however the site is relatively well contained due to topography and surrounding built development. Within the North Pennines AONB. Potential highways and access constraints as the site is served by a narrow track (which also serves the Bonds Factory opposite) which is not lit or served by footpaths.	Yes	The site was confirmed as available by an agent on behalf of the landowner in March 2014.	Yes	The site was put forward recently (2013 consultation) so known recent interest in developing the site. Greenfield site with no major physical constraints so reasonable to assume it should be achievable in plan period, but given the local housing market there is still a degree of uncertainty.	Uncertain	Developable	No recent planning history.	No Permission

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AL15	St Paul's Mission	Alston	Market Town	0.11	Disused former Methodist Chapel and adjoining hall occupying a prominent position in Alston town centre and Conservation Area.	BF	9	Opportunity for restoration of a heritage asset in prominent town centre location so desirable in policy terms. The conversion of the chapel and hall has the opportunity to restore and sustain the future of this heritage asset and positively enhance the character of the Conservation Area if the restoration is undertaken sensitively. There is a lack of physical space to provide sufficient parking (Highways Authority raised concerns in previous applications).	Yes	Agent confirmed availability on behalf of owner of the chapel in May 2014. Site is now in two ownerships - the chapel and hall.	Yes	Recently approved planning application for conversion of the hall to 2 dwellings, which is now in separate ownership from the chapel. Understood the owner of the chapel still intends to convert it. Viability uncertain given the characteristics of the local housing market.	Uncertain	Developable	04/0191 application for conversion was refused due to housing supply policy. 06/0418 application for conversion to 9 dwellings was approved subject to a local occupancy restriction. 08/0126 application for conversion without local occupancy restriction was refused but granted on appeal and commenced. Recently approved application 14/1119 for conversion of the hall to 2 dwellings. Information provided with 2014 application indicates the chapel and hall are now in separate ownership.	Permission
AL16	Land adjacent to the Primary School	Alston	Market Town	0.70	Greenfield relatively steeply sloping site on the south eastern entrance to Alston, directly to the south of the primary school. The site sits on the edge of the town with open countryside to the south.	GF	10	Suitable in part, if development is restricted to the lower parts of the site to minimise landscape and visual impacts. The site is located on greenfield agricultural land to the south of the built extent of the town so its development would extend the town into surrounding countryside. The site becomes elevated towards its south east corner and development in this part would significantly affect the character of this approach into Alston as it would inhibit open views across the town and to the fells beyond. The site's steep topography is likely to constrain the development potential of the site. Within the North Pennines AONB so landscape impacts are an important consideration.	Yes	The site is being promoted by Cumbria County Council and was confirmed as available in their representation to the Preferred Options Local Plan.	Yes	The County Council has an intention to dispose of the site for redevelopment. Reasonable to assume it could be delivered in the plan period although given the local housing market characteristics viability could be challenging.	Uncertain	Developable	No recent planning history.	No Permission
AL17	Land to the west of Park View Lane	Alston	Market Town	0.18	A small greenfield site at Park View Lane, Alston. The site is steeply sloping down from east to west along its entire (north to south) length. There are a few self-sown small trees on the site which is otherwise grassland.	GF	5	Has planning permission.	Yes	Owner has secured outline planning permission.	Yes	The challenging local housing market may restrict viability and sales demand, however it is not unreasonable to assume it could be developed in the plan period.	Uncertain	Developable	14/0260 outline application withdrawn. Outline 15/0108 approved.	Permission

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AL18	Potters Loaning, Alston	Alston	Market Town	0.13	Small greenfield site within the town of Alston in an area of residential character and adjacent to Fair Hill recreation ground.	GF	4	No known constraints to development, has planning permission.	Yes	The site is available for sale at present.	Yes	Site is being actively marketed by local agent with options to buy whole site, individual plots, or to enter partnership with vendor to develop. It therefore presents a number of options and flexibility in how the site can be developed. May however take some time to sell given local market conditions.	Yes	Developable	07/0081 permitted in July 2008 for 4 bungalows. Foundations in winter 2010 but no further progress.	Under Construction
AL19	Bluebell Inn, Townfoot	Alston	Market Town	0.04	Grade II listed former inn/pub building within Alston Conservation Area, which has laid vacant since the closure of the pub in 2008. Within the historic core of the town adjacent to the town hall.	BF	5	No major constraints, suitable location, and site has planning permission for a residential scheme for 4 2 bed apartments and a 2 bed cottage.	Yes	The owner commenced the scheme in 2009 but it has since stalled. The property is currently being marketed for sale.	Yes	The development was commenced in 2009 (drainage works undertaken) but has since stalled. Scheme's delivery is dependent upon a purchaser for the site. Likely viability issues given local housing market conditions.	Uncertain	Developable	08/0686 and 08/0687 (LBC) permitted for redevelopment of licensed premises to provide 4 No 2 bed flats & 1 No 2 bed house to the rear. Drains work was undertaken in September 2009 so permission remains live. A later application (10/0931) was submitted for an amended scheme for 4 flats but was invalid and not progressed.	Under Construction

## Appleby - Deliverable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
AP3	Site Opposite Old Dairy	Appleby	Market Town	0.12	Small triangular greenfield site within Appleby, adjacent to an existing residential property, bordered to the east by a railway, and opposite from the old Creamery site to the west.	GF	4	No constraints, has planning permission.	Yes		Yes	Development has commenced.	Yes	Deliverable	Outline planning permission 13/0117 granted for development of five dwellings. Reserved Matters approval 14/0338 granted June 2014 and conditions subsequently discharged and construction commenced.	Under Construction
AP5	Back Lane	Appleby	Market Town	4.55	Greenfield site within settlement, currently under construction for housing development.	GF	142	The majority of the site was allocated for residential development in the 1996 Local Plan, and the site has subsequently been granted planning permission.	Yes	In control of house builder (Story Homes)	Yes	Under construction	Yes	Deliverable	Received planning permission for 142 dwellings in 2012 (11/0989)	Under Construction
AP23	Westmorland Rise	Appleby	Market Town	0.39	Partly developed residential estate.	GF	10	Has permission, under construction.	Yes	Under construction.	Yes	Site almost complete, last units being constructed.	Yes	Deliverable	06/0865, 07/0626, 07/1060. Under construction, with the final ten units under construction at April 2014.	Under Construction

## Appleby - Developable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
AP7	Bank's Nursery	Appleby	Market Town	1.02	Previously developed site adjacent to existing residential area. Part of the site was a former horticultural nursery. The northern part of the site includes a number of buildings including two private residential properties.	BF	32	Principle of residential development established through 1996 Local Plan housing allocation. The site is adjacent to Dowpits Wood County Wildlife Site and close to the River Eden SAC and SSSI, therefore potential impacts on biodiversity would need to be investigated and mitigated against. The site is adjacent to Appleby Conservation Area and its development could potentially impact on local character depending upon detailed design. The site would be accessed through an existing residential area so highways impacts would need further investigation. The existing gated access is quite narrow and reached via existing residential streets.	Yes	Site owner contacted but has not confirmed whether site is available for development. Assumed there must have been an intention to develop given it was allocated in 1996 Local Plan.	Uncertain	Has been allocated since 1996 with no apparent interest/intention to deliver the site. However there would be no major constraints to its development if the site becomes available.	Uncertain	Developable	No recent planning history.	No Permission
AP10	Land to the south of Station Road	Appleby	Market Town	4.02	Sloping and elevated agricultural land in grazing use on the north eastern edge of Appleby. It is bounded by Station Road on its northern and eastern boundary, and the A66 runs close to the eastern boundary. There is an operational scrapyard in the western corner and Appleby Primary School adjoins the western boundary.	GF	65	The site is a greenfield site which would extend the settlement, however it forms a logical extension and is well served by existing facilities and services in the town. Development of the site would extend Appleby beyond its existing extent into elevated agricultural land, resulting in landscape and visual impacts. However the A66 acts as a strong physical barrier and would constrain any further expansion in this direction, providing a strong settlement boundary. Potential noise impacts from the A66 would need to be assessed and mitigated through site design. Likely noise impacts from the adjacent scrapyard which require further investigation. Also potential contamination. Likely local highways constraints when site considered in combination with other planned and future developments. Further assessment and mitigation would be required. Station Road is a narrow single lane rural road and would require upgrading. The highways authority advises that multiple accesses and a high level of permeability could be achieved and that the speed limit should be extended and frontage development created along Station road. Site is sloping and adjacent to the A66 so subject to noise pollution.	Yes	Agent confirmed availability on behalf of landowner in May 2014.	Yes	Greenfield site in marketable location. Not known at this stage whether there is developer interest. Road and scrapyard noise constraints may reduce developable area and compromise viability of site.	Uncertain	Developable	No recent planning history.	No Permission



SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
AP11	Fields at the Coal Yard, Station Yard	Appleby	Market Town	3.44	Greenfield sloping site in grazing use on the north eastern edge of Appleby. The A66 borders the north eastern boundary and a coal yard area with disused buildings, borders the south western corner.	GF	77	The site is a greenfield site which would extend the settlement, however it forms a logical extension to the settlement and is well served by existing facilities and services in the town. Development of the site would extend Appleby beyond its existing extent into agricultural land, resulting in landscape and visual impacts, however the site is well screened by existing vegetation at present. However the A66 acts as a strong physical barrier and would constrain any further expansion in this direction, providing a strong settlement boundary. Potential noise impacts from the A66 would need to be assessed and mitigated through site design. The site is sloping which may constrain capacity. It lies adjacent to the A66 so is subject to noise pollution. Local highways capacity constraints exist and would need further assessment. Improvements would be needed to Station Road. Pedestrian/cycle link potential may be limited by the railway line. The site boundary formerly included the adjacent coal yard area and ideally the development of the site should facilitate the redevelopment of these brownfield sites.	Yes	The site was confirmed as available by Story Homes in May 2015 and this was reaffirmed in their Local Plan Response in September 2014 which stated they are working with the landowners to deliver the site.	Yes	Marketable location, greenfield site and developer has strong record of delivery.	Yes	Developable	No recent planning history.	No Permission
AP21a	Land Adjacent Rose Cottage, Bongate	Appleby	Market Town	0.35	A relatively level site fronting Bongate. A listed residential property fronts Bongate and to the rear are a series of traditional and more recent outbuildings around an area of hardstanding which have been in use as an abattoir business.	GF	6	The site would potentially be suitable for a sensitive redevelopment. The site contains a listed building, is close to numerous others, and is partly within the Conservation Area, and therefore its development has the potential to adversely impact upon heritage assets. A careful heritage assessment and sensitive design would be required.	Uncertain	Landowner confirmed site as available in March 2014. Was put forward by landowner in 2013 consultation as abattoir business due to close meaning land and buildings will become available.	Yes	Reasonable prospect that residential development would be achievable on the site. The brownfield aspect of the site may reduce viability but it is a marketable location.	Yes	Developable	No recent planning history.	No Permission
AP24	Land at Westmorland Road	Appleby	Market Town	0.49	Car parking and hardstanding area, formerly occupied as a site office for the adjacent housing estate.	BF	15	Vacant land within an existing residential area. Was used as offices and car parking for a building company but the site is now cleared and vacant. Small areas of the site are identified as being at risk of surface water flooding. The site was allocated as employment land in the 1996 Local Plan but given the surrounding housing development it would more logically be developed for housing.	Yes	Ownership details unknown but land is vacant at present and reasonable to assume it could become available in plan period.	Uncertain	No known owner/developer interest, but given recent housebuilding activity to the north it is considered this site could be achievable in the plan period.	Uncertain	Developable	No recent planning history - was part of an application for a wider development of the surrounding area in the 1990s.	No Permission

## Kirkby Stephen - Deliverable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
KS1	Nateby Road	Kirkby Stephen	Market Town	1.96	Greenfield site with housing development underway.	GF	13	Has planning permission and construction well underway, with 13 units remaining at 1st April 2014.	Yes	Under construction by Story Homes.	Yes	Site almost finished and has sold well.	Yes	Deliverable	Planning Permission for 60 units (10/0794) in September 2011 and under construction. 13 units remained at 1st April 2014.	Under Construction
KS3a	South Road / Whitehouse Farm	Kirkby Stephen	Market Town	0.60	Site forming a gap in the built frontage of South Road, containing the former farmstead of White House Farm together with adjoining land currently in agricultural land. Within the site are the former farm house and two outbuildings in a poor state of repair. Open countryside lies to the east and a row of terraced properties line the western side of South Road.	GF	10	Site has been granted planning permission at appeal. Suitable site in sustainable location, with potential impacts having been mitigated through the approved scheme's design and the conditions attached to the permission.	Yes	Agent confirmed site as available in May 2014.	Yes	Presumed that there is a strong intent to deliver the scheme given that permission has been pursued through appeal. Marketable location and no major constraints so assumed the site could be delivered in the plan period.	Uncertain	Deliverable	10/0560: erection of 15 dwellings - refused, 11/0275: 15 dwellings - refused on impact on historic environment as proposed to demolish farmhouse, 13/0737: conversion of farmhouse and erection of 9 dwellings - refused due to land ownership/S106 issues but allowed at appeal in February 2015.	Permission
KS8b	Field north-east of Victoria Buildings	Kirkby Stephen	Market Town	0.38	Greenfield site in agricultural use to the east of Melbecks. A recently completed residential scheme lies to the west and open countryside to the east.	GF	9	Site has planning permission and no major constraints that would prohibit development.	Yes	Agent confirmed site availability on behalf of owner in April 2014.	Yes	Marketable location. Owner has recently developed site to the west, and has a pending application for the site to the north so it is reasonable to assume this site will be developed.	Yes	Deliverable	Full application 09/0231 permitted June 2013 for construction of six market led dwellings and three affordable dwellings together with parking and amenity space.	Permission
KS27	Former Gas works site	Kirkby Stephen	Market Town	0.23	Former gas works with housing development underway.	BF	5	Has planning permission.	Yes	Under construction.	Yes	Development underway, and in five year supply.	Yes	Deliverable	10/0010 for 9 dwellings granted permission in 2010. Significant development already made on site. 5 units remained at 1st April 2014.	Under Construction



## Kirkby Stephen - Developable Sites

SITE DETAILS						DEVELOPMENT POTENTIAL							SITE PROGRESS			
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
KS5	Land adjacent Mountain Rescue Post, Christian Head	Kirkby Stephen	Market Town	0.74	Level greenfield site on the western edge of Kirkby Stephen. Situated in a mixed use area with commercial uses including a builders' merchant to the north, workshop/industrial units to the west, the health centre to the east and secondary school to the south.	GF	23	Site in a suitable location in Kirkby Stephen and well located in relation to facilities and services; however it would be more suited to non-residential uses given the characteristics of the surrounding area.	Uncertain	Agent confirmed site availability on behalf of landowner in June 2014.	Yes		Uncertain	Developable	No recent planning history.	No Permission
KS11	Land adjacent Park Terrace, South Road	Kirkby Stephen	Market Town	1.02	Sloping greenfield site in agricultural use fronting south road and forming an area of unbuilt frontage.	GF	32	Potentially suitable. The development of this greenfield site would result in visual and landscape impacts and would remove the current open outlook from South Road eastwards across open countryside. The development of this site could give rise to surface water flooding impacts as there are existing local surface water flooding issues, and a flood risk assessment would be required to investigate these further. It would also give rise to highways impacts given the existing issues on South Road and again this would require further assessment and mitigation. Topographical issues may constrain development capacity. It would also result in the loss of grade 3 agricultural land. Highways and flooding issues and landscape impact would need further assessment before suitability can be established. No evidence to date to suggest these constraints would be insurmountable.	Uncertain	Agent confirmed site availability on behalf of the land owner in April 2014.	Yes	Greenfield site in marketable location so reasonable to assume it could be delivered in the plan period, although the site has attracted major local opposition during past consultation on the town plan.	Yes	Developable	No recent planning history.	No Permission
KS13	Land to west of Faraday Road	Kirkby Stephen	Market Town	4.09	Relatively level greenfield site in agricultural use on the western edge of Kirkby Stephen. An existing residential area lies to the south, the mixed use town centre to the east, the auction mart to the north and open countryside to the west.	GF	92	Well located site in relation to the town's facilities and services, and forms a logical extension area. The site is approximately 200m from the River Eden SSSI and SAC and potential impacts on these designated areas would need further consideration. The site is adjacent to a County Wildlife site and could potentially impact on the nature conservation interests there, and would need further assessment and mitigation. Small parts of the site are shown to be at risk of surface water flooding. A flood risk assessment would be required to assess the risk and potential impacts in more detail. The site lies adjacent to Kirkby Stephen Conservation Area and has the potential to impact upon its setting. The development of the site would result in the loss of grade 3 agricultural land. The auction mart lies adjacent to the north boundary so possible amenity impacts for future occupiers would need to be considered in the design of the scheme.	Yes	Landowner's agent confirmed site availability in September 2014.	Yes	Greenfield site with no major known constraints in marketable location so reasonable to assume the site could be achievable in the plan period. There has been previous house builder interest, but no known interest at present.	Yes	Developable	None Identified	No Permission

SITE DETAILS						DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
KS15	Land adjacent Croglam Lane	Kirkby Stephen	Market Town	2.55	Greenfield sloping site in agricultural use on the western edge of Kirkby Stephen.	GF	57	Logical extension site close to Kirkby Stephen town centre and well related to the town's facilities and services. The site lies to the west of Kirkby Stephen, adjacent to its Conservation Area, and its development would extend the town into the rural landscape. The development of the site will result in visual and landscape impacts and possible impact on the setting of the Conservation Area. These impacts can however be mitigated through an appropriate design scheme and high quality landscaping. The site is relatively well screened by existing boundary planting. The site's topography may constrain the capacity of the site. The site would need to be accessed through the adjacent Westbrook Park and Rowgate and two accesses would be preferable to assist permeability. Croglam Lane would need to be improved as a lit cycle route to the town centre.	Yes	Agent confirmed site availability on behalf of owner in May 2014.	Yes	Greenfield site with no major constraints in marketable location. However no known specific developer interest or firm owner intention at this stage so likely to be a longer term proposal.	Uncertain	Developable	Permission was refused for one dwelling on a small part of the site in 2001 (01/0952)	No Permission
KS17	Land behind Park Terrace	Kirkby Stephen	Market Town	0.75	Gently sloping greenfield site in agricultural use adjacent to Nateby Road in the south of Kirkby Stephen. Existing residential development lies to the east, a recently completed housing development to the south and agricultural fields to the north.	GF	24	Potentially suitable subject to further investigation of impacts. The development of the site would result in visual and landscape impacts given that it would result in the extension of the town into undeveloped countryside. The Kirkby Stephen LVIA concluded that these impacts would be slight to moderate. The site lies approx. 300m from the River Eden SAC/SSSI so potential impacts on biodiversity would need exploring. A Public Right of Way crosses the site and would need to be incorporated into the development.	Yes	Confirmation has been received that the site is available.	Yes	Developer of KS1 to the south has an option on the site. Reasonable to assume that the site could be delivered in the plan period given recent development adjacent.	Yes	Developable	No recent planning history.	No Permission
KS18	Land adjacent Croglam Park	Kirkby Stephen	Market Town	1.18	Sloping greenfield site in agricultural use (semi-improved pasture land) on the south western edge of Kirkby Stephen to the north of the Kirkby Stephen East Heritage railway and Station Yard industrial/business units. Residential properties to the east and north, and countryside and Croglam Castle Scheduled Ancient Monument to the west.	GF	37	Suitable subject to further assessment and mitigation of potential highways, surface water and amenity issues. The site lies in close proximity to Croglam Castle Scheduled Ancient Monument and would require a careful assessment of potential impacts on this significant heritage asset and a sensitive design to avoid/mitigate impacts. The LVIA indicates slight to moderate landscape impacts in terms changes to landform, land cover and landscape character. Potential impacts on the constrained local highways network would require further assessment and potential mitigation. Potential impacts on flood risk on the site and in the local area would need to be further investigated due to identified surface water issues on the Environment Agency flood map. Potential amenity impacts for would be occupiers due to industrial/commercial/railway uses to the south.	Yes	Agent confirmed site availability on behalf of landowner in May 2014.	Yes	Greenfield site in marketable location. Reasonable to assume it could be delivered in plan period. Known interest in developing the site.	Yes	Developable	No recent planning history.	No Permission

## Key Hubs - Deliverable Sites

SITE DETAILS						DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LBO2	Land adjacent The Larches	Bolton	Key Hub	0.21	Slightly sloping greenfield site in agricultural use on the northern edge of Bolton with planning permission for 5 dwellings.	GF	5	Has planning permission.	Yes	Owner has planning permission.	Yes	In 5 year land supply.	Yes	Deliverable	10/0885 outline application for residential refused in 2011. 11/0793 was granted on appeal for 5 dwellings in November 2012. 13/0329 Reserved Matters approval for 5 dwellings granted September 2013.	Permission
LBO8	Land adj Stephenson's Croft	Bolton	Key Hub	0.19	Level greenfield site to the rear of existing residential properties.	GF	4	Has planning permission.	Yes	Owner has expressed intent to develop and has secured planning permission.	Yes	Has full planning permission.	Yes	Deliverable	09/0913 outline approval for residential development in April 2010. 13/0248 Reserved Matters for 4 dwellings approved in October 2013. Previous application for 4 dwellings (12/0336) refused as 'over development' of site.	Permission
LBO11	Land at South View	Bolton	Key Hub	0.25	Infill site at the southern end of the village with a number of traditional barns and farm outbuildings. Has planning permission for redevelopment.	GF	6	Has planning permission.	Yes	Development under construction.	Yes	In 5 year land supply.	Yes	Deliverable	09/0521 approved for 6 dwellings. 12/0331 slight amendment to scheme.	Under Construction
LBR3	Land behind Croft Close	Brough	Key Hub	1.60	Greenfield site bordered to the north by existing housing and the south the A66. An estate road has been constructed through the length of the site in preparation for housing development.	GF	32	Has planning permission and no major constraints. Potential impacts (mainly noise from the A66) have been satisfactorily addressed through the planning application process.	Yes	In control of developer and under construction.	Yes	Yes, under construction. Developer completes units at a low annual rate so development will likely be spread over a longer time period.	Yes	Deliverable	Outline planning permission for 48 Units, granted on appeal (Ref. APP/HO928/A/09/2107203). 11/0607 for 12 dwellings in phase 1 (discharge of conditions 12/0189 ongoing) approved Jan 2012. 13/0611 approved October 2013 with effect of reducing units to 11 due to redesign. 14/0305 for phase 2 (25 houses) approved in August 2014.	Under Construction
LBR4	Land at Grand Prix Club	Brough	Key Hub	0.57	Level site behind Brough Main Street, to the east of the Grand Prix Coach Services depot. Comprises of a greenfield area at Christ Croft and area of hardstanding and garages/storage buildings in the south east corner.	Part BF	9	No major constraints, has planning permission.	Yes	In control of local developer and under construction.	Yes	Developer has track record of delivering housing.	Yes	Deliverable	Outline planning permission was granted for 9 dwellings (09/1007) in March 2010. Reserved Matters approval (13/0179) granted May 2013.	Under Construction
LCF1	Clifton Hill Hotel	Clifton	Key Hub	1.79	Former hotel site in the village of Clifton. Redevelopment for residential almost complete.	BF	4	Has permission, under construction and almost complete.	Yes	Under Construction.	Yes	Sold well, developer has strong record of housing delivery.	Yes	Deliverable	10/0987 for 48 dwellings	Under Construction
LCU4	Land at Otter's Holt	Culgaith	Key Hub	3.85	Existing 1996 Local Plan housing allocation at the southern edge of Culgaith with housing development well underway.	GF	34	Has planning permission and construction is ongoing.	Yes	Under construction by Cumbrian Homes.	Yes	Site is delivering units slowly in response to demand, but will be completed in plan period.	Yes	Deliverable	Original planning permissions for residential development date back to 1988 and 1992 with subsequent amendments from 2004 onwards. Site construction underway with 22 units being completed by 1st April 2014.	Under Construction

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LGR6	Icold Barn	Greystoke	Key Hub	0.30	Agricultural building and surrounding land on the southern approach to Greystoke, with planning permission for 5 dwellings.	GF	5	Has planning permission.	Yes	Owner has planning permission.	Yes	No known constraints that would prevent delivery of site.	Yes	Deliverable	Application 13/0521 approved at March 2014 Planning Committee subject to S106 agreement for the affordable house requirement. However following recent national policy changes the affordable contribution is no longer required, application was approved at March 2015 committee without the s106 requirement.	Permission
LHA3	Land opposite Stevannketh	Hackthorpe	Key Hub	0.68	Greenfield site in grazing use on the southern edge of Hackthorpe adjacent to the A6.	GF	8	No major constraints, well related to village, outline planning application approved March 2015.	Yes	Landowner's agent confirmed site availability in April 2014.	Yes	Greenfield site in a marketable location. No specific developer interest at present.	Yes	Deliverable	Outline application 14/0655 submitted in July 2014, approved March 2015.	Permission
LHH1	Land behind Elm House	High Hesket	Key Hub	0.67	Greenfield site on the eastern edge of High Hesket, with development part completed and remaining units under construction.	GF	21	Has planning permission.	Yes	Under construction.	Yes		Yes	Deliverable	A total of 24 dwellings permitted under 09/0279, 12/0411, 13/0725. 16 completed by 1st April 2014 and 8 remaining.	Under Construction
LKT10	Kirkby Thore Hall	Kirkby Thore	Key Hub	3.3	Site containing Kirkby Thore Hall (Grade II* listed house) and traditional barn and byre buildings, with permission for conversion.	BF	59	Has planning permission.	Yes	Owner has planning permission and site is under construction.	Yes	Under construction, in the Council's 5 year housing land supply.	Yes	Deliverable	Construction currently under way for conversion of Kirkby Thore Hall. 1 unit complete at 1st April 2014. 10/0170 approved June 2010 for proposed amendments to application nos. 07/0806 and 07/0807, namely garaging and increasing dwellings on site from 15 to 17.	Under Construction
LLG9a	Langwathby Hall Farm Phase 1	Langwathby	Key Hub	0.93	Brownfield site in Langwathby village. Comprises areas of hardstanding, a disused former agricultural building and a small area of paddock. The village hall and residential development lie to the east, agricultural land to the north, to the south is Lambkins Nursery (childcare) and a working farm which continues round to the west with large storage sheds and associated outside storage.	GF	14	Brownfield redevelopment opportunity in a local service centre so suitable in policy terms. Also identified in the emerging Langwathby neighbourhood plan as a preferred housing site for the village. Potential impacts have been addressed as part of the planning application process, with a number of conditions on the outline permission requiring additional assessments and mitigation proposals at the reserved matters application stage. Potential impacts include odour and noise impacts from the adjacent farm.	Yes	Farm owner was the applicant for planning permission. Site now under control of a developer.	Yes	Marketable location. Recent application to discharge some conditions, demonstrating intent to progress the proposal.	Yes	Deliverable	Outline permission 14/0417 granted October 2014, with indicative site layout of 14 units.	Permission
LLZ1	Depot Opposite Pine Grove	Lazonby	Key Hub	0.12	Former egg packing building within the village of Lazonby. Surrounding uses are residential.	BF	5	Has planning permission, no major constraints.	Yes	Landowner has secured planning permission. The site was confirmed as available by the landowner in March 2014.	Yes	Marketable location.	Yes	Deliverable	Outline application 09/0539 for residential development approved, and reserved matters 13/0882 approved January 2014 for demolition of redundant two storey steel framed building and construction of five new dwellings.	Permission

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Deliverable?	Planning History and Progress	Development Progress
LLZ6	Land adjacent Harrowbeck Edge	Lazonby	Key Hub	1.46	Greenfield site on the southern side of Lazonby, with residential development under construction on site.	GF	48	Has planning permission.	Yes	In control of house builder and construction is underway.	Yes	House builder has strong record of housing delivery. In 5 year supply.	Yes	Deliverable	Planning permission for 48 units (13/0241), refused by the Council's Planning Committee but granted at appeal, and site construction underway. 48 dwellings remaining at 1st April 2014.	Under Construction
RNR1	Reigny House Cottage	Newton Reigny	Key Hub	0.22	Existing dwelling, redundant barns and surrounding farmyard area.	GF	7	Has planning permission.	Yes		Yes		Yes	Deliverable	12/0523 permitted June 2013 for proposed conversion of existing barns to three open market dwellings together with the provision of four affordable new build dwellings and the extension and improvement of Reigny House Cottage.	Permission
LPL2	Land adjacent Byrnes Close	Plumpton	Key Hub	1.26	Level greenfield site in agricultural use to the north of the B6413. A modern housing development borders the site to the east. Open countryside lies to the north and northwest. Existing linear residential development along the B6413 borders the south west corner of the site.	GF	30	Plumpton is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. No known major constraints. A United Utilities access track runs through the eastern part of the site. Overhead electricity cables cross the site. Potential highways safety considerations as the road is straight and only built up on one side which encourages higher speeds. The development of the site would result in visual and landscape impacts given it is currently undeveloped countryside. However it would form a logical extension to the site to the east. The site is grade 2 and grade 3 agricultural land and its development would therefore result in a small loss of high quality agricultural land.	Yes	Agent confirmed site availability on behalf of landowner in May 2014 and advised a planning application will be submitted imminently.	Yes	Greenfield site with no known major constraints in marketable location. Known developer interest.	Yes	Deliverable	0	No Permission
LPL7	Bewaldeth	Plumpton	Key Hub	0.32	Existing residential dwelling with large curtilage and paddock area.	GF	7	Has full planning permission for the demolition of the existing dwelling and development of 8 new dwellings (13/0829).	Yes	Owner intention to develop/sell as secured planning permission.	Yes	Greenfield site in marketable location.	Yes	Deliverable	10/0843 permitted November 2010 to demolish existing dwelling and develop 8 no. new dwellings. 13/0829 reserved matters approval December 2013.	Permission
LSH15	Fell House, Main Street	Shap	Key Hub	0.04	Existing three storey building on the main street containing bedsits/HMO.	BF	4	Existing planning permission for conversion of existing residential accommodation to provide self-contained flats.	Yes	Owner has planning permission (12/062) and project is under construction.	Yes	Development underway.	Yes	Deliverable	12/0262 permitted December 2012 for conversion of existing bedsits to form 5no. flats.	Under Construction

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Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LTS1	Land to the rear of Linden Farm	Temple Sowerby	Key Hub	0.57	Agricultural land forming part of a farm complex, with a series of agricultural buildings on site. A medical practice lies to the north and existing residential development to the north. The site has planning permission for 9 units.	GF	9	No major constraints, has planning permission.	Yes	Owner has planning permission.	Yes	No major constraints and marketable location so reasonable to assume it can be delivered in plan period.	Yes	Deliverable	Planning permission 11/1126 for 9 dwellings granted in October 2012	Permission
LWA3	Eden Gate Farm, Stripes Lane	Warcop	Key Hub	0.55	Farm complex on the southern edge of Warcop with a range of traditional buildings, and planning permission for conversions and new build residential.	GF	17	Has planning permission.	Yes	Development underway.	Yes		Yes	Deliverable	Planning permission for 12 dwellings granted in June 2013 (Ref 11/0145). 08/0444 permitted September 2008 for conversion of redundant agricultural barns to provide four dwellings. 09/0270 increased number in the conversion part of the site to 5. Planning permission for 12 dwellings granted in June 2013 (Ref 11/0145). and 13/0615 amended the scheme design. Work on the northern part of the site has commenced.	Under Construction
LWA10	Eden Garage	Warcop	Key Hub	0.26	Former vehicle repair garage and yard in Warcop, with redevelopment of a residential scheme underway and part complete.	BF	4	Has planning permission.	Yes	Under construction.	Yes	Almost complete, 4 completed and 4 remaining at 1st April 2014.	Yes	Deliverable	09/0289 reserved matters for 8 dwellings permitted in June 2009 and under construction. 4 units remained at 1st April 2014.	Under Construction



## Key Hubs - Developable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LAR3a	Land to north west of Armathwaite School	Armathwaite	Key Hub	0.73	Greenfield relatively level site in agricultural use at the northern edge of Armathwaite. The school lies to the south, and open fields lie to the west, north and east, with a single residential dwelling adjacent to the north west corner of the site.	GF	17	Armathwaite is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of an appropriate scale to meet local need. Site potentially, subject to further assessment of access issues and landscape impacts. The development of the site would result in an expansion of the village into surrounding countryside, leading to landscape and visual impacts, as it would change the character of the northern approach into the village. No known major constraints. Highways safety improvements may be required as no footpath along the highway and part of the site's frontage lies within a national speed limit area.	Uncertain	Site confirmed as available by agent on behalf of landowners in September 2014.	Yes	Greenfield site with no known major physical constraints. unknown if developer interest.	Yes	Developable	No recent planning history.	No Permission
LBO7	Land at Violet Bank	Bolton	Key Hub	0.4	A flat, partly developed site within the village, containing a number of redundant agricultural buildings.	GF	5	Has outline planning permission.	Yes	Owner has recently secured planning permission.	Yes	Reasonable to assume the site could be delivered in the plan period. Only has outline permission at present.	Yes	Developable	Outline application for 5 dwellings approved 20th April 2015.	Permission
LBR1	Rowan House	Brough	Key Hub	0.41	Level greenfield site on western edge of Brough. The A66 lies directly to the south. A detached residential property adjoins the site to the north. To the north lies an agricultural field then an established employment site. To the east is a residential area.	GF	10	Brough is currently designated a Local Service Centre in the Core Strategy and will be a key hub in the Local Plan therefore is a suitable location in principle for housing development of an appropriate scale. The site was allocated for housing in the 1996 Local Plan and has previously received outline permission for housing development (6 units). The site lies adjacent to the A66 so potential noise impacts for future occupiers which would require mitigation. No known major constraints to development. Visibility splays for vehicular access are restricted and would likely need to be improved.	Yes	Land owner unknown, but assumed that since it is an existing allocation it has been available. Also various approved planning applications in the past.	Uncertain	Uncertain given that it has been allocated since the 1996 Local Plan. Need to establish owner and intention. Not aware of any developer interest at present. One house has been built on the site as an individual plot. Delivery rates on the site would need to be in accordance with the development cap in the Upper Eden neighbourhood Plan.	Uncertain	Developable	No recent planning history. However historic applications for residential development approved. Outline 89/0334 granted for the erection of 6 dwellings. 89/1167 granted for full permission for 1 house. This house has been built. Outline 95/0009 to renew outline permission for remainder of site granted but expired.	No Permission

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LBR2	Castle View	Brough	Key Hub	0.51	Level greenfield site within settlement of Brough. Contains a small stone built shed in the north east corner. The A66 lies to the south, existing housing to the west, an undeveloped greenfield site to the east which was allocated for employment in the 1996 Local Plan and residential development and the main street to the north.	GF	13	Yes in principle, allocated for housing in the 1996 Local Plan. However the Upper Eden Neighbourhood Plan places a cap on development rates of 3.48 dwellings per year. Existing permissions exceed this rate therefore no development can come forward until the later years of the plan. Potential noise impacts on future occupiers would need to be assessed and mitigated given proximity of A66. Small areas of the site are at risk of surface water flooding and the northern tip lies within flood zone so potential flood impacts. However these were addressed satisfactorily in the recent planning application. A public right of way cuts diagonally across the site and would require diversion.	Yes	Recent application for planning permission and known intent to develop site.	Yes	But not in the earlier years of the plan period due to the development cap in the Upper Eden Neighbourhood Plan.	Yes	Developable	Planning application was submitted for 6 dwellings (14/0434). Was due to be considered at October 2014 Planning Committee but application was withdrawn.	No Permission
LCF4	Land adjacent Cumberland Way and Town End Croft	Clifton	Key Hub	2.85	Level greenfield site in agricultural use bounded to the north and west by existing residential development, to the east by the west coast railway line and to the south by countryside.	GF	61	Clifton is currently a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan. It is therefore considered a suitable location in principle for housing development of an appropriate scale to meet local housing need. Subject to issues of noise, surface water flooding and archaeological being satisfactorily addressed.	Yes	Landowner's agent confirmed availability of the site in April 2014. Planning application has been submitted and is under consideration.	Yes	Greenfield site in marketable location (recent site in Clifton - LCF1 sold well). Unknown whether specific developer interest at present, and permission is only outline, so likely to be achievable in the longer term.	Yes	Developable	Planning application for outline permission submitted in July 2014 (Ref 14/0656) and approved	Permission
LCU1	Land at Rose Bank Farm	Culgaith	Key Hub	0.59	Agricultural farmstead site with a number of traditional stone and slate buildings with potential for conversion. A slightly sloping site which sits at a higher level than the road, contained by a natural stone wall boundary with existing access.	Part BF	14	Culgaith is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. The development of the site would involve the conversion and reuse of traditional buildings which would be supported in policy terms. A bat survey was conducted for a previous planning application on the site and revealed bat activity on the site, and proposed mitigation measures to avoid impacts on this protected species. A listed building lies to the east of the site and a sensitive design would be required to avoid adverse impacts on its setting. Potential contamination given previous use.	Yes	The owner has previously been granted permission for a conversion of the barns into 3 dwellings, thus demonstrating its availability, but his has subsequently expired.	Yes	Not unreasonable to assume owner may pursue redevelopment of the site in the plan period given previous Local Plan representation and planning application history.	Yes	Developable	09/0964 refused (due to lack of affordable housing provision) for change of use and alterations to existing barns to form 3 No dwellings, erection of single holiday-let dwelling in place of existing barn and alteration to access (amended proposal originally seeking the erection of 6 No dwellings). 10/0591 approved for Change of use and alteration to existing barns to form 3 dwellings and ancillary garage block (amended proposal). 13/0501 for time extension withdrawn.	No Permission



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LCU3	Land at Lime Tree Farm	Culgaith	Key Hub	0.76	Agricultural farmstead with a number of traditional buildings towards the front of the site with larger more modern agricultural stores to the rear.	Part BF	18	Culgaith is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. Possible bat presence would need to be researched and potential impacts mitigated against. Potential visual impacts and impact on local character depending upon detailed design. The site extends significantly beyond the existing building line and development in the rear part of the site would have to be designed and sited carefully to minimise its impacts. Potential contamination due to previous uses. A public right of way passes along the western edge of the site and would need to be retained.	Yes	Landowner submitted site in 2007. There has been known interest in pursuing redevelopment of the site in recent years.	Yes	Reasonable to assume site could be brought forward in plan period due to known owner interest in pursuing its redevelopment.	Yes	Developable	No recent planning history but known owner interest.	No Permission
LCU6	Land adjacent Loaning Head Courtyard	Culgaith	Key Hub	0.17	Greenfield level site on edge of village in agricultural use. Existing dilapidated agricultural building on site not suitable for conversion.	GF	5	Culgaith is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. This is a small scale site which is well related to the village. Some limited landscape and visual impacts, although redevelopment of the site has the potential to improve the visual appearance of the site which is untidy at present. Potential access constraints given location on a road bend.	Yes	Site is being actively promoted by the landowner's agent and is available immediately.	Yes	Greenfield site with no known major constraints in marketable location.	Yes	Developable	Outline refusal 04/0253 for demolition of existing buildings and redevelopment of site for residential, due to the proposal being inappropriate development in the countryside. 03/0512 outline application refused. 02/0542 outline application refused. 92/0413 outline application refused.	No Permission
LHA2	Land North of Woodlands	Hackthorpe	Key Hub	0.39	Greenfield slightly undulating site adjoining the northern edge of Hackthorpe. Adjoins an existing housing estate to the south, with agricultural land to the north and east (with the A6 along the eastern boundary) and woodland and the Lowther estate village to the west.	GF	12	Hackthorpe is currently a Local Service Centre in the Core Strategy, allowing for small scale housing development. It is proposed as a 'key hub' in the emerging Local Plan and some housing development of an appropriate scale to support the village would be acceptable in principle. Site potentially suitable subject to further assessment of impacts on the setting of Lowther village and its heritage assets. Lowther village lies to the west of the site, with the nearest grade II* listed properties only being 70m from the western boundary of the site. Mature woodland forms a screen between Lowther Village and the site but further assessment required to understand the potential impact on the setting of Lowther if this site was developed. The site would extend the village into open countryside and visual and landscape impacts would therefore arise.	Uncertain	Landowner's agent confirmed site availability in April 2014.	Yes	Greenfield site in marketable location. Recently completed development in the village. Unaware of specific developer interest so likely to be a longer term site.	Yes	Developable	No recent planning history.	No Permission

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LHH3	Land behind Meadow Bank House	High Hesket	Key Hub	0.74	Level greenfield site in agricultural use on the eastern edge of High Hesket directly adjoining and forming an extension to the housing development under construction at site LHH1 to the north, and existing residential development to the east.	GF	11	Has planning permission. Local highways constraints have been addressed through the recent planning application through a limit on the number of dwellings allowed.	Yes	Site has permission and landowner intends to develop.	Yes	Owner/applicant is developing the site to the north and therefore reasonable to assume this site will also be achievable and follow on from that scheme.	Yes	Developable	13/0281 outline application for residential development refused as excessive scale and size considered harmful to character and appearance of village. 13/0746 outline application for 11 dwellings approved December 2013.	Permission
LHH7	Land at High Hesket Farm	High Hesket	Key Hub	1.4	Gently sloping site in agricultural use as a farmyard and associated storage areas and buildings. The Grade II* listed Church of St Mary and Grade II listed Parkers family vault lie directly to the north.	GF	17	Has planning permission.	Yes	Owner has secured planning permission.	Yes	Permission is outline, and unknown whether the owner has a firm intention to develop in the short term. No known specific developer interest at present. Reasonable to assume it could be developed in the plan period. Marketable location.	Uncertain	Developable	Outline permission (14/0028) granted in June 2014, with indicative layout showing 17 units.	Permission
LKT1	Primary School	Kirkby Thore	Key Hub	0.75	Relatively level greenfield site in agricultural use on the northern edge of Kirkby Thore. Residential properties lie to the south and south east, the primary school to the west and open agricultural land to the north and east.	GF	18	Existing housing allocation in the 1996 Eden Local Plan. No major constraints. The development of the site would extend the village into open countryside, resulting in landscape and visual impacts which would need to be mitigated. Some areas of the site are shown to be at risk of surface water flooding. The site is considered to have some archaeological potential given its proximity to Kirkby Thore Roman Fort Scheduled Ancient Monument. Potential visibility constraints for access, given location on a bend. Sections of the boundary wall would need to be removed and potential traffic calming measures such as road narrowing and frontage development with direct access to the highway.	Yes	The site's availability was confirmed by the landowner's agent in May 2015.	Yes	Greenfield site with no known abnormal costs. However has been allocated since the 1996 Local Plan with no apparent intention to progress development on the site. Not unreasonable to assume it could come forward in the plan period.	Uncertain	Developable	0	No Permission
LKT9	Land adjacent Bridle Cottage	Kirkby Thore	Key Hub	0.16	A level greenfield site forming a gap in the built frontage of Main Street. The site is mostly grassed with a number of trees, and a small hardstanding area in the south eastern corner. Residential properties lie to the west, east and south and open countryside to the north.	GF	5	Kirkby Thore is currently a Local Service Centre in the Core Strategy, allowing for small scale housing development. It is proposed as a 'key hub' in the emerging Local Plan and some housing development of an appropriate scale to support the village would be acceptable in principle. The development of the site would result in visual and landscape impacts as it would result in the closure of the frontage and blocking of views out of the settlement across open countryside. The site borders the Roman Fort Scheduled Ancient Monument, and resultantly is likely to be of high archaeological potential.	Uncertain	The site was confirmed as available by the landowner's agent in November 2014.	Yes	No known specific developer interest.	Uncertain	Developable	No recent planning history.	No Permission

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								There is a TPO protected tree at the northern point of the site.								
LLG2	Townhead	Langwathby	Key Hub	0.44	A greenfield site that rises in elevation behind existing residential development up to its boundary with the railway line.	GF	10	Existing 1996 Local Plan allocation. No major constraints however would be in conflict with the emerging neighbourhood plan. The emerging neighbourhood plan limits new development proposals to sites of no more than 7 units. This site would therefore be in conflict with the neighbourhood plan and be unsuitable in policy terms. The plan is however currently in draft form and has not been submitted for examination. Potential topographical constraints - they would not prohibit development but would increase development costs and cause access issues. The existing gated access would likely be unsuitable because of the proximity to other junctions on the classified road. Potential noise impacts for would be occupiers due to proximity to the railway line would require assessment and possible mitigation.	Uncertain	Understood that site is available as has been previously promoted, but no recent confirmation.	Yes	Has been allocated since 1996 and not been developed, although a planning application was progressed (but refused) in 2004, demonstrating some intent to develop. unknown whether there is developer interest at present. If the Neighbourhood Plan is approved as proposed, the site would become unsuitable and unachievable due to the proposed limit of 7 units on any one site and 2 per year in the Parish.	Uncertain	Developable	Outline Permission refused (02/1152) in January 2004 as contrary to the Local Plan Review Housing-Policies	No Permission
LLG3	Field adjacent Braeside	Langwathby	Key Hub	1.72	A greenfield site in agricultural use that gently slopes upwards from the road, at the northern entrance into Langwathby. Open countryside lies to the north, the railway line borders the site to the east, some residential properties to the south and a small employment site to the west including a vehicle garage.	GF	45	The development of the site would result in built development encroaching into open countryside beyond the current extent of the village, resulting in visual and landscape impacts which would require further assessment and mitigation. The site is located at one of the main approaches to the village and would change the character of this approach. Potential noise impacts for future residents due to the proximity of the railway line and commercial land, which would require assessment and possible mitigation. Potentially suitable in physical terms but the scale of the site is in conflict with the emerging Langwathby neighbourhood plan which seeks to limit new development sites to no more than 7 units.	Uncertain	The site was promoted for allocation by the owner during the 2007 consultation. Story Homes in control of the site and promoted it during 2014 Local Plan consultation.	Yes	If the Neighbourhood Plan is approved as proposed, the site would become unsuitable and unachievable due to the proposed limit of 7 units on any one site and 2 per year in the Parish.	Uncertain	Developable	0	No Permission

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LLG7	Land adj. Eden View	Langwathby	Key Hub	1.94	Greenfield site in agricultural use which slopes gently upwards to its eastern boundary where it meets the railway line. To the west of the site is residential development lining Salkeld Road and to the north grazing fields.	GF	45	Visual and landscape impacts as the development of the site would extend the village into undeveloped countryside. Potential noise impacts for future residents due to proximity of railway line, which would need assessment and potential mitigation. There are a number of TPO protected trees adjacent to the site access and along the southern boundary. Visibility splays on to Salkeld Road may be restricted. Potentially suitable in physical terms but the scale of the site is in conflict with the emerging Langwathby neighbourhood plan which if approved as drafted will restrict the number of units on any one site to 7, and restrict new housing development to 2 per year in the Parish.	Uncertain	Confirmed as available and developer interest.	Yes	Greenfield site in marketable location. Uncertainty with regards emerging Langwathby Neighbourhood Plan and proposed annual development cap.	Uncertain	Developable	No recent planning history.	No Permission
LLG9b	Langwathby Hall Farm Phase 2 and 3	Langwathby	Key Hub	1.38	A level greenfield site in agricultural use that adjoins the northern boundary of LLG9. Surrounding land uses include agricultural fields, with some existing residential development to the south east.	GF	14	Logical extension to the permitted Langwathby Hall site to the south. An identified allocation in the emerging Langwathby neighbourhood plan. The development of this site would result in visual and landscape impacts as it would substantially extend the village into undeveloped countryside. It would not be an efficient use of land as the 14 units proposed in the emerging neighbourhood plan would equate to a density of around 10 dwellings per hectare. Some small areas along the eastern boundary are identified as being at risk of surface water flooding.	Yes	In the same ownership as site LLG9a to the south and willingness to develop in the longer term.	Yes	Achievable in the longer term following from the development of LLG9a. The low delivery rate in the phasing in the draft neighbourhood plan may deter volume house builders so its delivery will likely be reliant on a smaller scale builder.	Uncertain	Developable	No recent planning history. The site has been identified as a housing allocation in the emerging Langwathby neighbourhood plan as a longer term site to follow on from the development of LLG9.	No Permission
LLZ2	Cattle Market, Fiddlers Lane	Lazonby	Key Hub	2.11	Operational livestock auction site in the village of Lazonby. Surrounding uses include agricultural fields and residential.	BF	38	Lazonby is currently a Local Service Centre in the Core Strategy, allowing for small scale housing development. It is proposed as a 'key hub' in the emerging Local Plan and some housing development of an appropriate scale to support the village would be acceptable in principle. The site is also previously developed and therefore preferable to greenfield in policy terms. Potential local highways capacity and safety issues that would require further assessment and mitigation. Potential contamination given previously developed nature. Potentially suitable for a mixed use redevelopment to retain some employment land within the village.	Yes	Information provided by agent in May 2014 suggests that most of the land is subject to the H and H lease and is not immediately available but may be in the future. A small area of the site around the traditional buildings is available at shorter notice and could be developed. Reasonable to assume the site may become available within the plan period.	Uncertain	No known specific developer interest at present.	Uncertain	Developable	No recent planning history.	No Permission

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LLZ4	Scaur Lane	Lazonby	Key Hub	1.28	A greenfield site in agricultural use to the south of Scaur Lane. Residential development lies to the north of Scaur Lane, open fields lie to the south and to the west a housing development is under construction.	GF	30	Lazonby is currently a Local Service Centre in the Core Strategy, allowing for small scale housing development. It is proposed as a 'key hub' in the emerging Local Plan and some housing development of an appropriate scale to support the village would be acceptable in principle. The development of the site would result in visual and landscape impacts as it would extend the current extent of the village into undeveloped countryside. Local highways issues along Scaur Lane e.g. restricted carriageway width, parked vehicles and inadequate footways would need to be resolved.	Yes	The owner confirmed the availability of the site in November 2014.	Yes	The site is under option to a house builder but no immediate plans to develop. Reasonable to assume it could be delivered in plan period.	Yes	Developable	No recent planning history.	No Permission
LLZ14	Land to the Rear of the Lilacs	Lazonby	Key Hub	0.89	Greenfield sloping site on the edge of Lazonby adjoining existing residential development to the south and east and open agricultural land to the west and north.	GF	5	Lazonby is currently a Local Service Centre in the Core Strategy, allowing for small scale housing development. It is proposed as a 'key hub' in the emerging Local Plan and some housing development of an appropriate scale to support the village would be acceptable in principle. The southern part of the site is considered suitable for some small scale development. The development of the site would result in some visual and landscape impacts given its greenfield nature on the edge of the existing settlement. Access improvements would be required, and an acceptable junction design and access road was negotiated with Cumbria County Council as part of the recent planning application. A public right of way runs along the eastern boundary of the site.	Yes	Used for grazing, understood owner has intention to bring site forward	Yes	Recent refusal but considered a small scale scheme could be considered acceptable in future.	Uncertain	Developable	14/0688 outline application for 5 dwellings on the southern part of the site withdrawn. 14/0919 outline application for 5 dwellings pending consideration. Officer recommendation for approval at Planning Committee, site visit on 2nd April 2015, Members minded to refuse. Final consideration at special planning committee on 16th April 2015 and refused. Appeal underway.	Appeal underway
LLM2	Land at the Nursery	Long Marton	Key Hub	1.11	Greenfield site on the south western edge of Long Marton. Partly occupied by Eden Vale plant nursery. Open countryside lies to the west and existing residential development to the north and east.	GF	26	Long Marton is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. The site is well related to the village. Concerns have been raised by the highways authority during previous consultations over the adequacy of the current access and improvements would therefore be required. The site is within 50 metres of the River Eden SSSI/SAC and within Natural England's Impact Risk Zone. Further assessment and mitigation of possible ecological impacts would therefore be required.	Yes	The site was put forward by the owner in the 2007 Issues & Options consultation as a potential phased longer term proposal. The business is still currently operating on the site but the site could become available in the plan period.	Yes	No known developer interest at present and a longer term proposal.	Uncertain	Developable	No recent planning history.	No Permission



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LLM5	Town Head Farm	Long Marton	Key Hub	1.25	Agricultural farmstead at northern edge of Long Marton including a number of traditional stone buildings suitable for conversion.	BF	29	Long Marton is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. The development of the site would enable the re-use and conversion of listed barn agricultural storage buildings on the site. The remainder of the site would need to be of a high quality and sensitive design to avoid harmful impacts on the setting of the listed buildings on site. Potential ecological impacts (e.g. on bats which may be present in the existing buildings) would need to be assessed and mitigated.	LB	Confirmation was received from an agent in 2012 stating that the site was still available and discussions had taken place with a developer but had not proceeded beyond an initial stage.	Yes	Has been known initial developer interest in recent years but no known interest at present.	Uncertain	Developable	No recent planning history.	No Permission
LLM6	Land at Merry Vale	Long Marton	Key Hub	0.49	Greenfield agricultural land with steep slopes to south and east, located at south eastern edge of village adjacent to the railway line. Neighbouring uses include agricultural fields and residential properties.	GF	12	Long Marton is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. The site lies just over 100m from the River Eden SSSI/SAC and lies within an impact risk zone identified by Natural England. Ecological impacts would therefore need to be subject to further assessment and mitigation. Site levels, presence of mature trees and TPO protected trees on the site would constrain the development capacity of the site. Potential impacts on the setting of nearby listed buildings would require further assessment.	Uncertain	Promoted by agent on behalf of landowner in 2013 consultation, who stated that the site is immediately available.	Yes	No known developer interest.	Uncertain	Developable	No recent planning history.	No Permission
LMO1	Hill Top (former Halmshaws Garage)	Morland	Key Hub	0.3	Brownfield site in the village of Morland containing a number of disused garage buildings. Neighbouring uses include residential properties	BF	9	Was allocated for housing development in the 1996 Eden Local Plan therefore the principle of the suitability of the site for residential development has been established. Morland is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. The site is a brownfield infill site and its redevelopment would be supported by local and national policy. Contamination due to its former use would require investigation.	Yes	Ownership unknown. However given its previous allocation in the 1996 Local Plan it is reasonable to assume it is still available.	Uncertain	The site has been allocated since the 1996 Local Plan and has not been developed. Its brownfield nature may also compromise development viability. However, not considered unreasonable to assume it could be developed in the longer term within the plan period.	Uncertain	Developable	No recent planning history.	No Permission

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LMO2	Land behind Mothercroft, High Street	Morland	Key Hub	0.65	Greenfield agricultural sloping site in village of Morland, extending to the rear of Tanglewood property on High Street.	GF	15	The site was allocated for housing development in the 1996 Eden Local Plan therefore the principle of the suitability of the site in policy terms for residential development has been established. Morland is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. Serious drainage concerns were raised in relation to a recent outline planning application and it was subsequently withdrawn but a representation on the draft LAA indicated these have been resolved and a re-submission of the application is imminent. There is a TPO protected tree on the southern boundary.	Uncertain	Confirmed as available by landowner in September 2014.	Yes	Uncertain given that it has been allocated since the 1996 Local Plan. The owners were pursuing a planning application in 2012, demonstrating intent to develop, but it was subsequently withdrawn.	Uncertain	Developable	12/0018 application for residential development on southern field of the allocation. Draft layout plan indicated 10 houses on this part of the site. It was deemed further information was required regarding drainage issues and the application was subsequently withdrawn.	No Permission
LNE1	Moredun Garage, Nenthead	Nenthead	Key Hub	0.20	Former garage site overlooking the school playing field/village recreation ground, with a recent change of use to a blacksmith workshop. Residential properties lie to the east and west, and Nenthead primary school to the south west.	BF	6	Nenthead is a Local Service Centre under current local policy, which permits small scale housing development in LSCs. It is proposed as a 'key hub' in the emerging Local Plan and some housing development of an appropriate scale to support the local community would be acceptable in principle. The site presents a brownfield redevelopment opportunity and could improve the visual amenity of the immediate area. It is currently in use by a local tradesperson therefore its redevelopment would result in the loss of land being used to support local employment. Likely contamination on site given previous use. The southern part of the site is identified as being at risk of surface water flooding. Within the North Pennines AONB.	Yes	Was suggested in 2008, still remains in same ownership but is currently leased to a blacksmith. Owner confirmed in April 2015 that the site is still available in the longer term.	Yes	A brownfield site with likely contamination in a weak housing market area. Existing viability evidence suggests this site would be unviable in the short term.	Uncertain	Developable	None	No Permission
LNE3	Wright Brothers Garage	Nenthead	Key Hub	0.56	Wright Brothers Coaches Depot in centre of Nenthead. The River Nent runs along the south western boundary, the A689 along the north eastern boundary, and the village play area borders the site to the south east.	BF	13	Nenthead is currently a Local Service Centre in the Core Strategy, and has been identified as a Key Hub in the emerging Local Plan. Some small scale residential development at Nenthead could therefore be considered suitable in policy terms. The site presents a brownfield redevelopment opportunity.	Yes	A consultation response submitted in September 2014 indicated that the site may become available in the plan period, however planning permission was granted in 2013 for a new bus depot building on the site, although this has not been implemented.	Uncertain	Brownfield site with likely contamination in a weaker market area. Viability evidence indicates this site would be unviable without additional funding.	Uncertain	Developable	12/0599 permitted in March 2013 for a replacement garage for the bus company.	No Permission

SITE DETAILS						DEVELOPMENT POTENTIAL							SITE PROGRESS			
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LPL6	Land behind Brockley Moor	Plumpton	Key Hub	1.40	Greenfield site in agricultural use to the rear of properties on the B6413 in Plumpton. Open countryside lies to the north and east and existing housing to the south.	GF	33	Plumpton is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. The site borders the curtilage of a listed building and development could potentially affect its setting. Development of the site would result in visual and landscape impacts given it would result in built development in undeveloped countryside. The site is grade 2 agricultural land and its development would therefore result in a loss of high quality agricultural land.	Yes	Site was promoted by landowner's agent in 2014 Local Plan consultation.	Yes	Site suggested as logical extension to adjacent proposed site LPL2 and its development would follow on from the completion of that site in a later plan period.	Yes	Developable	No recent planning history.	No Permission
LSH1	West Lane	Shap	Key Hub	0.27	Slightly sloping greenfield site forming a corner of a larger agricultural field. Directly adjoins existing housing to the south.	GF	8	Forms an undeveloped part of an existing 1996 Local Plan housing allocation so considered acceptable in principle in policy terms. Shap is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. Part of the site is identified as being at risk of surface water flooding. Comments by local residents have also highlighted drainage problems in the field. Further assessment and mitigation of these issues would be required. A public right of way passes along the eastern boundary.	Yes	Owner confirmed site availability in September 2014.	Yes	Not unreasonable to assume the site could be developed in the plan period, as there has been previous housing association interest.	Yes	Developable	An outline application (06/0934) for the construction of six affordable dwellings on part of the site was submitted but subsequently withdrawn.	No Permission
LSH5	Land behind Woodville Terrace	Shap	Key Hub	0.60	Greenfield level site in agricultural use to the rear (east) of terraced houses lining the A6, and to the west of the mainline railway.	GF	14	Shap is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. Potential noise impacts for future residents arising from the railway would need to be assessed and mitigated through design. Two listed buildings lie within 50 metres of the boundary so potential for impacts on their setting depending upon scheme design. Small parts of the site are identified as being at risk of surface water flooding. No significant highways constraints, the road can be parked up causing inconvenience to road users and restricting visibility but this also slows traffic down. Agent has previously agreed a suitable access design with highways authority.	Yes	Agent confirmed site availability on behalf of owner in April 2015.	Yes	Owner does not have immediate intention to develop but land is available.	Uncertain	Developable	No recent planning history.	No Permission



SITE DETAILS						DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LSH13	Land behind Carl Lofts	Shap	Key Hub	0.66	Greenfield site in agricultural use to the rear of terraced properties which front the main street. To the north is agricultural land, to the east the west coast railway line and to the south existing housing.	GF	15	Shap is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. The site has no existing vehicular access. If access can be gained to the adjacent site (LSH5) it could be extended into LSH13. Potential noise impacts arising from the proximity of the railway would need to be assessed and mitigated.	Yes	Promoted by agent on behalf of landowner in September 2014.	Yes	Development of the site would depend on the delivery of site LSH5 to the north so would be a longer term proposal.	Uncertain	Developable	No recent planning history.	No Permission
LSH14	Land adjacent to the library	Shap	Key Hub	0.17	Former sports hall/youth centre. Small infill site situated between the library and health centre in the centre of the village. An existing housing estate borders the site to the north and a grazing field lies to the south. Is building still there?	BF	5	Suitable brownfield infill opportunity in proposed key hub. Potential residential amenity impacts for surrounding residents, whose properties lie close to the boundary. This would need to be mitigated through design.	Yes	Owned and promoted by Cumbria County Council who are seeking to sell the site.	Yes	Yes, reasonable to assume the site could be developed within the plan period.	Yes	Developable	2013 prior notification for the demolition of the sports hall.	No Permission
LSH16	Former Food Factory	Shap	Key Hub	0.63	Former sausage factory site adjacent to Green Farm. Has been closed for a number of years. Large buildings remain on site.	BF	15	Shap is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. If viable it would be desirable in policy terms to retain an employment use for the land, however if not feasible housing would be a suitable alternative use. Redevelopment of the site would be a positive re-use of the land and improve its visual appearance. Potential landscape impacts as the site is not well related to established areas in the village and has more of a rural feel due to open fields and farm complex. Also potential impacts on the setting of the listed farmhouse as this site is viewed alongside it from the A6. Such impacts would need to be assessed further and mitigated through appropriate site design. Potential contamination previous industrial use. Potential amenity impacts for future occupiers if developed for residential due to adjacent working farm.	Yes	Site is redundant and likely to be available.	Yes	No known specific interest in redeveloping at the present, but not unreasonable to assume it could be redeveloped in the plan period. Likely viability issues due to brownfield nature, which would need to be reflected in land value.	Uncertain	Developable	No recent planning history.	No Permission

SITE DETAILS						DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LSKE6	Greenhills Farm	Skelton	Key Hub	0.4	Farmhouse, agricultural buildings and associated farmyard area.	GF	9	Skelton is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. The site would enable the conversion and reuse of a number of traditional agricultural buildings, and potentially some sensitive new build. There are no known major constraints. Potential contamination would need to be investigated. The disused buildings could also potentially be home to protected bat species and again, further assessment would be required.	Yes	Site was promoted by the landowner in the Preferred Options Housing DPD in 2013 and assumed to still be available.	Yes	No known specific developer interest at present.	Uncertain	Developable	No recent planning history.	No Permission
LST4	Land adjacent Stainton Institute	Stainton	Key Hub	2.35	Gently sloping greenfield site in agricultural use in the village of Stainton. Existing residential development borders the northern and western boundaries of the site. The village hall lies on the western boundary and agricultural fields are to the south and east. There are a number of mature trees along the southern boundary.	GF	30	Stainton is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. Site constraints have been satisfactorily addressed during planning application process and an application (14/0528) for outline planning permission was approved at Planning Committee in December 2014 subject to the agreement of a S106 to secure affordable housing.	Yes	Agent confirmed site availability on behalf of owner in March 2014.	Yes	Strong owner intent to deliver site given pursuit of planning permission. unknown specific developer interest but likely to be a marketable site given popular village location and greenfield nature.	Yes	Developable	An outline application (09/0886) was approved for the western part of the site (indicative 5 units). An application for outline planning permission for the whole site was approved at Planning Committee (18.12.14) subject to the agreement of a S106 to secure affordable housing (14/0528).	Approved subject to S106
LST8	Land adjacent St John's Road	Stainton	Key Hub	0.66	Greenfield amenity open space in Stainton with existing housing to the west, south and east and open space and the A66 to the north.	GF	10	No major constraints, has outline permission for 11 dwellings, with a revised application for 10 units submitted in April 2015.	Yes	Property developer secured planning permission but was not the owner at the time.	Yes	Greenfield site in marketable location.	Yes	Developable	13/0630 outline permission granted for 11 dwellings. A revised outline application (15/0342) for 10 dwellings was submitted in April 2015.	Permission
LST9	Land to the west of Lakeland Free Range Egg Company - North	Stainton	Key Hub	1.57	Gently undulating greenfield site on the eastern edge of Stainton fronting Haw Bank. Some existing houses adjoin the north west corner of the site. Open countryside lies to the south and The Lakes Free Range Egg Company to the east.	GF	37	Stainton is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. The development of the site would extend Stainton beyond its current boundary and create a new eastern approach into the village. The whole of the site is not considered suitable due to the extent that it would extend the village, but subject to further assessment of landscape and visual impacts, it is considered that western parts of the site could potentially be considered suitable for a modest scale development.	Uncertain	Promoted by agent on behalf of landowner in October 2014.	Yes	Greenfield site in a marketable location. No known developer interest at present.	Uncertain	Developable	No recent planning history.	No Permission

SITE DETAILS						DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LTE5a	Land adjacent to the Cross Keys Inn	Tebay	Key Hub	0.45	Greenfield site in agricultural use, immediately to the south of the Cross Keys public house and fronting the A685. Forms part of a larger agricultural field. The site slopes down to the west.	GF	12	Tebay is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. The site has some topographical constraints and slopes down towards the west. An application for 12 dwellings was approved at Planning Committee in 2014 subject to the signing of a S106 for affordable housing contribution, which hasn't yet been agreed.	Yes	Owner has recently pursued a planning application for the northern part of the site.	Yes	Greenfield site with no major known constraints.	Uncertain	Developable	13/0839 outline application for 12 dwellings (approved at Committee Feb 2014 subject to S106) was being progressed but s106 agreement has not been finalised so application still live.	Application pending
LTE6	Land adjacent to Church Rise	Tebay	Key Hub	0.40	Agricultural grazing field adjoining housing on its western and southern boundaries. A small doctor's surgery building stands in the southern corner and some housing development is underway in the north western corner. The site slopes down to its north eastern corner.	GF	9	Tebay is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. The site was allocated as amenity space in 1996 Local Plan. The 2009 SHLAA discounted the site due to its open space designation at the time. However this designation has since expired and additionally 4 houses have recently been permitted on part of the site. As a greenfield site in grazing use the development of the site would have some visual and landscape impacts. A Public Right of Way crosses the site and would need to be retained if the site is developed. Potential topographical constraints in the north eastern corner. Some highways improvements may be required to Church Street.	Yes	Site availability was confirmed by the owner in March 2014.	Yes	Permission for 4 units granted on part of the site, 1 is complete with 3 under construction. It is likely that the site would be developed slowly in a number of phases based on the development so far.	Yes	Developable	Planning permission has been granted for the development of 4 dwellings on part of the site, under 2 separate applications (Outline 09/0851 and 07/0441) and RM 10/0851 and 10/0834. Construction has commenced with one unit complete and 3 under construction.	No Permission
LTE7a	Former Railway Cutting (north area)	Tebay	Key Hub	0.40	Former railway cutting site, now vacant with rough vegetation and earth bunding. The site sits at a lower level than land to the east, which contains the village tennis court and St James churchyard.	BF	9	Tebay is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. A planning application (08/0103) for 16 dwellings was refused due to non-completion of s106 but considered acceptable in other regards, indicating the general suitability of the site.	Yes	Site availability confirmed by the owner in March 2014.	Yes	Has been known interest in progressing development in the past. Not unreasonable to assume it could be delivered in plan period.	Yes	Developable	A planning application for residential development on part of the site (08/0103) for 16 dwellings was refused due to non-completion of s106 but considered acceptable in other regards	No Permission
LTS2	Land behind Medical Centre	Temple Sowerby	Key Hub	0.53	Agricultural land to the rear of the medical centre on the western edge of Temple Sowerby. The site has planning permission for 16 units.	GF	16	No major constraints, has planning permission.	Yes	Owner has planning permission.	Yes	No major constraints and marketable location so reasonable to assume it can be delivered in plan period. It forms phase 2 of the wider proposal that includes LTS1.	Yes	Developable	Planning permission granted for 16 dwellings (13/0489) in April 2014.	Permission

SITE DETAILS						DEVELOPMENT POTENTIAL								SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LTS5	Land adjacent Smithy House	Temple Sowerby	Key Hub	0.19	Greenfield level site on the edge of the village in agricultural use and forming part of a larger field. A recent residential development borders the site to the north, open countryside to the east and the main road through the village to the west.	GF	5	Temple Sowerby is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. The site sits just over 100 metres from Temple Sowerby Moss SSSI. Further assessment of the potential impacts on the SSSI from changes in surface water drainage would need to be undertaken and sufficient mitigation built into the scheme. The site is within the Conservation Area and could impact on its character depending upon the design of the site. The development of the site would also result in the loss of grade 2 agricultural land. Two listed houses sit opposite the site and have views across it. Development of the site therefore has the potential to impact on their setting.	Uncertain	Site originally proposed by an agent on behalf of owner in 2007. Assumed to still be available.	Yes	No known specific developer interest, and potentially significant environmental constraints.	Uncertain	Developable		No Permission
LWA6	Land adjacent Warcop C of E School	Warcop	Key Hub	0.60	Greenfield site adjacent to the east of the primary school, but outwith the main village settlement, in agricultural use, with permission recently granted for a new village hall on the western part of the originally submitted site, reducing the area available for housing development.	GF	14	The 2009 SHLAA considered the site unsuitable due to being out of scale and poorly related to village, however the site size has subsequently been reduced.	Yes	Site confirmed as available by owner's agent in May 2015.	Yes	Greenfield site in marketable area so considered reasonable to assume it could be delivered in plan period.	Yes	Developable	Permission granted for new village hall and parking on western part of site (13/0297) so developable site area has been reduced accordingly.	No Permission

## Villages, Hamlets and Rural Areas - Deliverable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF ?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/ Developable?	Planning History and Progress	Development Progress
RCA2	Land between Garth View and Old Park	Catterlen	Village/Hamlet	0.22	Greenfield infill site on the southern side of Catterlen.	GF	6	Has outline permission for 4 affordable and 2 market led properties.	Yes	Owner has planning permission.	Yes	Site has outline permission at present. Same owner and applicant as site RCA1 who has yet to implement that permission. Viability assessment provided by the applicant concluded that the site would be viable with the proposed level of affordable housing.	Yes	Deliverable	13/0830 approved November 2014 for 6 dwellings.	Permission
LCB1	Land at Fallowfield	Cliburn	Village/Hamlet	0.3	Vacant site within village, with modern residential development to east, forms undeveloped part of housing allocation.	GF	4	Has planning permission.	Yes	Confirmed in 2009 SHLAA and planning applications since	Yes		Yes	Deliverable	08/0405 permitted in June 2009 for the erection of two market led and two affordable dwellings. 12/0459 time extension permitted.	Permission
LCR1	Stoneworks, Silver Street	Crosby Ravensworth	Village/Hamlet	0.55	Brownfield (former stoneworks) site in village of Crosby Ravensworth. Residential redevelopment is underway.	BF	7	Issues and constraints have been addressed through recent planning application.	Yes	Under construction.	Yes	Development mostly complete.	Yes	Deliverable	Outline permission (08/0767) granted July 2010. Subsequent planning applications 10/1011, 10/1064, 11/0224, 12/0221, 12/0484, 12/0605 for reserved matters apps and amendments.	Under Construction
LEB3	Land behind Park Holme	Eamont Bridge	Village/Hamlet	0.357	Predominantly greenfield site forming the curtilage of an existing dwelling that fronts the road.	Part BF	24	Has been granted planning permission.	Yes	Owners pursuing the development on the site.	Yes		Yes	Deliverable	09/0820 approved for extra care apartments for the elderly (over 55). 10/0900 approved for Reserved Matters application for 30 no. extra care apartments for the elderly (over 55). 14/0151 approved in July 2014 for proposed extra care apartments for the elderly (over 55).	Permission
RGST1	Former Yew Tree Garage	Great Strickland	Village/Hamlet	0.09	Former garage site in Great Strickland.	BF	5	Has planning permission.	Yes		Yes	Under construction.	Yes	Deliverable	13/0827 approved June 2014 for 5 dwellings.	Under Construction
LKM2	Land adjacent Prospect House	Kings Meaburn	Village/Hamlet	0.431	Former woodyard site in Kings Meaburn, with surrounding uses including residential and agricultural land.	BF	9	Has planning permission.	Yes		Yes		Yes	Deliverable	12/0880 for 13 dwellings refused December 2012 as overly urban and out of character for village location. Adverse effect upon nearby listed building and Conservation Area. 13/0612 for 9 dwellings approved November 2013.	Permission
LKM7	Land at Croft View	Kings Meaburn	Village/Hamlet	0.18	Farmstead comprising of a range of traditional stone buildings and more recent agricultural storage buildings.	GF	5	Has planning permission.	Yes		Yes		Yes	Deliverable	13/0762 for residential development withdrawn. 14/0152 permitted for residential development for 5 dwellings including conversion of barn.	Permission

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF ?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/ Developable?	Planning History and Progress	Development Progress
LME5	Paddock north of Helm Bar	Melmerby	Village/Hamlet	0.42	Grazing land to the north of the village of Melmerby. Bounded by the A686 to the east, existing residential properties to the south, agricultural land to the north, and the road to Gamblesby to the west, and beyond this Melmerby caravan park.	GF	8	Site has been granted outline planning permission (14/0808) at Planning Committee in March 2015 subject to the signing of a Section 106 agreement to secure an affordable housing contribution.	Yes	Owner secured planning permission demonstrating intent to sell/develop.	Yes	Financial viability appraisal prepared at the time of the planning application demonstrated that the proposed scheme would be viable with an affordable housing requirement. Site has outline permission rather than full permission.	Yes	Deliverable	Site has been granted outline planning permission (14/0808) at Planning Committee in March 2015 subject to the signing of a Section 106 agreement to secure an affordable housing contribution.	Approved subject to S106
LNA5	Land opposite Old Cottage	Nateby	Village/Hamlet	0.137	Greenfield sloping paddock area on the eastern side of the village.	GF	4	Has planning permission.	Yes		Yes		Yes	Deliverable	10/0627 outline application for 4 dwellings approved. 12/0991 reserved matters application for 4 dwellings approved January 2013.	Permission
LOU1	Part Field No 0086, Bradley	Ousby	Village/Hamlet	1.091	Greenfield site in agricultural use in Ousby village.	GF	6	Has outline planning permission.	Yes	Development site being actively marketed	Yes	Only has outline permission at present.	Yes	Deliverable	12/0345 outline application for 6 dwellings refused October 2012 due to impact on local character and loss of open space but subsequently allowed on appeal in April 2013.	Permission
LWIN3	Road Head Farm	Winskill	Village/Hamlet	0.813	Agricultural farmstead.	GF	12	Has planning permission.	Yes		Yes		Yes	Deliverable	Full permission 11/0374 permitted April 2013 for residential development of 12 no. dwellings incorporating 4 barn conversions and 8 new builds with 30% affordable dwellings.	Permission



## Villages, Hamlets and Rural Areas - Developable Sites

SITE DETAILS							DEVELOPMENT POTENTIAL							SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LBC3	Cross Keys Farm (Land adj Ingledene Farm)	Blencarn	Village/Hamlet	0.257	Gently sloping agricultural land on the edge of Blencarn which is part of Cross Keys Farm and includes the original farmyard and a number of dilapidated buildings.	GF	6	Considered suitable in 2009 SHLAA. Outline permission approved in principle subject to S106 agreement.	Yes	Owner intends to develop (submitted planning application)	Yes	S106 agreement has not been agreed.	Yes	Developable	13/0349 pending for 6 dwellings (3 affordable), submitted May 2013. Approved at October 2013 planning committee subject to a S106 agreement to secure the affordable housing. This has not been finalised as yet.	Approved subject to S106
LBC4	Land adjacent Pleasant View	Blencarn	Village/Hamlet	0.194	Agricultural land on the edge of Blencarn, containing an agricultural building. Has planning permission for residential development.	GF	6	Existing 1996 Local Plan Allocation and has planning permission. (2004 permission commenced but not yet built).	Yes		Yes	The permission was implemented approximately ten years ago but the houses have not yet been built.	Yes	Developable	Approval of reserved matters for 5 dwellings (04/0469) approved July 2004. Works undertaken to commence development so remains live.	Permission
LCAL3	Land to the north of Dixon Court	Calthwaite	Village/Hamlet	0.29	Vacant rough land in the village of Calthwaite.	GF	4	Suitable infill site well related to existing village development. Has planning permission subject to S106.	Yes	Promoted by Smiths Gore on behalf of land owner. Was being marketed for sale (with LCAL4) for £500,000 by Smiths Gore but has recently been removed.	Yes	The site did not sell at its advertised price and it is understood discussions are ongoing with regards the affordable housing requirements for the site.	Yes	Developable	Live application 12/0979. Approved by Planning Committee 4th July 2013 subject to agreement of S106.	Approved subject to S106
LCAL4	Land at High Farm	Calthwaite	Village/Hamlet	0.64	Former saw mill complex in village of Calthwaite. Contains a number of redundant traditional and more modern farm buildings, the Estate's former timber yard and associated former sawmill building.	BF	10	Suitable infill site well related to existing village development. Has planning permission subject to S106.	Yes	Promoted by Smiths Gore on behalf of land owner. Was being marketed for sale (with LCAL3) for £500,000 by Smiths Gore but has recently been removed.	Yes	The site did not sell at its advertised price and it is understood discussions are ongoing with regards the affordable housing requirements for the site.	Yes	Developable	Live application 12/0979. Approved by Planning Committee 4th July 2013 subject to agreement of S106.	Approved subject to S106
RCA1	Land between park View and Joiners Brow	Catterlen	Village/Hamlet	0.37	Greenfield infill sites on the northern side of Catterlen.	GF	6	Has outline permission for 4 affordable and 2 market led properties.	Yes	Owner has planning permission.	Yes	Site has outline permission at present, and reserved matters approval would be required before December 2015 to keep the permission alive. No further application has been submitted at the date of the LAA. Same applicant and owner as site RCA2. Viability assessment provided by the applicant concluded that the site would be viable with the proposed level of affordable housing.	Yes	Developable	Outline 11/0905 permitted 11th December 2012 for proposed residential development consisting of 4 No. affordable and 2 No. market led properties.	Permission



SITE DETAILS						DEVELOPMENT POTENTIAL							SITE PROGRESS			
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Deliverable/Developable?	Planning History and Progress	Development Progress
LEB2	Land at Kemplay Foot	Eamont Bridge	Village/Hamlet	0.993	Agricultural site to the north of Eamont Bridge, adjoining existing residential development at its eastern edge. Existing agricultural building on site.	GF	24	Has planning permission.	Yes		Yes		Yes	Developable	09/0098 – erection of 24 dwellings - approved. 11/0446 – Extension of time limit approved. 13/0514 - application approved at Committee to modify the section 106 agreement attached to planning approval 09/0098 and 11/0446 to enable the provision of 70% open market housing and 30% affordable housing. Later amended to 35% affordable.	Permission
LSF1	Land adjacent Sandford Fold	Sandford	Village/Hamlet	0.36	The site comprises of disturbed agricultural ground formerly used for storage. Untidy appearance. Adjacent to relatively modern small housing development which has a suburban character.	GF	6	Has planning permission.	Yes		Yes		Yes	Developable	Two previous applications for change of use to caravan park withdrawn. Current live outline application for residential development (14/0165) approved at Planning Committee subject to agreement of S106 for affordable housing.	Approved subject to S106

## Appendix 2: Discounted Sites

### Penrith - Discounted Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	Potential Yield	Discounted?	Reason if discounted	Notes
N4	Field adjacent Raiselands Greenfield Extension No 7 (P66 and P99)	Penrith	Main Town	10.22	Greenfield site in agricultural use to the north of Penrith located in open countryside and unrelated to the existing settlement at present. The A6 forms the eastern boundary and the railway runs along the west. Identified as a potential greenfield strategic urban extension option in the Penrith Masterplan. It sits directly to the north of site N3. It is rural in character.	230	Discounted	Unsuitable	Greenfield site in an open countryside location. Its development would result in significant landscape and visual impacts and represent an unsustainable development pattern as it does not relate to any existing development in the town.
N5	Inglewood Road Greenfield Extension - Field 1 (P42-P51)	Penrith	Main Town	38.94	Large area of countryside to the north of Penrith, significantly detached from the town. It comprises of a number of agricultural fields with hedgerow, tree and stone wall boundary features. Some small business units lie adjacent to the north west corner. It has a rural character.	876	Discounted	Unsuitable	Large greenfield site in an open countryside location unrelated to the town of Penrith. Unsustainable location and major landscape implications.
P1	Pennyhill Park	Penrith	Main Town	0.69	Caravan park and gardens located in the urban area of Penrith.	22	Discounted	Developed for other use	Developed as a caravan park.
P5	Chancery Lane, Carleton Road	Penrith	Main Town	0.79	Sloping rectangular greenfield site surrounded by existing residential development.	25	Discounted	Unsuitable	Open space important for visual amenity in the local area. Unknown landowner and no known developer interest.
P6	Winters Park	Penrith	Main Town	1.77	Greenfield land around Penrith Rugby Club.	56	Discounted	No longer available	The owners no longer wish the site to be considered available, and there is also a restrictive covenant over the site restricting development.
P9	Haweswater Road	Penrith	Main Town	0.17	Developed residential site	7	Discounted	Developed for housing	
P17	Fair Hill Playing Field	Penrith	Main Town	3.36	Recreational land.	76	Discounted	Unsuitable	Conflict with development plan and national policy - valued as amenity and recreational land, and not available for development.
P31	Salkeld Road / Fairhill Greenfield Extension northern field	Penrith	Main Town	3.53	Greenfield site in agricultural use to the north of Penrith in open countryside. It is bounded by Green Lane and Inglewood Road and Lakeland View caravan site lies to the south west.	79	Discounted	Unsuitable	Unsuitable as it is a greenfield site in an open countryside location unrelated to existing built development. The site could only be considered in the event that the masterplan option to the south is fully developed and could not therefore be considered for development in the plan period.
P32 + P33	Macadam Gardens	Penrith	Main Town	0.20	Amenity green space and small parking area at the entrance to a housing estate.	9	Discounted	Unsuitable	Not considered developable due to its visual amenity value.
P37	Rickerby's, Brunswick Road	Penrith	Main Town	0.65	Previous commercial site that has been redeveloped.	20	Discounted	Developed for other use	Had a previous permission 07/0943 for McCarthy & Stone apartment scheme, but site was subsequently developed for a Booths supermarket.
P39	Land adjacent Lynwood Cottage, Beacon Edge (includes P40)	Penrith	Main Town	2.70	Sloping and elevated land to the north of Beacon edge, comprising of some grazing fields and the garden grounds of Lynwood house with mature landscaping.	61	Discounted	Unsuitable	Land outside the town of Penrith, with important visual amenity value.
P54	Bellevue Farm, Salkeld Road	Penrith	Main Town	2.80	Derelict farm and surrounding grazing land adjacent to Penrith Golf Course. It is unrelated to existing built development in Penrith and has a rural character. It occupies an elevated position.	63	Discounted	N/A	The site is currently within open countryside in an elevated position and its development would result in adverse landscape and visual impacts. A previous application in 2006 for the development of holiday lodges and conversion of the farm buildings was refused for the harmful adverse impact it would have on the character and appearance of the rural location. There may be some scope for sensitive conversion of the existing buildings but this would be likely to be below the LAA threshold.
P57	Fields adjacent to Mile Lane	Penrith	Main Town	63.08	Agricultural land to the west of Penrith to the west of the M6. Mostly greenfield land with large animal feed plant in northern part of site, and recently permitted haulage depot in north eastern corner.	1419	Discounted	Unsuitable	Unsuitable location detached from existing residential areas. Amenity issues including noise from transport corridor and odour from animal feed plant.
P61	Garage at Roper Street	Penrith	Main Town	0.37	Car sales showroom and garage.	37	Discounted	Unsuitable	Site partly within flood zone 3. Potentially suitable for development subject to sequential and exception tests at planning application stage. Brownfield site in sustainable location so in other respects its development would be suitable in policy terms.
P62	Garages to east of Scotland Road	Penrith	Main Town	0.19	Timber merchant occupying large shed building, within a predominantly residential area.	8	Discounted	No longer available	In commercial use and agent has advised it is not available for residential redevelopment.
P65	Land to the north of Gilwilly Industrial Estate	Penrith	Main Town	24.03	Large area of agricultural land to the north of Gilwilly Industrial Estate. It is bounded by the motorway to the west and the west coast mainline railway to the east.	541	Discounted	Unsuitable	The site is not well related to Penrith at present. It sits adjacent to an area proposed for the expansion of Gilwilly Industrial Estate. Flood risk and drainage constraints. Access constraints as would be accessed through industrial estate. If physical constraints could be overcome would be more suitable for employment uses given surrounding uses.
P68	Land at Auction Mart Court	Penrith	Main Town	0.07	Small urban infill site.	3	Discounted	Small Size	

P73	Land at CG Ford Site	Penrith	Main Town	0.41	Former garage site, redeveloped for residential.	33	Discounted	Developed for housing	Redeveloped for 33 houses and flats.
P74	Scout and ATS bases, Folly Lane	Penrith	Main Town	0.23	Brownfield site close to Penrith town centre, with a range of occupied single storey buildings, including the scout base.	10	Discounted	No longer available	Was previously considered as an option but is no longer available for redevelopment.
P75	Transport Service Area, Ullswater Road	Penrith	Main Town	1.62	Former lorry park/services area which has subsequently been developed into a retail park.	51	Discounted	Developed for other use	Developed for retail use.
P76	Garages behind Partco, Scotland Road	Penrith	Main Town	0.24	Infill site comprising garages and hardstanding.	10	Discounted	No longer available	Owner has informed the Council that the site is not available for development.
P77	Fire Station, Bridge Lane	Penrith	Main Town	0.19	Former fire station, now owned by the NHS and part of the NHS complex on Bridge Lane.	8	Discounted	No longer available	Ownership has changed since earlier consultations and is no longer available.
P78	Bowmans, Brunswick Road	Penrith	Main Town	0.22	Former carpet warehouse, redeveloped as car parking for newly completed adjacent retail store.	7	Discounted	Developed for other use	Developed for car parking as part of retail development.
P79	WCF, Brunswick Road	Penrith	Main Town	0.23	Retail store and car parking.	10	Discounted	No longer available	No longer available for residential development. Since it was suggested as a site the retail unit has been extended.
P80	CG Ford Site, Old London Road	Penrith	Main Town	0.16	Former brownfield site redeveloped into offices and flats.	7	Discounted	Developed for housing	Developed into offices and 27 flats.
P81	Victoria House, Bridge Lane	Penrith	Main Town	0.12	Completed residential development.	5	Discounted	Developed for housing	
P82	Workshop at Rowcliffe Lane	Penrith	Main Town	0.01	Completed residential development.	0	Discounted	Developed for housing	Developed into 3 flats.
P83	Castle Foundry, Castlegate	Penrith	Main Town	0.02	Completed residential development.	1	Discounted	Developed for housing	Developed into 5 dwellings.
P87	Bakery/Depot behind Lowther Terrace	Penrith	Main Town	0.12	Former bakery/depot, which has been redeveloped for car parking.	6	Discounted	No longer available	
P88	Building at Shepherds Hill, Stricklandgate	Penrith	Main Town	0.01	Existing building.	0	Discounted	Small Size	
P90	Garages off Watson Terrace Building	Penrith	Main Town	0.06	Level site to the rear of a residential terrace, containing garage buildings.	3	Discounted	Small Size	
P91	Fergusons Shop, Brunswick Road	Penrith	Main Town	0.04	Home furnishings shop in a traditional building.	2	Discounted	Small Size	
P100	Grey Bull, Scotland Road	Penrith	Main Town	0.14	Former public house and beer garden.	6	Discounted	Developed for housing	Development complete.
P101	Land at Pategill	Penrith	Main Town	0.19	Grassed area in existing housing area. Mostly grassed and level. The land to the south is wooded and slopes down to the watercourse.	8	Discounted	Unsuitable	Valued local amenity space, significant opposition to proposal of housing on the site in the 2014 Local Plan consultation.
P102	Land at Croft Terrace	Penrith	Main Town	0.41	Amenity open space on the edge of an existing residential area.	13	Discounted	Unsuitable	Valued local public open space and not available for redevelopment.
P103	Land at Fell Lane	Penrith	Main Town	0.29	Amenity open space within residential area.	12	Discounted	Unsuitable	Valued local public open space and not available for redevelopment.
P104	Land at Clifford Park	Penrith	Main Town	2.90	Recreational ground between the A66 and Clifford Road.	65	Discounted	Unsuitable	Recreational ground, and not available for development.
P107	Westview Farm/Training Centre	Penrith	Main Town	4.86	A predominantly greenfield rural site comprising fields, farm buildings, training centre accommodation and hard standing.	109	Discounted	Unsuitable	Site in an open countryside location unrelated to Penrith, therefore does not accord with sustainable development principles.
P108	Land at Green Lane	Penrith	Main Town	5.46	Agricultural land located in open countryside to the north of Penrith, fronting Green Lane and adjacent to the golf club.	123	Discounted	Unsuitable	Large greenfield site in open countryside unrelated to Penrith, therefore does not accord with sustainable development principles. unknown availability.
P110	Land west of Milestone House	Penrith	Main Town	26.95	A large area of sloping agricultural land in the open countryside to the north of Penrith unrelated to the town. It comprises a number of agricultural fields with stone wall boundaries and is bounded by the railway line to the west. It is rural in character.	606	Discounted	Unsuitable	Large greenfield site in an open countryside location unrelated to the town of Penrith. Unsustainable location and major landscape implications.
P111	Land at Scaws Drive	Penrith	Main Town	1.37	Greenfield site serving as amenity open space in a residential area.	43	Discounted	Unsuitable	Valued local public open space and not available for redevelopment.
P112	Land off Clifford Road	Penrith	Main Town	0.58	Greenfield site currently in use as an equipped play area and grassed informal recreation area.	18	Discounted	Unsuitable	In use as a valued amenity open space and equipped play area and not available for development.
P116	Land at Friargate House	Penrith	Main Town	0.14	Single storey commercial showroom/retail building extending back from King Street, with surrounding hardstanding/parking areas. A row of terraced houses back onto the southern boundary and mixed town centre/commercial uses border the site's other boundaries.	6	Discounted	Unsuitable	Within flood zone 3.
P117	17-18 King Street	Penrith	Main Town	0.06	Three storey traditional sandstone high street building with restaurant at ground floor and extended premises to the rear of the frontage.	3	Discounted	Unsuitable	Within flood zone 3.
P118	Tynefield Drive	Penrith	Main Town	0.10	Narrow greenfield site fronting Tynefield drive forming an unbuilt frontage between existing housing. It forms part of a larger green space and contains a number of trees on its frontage and a post and wire fence.	4	Discounted	Small Size	
P122	Penrith New Squares, Southend Road	Penrith	Main Town	0.34	Undeveloped site (has been landscaped) forming part of the wider Penrith New Squares mixed use redevelopment area which has mostly been completed. The site had permission for residential as part of the scheme but has not been developed.	32	Discounted	Other	There is no longer an intention to develop the residential units and a hotel has been permitted on the site.
P123	Penrith New Squares, Southend Road	Penrith	Main Town	0.25	Undeveloped site (has been landscaped) forming part of the wider Penrith New Squares mixed use redevelopment area which has mostly been completed. The site had permission for residential as part of the scheme but has not been developed.	44	Discounted	Other	Planning application pursued for a petrol filling station on the site. It was refused, but there is no intention to implement the residential permission on site.

## Alston - Discounted Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	Potential Yield	Discounted?	Reason if discounted	Notes
AL3	The Scrap Yard, Station Road	Alston	Market Town	0.55	Brownfield site adjacent to the River Nent in Alston. Partly in use as a scrap yard, waste transfer and skip hire business.	17	Discounted	No longer available	Confirmation from owner in April 2015 that the site is no longer available. Site would have been suitable in principle as a brownfield redevelopment opportunity but would have been unlikely to be viable if it was available given its location, brownfield nature and likely significant abnormal costs due to contamination.
AL4	Bruntley Meadows	Alston	Market Town	0.72	Greenfield sloping and undulating site within settlement of Alston. Adjoins existing residential development to the west and rough grazing land to the north and west. Unimproved grassland that is occasionally used for horse grazing.	23	Discounted	Other	Has not been developed since its allocation in the 1996 Local Plan, and biodiversity issues are currently prohibiting its development. The development of the site would result in an unacceptable loss of priority habitat (upland hay meadow), resulting in the most recent application being withdrawn. A suitable mitigation measure was not devised as part of the recent application, and it is considered that this constraint appears to be insurmountable for the foreseeable future.
AL6	The Wardway	Alston	Market Town	2.14	Greenfield rough grassland site on the western fringes of the raise area of Alston. The site is adjoined by existing residential development to the west, north and east, and open countryside to the south.	48	Discounted	Other	The site was allocated for housing in the 1996 Local Plan, however there has been no known interest in developing the site since, and ownership details are currently unknown. There is no justification to assume the site would be achievable. There are also a number of constraints affecting the site making its suitability uncertain. It is within the AONB, and a site of this scale would likely be unacceptable. There are also local highways constraints, a watercourse running through the site, overhead cables, significant trees, and an area of TPO woodland adjacent the site.
AL10	Station Road garage	Alston	Market Town	0.15	Car repair garage and filling station adjacent to the River Nent.	7	Discounted	No longer available	The owner has confirmed that the site is no longer available. Whilst potentially suitable, the site's brownfield nature, likely contamination and difficult local housing market would severely restrict viability of the redevelopment of the site for housing. A recent application was approved to extend the adjacent caravan park over part of the site.
AL14	Land adj Towerhill, The Raise	Alston	Market Town	2.91	Large mostly level greenfield site in agricultural use situated in the countryside to the north east of the Raise area to the west of Alston. To the north is open countryside, the west the A689 with a row of residential properties on the western side, and the south some dispersed residential properties and a site with planning permission for 12 dwellings which is under construction. To the east is the South River Tyne. The site and surrounding area is rural in character.	65	Discounted	Unsuitable	Development of the site for housing would result in unacceptable landscape and visual impacts, and a major impact on the rural character of the area. The site is poorly related to Alston.

## Appleby - Discounted Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Potential Yield	Discounted?	Reason if discounted	Notes
AP2	Drawbriggs Lane	Appleby	Market Town	0.64	Brownfield site with a number of industrial buildings on site. The northern part of the site is dense with tree planting and vegetation.	BF	20	Discounted	Unsuitable	The southern part of the site is an existing employment site and is proposed for employment development in the Local Plan. The remaining part of the site is heavily treed, and becomes narrow, steeply sloping and undevelopable in the northern part, and partly lies within the Settle-Carlisle Conservation Area, with the trees providing an important landscaped edge to the railway.
AP4	Site Adjacent to Appleby Cemetery	Appleby	Market Town	0.76	Slightly sloping greenfield site to the south of Appleby cemetery, within the settlement boundary. Existing residential development lies to the south, and the Settle-Carlisle railway to the east.	GF	24	Discounted	Unknown availability	Potentially suitable but availability not established in time for 2015 LAA.
AP6	Cross Croft	Appleby	Market Town	4.18	Greenfield site at south eastern edge of Appleby. The site slopes upwards towards the west, and borders railway lines to the west and east. A haulage depot borders the site to the north.	GF	94	Discounted	Unsuitable	Poorly related to existing residential development. Significant visual and landscape impacts given open countryside character.
AP8	Old Dairy Site, Drawbriggs Lane	Appleby	Market Town	1.96	Former dairy site within the settlement of Appleby, now a part occupied Business Park with a range of buildings, some of which are derelict and others occupied by a range of small businesses.	BF	62	Discounted	Other	It is an existing employment site with potential for redevelopment for employment uses, and would be more suited to continued employment use.
AP9	Land adjacent Castle Bank Lodge	Appleby	Market Town	0.94	Greenfield agricultural field on southern edge of Appleby.	GF	30	Discounted	Unsuitable	Was sieved at the first stage of the 2009 SHLAA due to the presence of significant trees, access issues, and poor relationship with the existing settlement. These reasons are considered to remain valid.
AP12	Field adjacent Barrowmoor Road, Colby Lane	Appleby	Market Town	4.43	Greenfield undulating site in agricultural use on the western edge of Appleby. Existing housing estates lie to the east, with woodland and the River Eden to the north, and agricultural land to the west and south.	GF	100	Discounted	Unsuitable	Poorly related to the main core of Appleby, would set a precedent for expansion in this area. Was discounted from the 2009 SHLAA on these grounds.
AP13	Field adjacent Margaret's Way junction, Colby Lane	Appleby	Market Town	1.60	Sloping agricultural land to the south of Colby Lane. Residential development lies to the north of Colby Lane and adjacent to the north east corner of the site. The site is rural in character and largely obscured from Colby Lane by a tree and hedgerow boundary.	GF	50	Discounted	Unsuitable	Steep gradient and intrusion into the open countryside.
AP14	Field behind Rampkin Pastures, Colby Lane	Appleby	Market Town	3.69	Low lying agricultural field in grazing use, with residential development bordering its northern boundary and part of its eastern boundary. Open countryside lies to the west and south.	GF	83	Discounted	Unsuitable	Within functional flood plain.
AP15	Land at Shaws Weind, Boroughgate	Appleby	Market Town	0.07	Former lean to structure, which has been redeveloped for a dwelling.	BF	3.01	Discounted	Small Size	Small size, and has been redeveloped.
AP16	Land behind Cross Croft	Appleby	Market Town	5.06	A large greenfield slightly undulating site on the south east edge of Appleby, with adjoining uses including residential, the Settle-Carlisle railway line and open agricultural land.	GF	114	Discounted	Other	Unknown availability, understood to be owned jointly by a number of shareholders. Potentially suitable if availability is established. Significant landscape impacts would require further assessment and mitigation.
AP17	Land adjacent A66	Appleby	Market Town	2.53	Greenfield elevated sloping site in agricultural use which narrows to a point at its north western edge. Lies between the A66 and the disused railway line.	GF	57	Discounted	Other	Unknown owner, no known developer interest. Site has numerous constraints including topography and narrow nature, and would be reliant on site AP11 being developed so would be unlikely to be achievable in plan period even if deemed suitable and available.
AP18	Land at Battlebarrow	Appleby	Market Town	2.46	Greenfield slightly undulating site in agricultural use. The southern part sits at a higher level than the road and is bounded by a stone wall and treed boundary, whilst the northern part sits level with the road and is bounded by trees, hedgerow and a post and wire fence. The site wraps around the Grade II listed Kingstone House.	GF	55.35	Discounted	Other	Unknown ownership, no known interest in developing the site. Further evidence needed to determine suitability with regards impact on TPO trees and feasibility of creating access, and impact on the setting of nearby listed buildings and the Conservation Area.
AP19	Field adjacent Barrowmoor Road Junction	Appleby	Market Town	2.00	Southerly sloping greenfield agricultural field to the south of Colby Lane bounded by hedgerows and small trees. Neighbouring uses include existing residential development to the north of Colby Lane, and agricultural land to the west, south and east.	GF	45	Discounted	Unsuitable	The development of the site would have significant detrimental landscape impacts, as the south of Colby Lane is rural in character, with existing development generally confined to the north. The site would be an inappropriate encroachment into open countryside.
AP20	Land adjacent High House Farm	Appleby	Market Town	0.82	Greenfield mostly level site adjacent to an agricultural farmstead to the south of Colby Lane.	GF	25.83	Discounted	Unsuitable	The development of the site would have significant detrimental landscape impacts, as the south of Colby Lane is rural in character, with existing development generally confined to the north. The site would be an inappropriate encroachment into open countryside.
AP21b	Land Adjacent Rose Cottage, Bongate- Greenfield Site	Appleby	Market Town	3.73	A greenfield site in agricultural use to the rear of the frontage along Bongate which extends towards woodland adjoining the River Eden.	GF	84.00	Discounted	Unsuitable	The development of the site would result in significant harmful impacts on heritage assets. There are numerous listed buildings, scheduled ancient monuments in the locality and the site is within the immediate setting of the Conservation Area. Its large extent would result in it affecting the wider setting of a number of assets, and specialist conservation advice has concluded the impacts would be unacceptable and there is little scope for reducing them to an acceptable level. Also concerns regarding proximity to the River Eden SSSI/SAC, and concerns regarding highways impact due to the scale of the site and proximity to Bongate/Cross Croft

									junction.	
AP22	The Gate Hotel	Appleby	Market Town	0.28	Former hotel site which had fallen into disrepair, now converted into a children's nursery.	BF	12.04	Discounted	Developed for other use	Has been sold and converted into a children's nursery.



## Kirkby Stephen - Discounted Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Discounted?	Reason if discounted	Notes
KS2	Hobson's Lane	Kirkby Stephen	Market Town	1.54	Greenfield L shaped site adjacent to the medical centre.	GF	48	Discounted	Other	Site ownership and intent to develop unknown. The site was identified in the 2003 Urban Capacity Study and there has not been any owner correspondence. Previous consultation responses and the Kirkby Stephen Town Plan stated that the site should be safeguarded for future health centre expansion. Access is currently gained through the health centre site which would be unsuitable for a residential development.
KS3b	South Road / Whitehouse Farm	Kirkby Stephen	Market Town	1.20	Greenfield site extending eastwards from South Road, in agricultural use (grade 3 land). Existing residential development to the north but open fields to east and south.	GF	38	Discounted	Unsuitable	The 2009 SHLAA discounted the site as unsuitable given its impact on the setting of the town. The development of the site would result in greenfield expansion of the town into adjacent agricultural land resulting in the loss of agricultural land and visual and landscape impacts. As the site is partly within the Conservation Area its development could impact on the character of the Conservation Area and its wider setting. The site forms part of an area with a tight field pattern with mature trees and hedges. Development has the potential to significantly alter the landscape character of the area. Established hedgerows that form part of the historic field pattern in the area divide the site into four small parcels. Potential highways impacts and surface water drainage impacts given issues on South Road and sloping nature of site.
KS4	Croglam Lane	Kirkby Stephen	Market Town	0.13	Small area of level green space forming an undeveloped section of a 1996 Local Plan allocation. Part of the site has been developed for a children's play area and recreation space. Surrounding uses are residential, with undeveloped land to the south.	GF	6	Discounted	Unsuitable	Remaining part of a 1996 Local Plan housing allocation. However identified as public open space in the open space audit 2015 and will be protected as such in the emerging Local Plan.
KS6	Green Field - Christian Head	Kirkby Stephen	Market Town	0.74	Triangular part of Kirkby Stephen Business Park on the western edge of Kirkby Stephen. Part of the site has been developed for a veterinary surgery with approximately 0.5ha remaining.	GF	23	Discounted	Unsuitable	Not suitable for residential development as it is an existing employment land allocation in the 1996 Local Plan and a preferred employment site in the emerging Local Plan. If the remainder of the site was to be developed for residential uses it would likely result in amenity issues for future occupiers given nature of surrounding uses (site has permission for B1, B2 and B8 uses).
KS7	Mark Johns Motors	Kirkby Stephen	Market Town	0.18	Gateway site on the northern approach into Kirkby Stephen. Currently in use as a garage and filling station.	BF	6	Discounted	No longer available	Responses to 2015 draft LAA consultation stated that the site has been sold for continued service station use and is no longer available.
KS8a	Field north-east of Victoria Buildings	Kirkby Stephen	Market Town	0.16	Former agricultural land (grazing and storage uses) which has been developed for residential use.	GF	6	Discounted	Developed for housing	0
KS9	Field adjacent The Crescent, Nateby Road	Kirkby Stephen	Market Town	0.95	Sloping and elevated greenfield site to the east of Kirkby Stephen. Existing residential development lies to the west and south, and a site with planning permission for residential development to the north west. Open countryside borders site to the north and east and the site has a rural character.	GF	30	Discounted	Unsuitable	The site's elevated position and sloping nature would result in significant adverse landscape and visual impacts as it would be highly prominent and sit higher than existing neighbouring residential development. Likely significant amenity impacts for surrounding residents as the land sits higher than The Crescent.
KS10	Land off Bollam Lane	Kirkby Stephen	Market Town	0.28	Greenfield site in agricultural use to the south of a row of 4 dwellings on Nateby Road, detached from the main settlement of Kirkby Stephen. The site has a rural character with open countryside to the west, south and east.	GF	12	Discounted	Unsuitable	The site is rural in character and forms part of a larger agricultural field. Its development for housing would result in encroachment into the rural landscape and impact upon the rural nature of this area. It is not well related to Kirkby Stephen as it does not adjoin the main urban area and would represent inappropriate countryside development. Previous planning permission refusal on these grounds.
KS12	Littlefairs Yard No.2 Faraday Road	Kirkby Stephen	Market Town	0.11	Former builder's yard, now redeveloped for housing.	BF	5	Discounted	Developed for housing	Five houses completed.
KS14	Land adjacent Eden Nursery	Kirkby Stephen	Market Town	0.48	Site to the south of Eden nursery adjacent to the River Eden approximately 300m north of Kirkby Stephen. Rural character, site now in use as a campsite.	GF	15	Discounted	Unsuitable	Much of the site lies within flood zone 3b
KS16	Land at South Road	Kirkby Stephen	Market Town	0.08	Narrow strip of land fronting South Road in Kirkby Stephen.	GF	3	Discounted	Small Size	0
KS19	Land behind The Crescent, Nateby Road	Kirkby Stephen	Market Town	0.28	A greenfield elevated and sloping site on the eastern edge of Kirkby Stephen. To the west are the long rear gardens of existing houses, to the south a single row of residential properties with countryside beyond, and to the east and north agricultural fields	GF	12	Discounted	Unsuitable	Major access constraints, significant landscape impacts and poorly related to existing residential development. site accessed up a sloping single width private lane. During previous consultation the owner of the lane has stated it is not suitable to accommodate any additional traffic movements.
KS20	South Road / Whitehouse Farm (extension of KS3)	Kirkby Stephen	Market Town	0.63	Strip of agricultural land to the east of Kirkby Stephen. Located within open countryside. Only the small northern boundary adjoins built development. The site and its surroundings are rural in character. The site cuts across four fields with strong hedgerow boundaries splitting the site into four parts.	GF	20	Discounted	N/A	The site is located in open countryside. Established hedgerows that form part of the historic field pattern in the area divide the site into four small parcels. The site has no existing access. It would have to be gained from the development of adjacent sites, none of which are currently preferred sites for development.
KS21	Land at Edensyde	Kirkby Stephen	Market Town	0.51	Greenfield sloping site to the north of Kirkby Stephen adjacent to the River Eden and A685. Significant tree cover including newly planted trees on site, and public right of way along eastern boundary.	GF	16	Discounted	Unsuitable	The site is not well related to existing development in Kirkby Stephen. Its development would have significant landscape impacts and change the character of this gateway approach to the town. The site lies adjacent to the River Eden and is within flood zone 2. It is adjacent to the River Eden SAC/SSSI and could impact upon its conservation interests. Landowner unknown and no known interest in developing.
KS22a	Land at Melbecks (a)	Kirkby Stephen	Market Town	1.35	Greenfield sloping site on the east of Kirkby Stephen which is relatively elevated in parts. Existing residential development adjoins the northern and western boundaries and countryside and the River Eden borders the site to the east.	GF	24	Discounted	Unsuitable	Recent Council refusal and appeal dismissal concluded the site as unsuitable for development due to significant harmful landscape character impacts. Assessments of highways, biodiversity, flooding and drainage and heritage impacts were undertaken to support the recent planning application and all satisfactorily demonstrated that identified impacts could be adequately mitigated against. Landscape and visual amenity impacts were cited as the reason for refusal and the recent appeal decision concluded that the proposal would result in unacceptable impacts on landscape character. The Inspector also concluded that unacceptable highways impacts would arise.



Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity	Discounted?	Reason if discounted	Notes
KS22b	Land at Melbecks (b)	Kirkby Stephen	Market Town	4.14	Large greenfield sloping site comprising a number of agricultural fields to the east of Kirkby Stephen. Rural in character.	GF	93	Discounted	Unsuitable	Significant harmful landscape impacts likely given scale of site and current rural character. Likely impacts on local biodiversity and potential impacts on conservation interests of River Eden SAC/SSSI given the close proximity of the site to this designation. Likely significant highways impacts given scale of site.
KS23	Land adj The Cemetery	Kirkby Stephen	Market Town	2.32	Greenfield gently sloping site to the north of Kirkby Stephen directly to the north of the cemetery. Agricultural in nature and bounded by hedgerows trees, and the A685.	GF	52	Discounted	Unsuitable	The site is visually poorly related to Kirkby Stephen and does not relate to any existing residential development. It would represent unnecessary and inappropriate development in the countryside. The site would create a new northern edge to the town and significantly impact upon the character of the approach to the town.
KS24	Land adj Manor Court	Kirkby Stephen	Market Town	1.20	Greenfield and elevated sloping site in agricultural use in Kirkby Stephen, adjoining existing residential development to the west and north, and open agricultural land to the south. The site is rural in character and when viewed from Nateby Road the residential development to the west is not visible due to the rising topography of the site.	GF	38	Discounted	No longer available	Agent recently confirmed that owner no longer wishes the site to be considered for development.
KS25	Land west of Nateby Road	Kirkby Stephen	Market Town	5.06	Large area of greenfield land on edge of Kirkby Stephen. Elevated and sloping land comprising of a number of agricultural fields divided by hedgerow and tree belts. Rural in nature. Some residential properties along Nateby Road to the east.	GF	114	Discounted	Unsuitable	The site is rural in character, and its rising topography visually and physically separates the site from the town. Its development for housing would result in significant landscape and visual impacts and change the rural character of the area. Its rising topography would exacerbate the visual impacts.
KS26	Land at Christian Head Care Home, Silver Street	Kirkby Stephen	Market Town	0.20	Greenfield site forming part of the landscaped grounds of Christian Head care home, in a mixed use area in the centre of Kirkby Stephen, with the care home to the west, the auction mart to the south and residential development to the east.	GF	9	Discounted	Unsuitable	Constrained narrow site forming part of the garden grounds of the care home. Considered inappropriate overdevelopment of an infill site which serves an open space function for care home residents.

## Key Hubs - Discounted Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Potential Yield	Discounted?	Reason if discounted	Notes
LAR 1	Land adjacent to school	Armathwaite	Key Hub	0.76	Greenfield site in agricultural use at the northern edge of Armathwaite, to the north east of the primary school, directly adjacent to the railway line.	GF	18	Discounted	Unsuitable	The site has no current access from the highway and it would need to be gained by crossing existing land. The site is also poorly related to existing development in the village.
LAR2	Land and Buildings east of Front Street (Bridge End Farm)	Armathwaite	Key Hub	0.08	Small site on the eastern edge of Armathwaite containing an agricultural storage building.	BF	2	Discounted	Small Size	Under LAA threshold.
LAR3b	Land to north of Armathwaite School	Armathwaite	Key Hub	0.79	School playing field.	GF	18	Discounted	Unsuitable	School playing field, and not available for development.
LAR4	Land adjacent Castle Farm	Armathwaite	Key Hub	0.23	Developed residential site	GF	5	Discounted	Developed for housing	
LAR5	Former Chapel and Grounds	Armathwaite	Key Hub	0.20	Former chapel and grounds, now converted into residential.	BF	1	Discounted	Developed for housing	Former chapel has been converted into a dwelling.
LAR6	Land opposite old school	Armathwaite	Key Hub	0.59	Greenfield site on the northern edge of Armathwaite. Forms part of a larger agricultural field so no defined boundaries on its northern and eastern edges. Residential development lies to the south, with agricultural land of a rural character to the west, north and east.	GF	14	Discounted	Unsuitable	The site is poorly related to the existing form of the village and would represent an inappropriate development into open countryside.
LAR7	Land south of the Fox and Pheasant Inn	Armathwaite	Key Hub	0.04	Small greenfield site to the south of the Fox and Pheasant Inn.	GF	1	Discounted	Small Size	Under LAA threshold.
LBO1	Land behind Croft House	Bolton	Key Hub	0.34	Greenfield site in agricultural use (grazing) adjacent to existing residential development and agricultural fields	GF	10	Discounted	Other	Bolton is currently designated as a Local Service Centre in the Core Strategy and will be designated as a key hub in the emerging Local Plan, and is therefore in principle considered a suitable location for development of a modest scale to help sustain local services and meet local housing need. However the draft Bolton Neighbourhood Development Plan is seeking to limit new build development sites to a maximum of 3 units therefore if adopted the NDP would render the site unsuitable in policy terms. Additionally the ownership of the site is unknown and there is no known interest in developing the site and it is considered extremely unlikely the site would be developable in the plan period.
LBO3	Land adjacent to The Hermitage	Bolton	Key Hub	0.09	Small infill site.	GF	3	Discounted	Small Size	Under LAA threshold.
LBO4	Land adj Windy Garth	Bolton	Key Hub	0.13	Small greenfield infill site forming part of a larger agricultural field.	GF	3	Discounted	Small Size	Under LAA threshold.
LBO5	Land adj Cherry Croft	Bolton	Key Hub	0.11	Small greenfield infill site forming part of a larger agricultural field.	GF	3	Discounted	Small Size	Under LAA threshold.
LBO6	Land behind Smithy Cottage	Bolton	Key Hub	0.205	Sloping greenfield site within village. In agricultural use and contains traditional stone built agricultural barns/storage buildings along western boundary.	GF	6	Discounted	Uncertain availability	This site was a suggestion by the Parish Council and not the landowner, whose details are unknown.
LBO9	Land adj Prospect Farm	Bolton	Key Hub	0.13	Small greenfield infill site.	GF	4	Discounted	Small Size	Under LAA threshold.
LBO10	Land adjacent Lindisfarne	Bolton	Key Hub	0.171	Small infill site with permission for 1 dwelling.	GF	1	Discounted	Small Size	Under LAA threshold.
LBO12	Land behind Helmsteads	Bolton	Key Hub	1.93	Large greenfield level site in agricultural use. Adjoins the village but extends significantly into open countryside.	GF	45	Discounted	Unsuitable	Large scale site in the countryside poorly related and out of scale with the existing village. Significant conflict with current and emerging local and national policy.
LBR5	Land off Back Lane	Brough	Key Hub	0.12	Small greenfield site to the north of the A66, adjacent to a hardstanding area and storage shed. Surrounded by private gardens to the west, north and east.	GF	3	Discounted	Small Size	Under LAA threshold.
LBR6	Former George Hotel	Brough	Key Hub	0.07	Former public house with permission for conversion to residential.	BF	2	Discounted	Small Size	Under LAA threshold.
LBR7	Land adjacent Trading Estate	Brough	Key Hub	1.19	Greenfield level site in agricultural use to the south of Brough Industrial Estate. An industrial/business unit lies to the north, existing residential development to the south and east and a farm holding to the west.	GF	28	Discounted	Other	Owned by Cumbria County Council who have an intention to dispose of the site, however there were early stage discussions regarding a Community Asset Transfer for the site to be used as open space/allotments/ recycling facility, although this has not progressed. Also CCC was pursuing an employment allocation for the site so uncertain whether it would be available for housing. Greenfield site with no major constraints, however the housing market in the village is not buoyant and there is no known developer interest. Additionally the development cap in the Neighbourhood Plan will restrict the delivery rate of new housing in the village. As a result of the above factors it is considered very unlikely that the site would be developed for housing in the plan period.
LCBR1	Land opposite Four Winds	Church Brough	Key Hub	0.48	Level greenfield site to the south of Church Brough bounded by a drystone wall.	GF	11	Discounted	Unsuitable	Extends significantly beyond the existing settlement boundary into surrounding countryside. Additionally the Upper Eden Neighbourhood Plan places a cap on development rates and this site would likely be considered too large a scale to be compatible with the rates envisaged in the plan. Unknown ownership details.
LCF2	Land opposite Cumberland Close	Clifton	Key Hub	1.22	Level greenfield site in agricultural use fronting the western side of the A6 in Clifton.	GF	29	Discounted	Unknown availability	Unknown source and ownership details. Availability not established in time to include in 2015 LAA but potentially suitable in future if availability established.

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LCF3	Land adjacent Town End Croft	Clifton	Key Hub	1.51	Level greenfield site in agricultural use bounded to the north and west by existing residential development, to the east by the west coast railway line and to the south by countryside.	GF	35	Discounted	Other	Superseded by amended site proposal - see LCF4
LCU2	Land north of Otter's Holt	Culgaith	Key Hub	1.276	Steeply sloping greenfield site outwith the main settlement area of Culgaith. The under construction Otter's Holt development lies to the south.	GF	30	Discounted	Unsuitable	Steep topography likely to significantly constrain development, large scale, poorly related to village. No known developer interest. Site was promoted in 2007 but no known further action or current intent to pursue.
LCU5	Land at Station Road	Culgaith	Key Hub	5.05	Large sloping greenfield site comprising of parts of a number of agricultural fields. It extends significantly into open countryside.	GF	91	Discounted	Unsuitable	This is a large greenfield site which significantly extends into open countryside and is considered out of scale with scale of village and unsuitable in policy terms. Some very small scale development in the north eastern part of the site better related to the village could potentially be considered acceptable.
LCU7	Land behind The Black Swan	Culgaith	Key Hub	0.56	A greenfield site on the northern side of Culgaith to the rear of the Black Swan pub. Existing village development borders the site to the south and east with agricultural land to the north and west.	GF	13	Discounted	Unsuitable	Major access constraints as the current access point is of an insufficient width for vehicular access.
LCU8	Field Behind Loaning Head	Culgaith	Key Hub	1.43	Sloping greenfield site on edge of settlement in agricultural (grazing) use.	GF	33	Discounted	Unsuitable	The site is considered to be too large a scale to be considered 'modest' and in keeping with the scale of the village and would be a significant expansion into open countryside. It is therefore considered to be in conflict with current and emerging policy.
LCU9	Land adjacent Whinfell View	Culgaith	Key Hub	1.69	Greenfield level site in agricultural (grazing use) on edge of settlement bounded by mature trees and natural stone boundary wall.	GF	40	Discounted	Unsuitable	The site is considered to be too large a scale to be considered 'modest' and in keeping with the scale of the village and would be a significant expansion into open countryside. It is therefore considered to be in conflict with current and emerging policy.
LGA1	Church View	Great Asby	Key Hub	0.377	Part brownfield level site within village. Containing an existing property along the street frontage and disused buildings to the rear. Extends into open countryside to the rear.	GF	11	Discounted	Unsuitable	Development of the whole site would not respect the settlement form of the village. It is a prominent site in the centre of the village and within the Conservation Area and is in close proximity to two listed buildings. It is considered that the scale of site proposed would adversely impact upon the character of the Conservation Area.
LGA2	Land at Croft House Farm	Great Asby	Key Hub	0.41	Part brownfield agricultural site in village of Great Asby	GF	10	Discounted	Other	Permission has been granted for 3 detached dwellings on the site so it falls below the LAA threshold.
LGA3	Land adjacent Burney Beck Cottages, Great Asby	Great Asby	Key Hub	0.968	Greenfield level agricultural land in grazing use in village of Great Asby	GF	23	Discounted	Unsuitable	Large greenfield site that is of a disproportionate scale for the size of the village. It is within the Conservation Area and development of the site would likely lead to a significant impact on the character of the Conservation Area. Additionally the northern part of the site lies in flood zone 3. Part of the site was previously allocated as amenity open space in the 1996 Local Plan. Could potentially be considered suitable in part for some very small scale sensitive development.
LGSA1	Field south-east of Thorncroft	Great Salkeld	Key Hub	0.471	Greenfield agricultural site in the open countryside to the south east of Great Salkeld.	GF	11	Discounted	Unsuitable	Site is located in open countryside and unrelated to the village of Great Salkeld.
LGSA2	St Cuthbert's CE School	Great Salkeld	Key Hub	0.032	Part of the former primary school building.	BF	1	Discounted	Small Size	Below LAA 4 unit threshold.
LGSA3	Land at Croft House Farm	Great Salkeld	Key Hub	1.279	Rural site in the open countryside to the north of Great Salkeld. The site contains some traditional stone built disused agricultural buildings in the south west corner forming part of a wider farm site, and surrounding agricultural grazing fields to the north.	GF	30	Discounted	Unsuitable	Contains some traditional agricultural buildings which could potentially be converted (however prior approval recently refused for permitted development proposal). The remainder of the site is greenfield land in open countryside and would be unsuitable in policy terms for new build residential.
LGSA4	Land at Rotherham Green	Great Salkeld	Key Hub	1.446	Slightly undulating greenfield site in agricultural use on the southern edge of the hamlet of Salkeld Dykes .	GF	34	Discounted	Unsuitable	Greenfield site in countryside location, poorly related and out of scale with Salkeld Dykes, which is not considered a suitable location for market housing development under current or emerging policy.
LGSA5	Land above Stoney Green	Great Salkeld	Key Hub	1.551	Undulating greenfield site in agricultural use to the south west of Salkeld Dykes in open countryside.	GF	36	Discounted	Unsuitable	Greenfield site in open countryside location, unrelated to an existing settlement.
LGSA6	Land to North of Methodist Church	Great Salkeld	Key Hub	1.777	Relatively elevated greenfield site in agricultural use to the west of Great Salkeld. Rural in character.	GF	42	Discounted	Unsuitable	Greenfield site in open countryside, poorly related to Great Salkeld.
LGSA7	Land to East of Methodist Church	Great Salkeld	Key Hub	3.23	Large agricultural field to the west of Great Salkeld. Surrounding land uses include agricultural fields, with some existing residential development to the south east.	GF	58	Discounted	Unsuitable	Greenfield site in open countryside, poorly related to existing development in Great Salkeld and of a disproportionate scale to the existing village.
LGSA8	Land adjacent to Willow Garth	Great Salkeld	Key Hub	2.721	Large site comprising of two agricultural fields adjoining the southern edge of Great Salkeld. It adjoins existing housing along part of its northern and eastern boundaries. The land significantly rises in elevation to the west resulting in the site sitting in an elevated position above the main village settlement.	GF	49	Discounted	Unsuitable	The scale of site is disproportionate with the existing size of the village and would be incompatible with current and emerging policy. The rising nature of the site would increase the significance of the landscape impacts.. Some small scale development in eastern lower parts of the site could potentially be considered acceptable in policy terms.
LGSA9	Wetheral Cottages	Great Salkeld	Key Hub	0.3	5 holiday cottages within village of Great Salkeld.	BF	5	Discounted	Other	The site was promoted through a previous Local Plan consultation to convert the existing holiday cottages to permanent residential use. Not a relevant site for consideration in the LAA.
LGR1	Land adj Fair View	Greystoke	Key Hub	0.14	Narrow strip of greenfield land fronting the road on the southern approach into Greystoke. Linear residential development faces the site on the opposite side of the road and to the north, with open land to the east.	GF	4	Discounted	Small Size	Site is narrow and would constrain capacity to below the LA threshold. Also part of the site appears to be in private garden/allotment use. Site ownership and availability unknown.
LGR2	Land at the Rectory	Greystoke	Key Hub	0.35	Level greenfield site on the eastern fringes of Greystoke sitting to the north of the church and churchyard and to the south west of the former rectory.	GF	10	Discounted	Unsuitable	Previous planning application for 2 dwellings refused due to impacts on the character of the area and setting of the listed church and rectory. The site is poorly related to the main village settlement.
LGR3	Land behind Croft	Greystoke	Key Hub	1.01	A greenfield level site in agricultural use on the southern side of Greystoke, bordering existing residential development to the north and east and open countryside to the south and west.	GF	24	Discounted	No longer available	Owner confirmed that the land is no longer available and is to remain in agricultural use for the foreseeable future. (Information received in September 2014)
LGR4	Land at Blencow Road	Greystoke	Key Hub	3.35	Greenfield slightly undulating site to the north of Greystoke in agricultural use and rural in character. A small section of the south west boundary adjoins existing residential development in the village but the surrounding character is largely rural.	GF	60	Discounted	Unsuitable	The development of the whole site would result in significant adverse visual and landscape impacts and significantly change the character of Greystoke as viewed from the approach from the north east. The site boundary as proposed would result in a 20% increase in housing numbers in the village which is considered too large a scale for a single site. It is considered that some smaller scale development more respectful of the

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										village's form and character could be potentially suitable. There are well known surface water drainage issues in the locality that affect Howard's Park and these would need to be investigated further and mitigated against.
LGR5	Land East of Howard Park	Greystoke	Key Hub	2.79	Greenfield site to the east of Greystoke in agricultural use, adjoining residential development to the west and agricultural fields to the north and east. The site is undulating and rises in elevation away from the village. A row of mature trees divide the site.	GF	50	Discounted	Other	The development of the whole site would significantly extend the village into surrounding countryside and increase the number of properties by almost 20%. It would significantly change the village's character particularly on the approach from the east. It is considered that some smaller scale sensitive development could be accommodated on part of the site with acceptable impacts. Careful consideration would need to be given to the setting of the Grade II listed building adjacent to the site boundary. Highways access and safety issues would need to be addressed as there is currently no footpath along the highway to provide a safe walking route to the village centre. A public right of way cuts through the north western part of the site and would need to be retained/ re-routed. Existing surface water drainage issues in the locality would need to be addressed.
LHA1	Pattinson Close	Hackthorpe	Key Hub	0.15	Completed residential development.	GF	5	Discounted	Developed for housing	
LHA4	Land opposite Eden House	Hackthorpe	Key Hub	0.45	Linear greenfield site in agricultural use on the eastern side of the A6 in Hackthorpe. Part of a larger agricultural field, with no defined boundary along its eastern edge, and a stone wall boundary along the A6 frontage.	GF	11	Discounted	Unsuitable	The site's development would result in harmful landscape impacts as development of the site would result in inappropriate encroachment into open countryside. The scale and position of the site does not respect the current settlement character of the village, as most residential development is focussed on the western side of the A6. The site sits opposite a grade II listed building (Thorpe Grange) and its development could impact on the house's setting.
LHA5	Land opposite Cross Fell View	Hackthorpe	Key Hub	0.91	Linear greenfield site on the eastern side of the A6. Part of a larger agricultural field, with no defined boundary along its eastern edge and a hedgerow and occasional trees along its A6 frontage.	GF	21	Discounted	Unsuitable	The site's development would result in harmful landscape impacts as development of the site would result in inappropriate encroachment into open countryside. The scale and position of the site does not respect the current settlement character of the village, as most residential development is focussed on the western side of the A6.
LHA6	Land adj. Village Wood	Hackthorpe	Key Hub	1.39	Greenfield slightly undulating site at the northern edge of Hackthorpe extending beyond the built extent of the village. The east of the site is bounded by the A6 and the west the road into Hackthorpe village and Lake District National Park Boundary.	GF	33	Discounted	Unsuitable	Significant visual and landscape impacts and impact on the setting of designated heritage assets at Lowther Village. Lowther village lies to the west of the site, with the nearest grade II* listed properties only being 70m from the western boundary of the site. Mature woodland forms a screen between Lowther Village and the site but further assessment required to understand the potential impact on the setting of Lowther if this site was developed. The scale of the site would likely result in significant changes to the local character and setting of Lowther Village. The site would substantially extend the village into open countryside and significant visual and landscape impacts would therefore arise.
LHH2	Land adjacent to Elm Close	High Hesket	Key Hub	1.058	Greenfield relatively level site in agricultural use to the north of High Hesket adjoining existing housing at Elm Close.	GF	25	Discounted	Other	Potentially suitable for some smaller scale development, but unconfirmed availability. Also significant constraints regarding highways capacity of the existing Elm Close access given existing and committed developments in the village.
LHH4	Land to North of Stonecroft Gardens	High Hesket	Key Hub	0.286	Level greenfield site at the northern edge of High Hesket, bordered by the A6 to the west, the road through High Hesket to the east and residential development to the south. The site forms the gateway into the village with a significant mature tree to its north where the two roads meet.	GF	8	Discounted	Unknown availability	Site availability has not been confirmed prior to 2015 LAA publication. Potentially suitable for a small scale sensitive development.
LHH5	Land adj The Primary School	High Hesket	Key Hub	1.421	Long triangular sloping greenfield site at the southern edge of High Hesket. It adjoins the primary school to the north, the A6 to the west, the road through High Hesket to the east and it narrows to a point at the road junction to the south. It is bounded by high hedgerows.	GF	33	Discounted	Unsuitable	The site is poorly related to existing development and lies outwith the village, and would appear as incongruous development in the countryside.
LHH6	Land behind the Coach House	High Hesket	Key Hub	1.239	Level greenfield site in agricultural use on the eastern edge of High Hesket directly adjoining and forming an extension to the housing development under construction at site LHH1 to the north, and existing residential development to the east.	GF	29	Discounted	Other	Duplicate and expansion of site LHH3. A planning application (13/0281) with the boundaries of LHH6 was refused due to its excessive size and scale.
LKT2	Ashton Lea	Kirkby Thore	Key Hub	0.796	Greenfield site in Kirkby Thore forming the large curtilage of Ashton Lea to the north. The site is heavily treed. Directly to the east is a working farm, and to the south, east and north residential properties.	GF	19	Discounted	Unsuitable	Was allocated for housing in the 1996 Local Plan but considered unsuitable in light of recent planning history on this and nearby sites. The site's development would result in unacceptable impacts on residential amenity for future occupiers due to proximity of intensive farm operation.
LKT3	Townhead	Kirkby Thore	Key Hub	0.602	A greenfield slightly undulating site on the eastern edge of Kirkby Thore. The site is rural in character with isolated residential properties, agricultural fields and farm buildings in the area surrounding it.	GF	14	Discounted	Unsuitable	Poorly related to the existing village and would be inappropriate encroachment into the open countryside.
LKT4	Land off Piper Lane	Kirkby Thore	Key Hub	0.76	Relatively level greenfield site in agricultural use to the rear of cottages on the western site Kirkby Thore Main Street. Rural in character.	GF	18	Discounted	Unsuitable	Within the Kirkby Thore Roman Fort Scheduled Ancient Monument. Also poorly related to the existing settlement and a significant intrusion into open countryside.
LKT5	Land at River Croft	Kirkby Thore	Key Hub	0.538	Gently sloping site comprising two small agricultural fields, a farmhouse and small storage sheds.	GF	13	Discounted	Unsuitable	Partly designated as a Scheduled Ancient Monument, no apparent access, possible impacts on SAC/SSSI, and southern boundary lies within flood zone 3.
LKT6	Rectory Farm	Kirkby Thore	Key Hub	0.355	A working farm with a range of farm buildings. A church lies to the north and a large working farm to the south and east, with open fields to the north east.	BF	10	Discounted	Unsuitable	Planning permission was refused due to incompatibility with adjacent intensive farm use in terms of residential amenity. An appeal was dismissed.
LKT7	Crossfell House Farm	Kirkby Thore	Key Hub	1.589	An operational livestock farm.	BF	37	Discounted	No longer available	



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LKT8	Field behind Rectory Farm	Kirkby Thore	Key Hub	0.449	Field adjoining Rectory Farm, suggested as a possible extension to LKT6.	GF	11	Discounted	Unsuitable	Planning permission was refused on the site to the south (LKT6) due to incompatibility with adjacent intensive farm use in terms of residential amenity. An appeal was dismissed. The same issues apply to this site, and additionally LKT6 would need to be developed to provide access to this site.
LKO1	Former Butcher's Shop and Field	Kirkoswald	Key Hub	0.489	Former butcher's shop in the centre of Kirkoswald, with greenfield land to the rear.	Part BF	11	Discounted	Unsuitable	Major topographical constraints. Access constraints due to site and highways levels, and frontage building would need to be demolished to create vehicular access. A previous planning application was submitted in 2003 but withdrawn. Site was a preferred site in the 2013 consultation but generated significant local opposition.
LKO2	Land at Coach House	Kirkoswald	Key Hub	0.34	Site comprising of a residential dwelling (traditional stone built) to the east with a field to the rear (east). The existing house sits within a main frontage in the village centre and the site rises in elevation to the rear of the house.	GF	10	Discounted	No longer available	Owners withdrew the site from the Local Plan process in 2013. Additionally the site has no access from the road, would require demolition of Coach House, which is an attractive traditional building which sits in the Conservation Area and between two listed buildings.
LKO3	Cross Lane, Kirkoswald	Kirkoswald	Key Hub	0.06	Existing traditional building, which appears to have been used as storage/garage.	BF	2	Discounted	Small Size	Below LAA threshold.
LKO4	Old Chapel, Back Lane	Kirkoswald	Key Hub	0.01	Redundant chapel building within the village.	BF	0	Discounted	Small Size	Below LAA threshold.
LKO5	Land at High Bank Side, Back Lane	Kirkoswald	Key Hub	0.354	Greenfield site in agricultural use on the western edge of Kirkoswald. It steeply drops down in level from its eastern boundary towards the west. Adjacent uses include residential and agricultural fields.	GF	10	Discounted	Unsuitable	The site steeply falls away towards the west and its topography would present major constraints. Additionally the highway serving the site is single lane width and would be unsuitable to serve a residential development. Development on the eastern road frontage part of the site would likely result in unacceptable overbearing and amenity impacts for the property to the south. Additionally the owner has advised that the site is not currently available but may be in the future.
LLG1	Meadow Court	Langwathby	Key Hub	0.506	Small greenfield site forming an undeveloped part of a housing estate and existing housing allocation.	GF	3	Discounted	Small Size	Planning permission granted for 3 units so below LAA threshold.
LLG4	Field north-west of High Mill	Langwathby	Key Hub	3.314	A greenfield slightly sloping site in agricultural use to the east of the railway line. Open countryside lies to the north and east, and along the southern site boundary adjacent uses include residential and commercial/ industrial premises.	GF	60	Discounted	Unsuitable	Poorly related to the existing settlement, excessive scale would result in significant landscape and visual impacts and likely access and highways issues. Also if the Neighbourhood Plan is approved as proposed, the site would become unsuitable due to the proposed limit in the plan of 7 units on any one site and 2 per year in the Parish.
LLG5	Land at Tyneholme Farm	Langwathby	Key Hub	3.28	A part brownfield site comprising two agricultural fields, one of which slopes down to border the railway line, and an area of hardstanding with a number of workshop/storage/ industrial buildings.	Part BF	59	Discounted	Unsuitable	The scale of the site would likely give rise to highways issues. The scale of the site and its predominant greenfield nature would result in landscape and visual impacts and it would be highly visible and change the visual character of the approach into Langwathby along the A686 from the east. A consultation response in 2007 provided evidence that part of the site (the area fronting Storey Bank) is subject to a restrictive covenant limiting it to agricultural use only. This area would be required to provide access and if the covenant is still in place it could prohibit development of the wider site. Visibility splays for access are restricted and change in levels would make access more difficult. Potential amenity impacts for future occupiers given that some commercial/industrial units would remain adjacent to the site. The scale of the site is in conflict with the emerging Langwathby neighbourhood plan which if approved as drafted will restrict the number of units on any one site to 7, and restrict new housing permissions to 2 per year in the Parish.
LLG6	Land at Eden Straits	Langwathby	Key Hub	0.689	Greenfield site in agricultural use on the western approach to Langwathby on the A686. Neighbouring uses include residential, farm buildings and countryside.	GF	4	Discounted	Unsuitable	Unacceptable visual impacts and adverse impact on the character of the approach into the village. Previous planning application refusals and dismissed appeals.
LLG8	Land adjacent Low Mill	Langwathby	Key Hub	0.06	Village Hall tennis court.	BF	2	Discounted	Small Size	Under LAA threshold.
LLZ3	Rosebank Farm	Lazonby	Key Hub	0.72	Operational farm and associated farm buildings at the southern edge of Lazonby. Surrounding uses include residential development along the B6413 and agricultural fields to the south.	BF	17	Discounted	No longer available	The Parish Council has advised that to its knowledge the site is not available, and the owners have recently invested in a slurry lagoon on the site to support continued farming operations.
LLZ5	Land behind Tallow Whins	Lazonby	Key Hub	0.96	A greenfield site in grazing and horse use on the western edge of Lazonby. Neighbouring uses include residential and agricultural fields.	GF	29	Discounted	Unsuitable	Poorly related to the main settlement. The 2009 SHLAA discounted the site on these grounds.
LLZ7	Land behind Sunray Villas	Lazonby	Key Hub	0.66	Sloping greenfield site in agricultural use to the rear of properties on the B6413. The site borders residential properties to the south east and extends into open countryside.	GF	15	Discounted	Unsuitable	Inappropriate development in the countryside which would not respect the settlement pattern of the village. The 2009 SHLAA discounted the site on this basis and it remains valid.
LLZ8	Building adj. Pine Grove	Lazonby	Key Hub	0.01	Former Co-op storage building.	BF	0	Discounted	Small Size	Under LAA threshold.
LLZ9	Land and Building adj River View Cottage	Lazonby	Key Hub	0.07	Grade II listed farmhouse and stables.	BF	2	Discounted	Small Size	Under LAA threshold.
LLZ10	Land adj Cleugh Head	Lazonby	Key Hub	0.11	Greenfield site (rough grassland) fronting the main street and forming a gap in the frontage, adjacent to existing development.	GF	3	Discounted	Small Size	Under LAA threshold.
LLZ11	Land at Townfoot	Lazonby	Key Hub	0.51	Community recreation field and play area on eastern edge of Lazonby.	GF	12	Discounted	Unsuitable	Valued open space facility, and in flood zone 3. Landscape impacts and loss of valued community open space facility. Possible impacts on River Eden SSSI/SAC which is only 35m from the site boundary.
LLZ12	Playing Field	Lazonby	Key Hub	1.68	Recreation field and allotments on the eastern edge of Lazonby.	GF	39	Discounted	Unsuitable	Playing field and allotment site. Local and national planning policy seeks to protect such facilities from redevelopment.
LLZ13	North Bank	Lazonby	Key Hub	0.20	Existing residential property, outbuilding and small area of grazing land to the rear.	GF	6	Discounted	Unknown availability	Appears to be in more than one ownership based on recent planning applications on different parts of it. Originally suggested in 2007 but no further correspondence or promotion.

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LLZ15	Land north of Eden Grove	Lazonby	Key Hub	0.25	A vacant site with areas of hardstanding. The railway lies directly to the east and the auction mart site to the west. A row of cottages lie to the south and vacant land to the north.	BF	7	Discounted	Unsuitable	Access likely to be a major constraint as the site is accessed along a narrow single width lane which is also shared by pedestrians accessing the eastern railway platform.
LLM1	Land adj Windy Ridge	Long Marton	Key Hub	0.12	Developed residential site.	GF	3	Discounted	Small Size	A house has been built on the site.
LLM3	Field adjacent Marton Mill	Long Marton	Key Hub	2.667	Large greenfield sloping site in agricultural use to the south west of Long Marton. Surrounding uses are predominantly agricultural land, with a few residential properties to the south east.	GF	48	Discounted	Unsuitable	The site is poorly related to the village and lies in a countryside location. Its scale is also disproportionately large in comparison to the village.
LLM4	Land adjacent Primary School	Long Marton	Key Hub	5.138	Greenfield slightly sloping site in agricultural use to the west of Long Marton. Long Marton primary school adjoins the eastern boundary of the site and agricultural land surrounds the site on other sides, with a lane running along the southern boundary.	GF	92	Discounted	Unsuitable	The site is poorly related to the village and lies in a countryside location. Its scale is also disproportionately large in comparison to the village.
LLM7	Land Adjacent Railway Cottage	Long Marton	Key Hub	0.73	Greenfield agricultural land to the east of Long Marton, separated from the village by the railway line.	GF	17	Discounted	Unsuitable	Large greenfield site in countryside location poorly related to Long Marton and separated from the village by the railway line.
LLH1	Land to the Rear of Holly House	Low Hesket	Key Hub	0.35	Sloping greenfield site in an elevated position on the eastern edge of Low Hesket to the rear of existing properties along the A6.	GF	10	Discounted	Unsuitable	Development on the site would be highly visible from the A6 given its elevated position and rising topography, resulting in landscape and visual impacts. It is considered that development on the site would significantly harm the character of the village and would not respect the existing linear development pattern along the A6 through the village.
LLH2	Land East of the Rose and Crown	Low Hesket	Key Hub	1.08	Undulating and in places steeply sloping greenfield site on the eastern edge of Low Hesket. It adjoins existing residential development to the south and a public house to the west. The site is rural in character and borders agricultural fields to the north and east.	GF	25	Discounted	Unsuitable	The southern boundary of the site lies within flood zone 3 and additionally is shown to be at risk of surface water flooding. Given the sloping nature of the site and significant flooding issues just to the south it is considered likely that the site would have an adverse impact on local flooding issues. There are also significant access constraints as the lane that passes the site is narrow, unlit and without pedestrian footpaths, and providing an access would necessitate tree removal.
LMO3	Land at Town Head Farm	Morland	Key Hub	1.652	Large greenfield site in agricultural use on south eastern edge of Morland. It slopes upwards towards its western boundary. It is rural in character with surrounding uses being agricultural and dispersed cottages/farm houses.	GF	39	Discounted	Unsuitable	The north eastern corner of the site is within flood zone 3. The site is poorly related to the village and is of an inappropriate scale. It would appear as incongruous development in the countryside. The 2009 SHLAA discounted the site as unsuitable.
LMO4	Land to the rear of the Cobbles	Morland	Key Hub	0.13	Small infill site.	0	4	Discounted	Small Size	The site has a very constrained access from Water Street and a Public Right of Way cuts through the site. Taking account of constraints, it is considered that the developable capacity of the site would fall below the LAA threshold.
LMO5	Land to the Rear of Water Street	Morland	Key Hub	3.337	Large greenfield site with varying topography at the southern edge of Morland village comprising 3 agricultural fields and a garage building at the eastern edge.	GF	60	Discounted	Unsuitable	The site is poorly related to the village and of a disproportionately large scale for the village. It would result in harmful landscape and character impacts.
LNE2	Garage adjacent Emberleigh, Nenthead	Nenthead	Key Hub	0.23	Former garage site close to centre of Nenthead village. Narrow linear site lying between the A689 and River Nent.	BF	7	Discounted	Unsuitable	Major flood risk constraints as site lies within flood zone 3.
LOR1	Silver Yard	Orton	Key Hub	0.20	Former workshop/industrial units in village centre, which have been converted to a café/retail/gallery use.	BF	6	Discounted	Other	In use as a café/shop/gallery and not available. Also previous refusal for housing as it provides land for employment uses.
LOR2	Land adjacent Chestnut Close	Orton	Key Hub	0.18	Site under development for housing.	GF	4	Discounted	Developed for housing	4 units in total, 2 remaining (and under construction) at April 2014 so falls below LAA threshold.
LOR3	Land adjacent Birch Tree Cottage	Orton	Key Hub	0.08	Small triangular greenfield site in between existing houses.	GF	2	Discounted	Small Size	Under LAA threshold.
LOR4	Land adjacent to Frankland Park	Orton	Key Hub	0.49	Greenfield site on the eastern edge of Orton which forms part of a larger open agricultural field. A tree belt runs along the northern boundary and existing residential development lies to the west.	GF	11	Discounted	Unsuitable	A considerable proportion of the site is within flood zone 3 and sequentially preferable sites are available.
LOR5	Land Adjacent Ashfield Court	Orton	Key Hub	0.52	Gently sloping greenfield site in agricultural use on the eastern edge of the village.	GF	12	Discounted	Unsuitable	Unacceptable impacts on the character and setting of the historic village due to encroachment into open countryside and the village's rural setting. An application for five dwellings on the site (15/0364) was refused in June 2015.
LOR6	Shallowford	Orton	Key Hub	0.23	Sloping agricultural field forming a gap in the built frontage.	GF	7	Discounted	Small Size	Site has permission for one dwelling which would preclude the development of the wider site.
LOR7	Land behind The Mires and West End Cottage	Orton	Key Hub	0.33	Greenfield site on the northern edge of Orton. Existing village development lies to the south, with open countryside to the west and north.	GF	10	Discounted	Other	Likely unacceptable impact on local character and the setting of the grade II* listed Church of All Saints. Development on the site would interrupt key views towards the church identified in the Orton character appraisal. Significant objections raised regarding the inclusion of this site in the draft Local Plan consultation in 2014. A previous application (01/0953) for the conversion of a barn just to the south of the site was refused as it was considered the access track and parking area (which would have been within the LOR7 area) were inappropriate development in the countryside and would harm the open nature of the landscape surrounding the village. A subsequent appeal was dismissed.
LOR8	Field adjacent White House	Orton	Key Hub	0.47	Greenfield sloping site in village of Orton, occupying an unbuilt frontage between two residential properties. The site extends eastwards and rises in elevation beyond the building line in this part of the village.	GF	11	Discounted	Other	Unknown ownership or intent to develop - site was suggested by a resident during the 2014 Local Plan consultation. A number of constraints would require further assessment before suitability can be established. The western edge of the site is lined with trees protected by Tree Preservation Orders, and gaining vehicular access would therefore be difficult. There are also TPO protected trees along the eastern boundary. Potential significant highways constraints as the existing field access lies close to two existing junctions and a sharp bend in the road. The site is also within Orton Conservation Area and its development could adversely impact upon its character by infilling a current open green space with built development.

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LPL3	Land at Beech Grove	Plumpton	Key Hub	0.32	Grade II listed house and former stables and its curtilage. Neighbouring uses include linear residential development along the B6413 to the east and west and open countryside to the north.	GF	9	Discounted	Unsuitable	Development of housing on the site would unacceptably impact upon the setting of the listed building on the site.
LPL4	Land at Station House	Plumpton	Key Hub	0.48	Operational garden centre and furniture warehouse (The Pot Place and Cumbria Oak) and tea room adjacent to the railway line to the west of Plumpton.	BF	11	Discounted	Unsuitable	In a countryside location poorly related to the village. Also in active economic use, and local policy seeks to encourage rural businesses
LPL5	Land opposite Brockley Moor	Plumpton	Key Hub	3.64	Greenfield relatively level site to the south of the B6413 in Plumpton in agricultural use, comprising of parts of two larger fields.	GF	65	Discounted	Unsuitable	Of an inappropriate scale for the village location and would result in significant intrusion into open countryside and harmful visual and landscape impacts.
LSH2	Land at Foster Street	Shap	Key Hub	0.06	Small vacant corner plot, with a small shed building on the site.	GF	2	Discounted	Small Size	Under LAA threshold.
LSH3	Land at Station Road	Shap	Key Hub	0.06	Small greenfield corner plot along a residential frontage.	GF	2	Discounted	Small Size	Under LAA threshold.
LSH4	Land at Peggy Nut Croft	Shap	Key Hub	0.32	Former vacant site, now developed for 4 dwellings and doctor's surgery.	BF	4	Discounted	Developed for housing	0
LSH6	Green Farm - Field 1	Shap	Key Hub	0.44	Greenfield relatively level site forming part of Green Farm and lying between the main farm buildings and the A6. Adjacent uses include a working farm to the west, grazing land to the north and housing on the eastern side of the A6.	GF	10	Discounted	Unsuitable	The site lies adjacent to the grade II listed farmhouse. If developed for housing it would significantly impact on the setting of the farmhouse by obstructing views from and towards it, and affect how the farmhouse can be appreciated as a focal point in the wider farm site. The development of the site would also result in visual and landscape impacts given that it was formerly designated as amenity open space in the 1996 Local Plan for its visual quality and openness. Also potential amenity issues for future residents given proximity of working farm buildings.
LSH7	Green Farm - Field 2	Shap	Key Hub	0.43	Greenfield undulating site forming part of Green Farm lying to the south east of the main farm buildings and fronting the A6. A post and wire boundary divides the site into two parts and a scheduled ancient monument standing stone lies in the centre of the site.	GF	10	Discounted	Unsuitable	There is a scheduled ancient monument in the centre of the site. Development of housing on the site would significantly affect the setting of the stone and its relationship with other stones in the alignment. It is not considered there are any substantial public benefits to developing the site that would outweigh the harm to the heritage asset. The site also lies immediately to the south east of the grade II listed farmhouse and its development would obstruct views towards and from the farmhouse, impacting upon its setting. The development of the site would also result in visual and landscape impacts given that it was formerly designated as amenity open space in the 1996 Local Plan for its visual quality and openness.
LSH8	Green Farm - Field 3	Shap	Key Hub	1.42	Greenfield site in agricultural (grazing use) to the south of Green Farm, on the western side of the A6. The site is rural in character, residential development fronts the eastern side of the A6 opposite the site.	GF	33	Discounted	Unsuitable	The 2009 SLHAA considered the site unsuitable given the extent of its encroachment into the countryside and poor relationship with the existing built form. It is considered these reasons are still valid.
LSH9	Green Farm - Field 4	Shap	Key Hub	1.03	Undulating greenfield site in agricultural use that forms part of Green Farm. The main farm buildings and a redundant factory building lie directly adjacent to the north, with grazing land to the west, south and east.	0.00	24	Discounted	Unsuitable	Poorly related to established housing areas in the village, adjacent to a working farm in a countryside location. Adjacent to an area of significant flood risk (with SW tip of site within flood zone 3).
LSH10	Methodist Chapel, Main Street	Shap	Key Hub	0.10	Former Methodist Chapel	BF	8	Discounted	Developed for housing	Chapel converted into 8 flats.
LSH11	Land off Church Street	Shap	Key Hub	0.26	Greenfield site in the village, surrounded on its western, northern and eastern boundaries by the rear garden boundaries of established housing, and to its south a grazing field. It is disused and currently overgrown with a number of mature trees on site.	GF	7	Discounted	Other	No confirmation of site availability prior to publication of 2015 LAA. Also significant access constraints given narrow existing access.
LSH12	Land at Nook Farm	Shap	Key Hub	2.20	Operational farm at the northern edge of Shap, comprising a number of traditional and modern buildings and undulating agricultural land.	GF	40	Discounted	No longer available	Owner informed the Council the site is no longer available. Also likely significant landscape impacts given the site's intrusion into open countryside well beyond the current settlement limit.
LSH17	Simpson's Garage	Shap	Key Hub	0.12	Former car garage site located on the A6 within the village. Buildings remain on site in a relatively untidy state. Surrounding uses are residential.	BF	3	Discounted	Small Size	Under LAA threshold.
LSKE1	Land at Town End Farm	Skelton	Key Hub	0.343	Greenfield site at the northern edge of village, with one dwelling having been recently constructed in the southern half of the site.	GF	10	Discounted	Small Size	An application for one house on the southern half of the site was permitted in 2011 and has been built. An application was submitted at the same time for three houses on the northern part of the site, which would fall below the LAA threshold.
LSKE2	Land North to Pennine View	Skelton	Key Hub	0.659	Greenfield site forming part of a larger agricultural field on the north western edge of Skelton.	GF	15	Discounted	Unknown availability	The source of this site is unknown. It entered into the Local Plan assessment process a number of years ago but site ownership details are unknown and there is no known interest in developing the site.
LSKE3	Land behind West End Cottage	Skelton	Key Hub	0.85	Greenfield site in agricultural use on western edge of Skelton.	GF	20	Discounted	Unknown availability	The source of this site is unknown. It entered into the Local Plan assessment process a number of years ago but site ownership details are unknown and there is no known interest in developing the site.
LSKE4	Long Garth	Skelton	Key Hub	0.424	Greenfield site at the southern edge of the village comprising of three different pieces of land, one of which forms part of a larger agricultural field.	GF	10	Discounted	Unknown availability	The source of this site is unknown. It entered into the Local Plan assessment process a number of years ago but site ownership details are unknown (appears to be in three separate ownerships) and there is no known interest in developing the site.
LSKE5	Land adj The Green	Skelton	Key Hub	0.468	Greenfield site in agricultural use in village, with existing residential properties to the north, west and east, and open countryside to the south.	GF	11	Discounted	Unknown availability	The source of this site is unknown. It entered into the Local Plan assessment process a number of years ago but site ownership details are unknown and there is no known interest in developing the site.
LSKE8	Land adjacent Maple Croft	Skelton	Key Hub	0.85	Greenfield agricultural field on south-western edge of village.	GF	20	Discounted	Unsuitable	Poorly related to existing development in the village, and an inappropriate intrusion into open countryside.
LT11	Field behind Old Post Office	Sockbridge & Tirril	Key Hub	0.764	Level greenfield site in agricultural (grazing) use to the rear of the old post office in the centre of Tirril. Existing residential development borders the southern and western boundaries of the site.	GF	18	Discounted	Other	Information received in previous consultations from the Parish Council advises there is a restrictive covenant on the site that would prohibit housing development. The site was however previously promoted by a housing developer.



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LT12	Land to the south of Ladybeck	Sockbridge & Tirril	Key Hub	0.627	Greenfield site, road fronting part of a larger agricultural field on the southern edge of Sockbridge.	GF	15	Discounted	Unsuitable	There have been historic planning permission refusals on the site (1998 and 1991) and an unsuccessful appeal. The applications and appeal were refused on the grounds that development of the site would have unacceptable harmful landscape and character impacts. It is considered that these reasons remain valid.
LT13	Land to the rear of the village hall	Sockbridge & Tirril	Key Hub	0.973	Greenfield site in agricultural use on edge of village of Tirril.	GF	23	Discounted	Unknown availability	This site could potentially be considered suitable for some modest scale sensitive development, however ownership details are unknown, and there is no known interest in developing the site. It was identified by the Council as a potential site for consideration in an earlier exercise. Impacts upon the settings of a numerous nearby listed buildings would require further assessment before suitability could be established.
LT14	Land west of Thorpe Field	Sockbridge & Tirril	Key Hub	4.53	Slightly undulating greenfield site in agricultural use on the western edge of Sockbridge. Existing residential development lies to the east, a farm house, farm cottages and agricultural land to the north, open countryside to the west and some ribbon village development to the south. It is rural in character.	GF	82	Discounted	Unsuitable	The scale of the site is incommensurate with the size of the village and its development would result in significant visual and landscape impacts and change the character of the rural landscape in this area. The size of the site would result in a 40% increase in the number of houses in the village. Some development of a modest scale and more sensitive nature could potentially be considered suitable on the site. The site was promoted by a housebuilder during the 2014 Local Plan and is available for development.
LST1	Land to the rear of Thorn Lodge	Stainton	Key Hub	0.70	Curtilage and field to the rear of Thorn Lodge, a detached property in Stainton.	GF	16	Discounted	Unsuitable	Any further development beyond the one permitted dwelling would have an unacceptable impact on local character and appearance. This is reinforced by a recent appeal decision refusing an application for a revised application for the dwelling to be located further north in the site.
LST2	Land adj Stoneybank Top	Stainton	Key Hub	0.04	Residential curtilage and grassed area.	GF	1	Discounted	Small Size	Under LAA threshold.
LST3	Land behind The Pavilion	Stainton	Key Hub	0.61	Greenfield site in agricultural use. It sits behind existing housing fronting the pavilion and sits directly to the south of the A66. It is sloping and rises in elevation above the level of nearby existing housing.	GF	14	Discounted	Unsuitable	The 2009 SHLAA discounted this site based upon topographical constraints and impact on residential amenity due to its elevated position. Additionally the access to the site is constrained in width which would constrain the development capacity of the site.
LST5	Land adjacent Brantwood Hotel	Stainton	Key Hub	1.36	Greenfield site, in agricultural use comprising of three fields bounded by dry stone walls. Traditional farmhouses and converted farm buildings border the site to the west, with open fields surrounding the other boundaries.	GF	32	Discounted	Unsuitable	The 2009 SHLAA deemed the site unsuitable due to lack of access and unacceptable development into countryside. It is considered these reasons remain valid. The road access along The Mains narrows to a single track to reach the field access for the site and is insufficient for a site of the proposed size.
LST6	Land adjacent Walnut House	Stainton	Key Hub	2.48	Greenfield undulating site in agricultural use on the south eastern edge of Stainton fronting Snuff Mill Lane, comprising of two separate fields separated by a stone wall boundary. Traditional agricultural buildings border the north eastern boundary with open countryside to the west and east and a farm settlement (including diversification businesses) to the south east.	GF	45	Discounted	Unsuitable	The 2009 SHLAA excluded the site due to it being poorly related to the settlement and significantly extending beyond its boundary into countryside. These reasons remain valid.
LST7	Land to the south of Inglenook	Stainton	Key Hub	8.49	A large area of undulating countryside to the south of Stainton comprising a number of separate agricultural fields with varying boundaries including stone walls, hedgerows and trees.	GF	153	Discounted	Unsuitable	The site is poorly related to Stainton, lying in open countryside. The development of the site would represent a major expansion of Stainton into surrounding open countryside with resultant significant landscape and visual impacts. Some parts of the site are elevated above surrounding areas which would further exacerbate the impacts. The development of the site would result in a major change to the current rural character of the area and setting of the village. The 2009 SHLAA excluded the site on these grounds.
LST10	Land to the west of Lakeland Free Range Egg Company - South	Stainton	Key Hub	3.45	Greenfield agricultural land on the eastern edge of Stainton,	GF	62	Discounted	Unsuitable	Of an inappropriate scale for the village location and would result in significant intrusion into open countryside and harmful visual and landscape impacts.
LTE1	Highfield (behind School House)	Tebay	Key Hub	0.59	Greenfield site on south eastern edge of Tebay. It is sloping in nature and also has an abrupt change in level in the western part. There is a storage shed in the north west corner. Residential development lies to the west and north, a farm access road and series of garages to the east, and countryside and a large agricultural storage shed to the south. A rough access track cuts through the site to provide access to the shed to the south.	GF	14	Discounted	Other	Ownership details unknown at time of 2015 LAA publication. Was a 1996 Local Plan allocation but has not been developed. The eastern part of the land is registered common land. No reason to assume the site will come forward in the plan period, but could be potentially suitable in part.
LTE2	Woodend (near Primary School)	Tebay	Key Hub	1.25	Greenfield slightly undulating site in agricultural use that sits to the rear of terraced housing that fronts the A685. Existing housing sits to the north with open countryside that rises in elevation to the west. The church and primary school lie to the south.	GF	29	Discounted	Other	Unconfirmed availability at time of 2015 LAA publication. Also local reports of a restrictive covenant on the site which have not been verified fully. Also significant highways constraints given limited visibility and positioning of bus stop. Was allocated in the 1996 Local Plan but no planning history or known intention to develop site. Could potentially be considered suitable in future if ownership and highways issues can be overcome.
LTE3	Lune Valley Court	Tebay	Key Hub	0.09	Area of hardstanding and residential parking area.	BF	3	Discounted	Small Size	Under LAA threshold.
LTE4	Lune Valley Cottages	Tebay	Key Hub	0.08	Narrow greenfield infill site along A685 frontage.	GF	2	Discounted	Small Size	Under LAA threshold.
LTE5b	Land Opposite Woodend Terrace and primary School	Tebay	Key Hub	1.33	Sloping agricultural field which falls in elevation from the A685. To the west lies the former railway sidings. To the east is the A685, Tebay primary school and existing housing.	GF	31	Discounted	Unsuitable	Tebay is currently designated as a Local Service centre in the Core Strategy, and under emerging Local Plan policy is identified as a 'key hub'. Current and emerging local planning policy is therefore supportive in principle of appropriate scale housing development in the village. The 2009 SHLAA excluded the site as it was considered its size and location would negatively impact on the character of the area. It is considered that this reason remains valid for the larger field area, whilst some smaller scale development is acceptable on LTE5a to the north. The development of the site would result in significant landscape and visual impacts and change the character and setting of the village, particularly given its visibility in views from the M6.
LTE7b	Former Railway Cutting (south area)	Tebay	Key Hub	0.78	Former railway sidings, in use as open storage land. Agricultural land lies to the west and east and Tebay Industrial Estate directly to the south, which provides access into the site.	BF	18	Discounted	Unsuitable	The site is a current employment allocation and a preferred employment site in the emerging Local Plan. Additionally the site is poorly related to existing residential development in the village.

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LTS3	Village Hall	Temple Sowerby	Key Hub	0.01	Two storey building in use as the village hall.	BF	0	Discounted	Small Size	Under LAA threshold.
LTS4	Land at Chapel Street	Temple Sowerby	Key Hub	0.22	Greenfield site in agricultural use that sits to the rear of houses fronting Chapel St.	GF	6	Discounted	Unsuitable	The current access to the site is along a narrow rough track and it is unclear whether suitable vehicular access could be achieved from Chapel Street. The existing access through the gate is only 3-3.5m and access to the site is across a private track and public footpath. Also the site sits just over 100 metres from Temple Sowerby Moss SSSI. Further assessment of the potential impacts on the SSSI from changes in surface water drainage would need to be undertaken and sufficient mitigation built into the scheme. Eastern parts of the site are identified as being at risk of surface water flooding and there are local reports of waterlogging and drainage issues on the land around the site. There has recently been a change in ownership and it is unknown whether the site remains available.
LTS6	Land adjacent Eden House	Temple Sowerby	Key Hub	0.18	Undulating greenfield site in grazing use forming an infill site along the main road through Temple Sowerby. Existing housing borders the south western, south eastern and northern boundaries.	GF	5	Discounted	Unknown availability	Availability unconfirmed at time of 2015 LAA publication. Locally reported that the owners have no intention to sell, and understood that tenant farmers rent the land at present.
LTS7	Land at Bowling Green Lane	Temple Sowerby	Key Hub	0.78	Greenfield site forming part of a larger agricultural field. The site is bounded by agricultural land on all sides, although planning permission for residential development exists on the site to the north.	GF	18	Discounted	Unsuitable	Unrelated to existing development in the village. Could potentially be reconsidered in the longer term upon completion of permitted residential schemes to the north (is in same ownership), although does extend significantly into open countryside.
LWA1	Martindale View	Warcop	Key Hub	0.16	Greenfield site adjacent to existing housing on Martindale View. The northern third of the field is in use as a garden area with tree planting and small sheds, and the southern area is grazing land.	GF	5	Discounted	Unknown availability	No recent confirmation from the owner that the site is still available, and the northern part appears to be in use as garden ground. Could be potentially suitable if availability can be established.
LWA2	Land at Castlehill Road	Warcop	Key Hub	2.60	Large greenfield site to the east of Warcop. It is surrounded by open countryside with a farm to the south west. Lowgill Beck runs along the southern boundary.	GF	47	Discounted	Unsuitable	Whilst Warcop is identified as a key hub in the emerging plan, the site is of a disproportionately large scale, and is poorly related to the village and would be contrary to local and national policy which seeks to protect the countryside from inappropriate development. It would also be contrary to local and national policy on flood risk due to it lying partly within flood zone 3 and being at risk of surface water flooding.
LWA4	Land adjacent Martindale View	Warcop	Key Hub	0.51	Greenfield site on edge of village to the east of LWA1 and to the south of a residential scheme that is under construction.	GF	12	Discounted	Uncertain availability	Site no longer available according to current owner, and significant access constraints.
LWA5	Land adj. Shoregill	Warcop	Key Hub	0.01	Residential curtilage.	GF	0	Discounted	Small Size	Under LAA threshold.
LWA7	Land adj. West Leigh	Warcop	Key Hub	0.09	Small strip of greenfield land adjacent to the B6529 outside the village of Warcop on the eastern approach.	GF	3	Discounted	Small Size	Small size, outwith village in open countryside. Partly within flood zone 3.
LWA8	Land at Warcop Station	Warcop	Key Hub	0.11	Two single plots adjacent to an isolated pair of semi-detached houses in the countryside outside Warcop.	GF	3	Discounted	Small Size	Small size, outwith village in open countryside.
LWA9	Land adjacent Castlehill Road	Warcop	Key Hub	0.76	Greenfield undulating site in agricultural use on the eastern edge of Warcop to the north of Castlehill Road. Agricultural land surrounds the site on most sides and the cemetery lies to the south east. The nearest residential development lies to the north west of the site.	GF	18	Discounted	Unsuitable	The site is poorly related to existing built development in the village and is located in open countryside. The access to the site is constrained, with the current access along a narrow track with poor visibility. Additionally northern parts of the site lie within flood zone 3.

## Appendix 3: Gypsy and Traveller Sites

SITE DETAILS						DEVELOPMENT POTENTIAL										SITE PROGRESS		
Site Ref	Site Name	Site Location	Settlement Hierarchy	Area	Current Land Use and Character of Site and Surrounding Area	BF/GF?	Capacity Source	Assessed Capacity	Comments on Suitability	Suitable?	Comments on Availability	Available?	Comments on Achievability	Achievable?	Discounted?	Notes	Planning History and Progress	Development Progress
GT1	Land at Maidenhill	Penrith	Main Town	0.30	Greenfield site in the open countryside to the north of Penrith fronting Salkeld Road. The surrounding character is rural with a few dispersed residential properties and agricultural buildings. Traditional agricultural buildings lie to the north and a modern storage building and hardstanding area to the south of the site.	GF	Based on 195m2 per plot	15	The site is outside of the main settlement of Penrith and not within a reasonable walking distance of key services and facilities including schools, employment areas and health facilities. It does not relate well to the urban area of Penrith in landscape terms.	Uncertain	The site was previously available at Preferred Options stage but following the consultation and major local public opposition the owner is no longer pursuing the development of the site.	No	Unlikely to be achievable given no longer an owner intention to pursue the development of the site.	No	Discounted	The site is no longer available following the major opposition in the 2014 Local Plan consultation. Also acknowledged that the site is poorly related to Penrith in terms of access to services and facilities, and would represent isolated development in the countryside.	No recent planning history. Major opposition when included as a preferred site in 2014 Local Plan consultation.	No Permission
GT2	Land at Lakeland View	Penrith	Main Town	0.96	Greenfield site adjacent to the existing caravan site at Lakeland View. Open countryside lies to the north and west and the area is generally rural in character.	GF	Based on 195m2 per plot	49	The site is adjacent to and would form an extension to the existing site. It is within walking distance of Penrith and therefore has access to services and facilities. There are current foul drainage constraints which would need to be addressed to accommodate the additional pitches.	Yes	Yes, written confirmation from owner that the site is available and that there is an intention to extend the existing site subject to funding for infrastructure improvements being secured.	Yes	Yes subject to foul water drainage infrastructure improvements being delivered.	Yes	Not Discounted		No recent planning history but discussions have taken place with the owner regarding wastewater infrastructure delivery.	No Permission

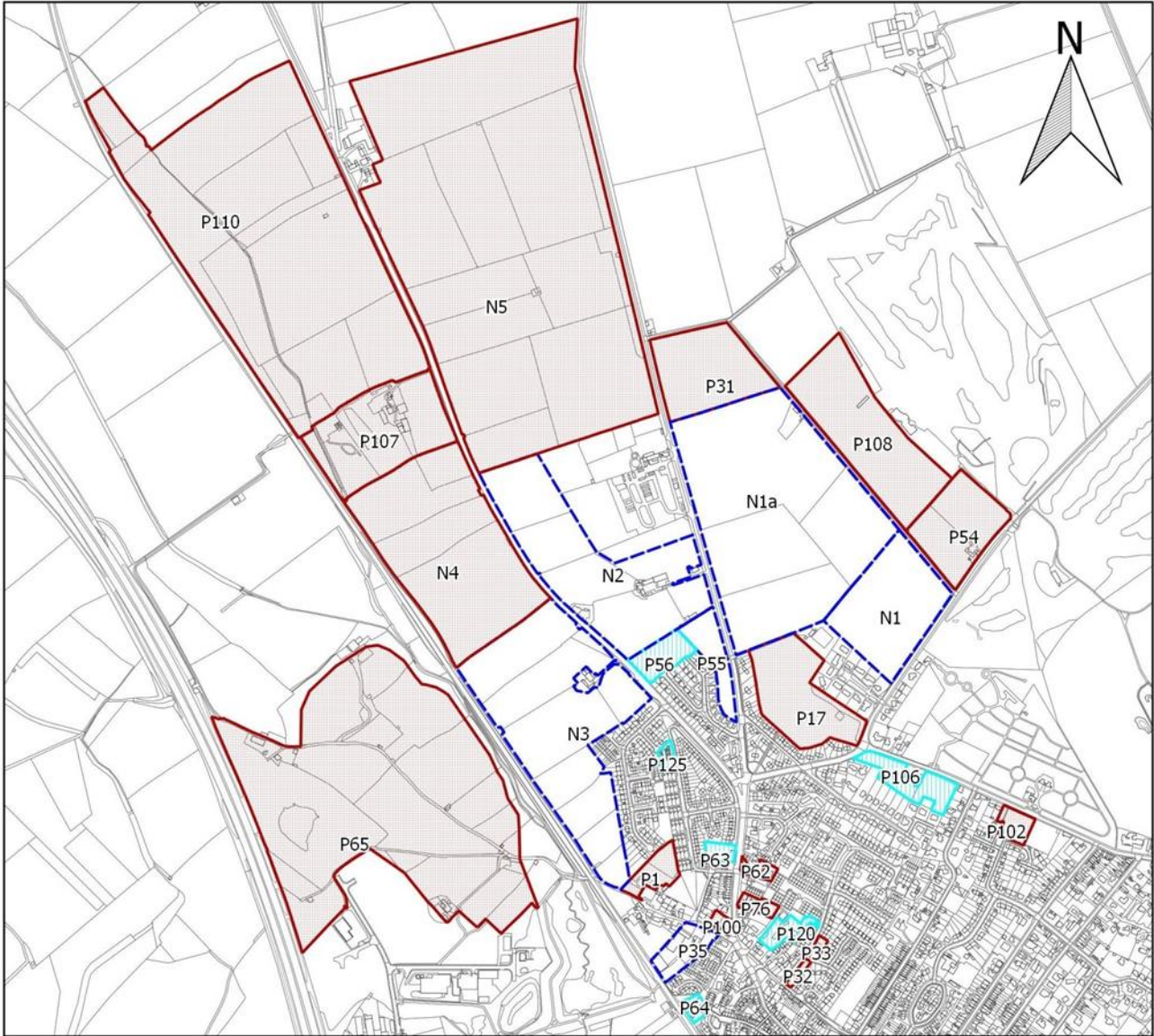


# Appendix 4: Site Maps

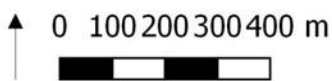
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### Land Availability Assessment 2015

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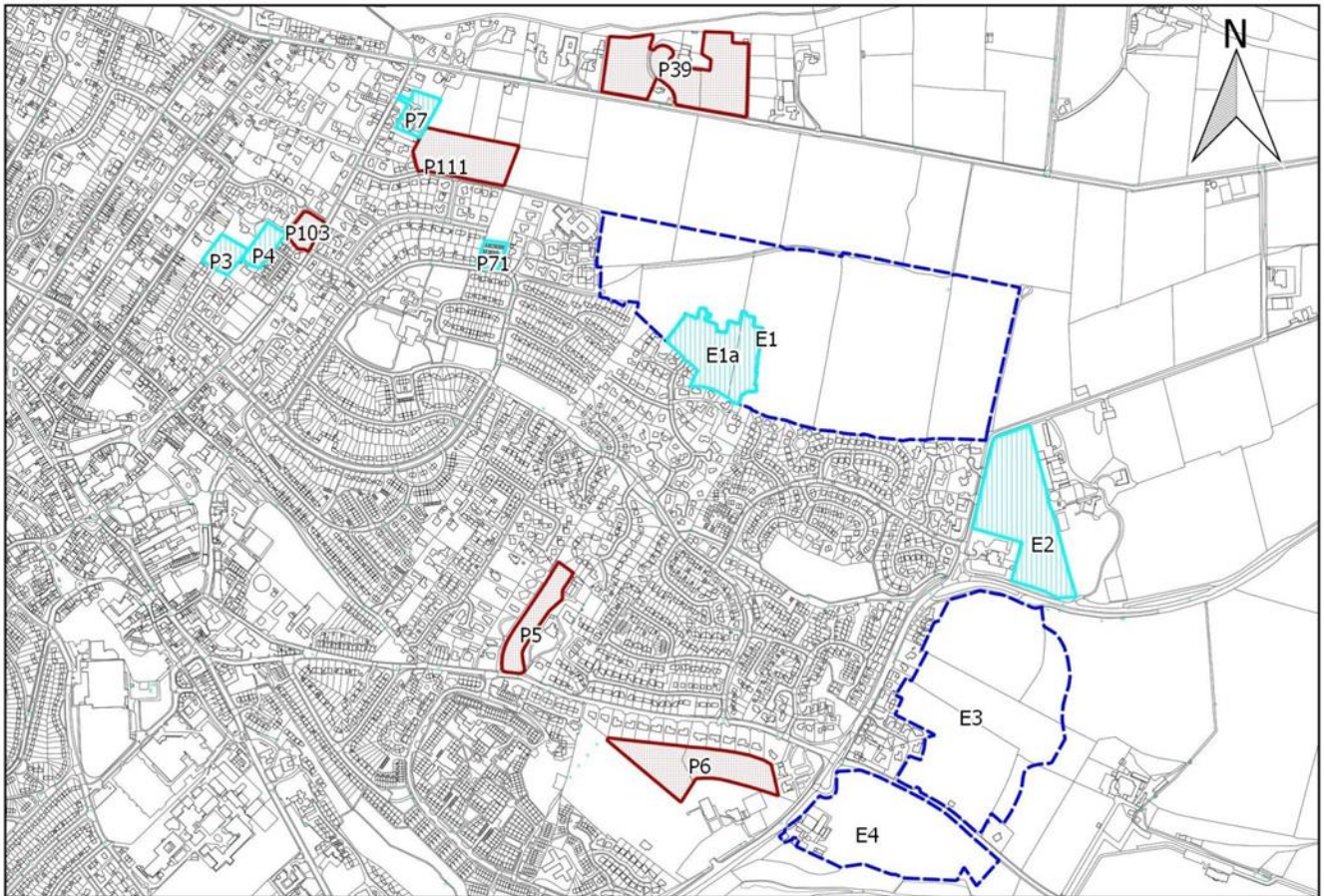
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# Land Availability Assessment 2015

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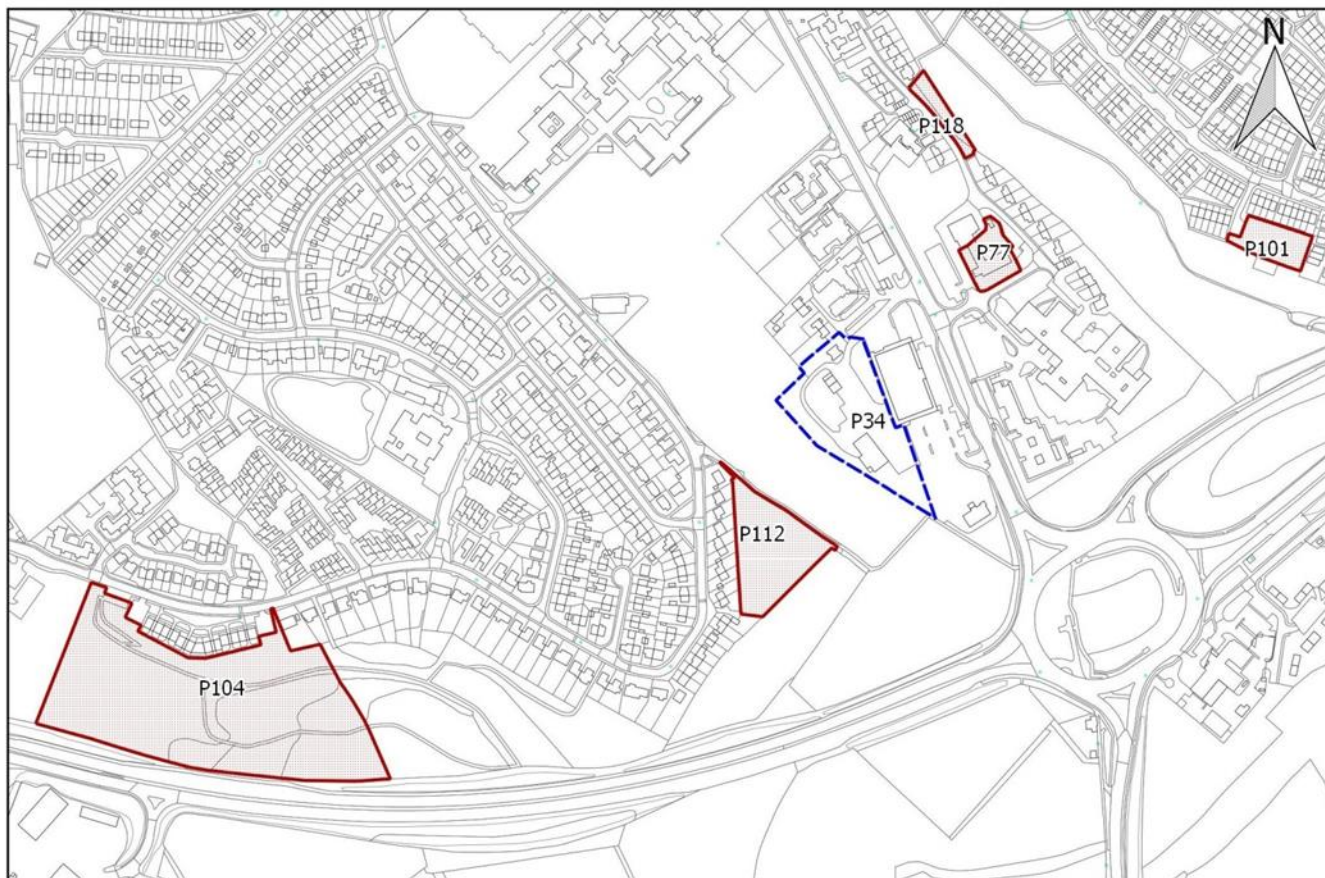


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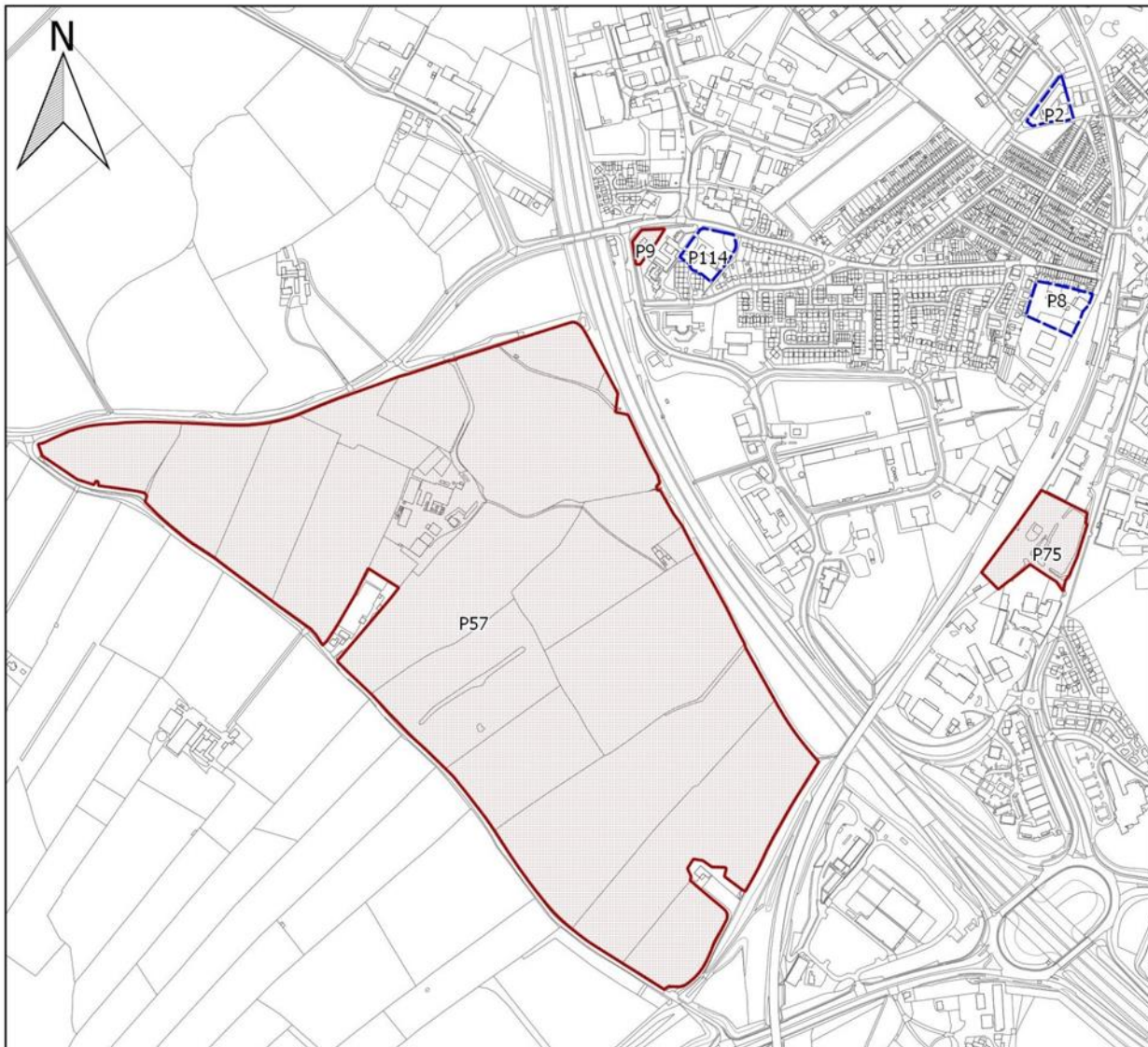
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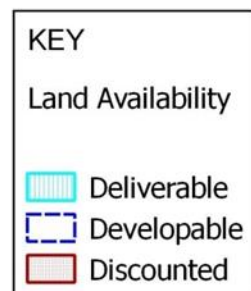
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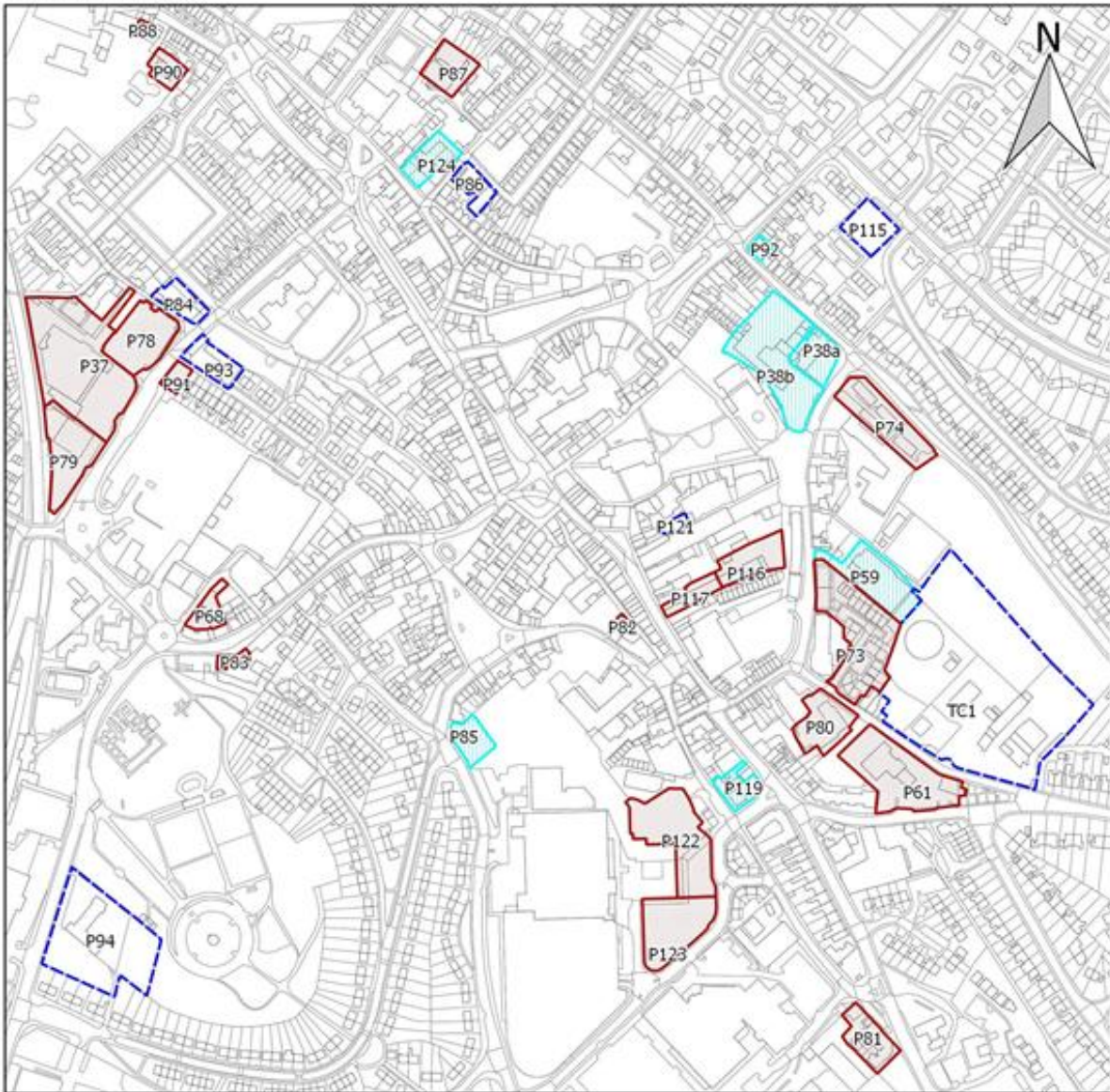
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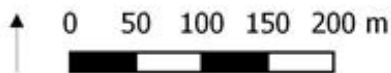


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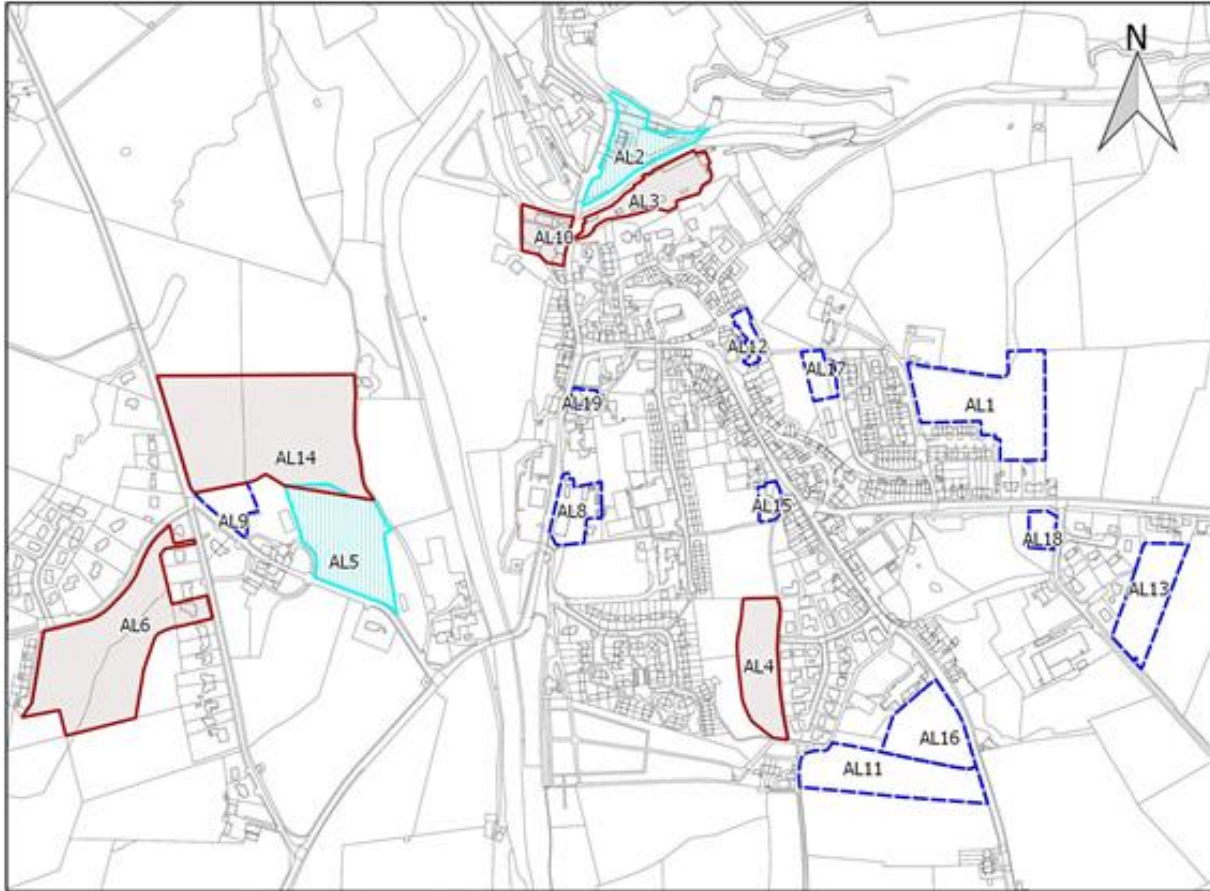


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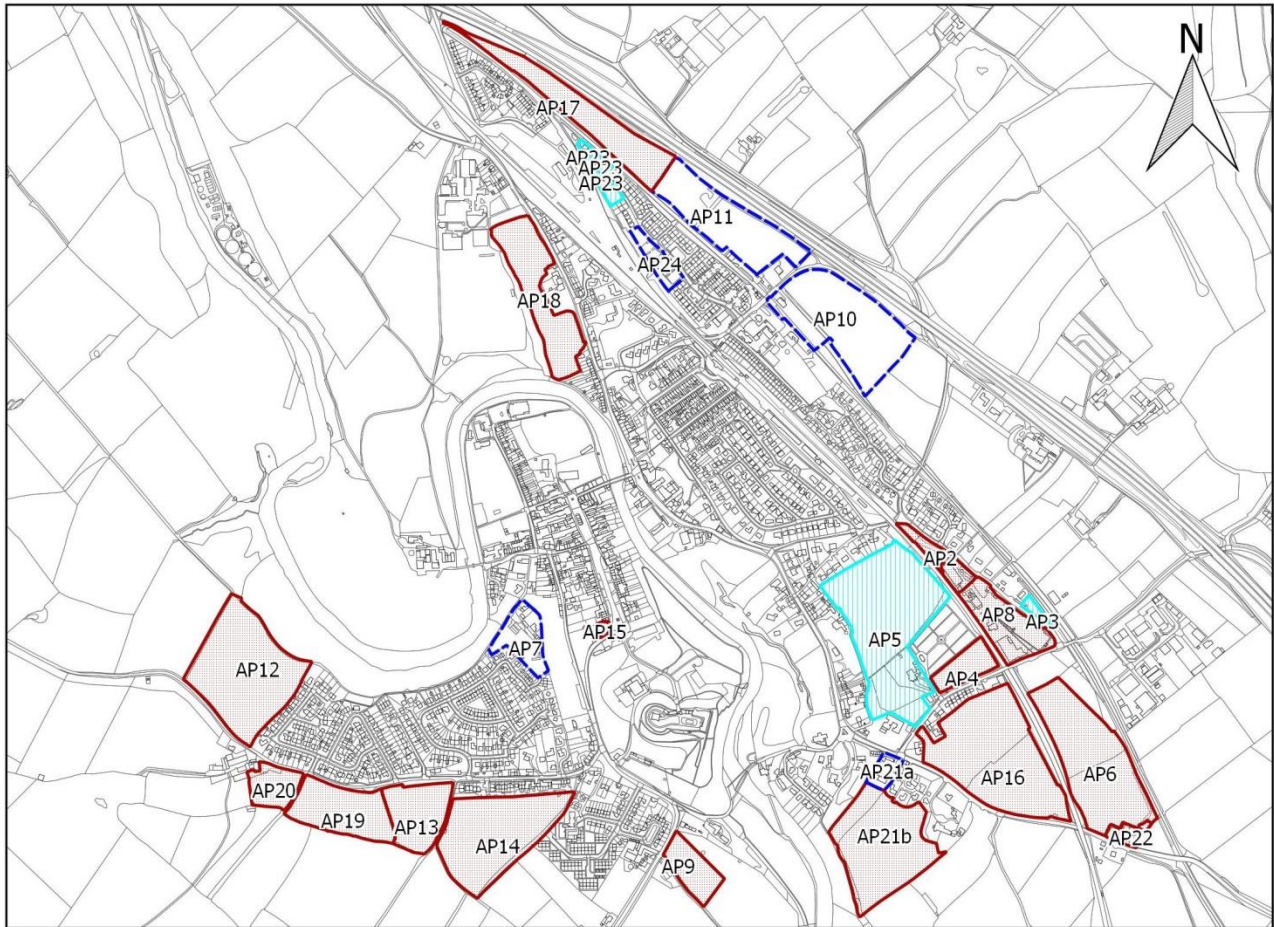


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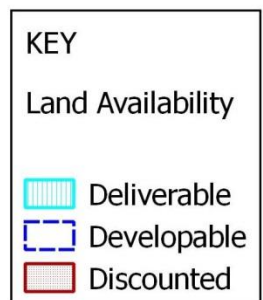


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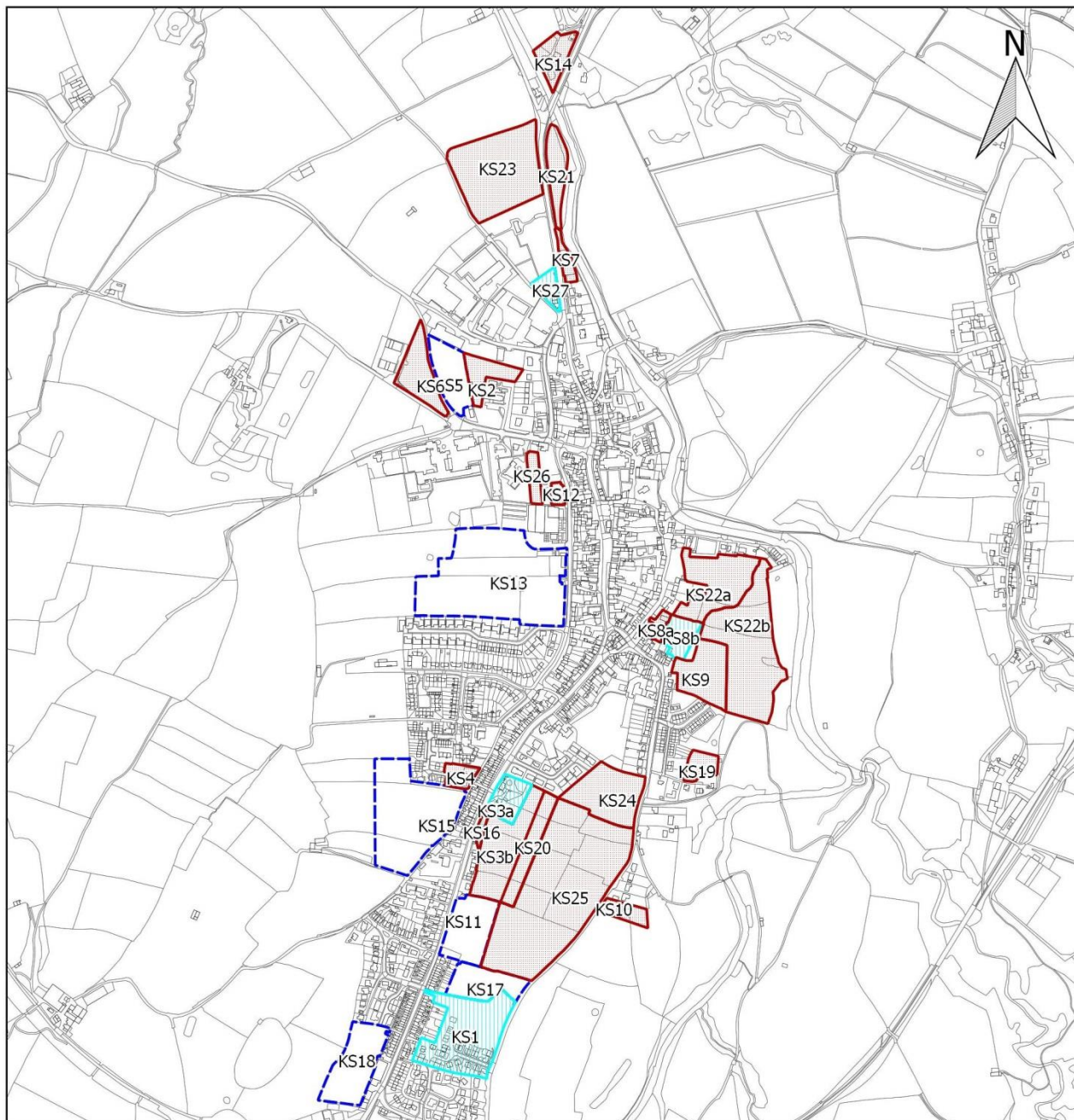


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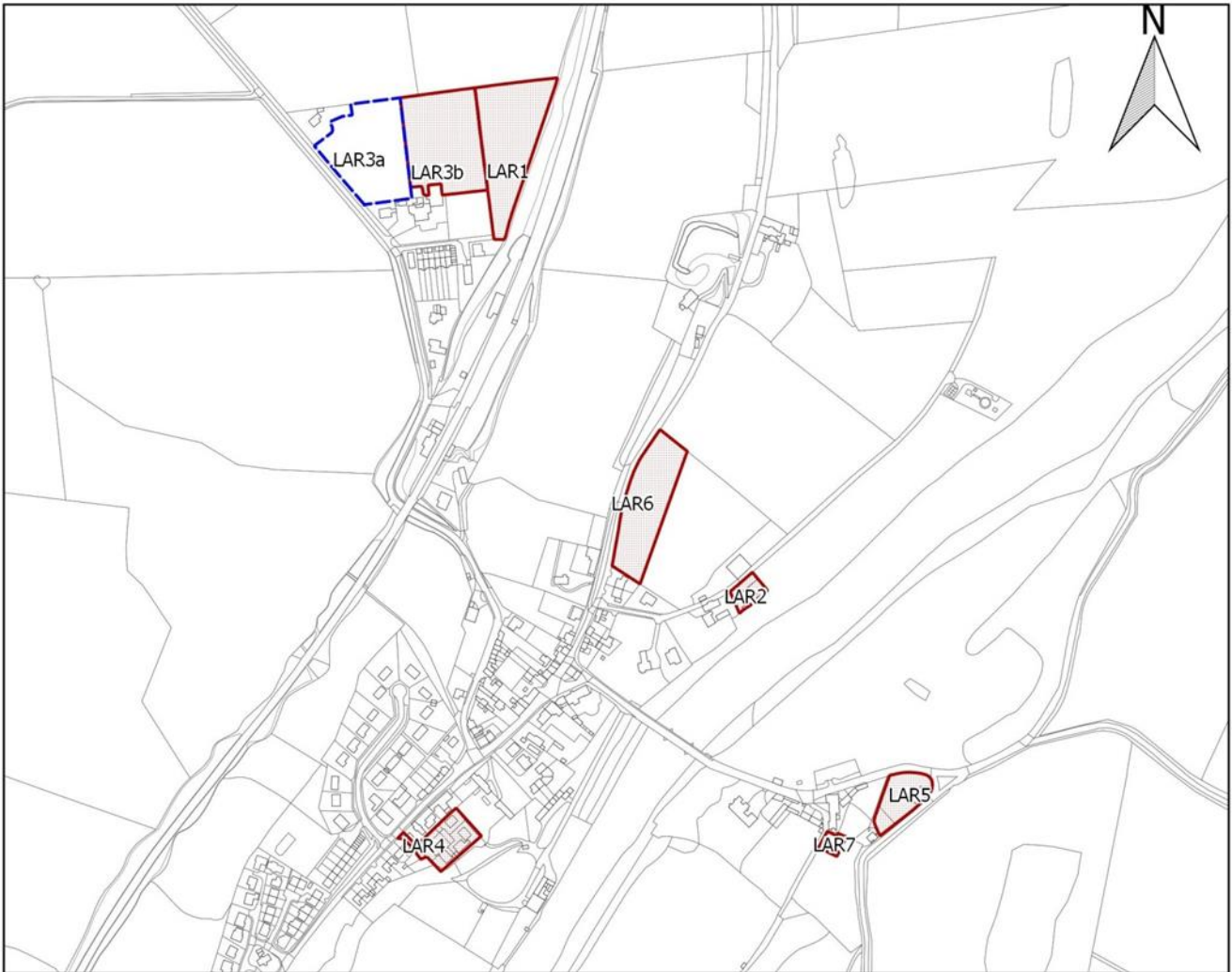
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## Key Hubs

### Land Availability Assessment 2015

#### Armathwaite



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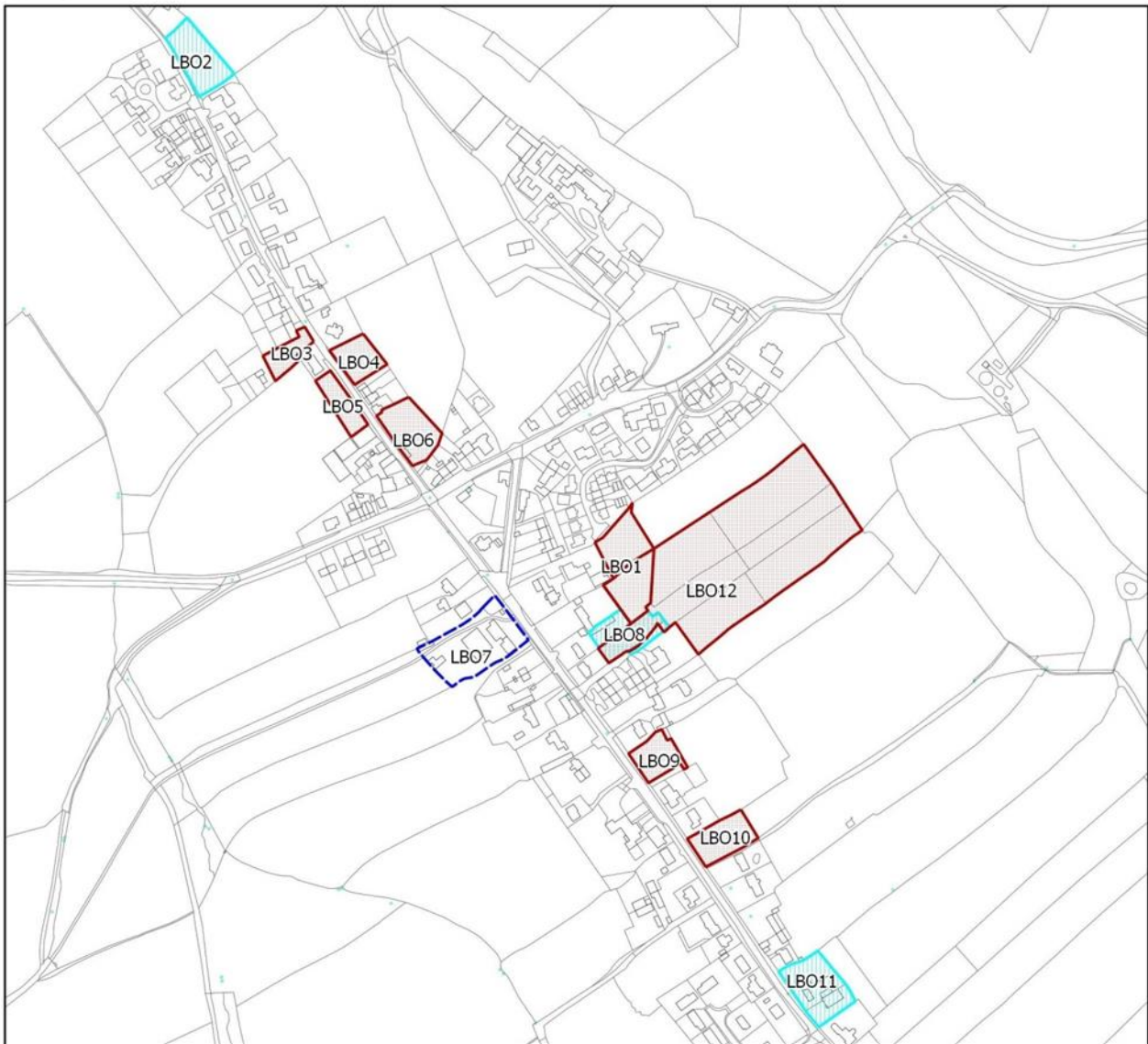
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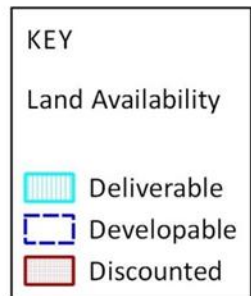
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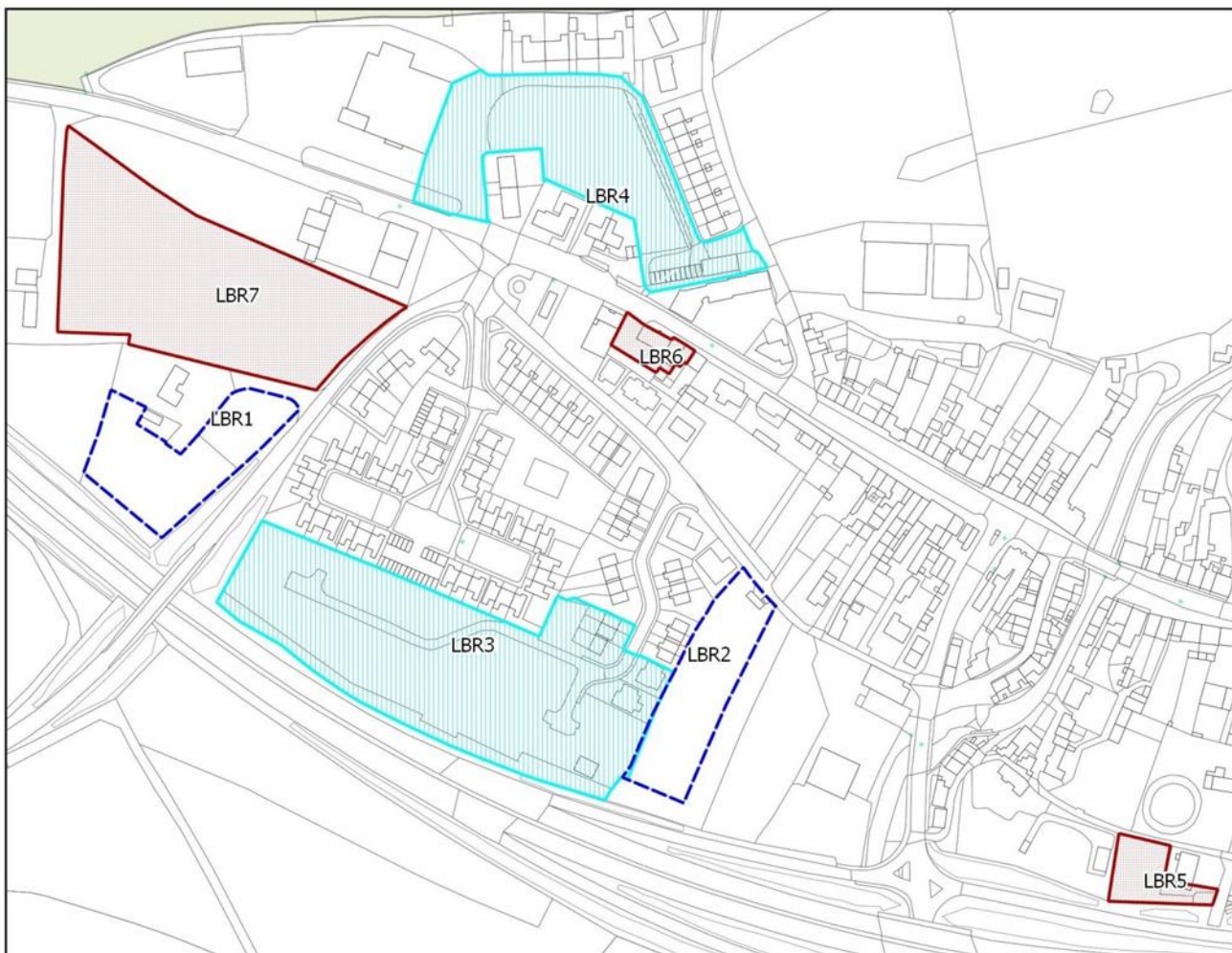
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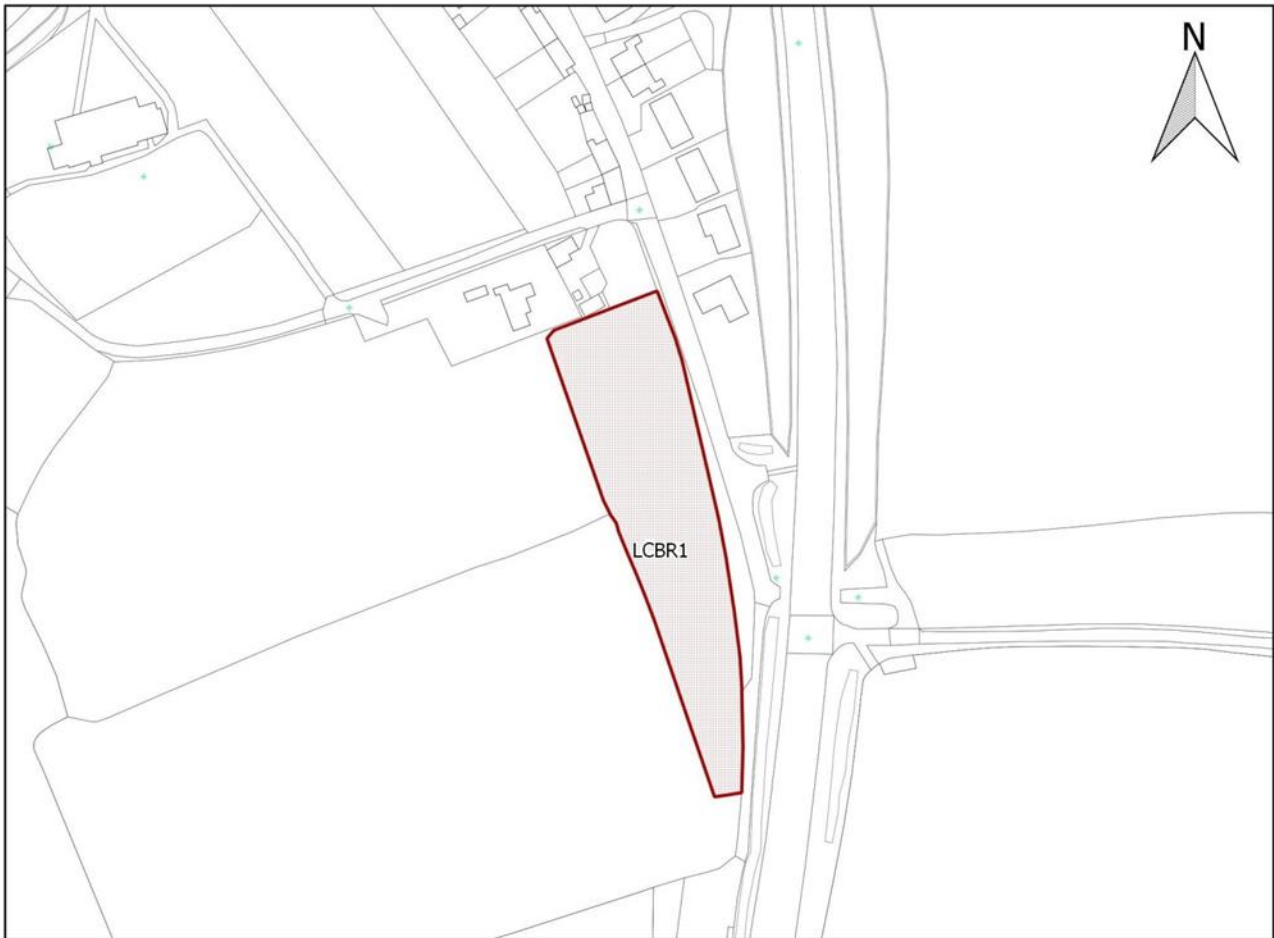
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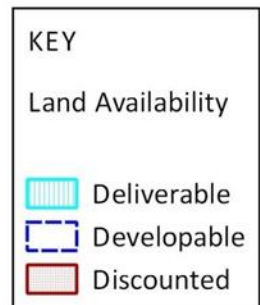
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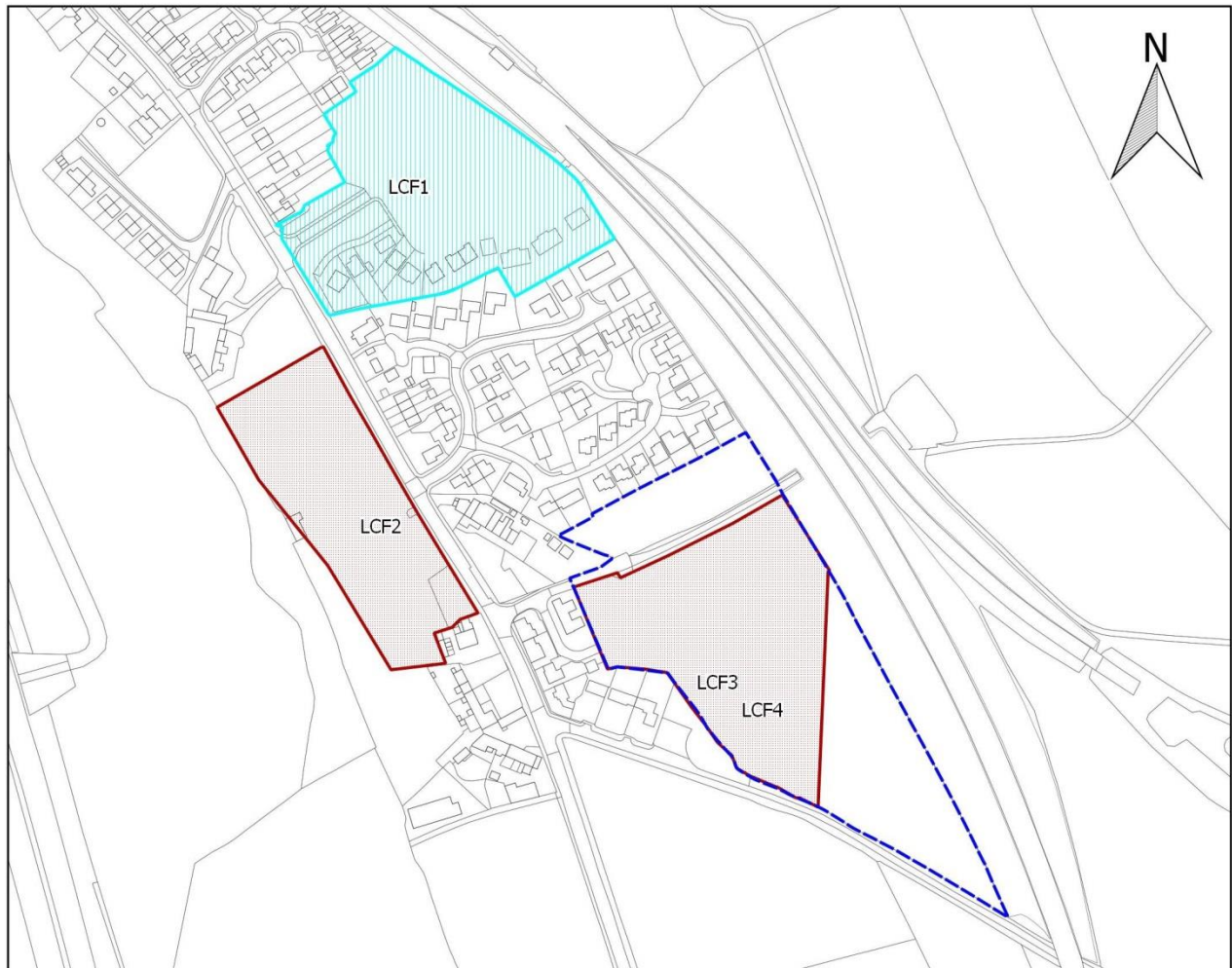


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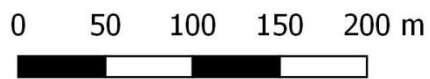
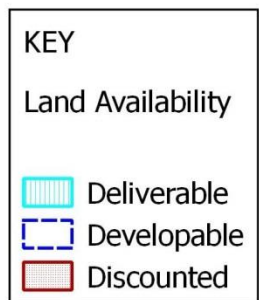


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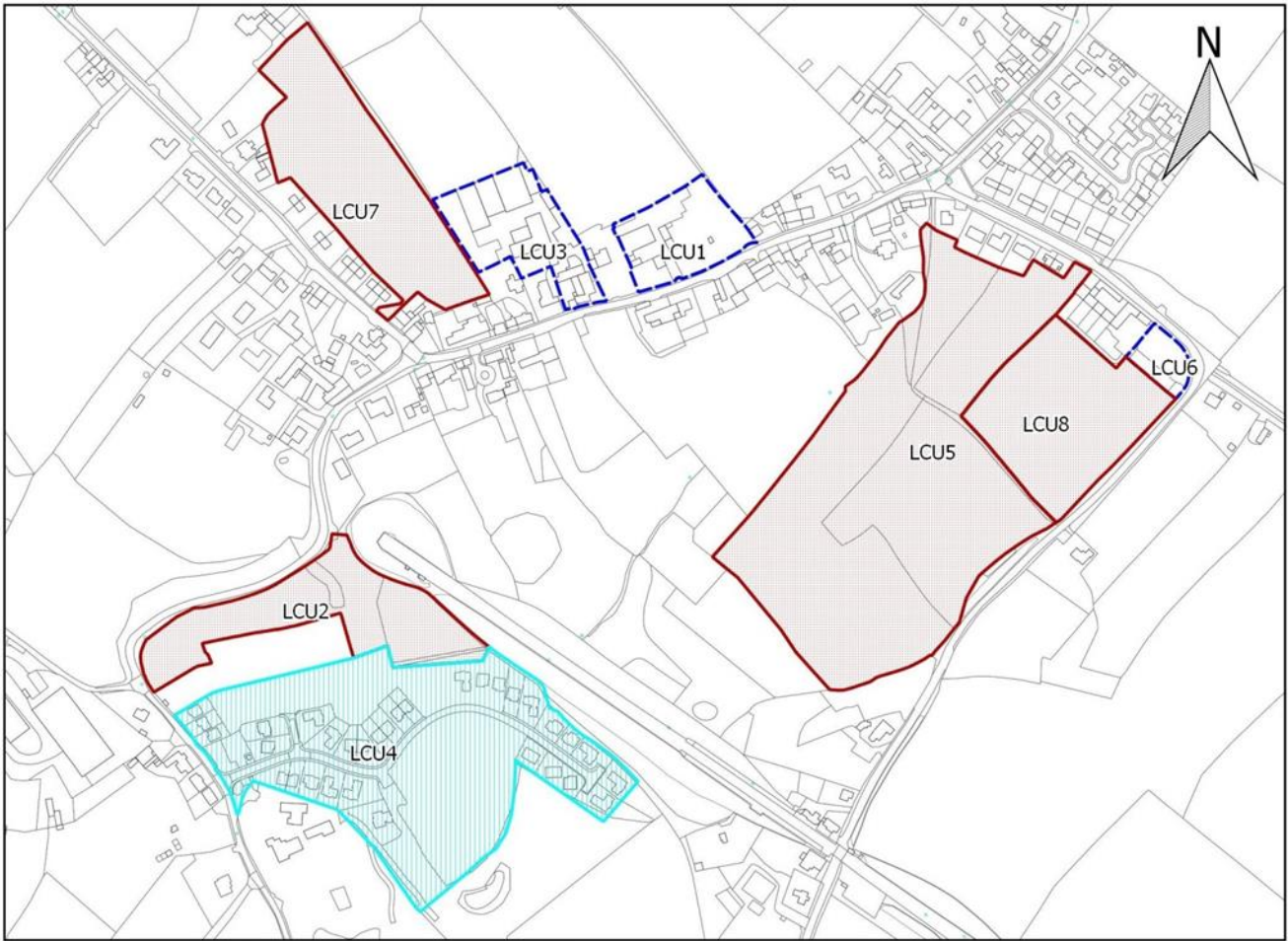
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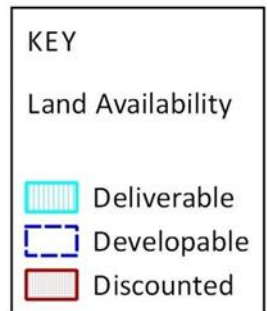


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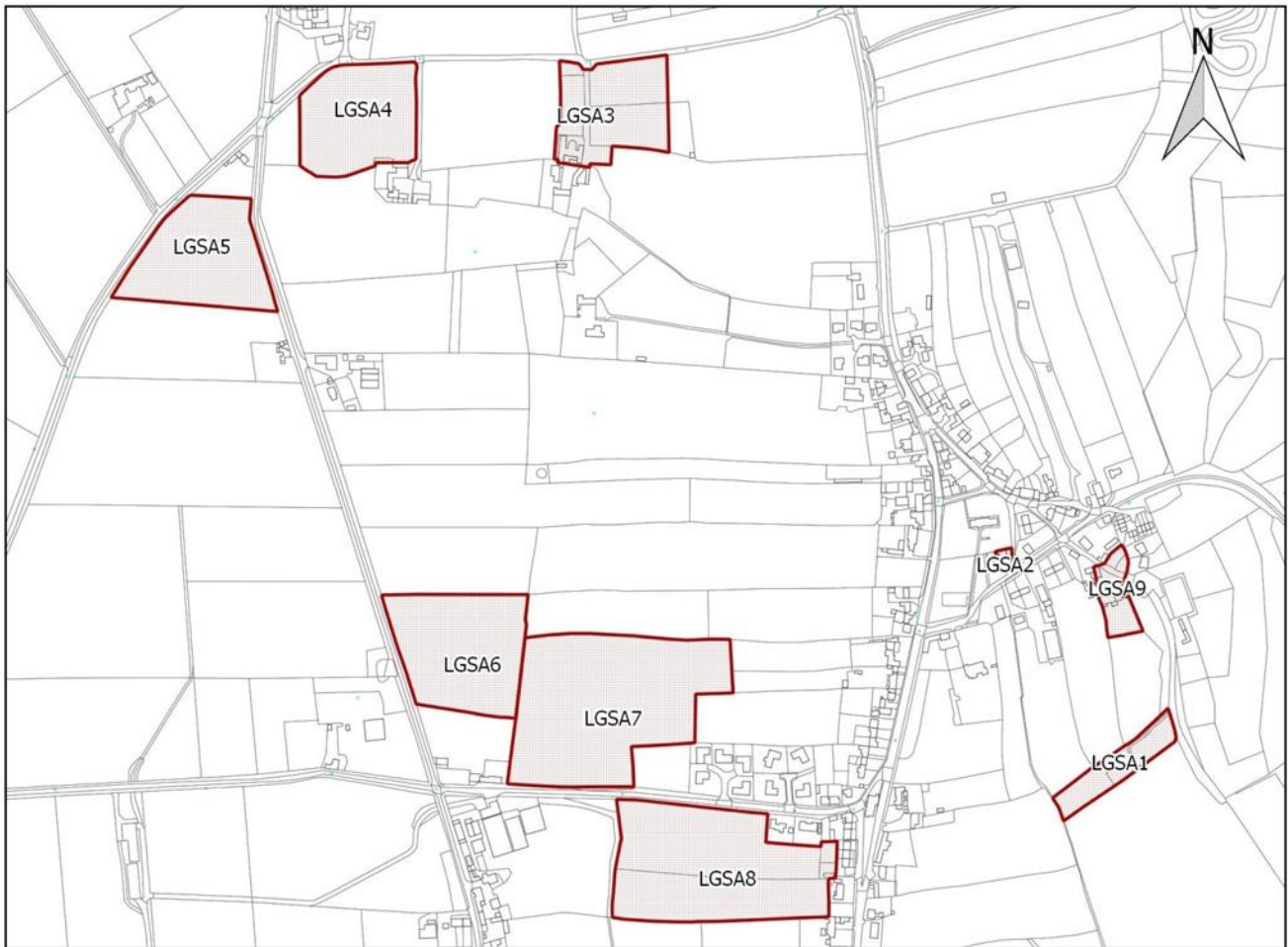
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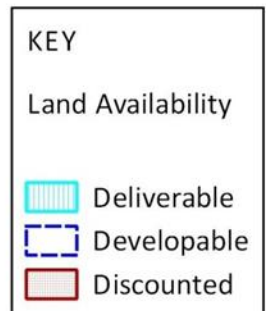
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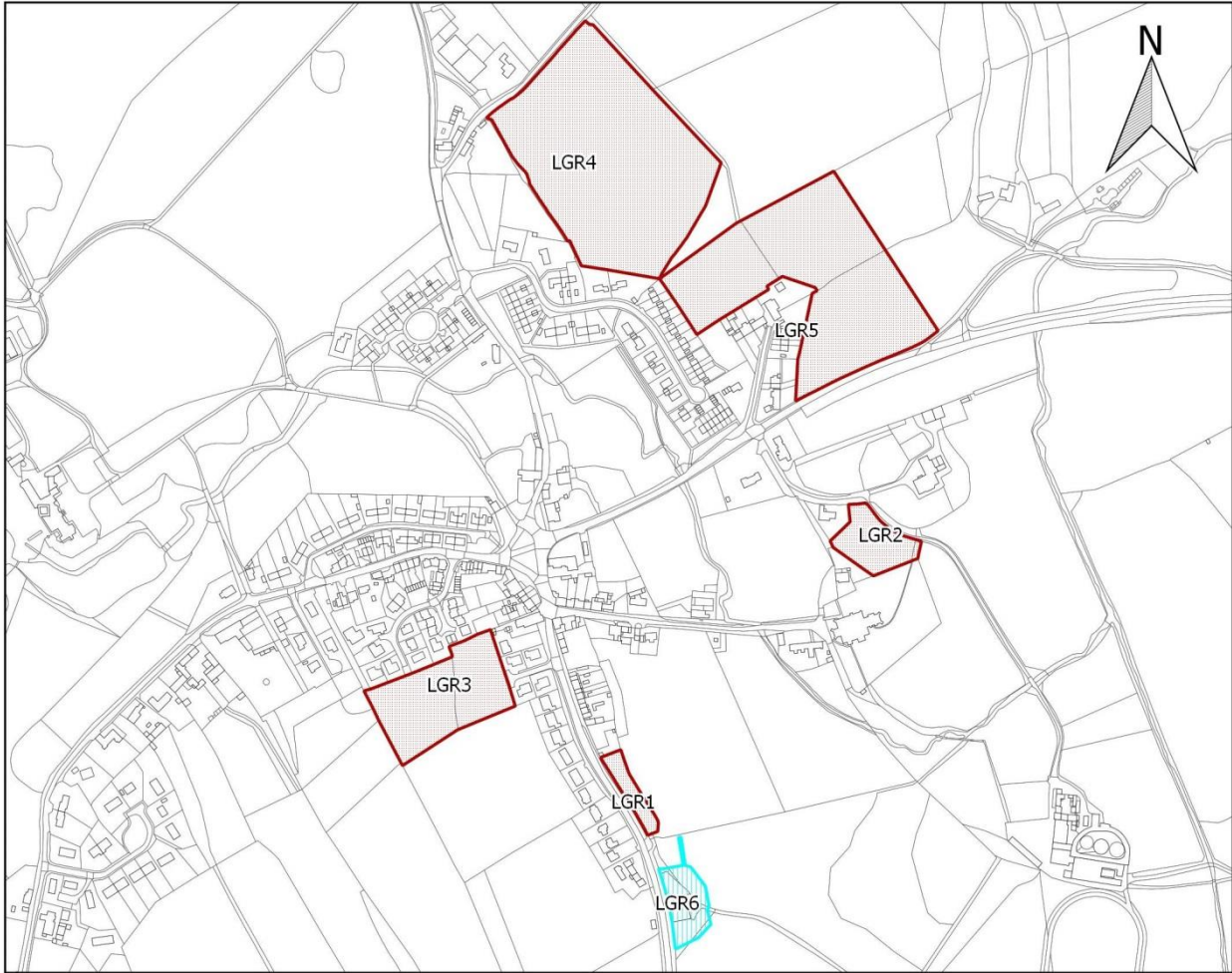
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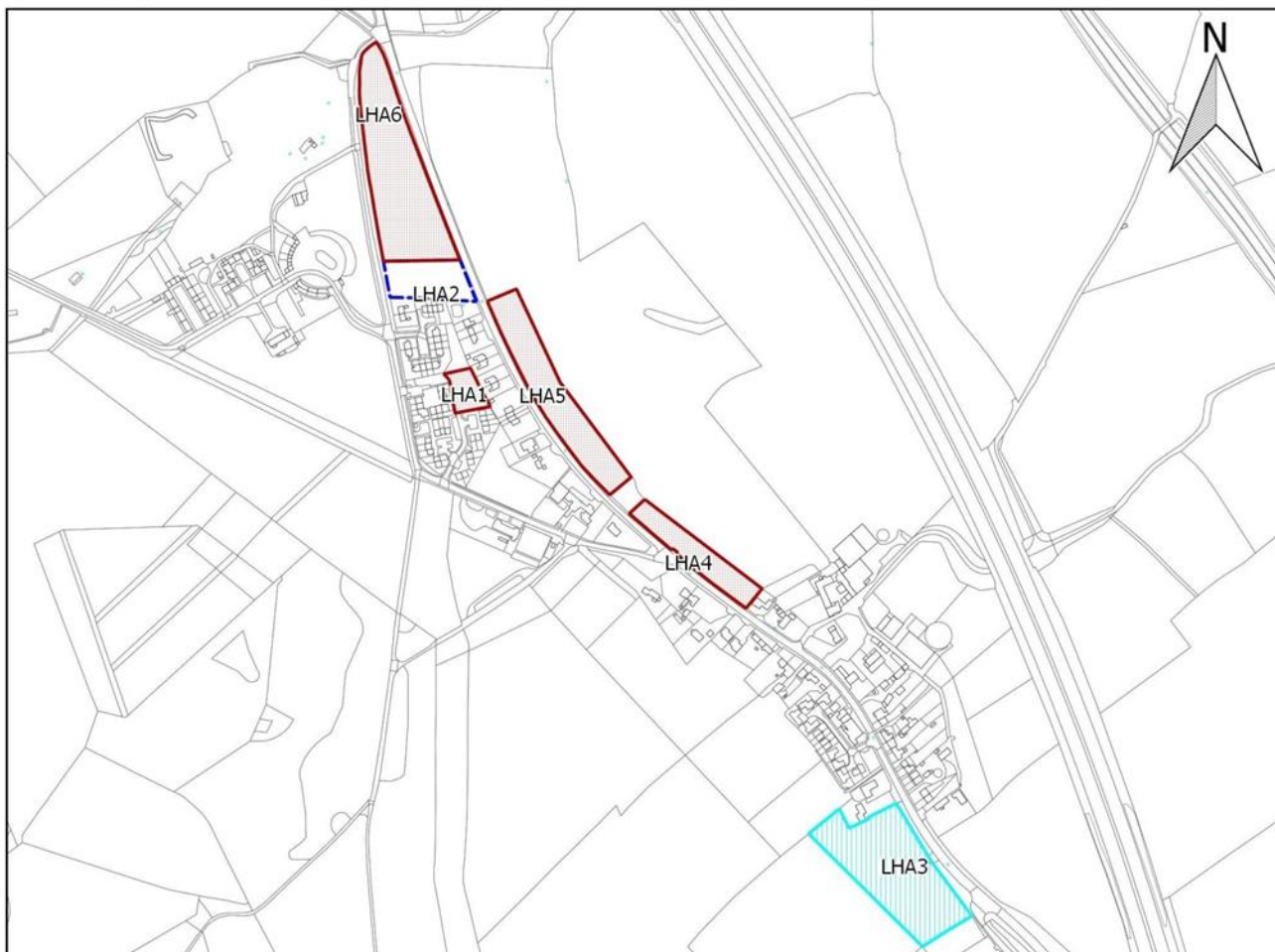
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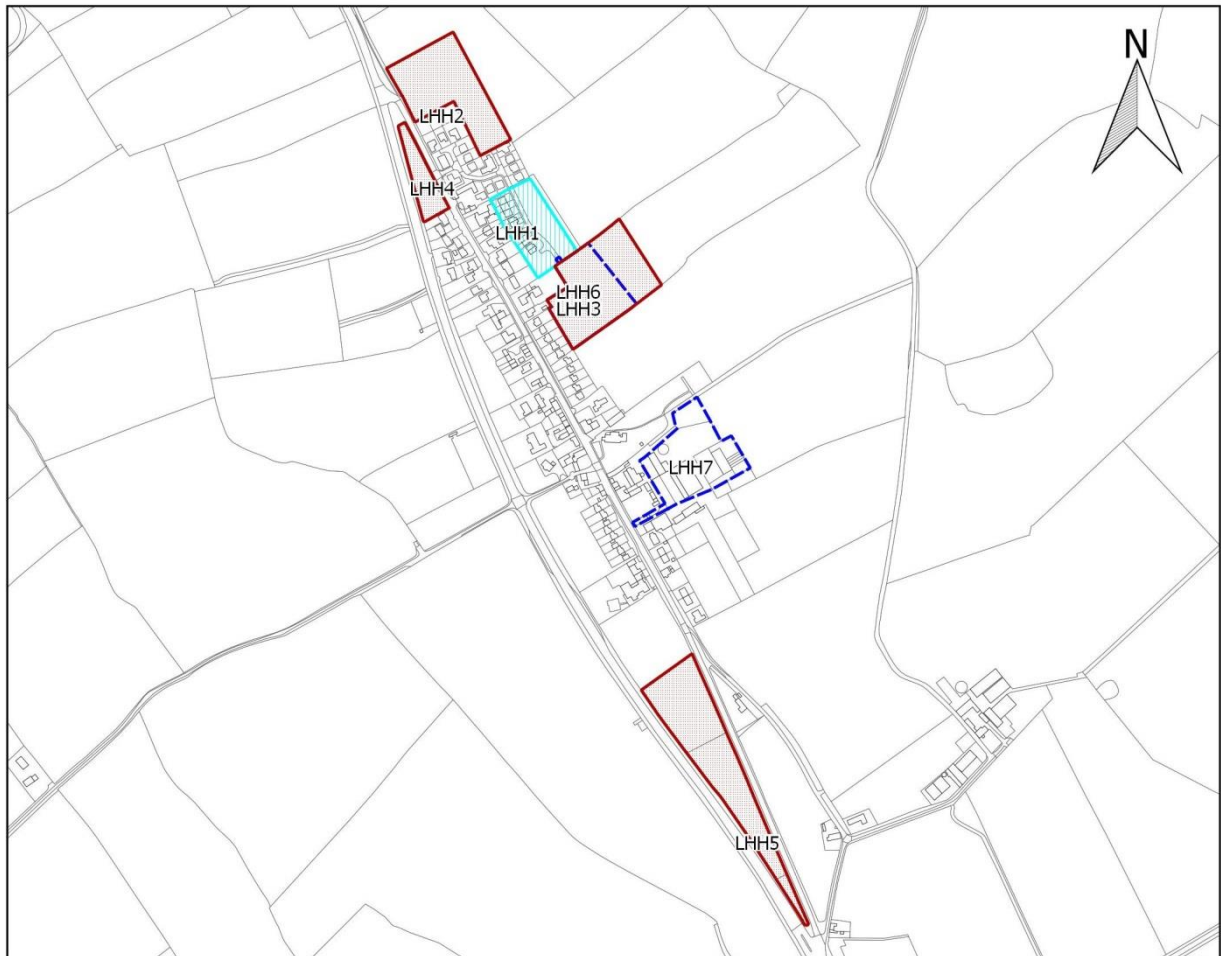
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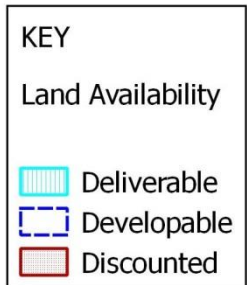
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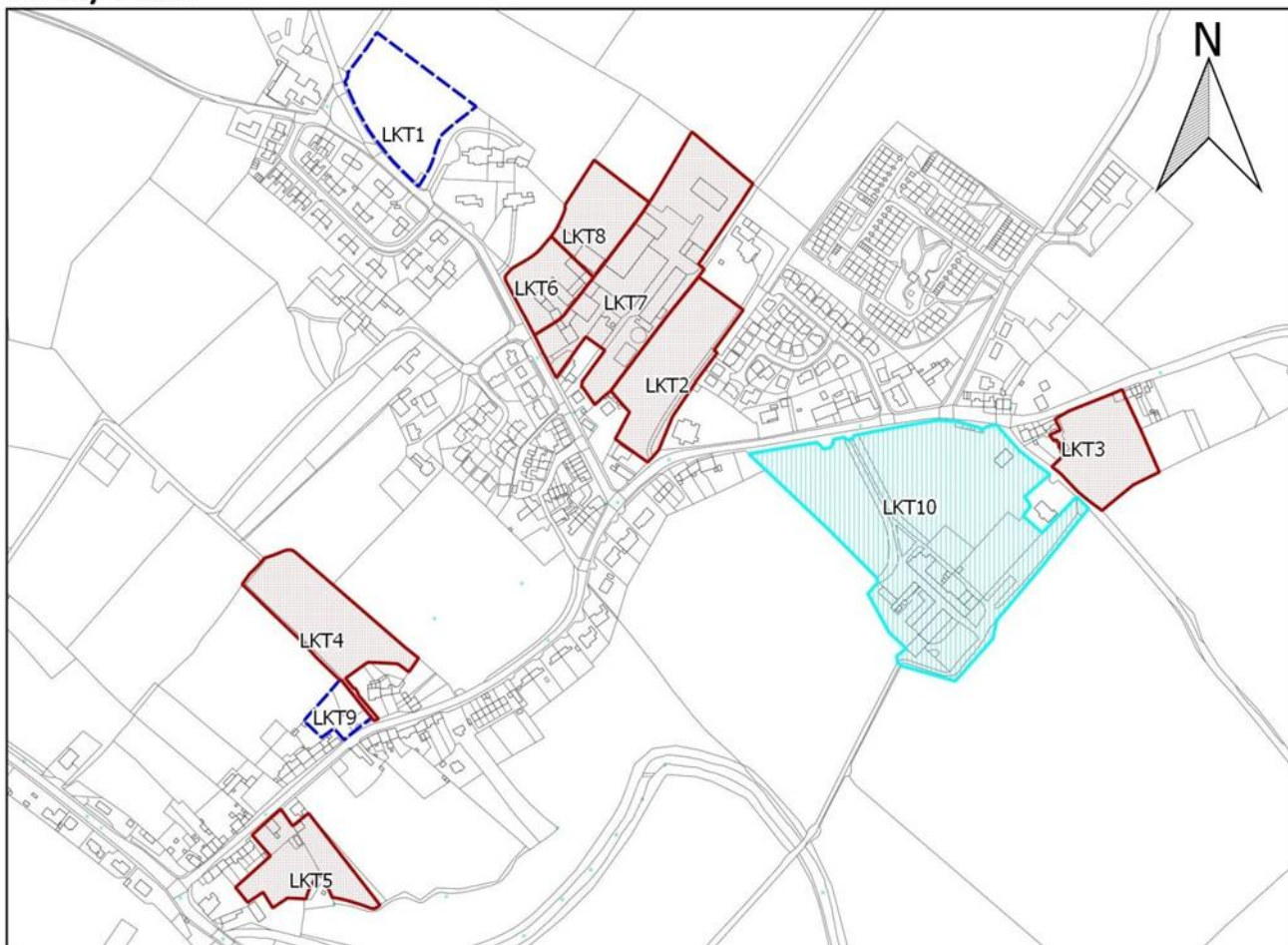


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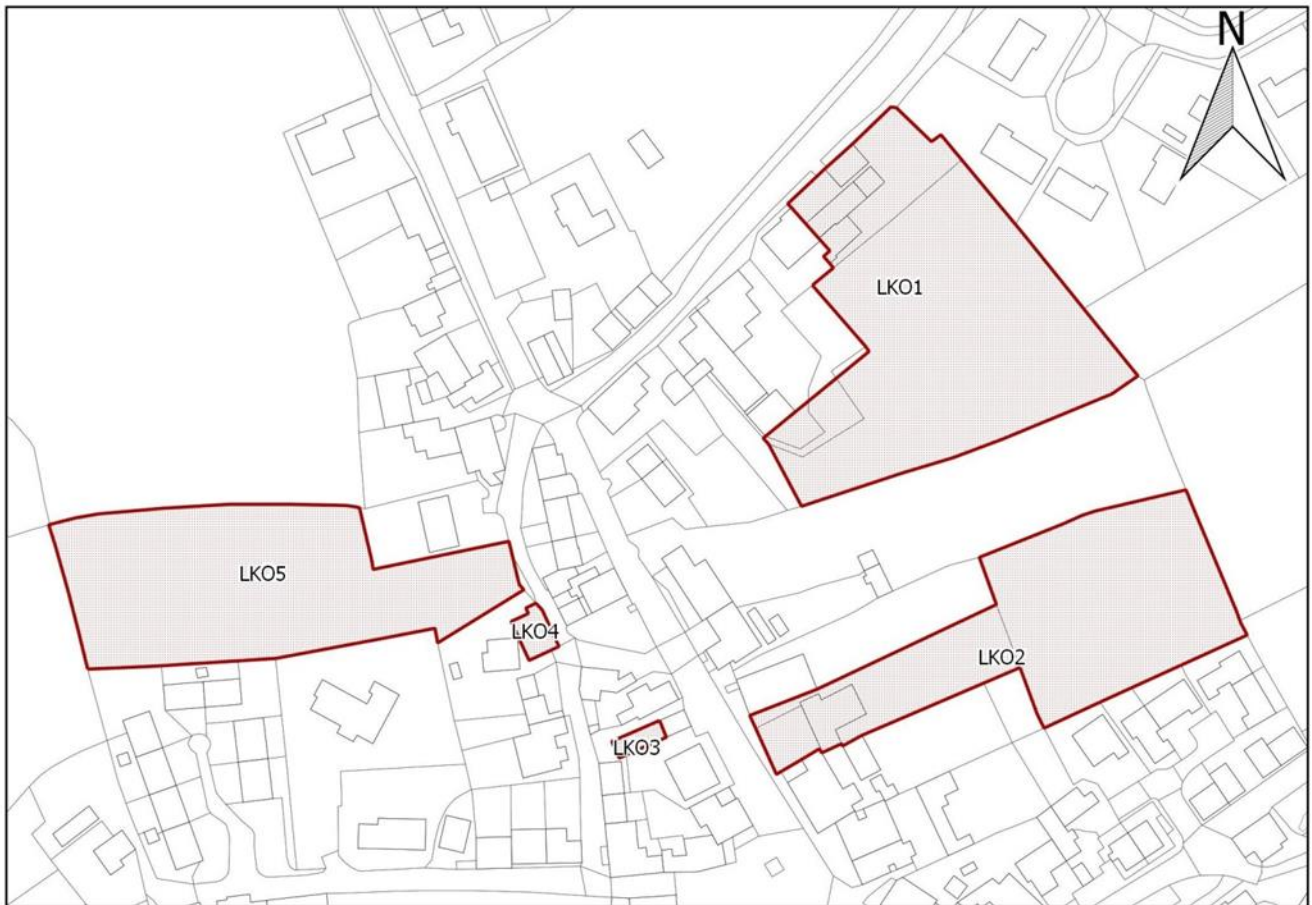


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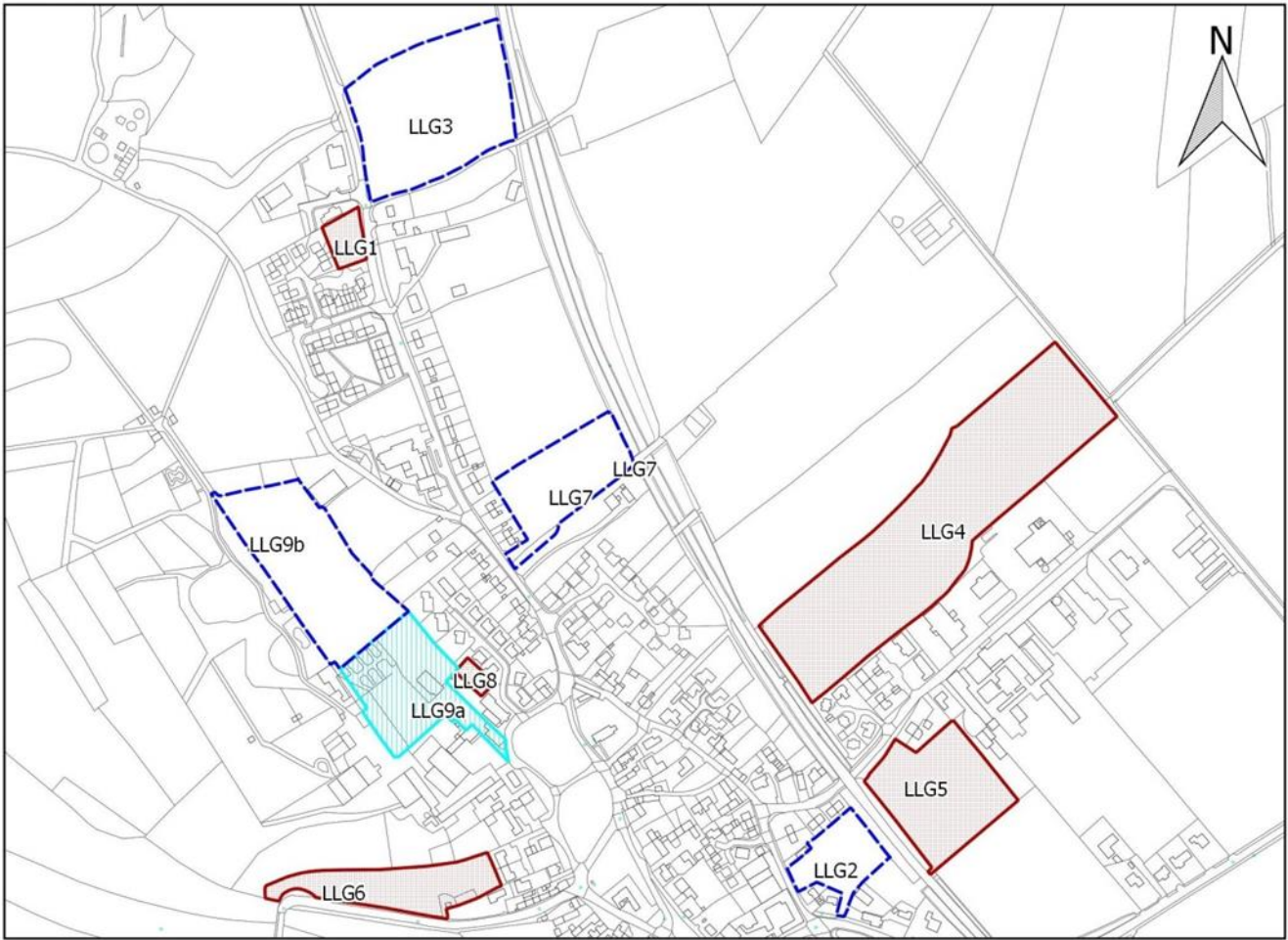


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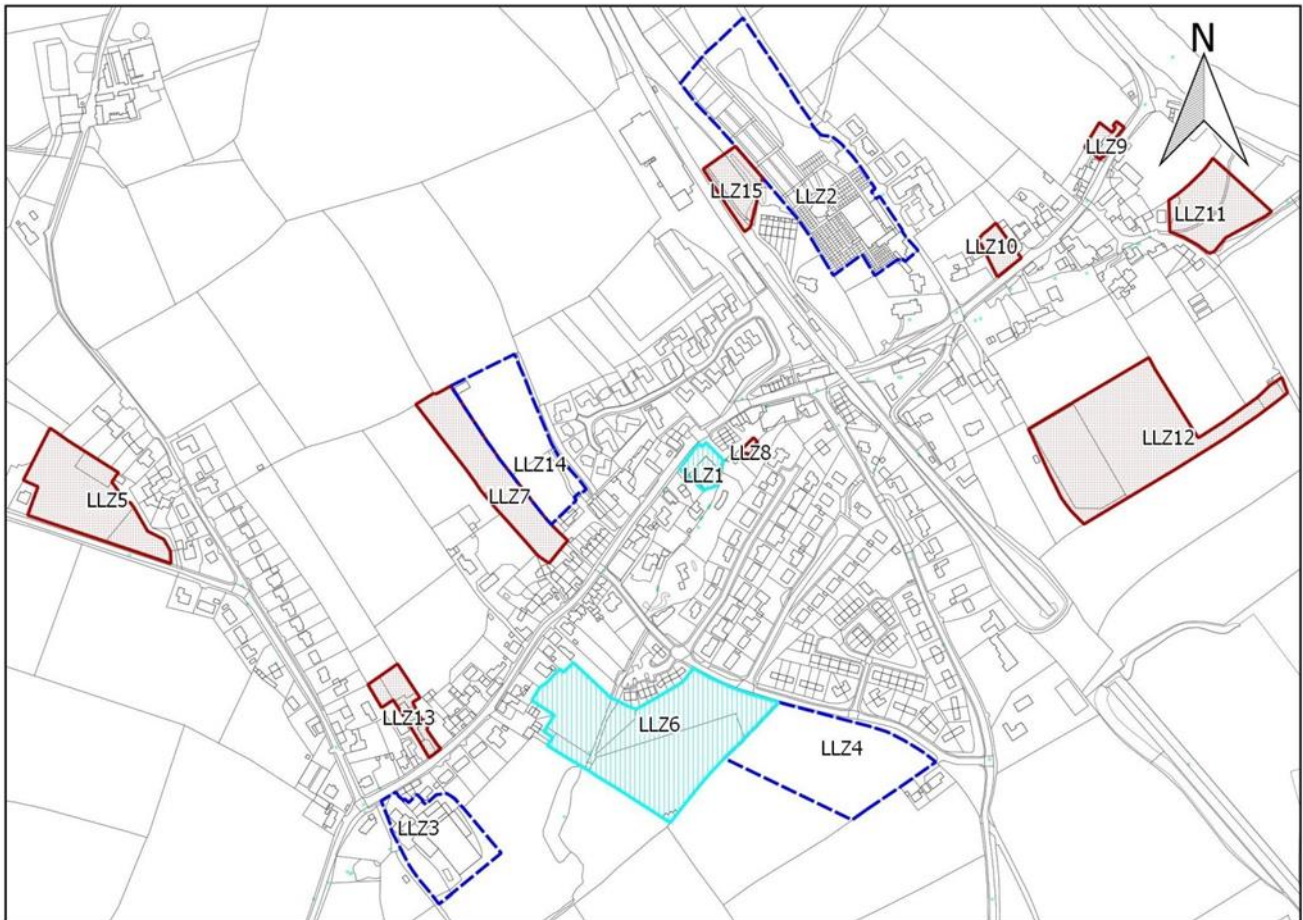
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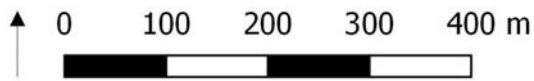
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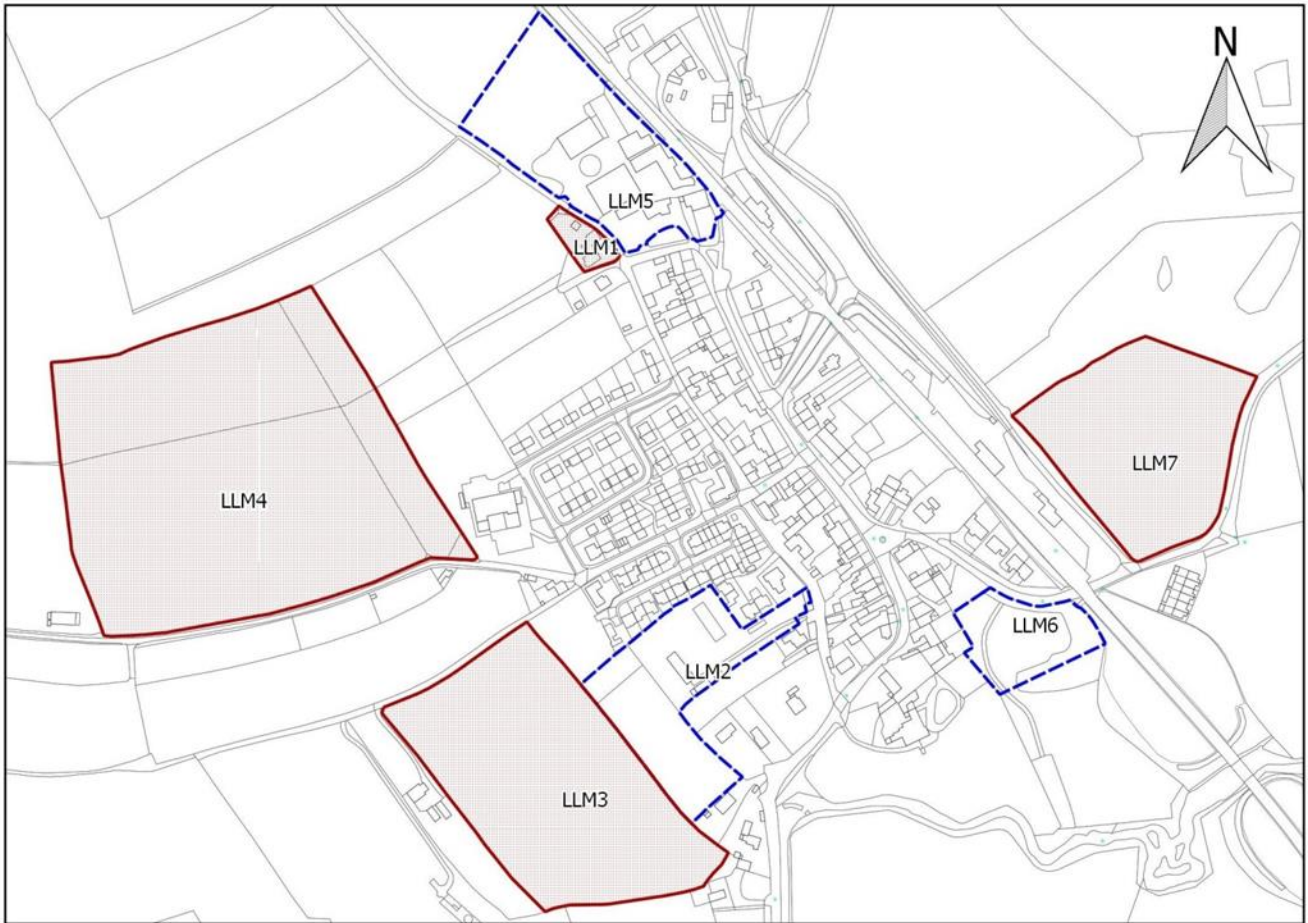
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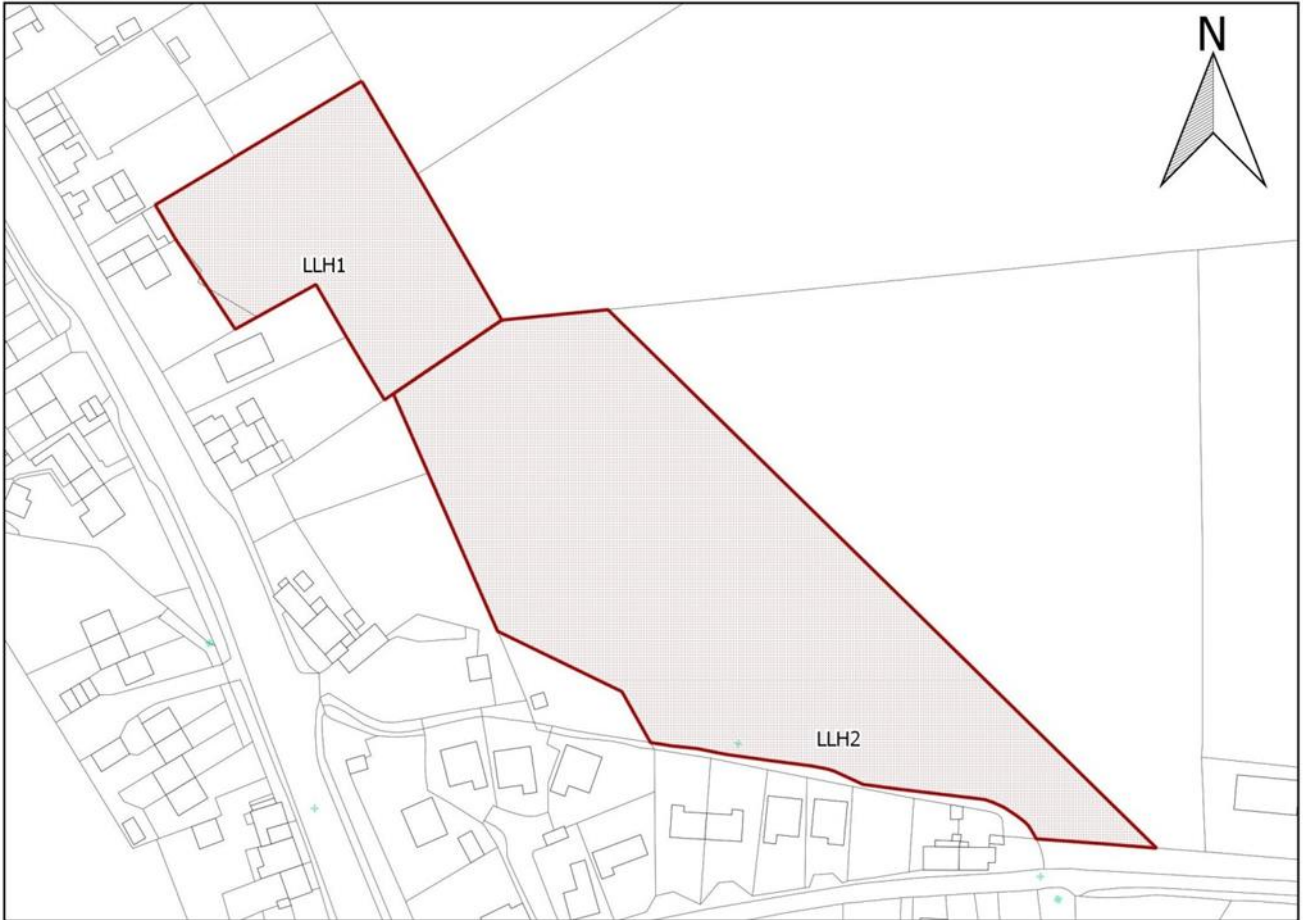


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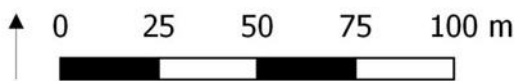


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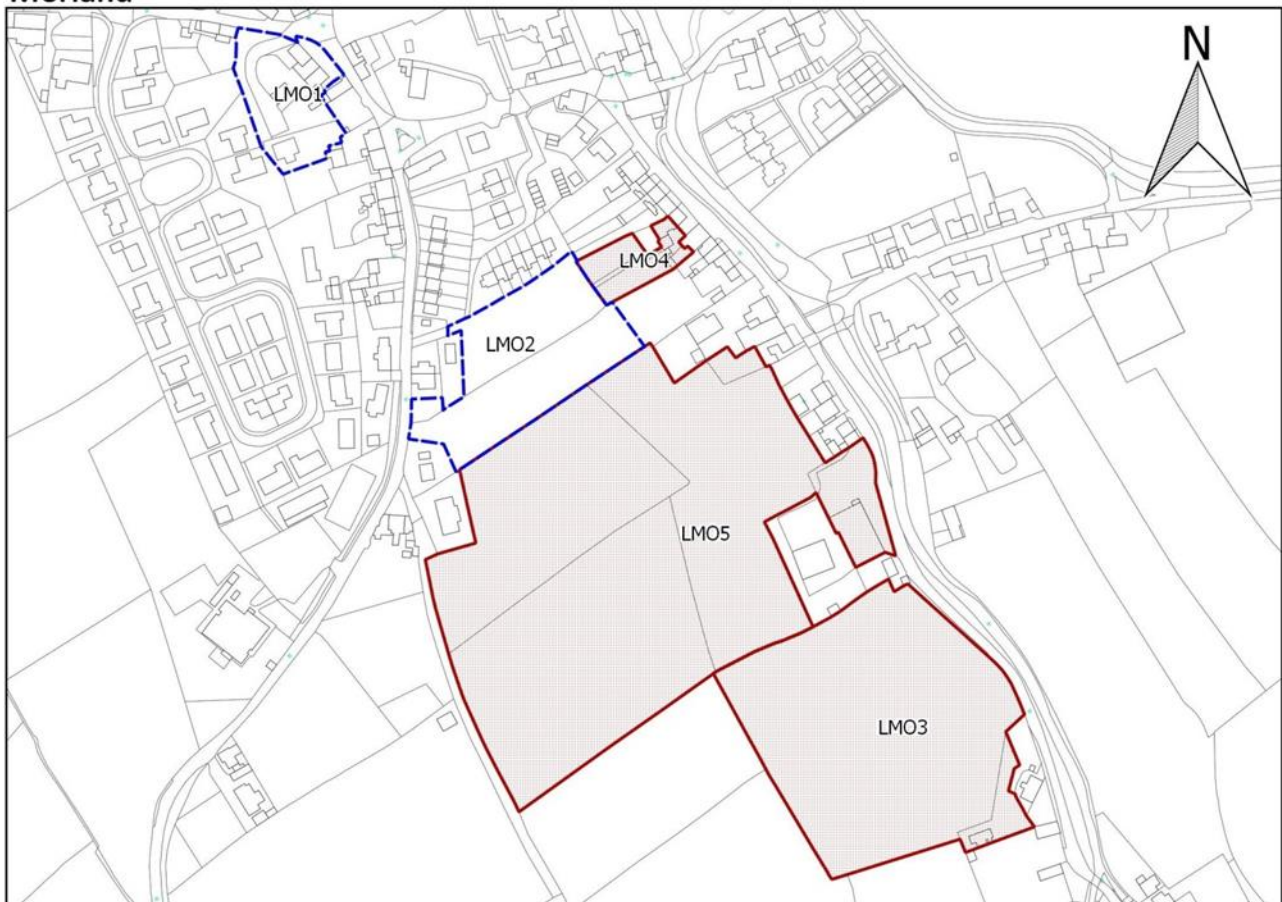


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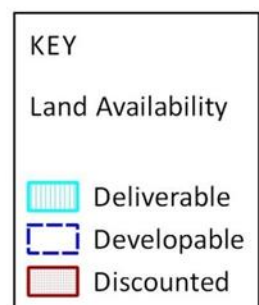
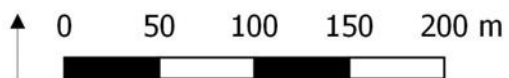


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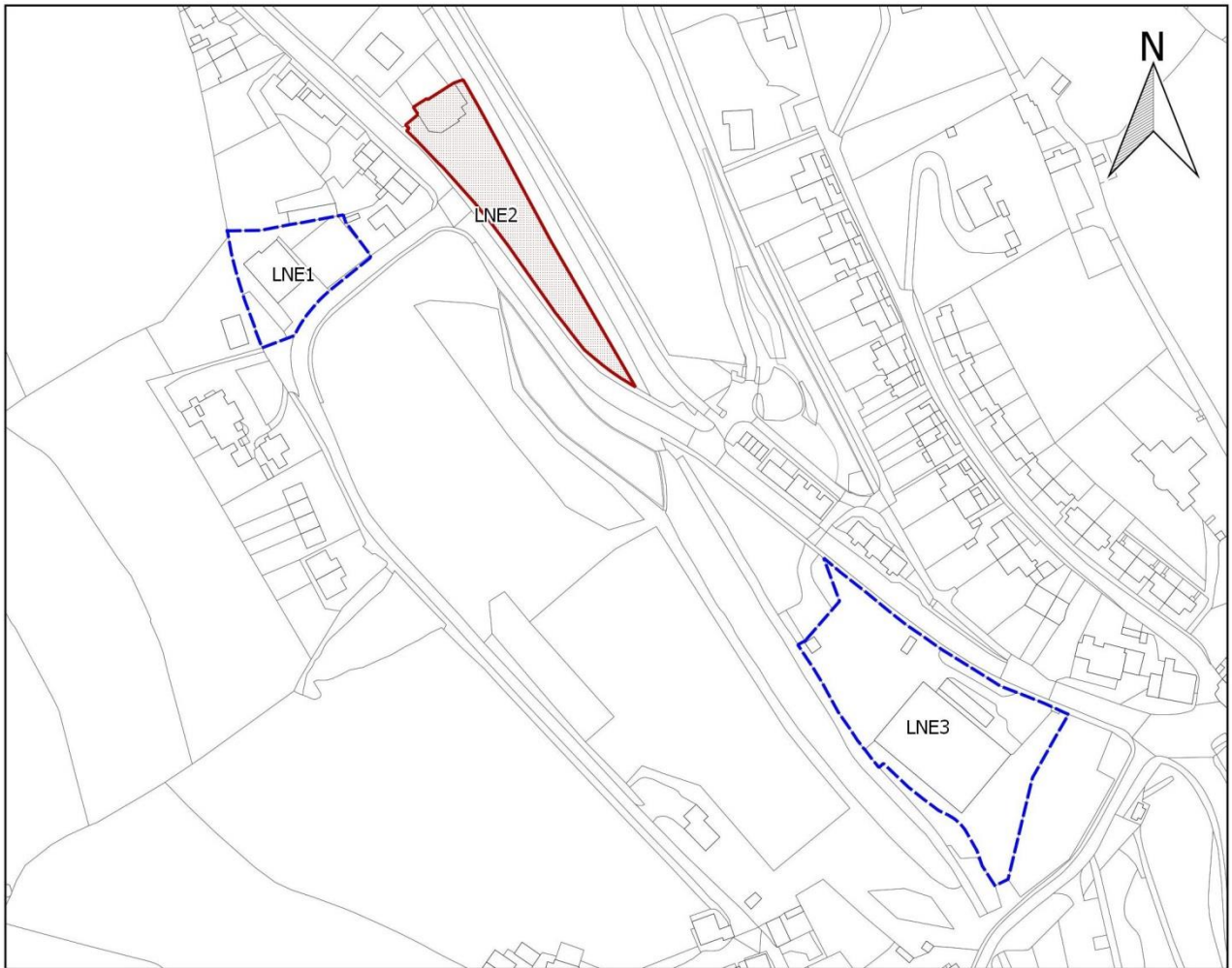
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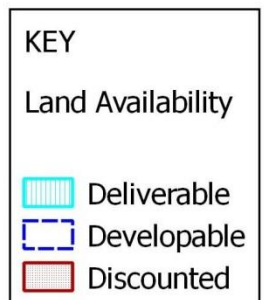
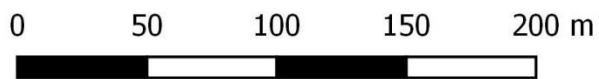


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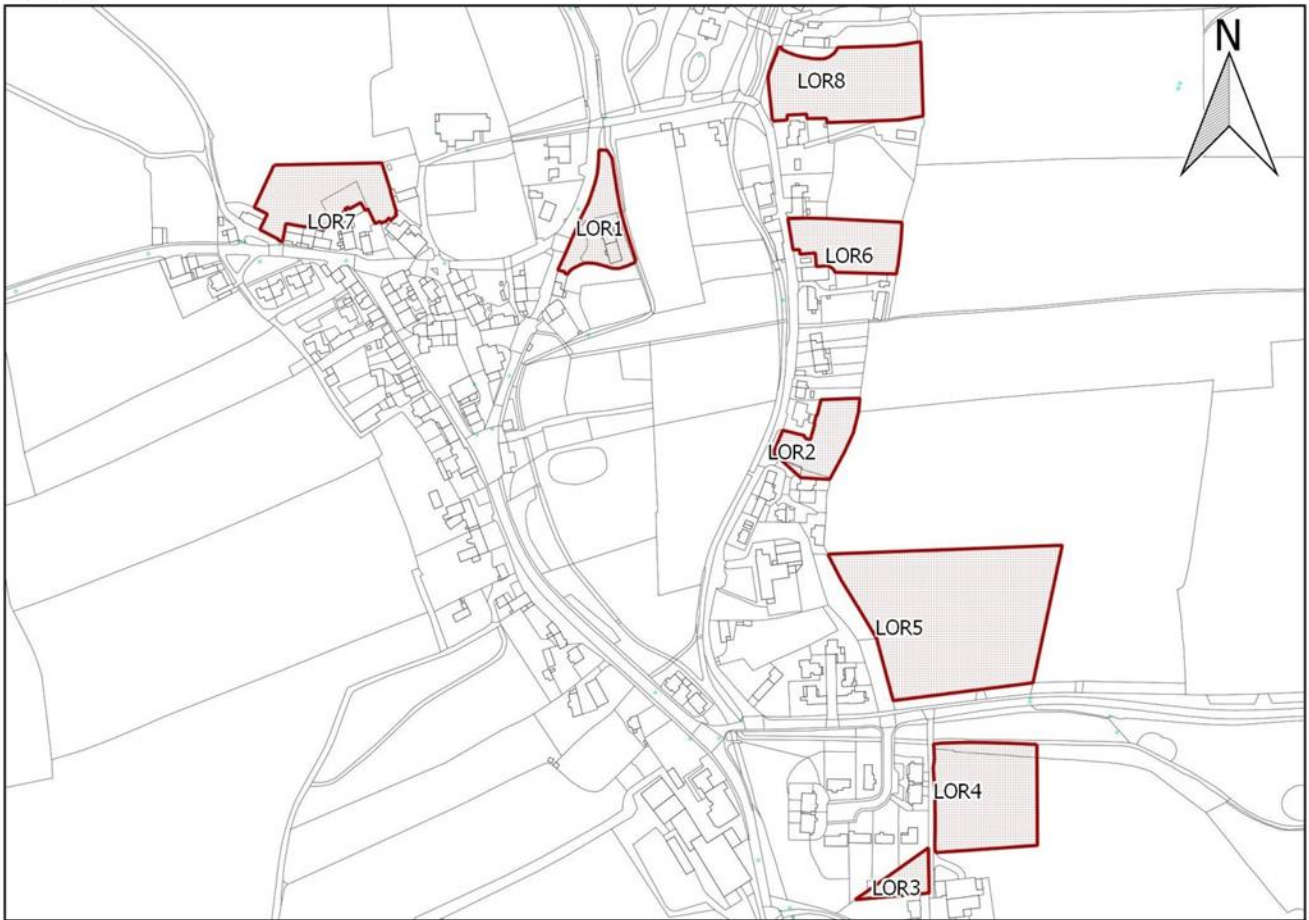


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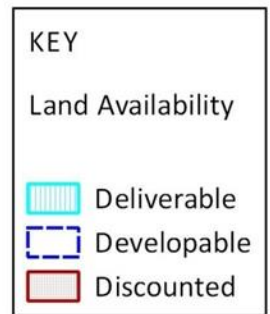
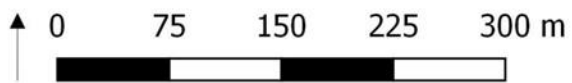


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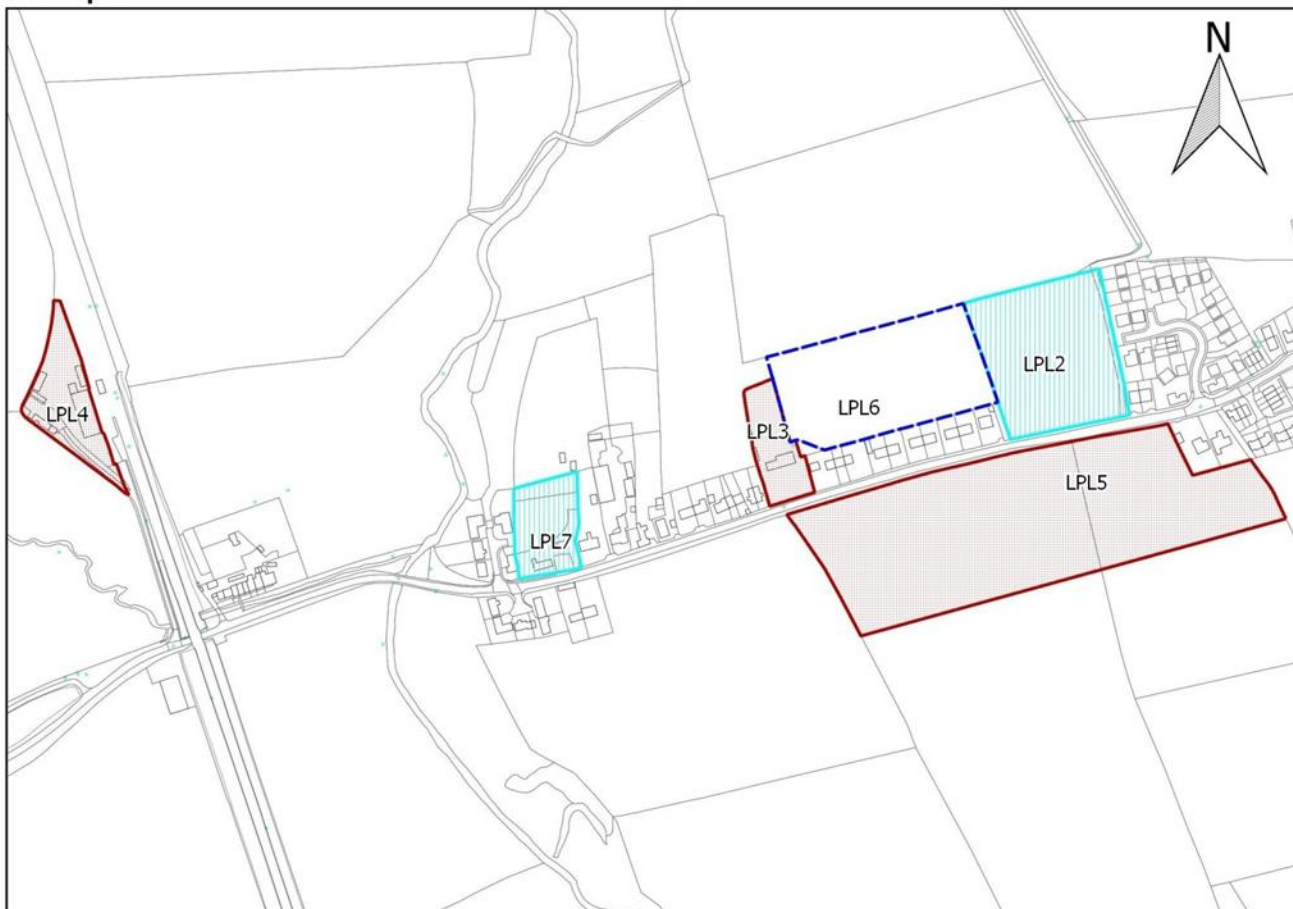


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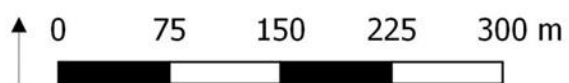


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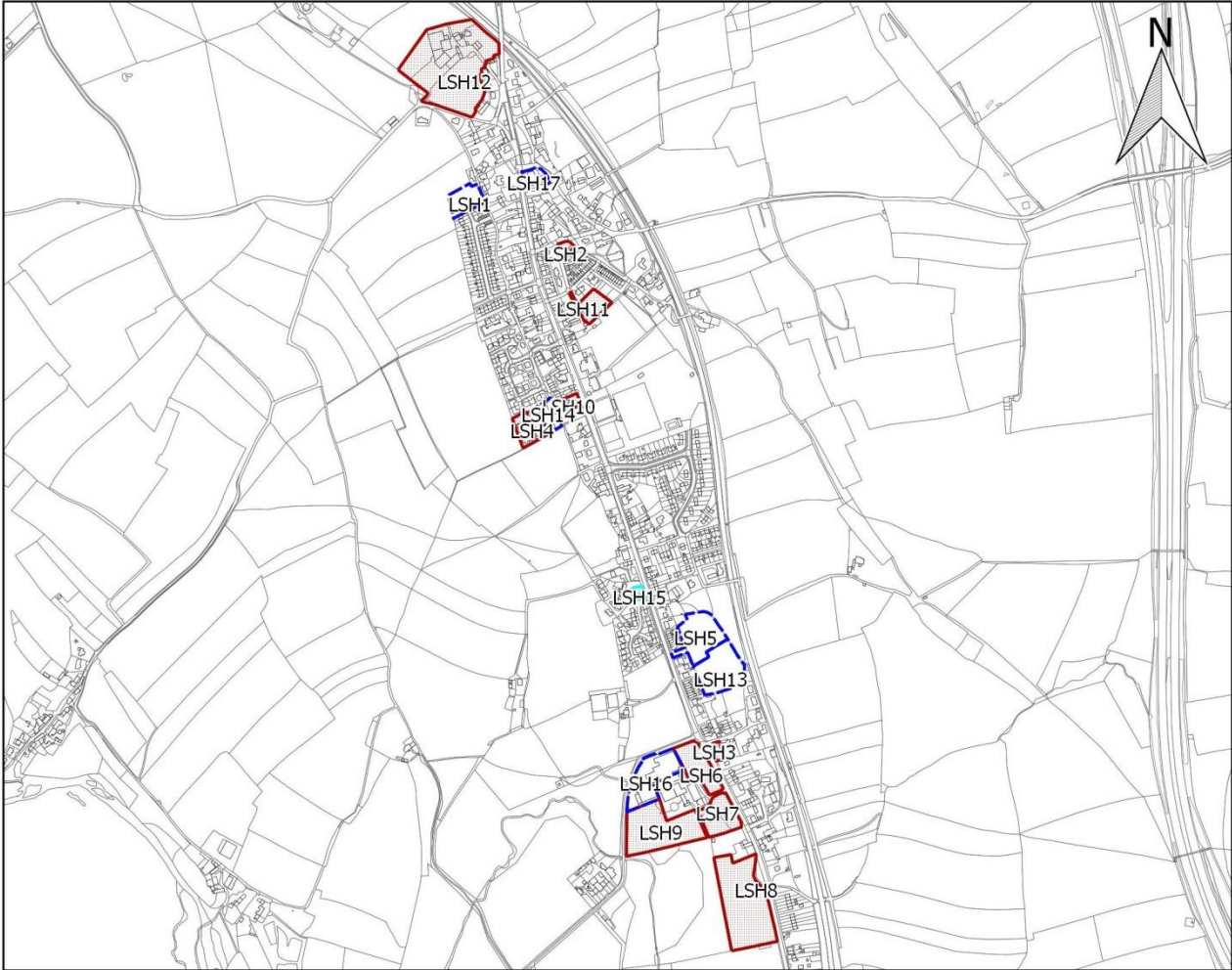
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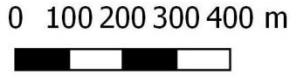
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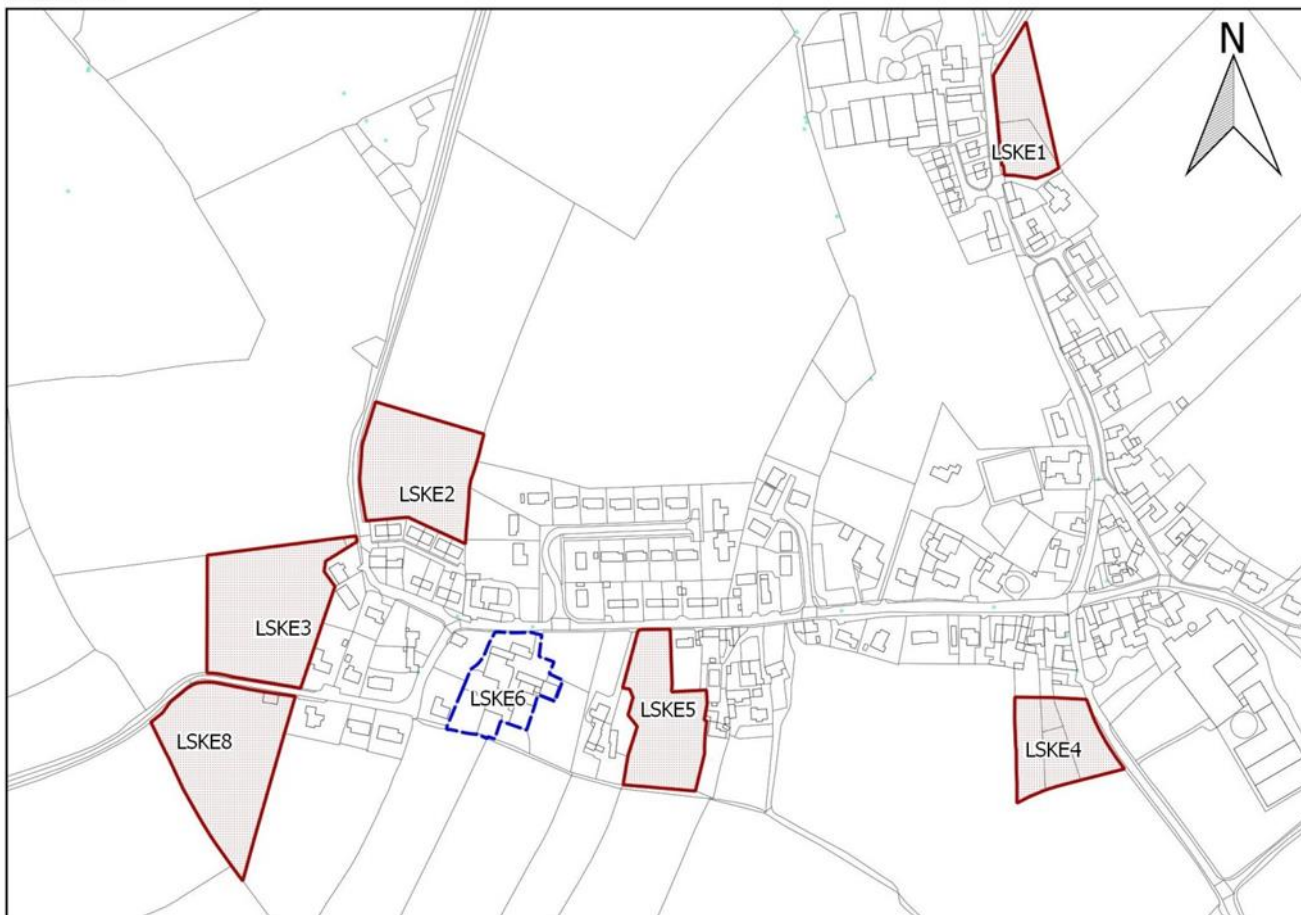
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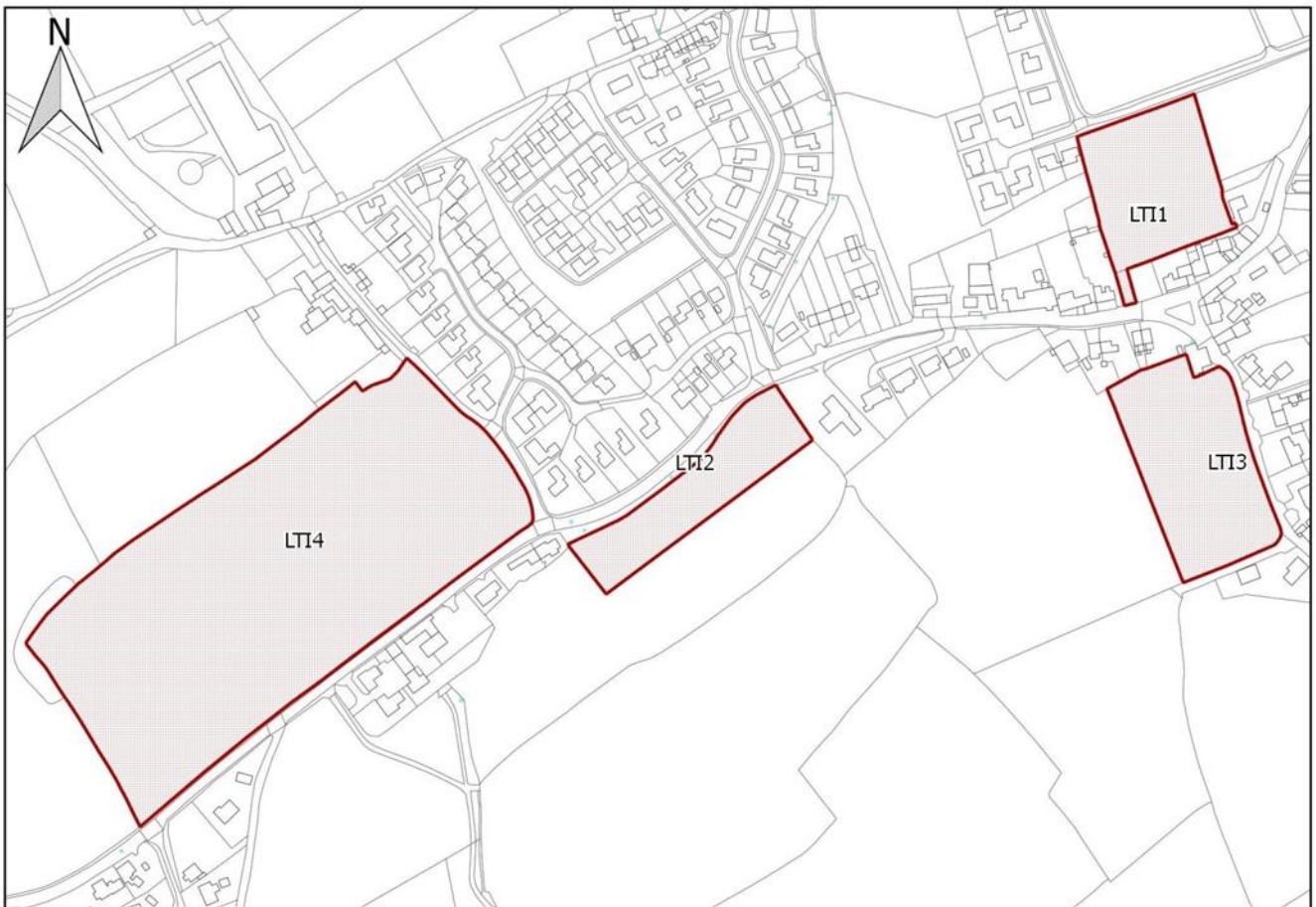
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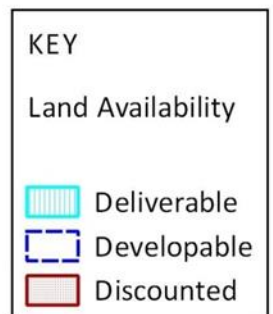
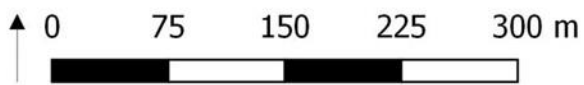


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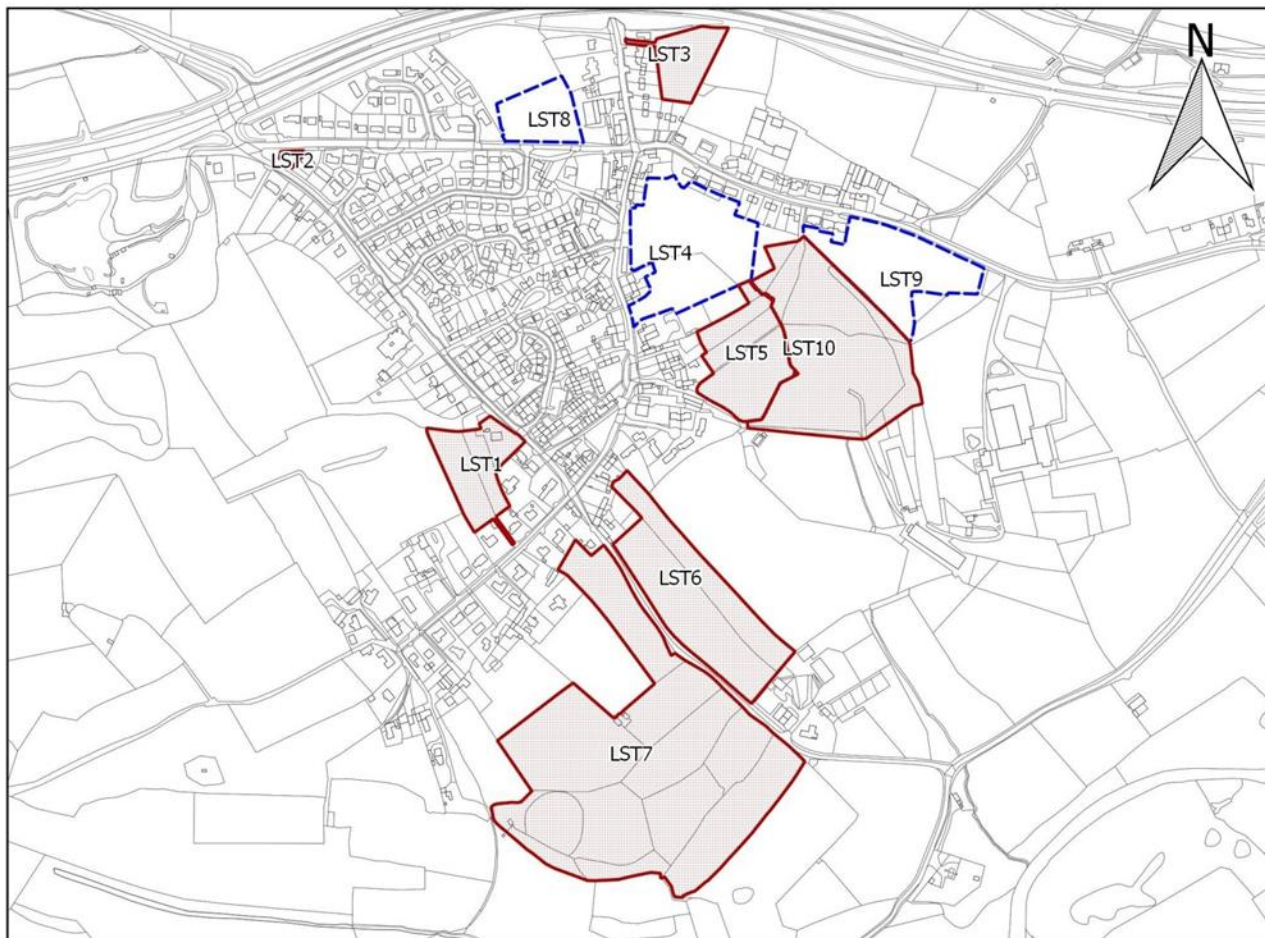


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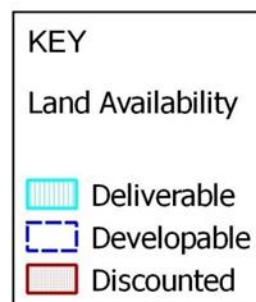


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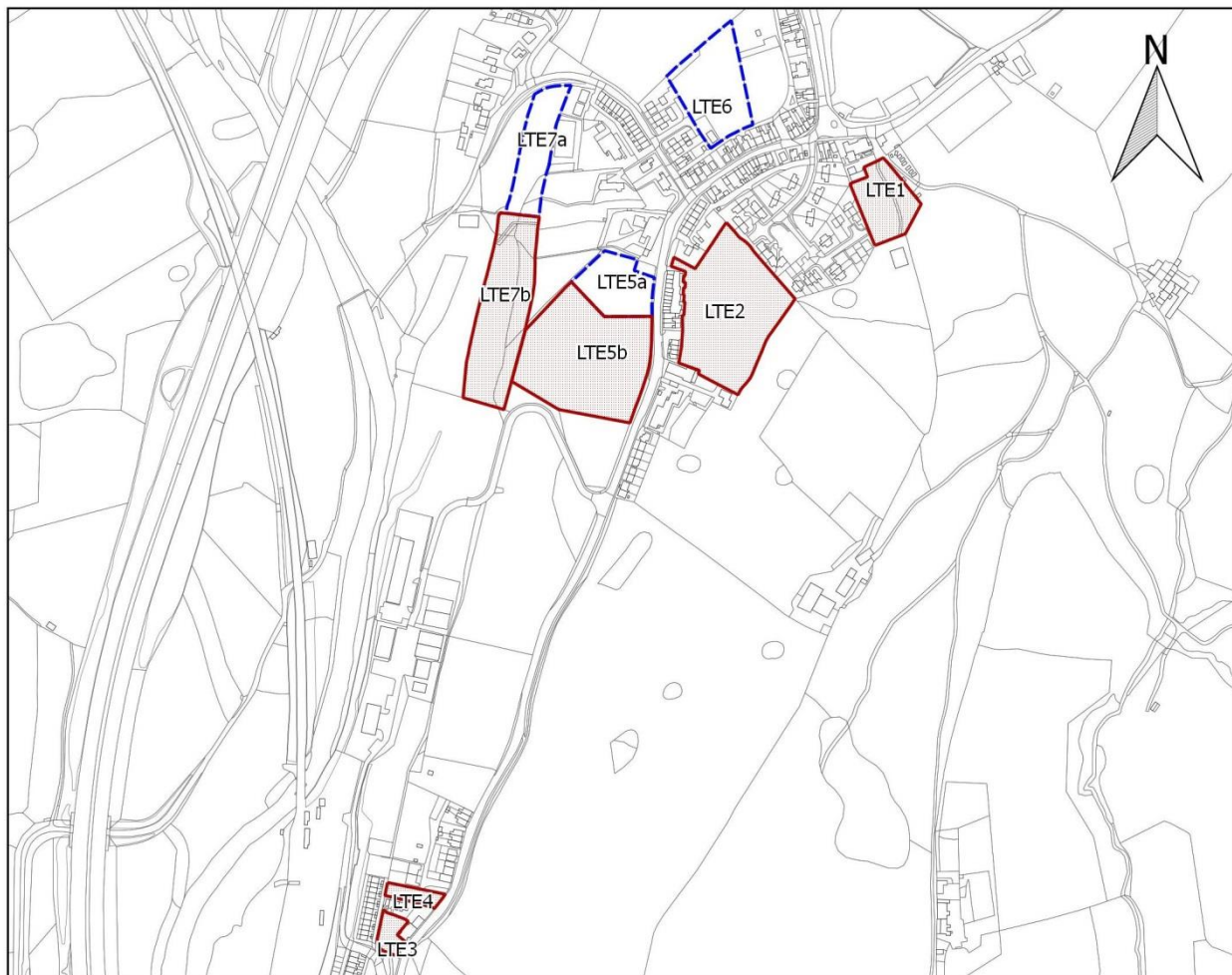


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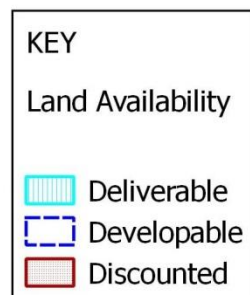


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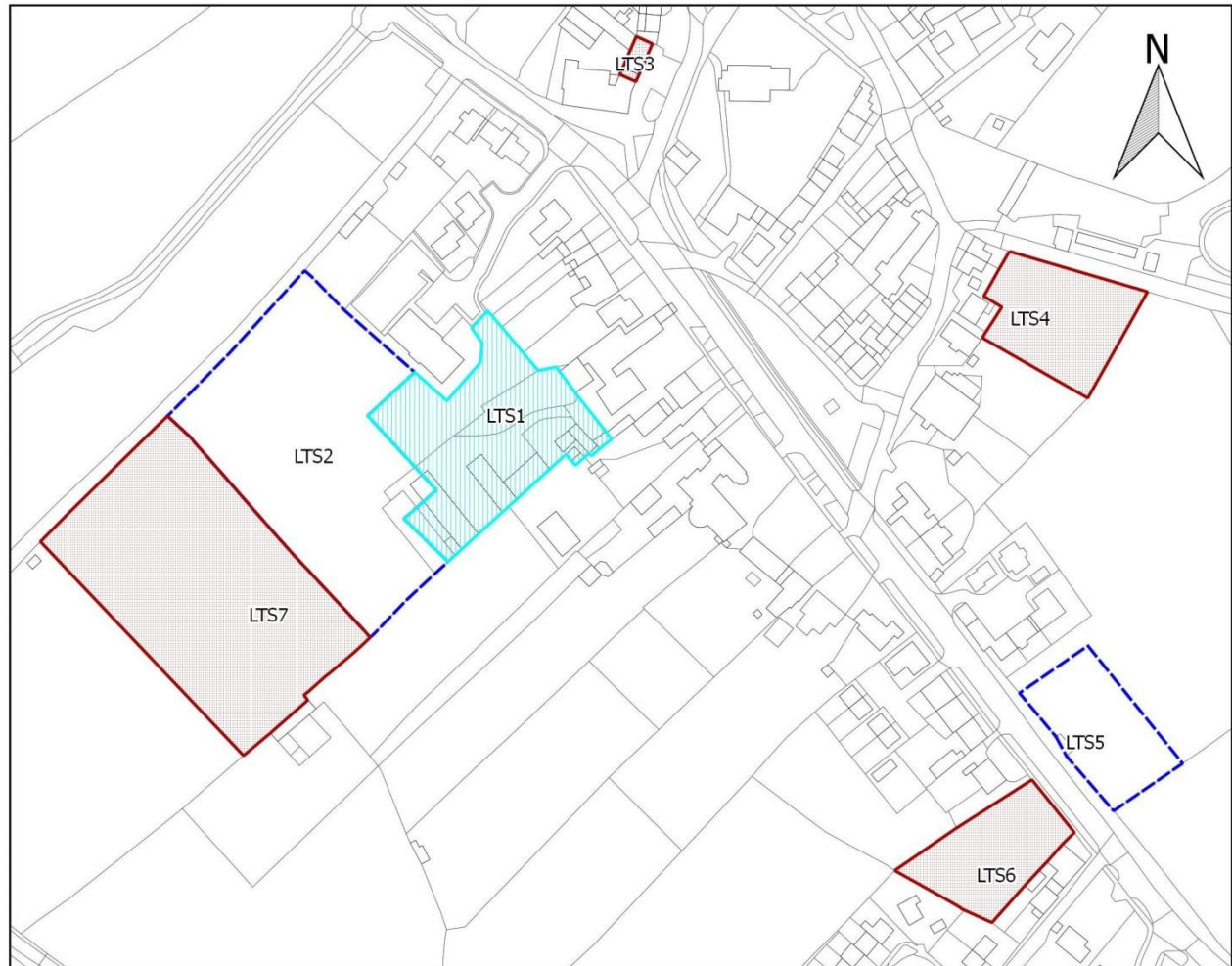
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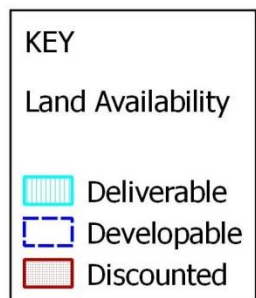
# Land Availability Assessment 2015

## Temple Sowerby



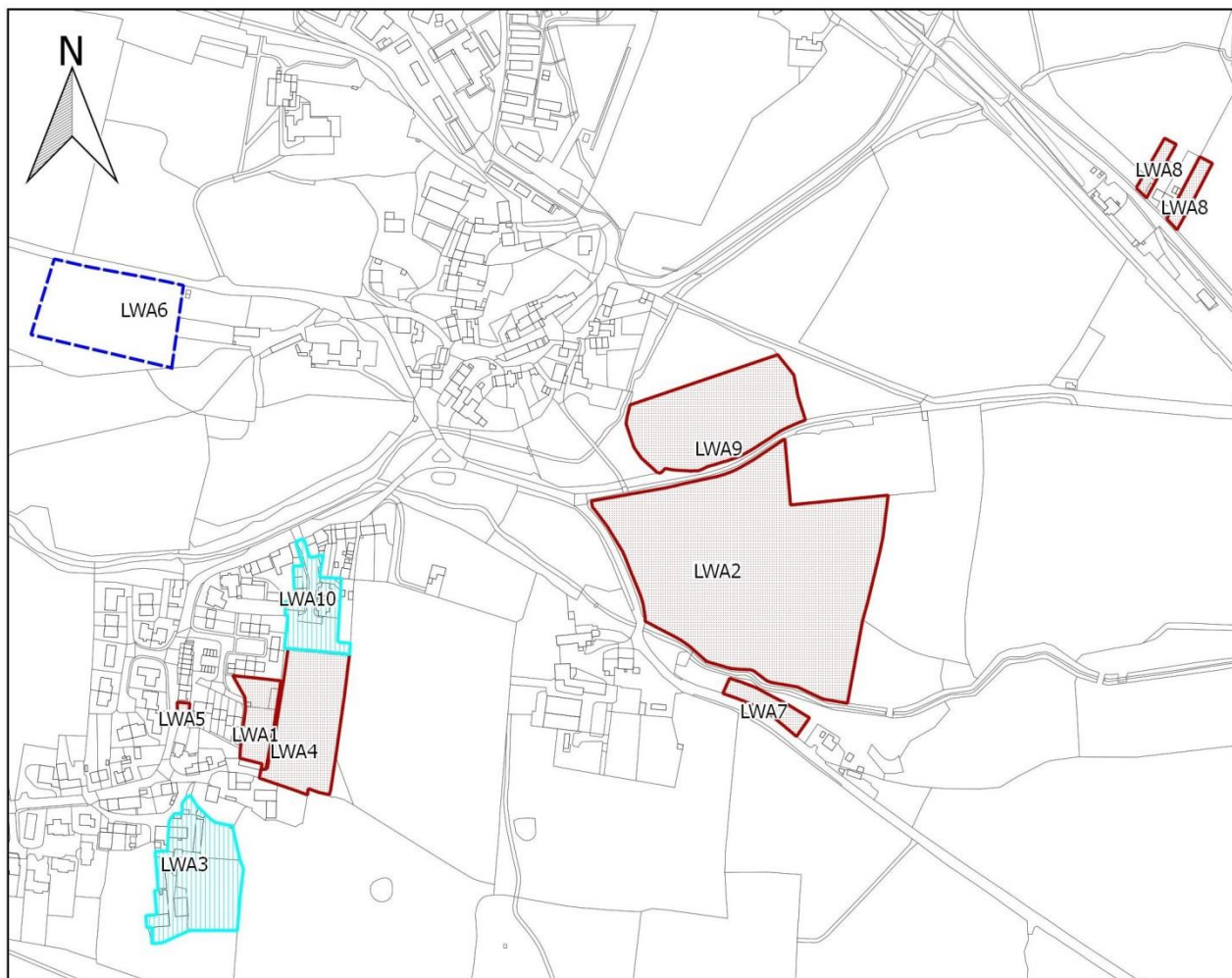
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# Land Availability Assessment 2015

## Warcop



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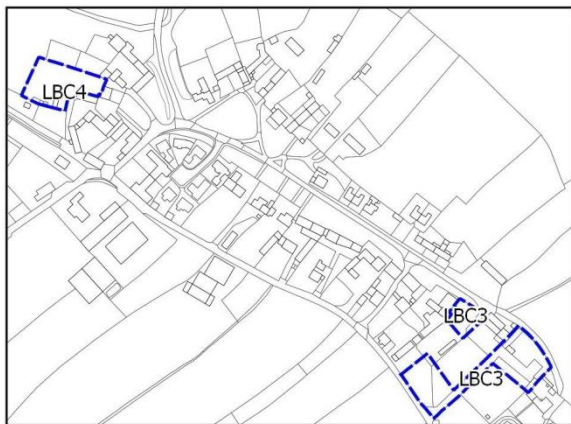
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Land Availability	
	Deliverable
	Developable
	Discounted



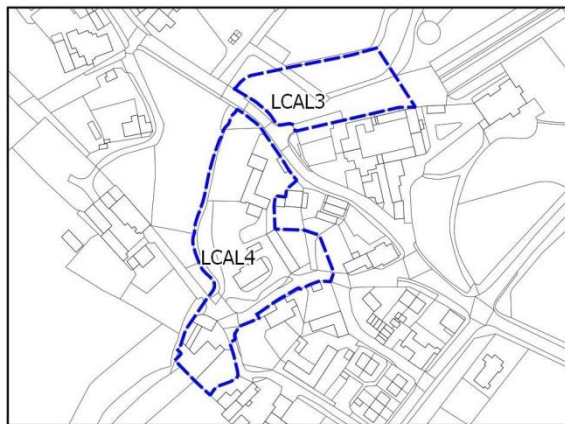
Villages and Hamlets

### Land Availability Assessment 2015

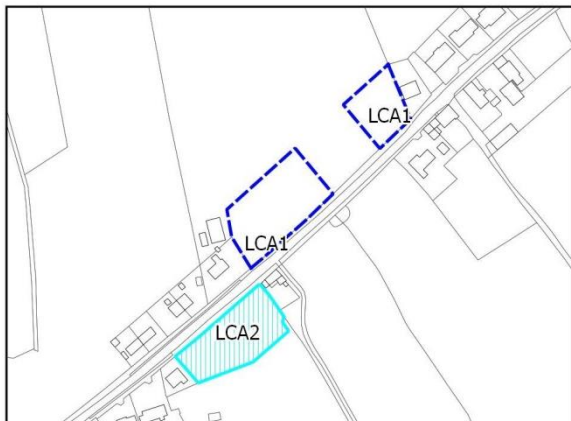
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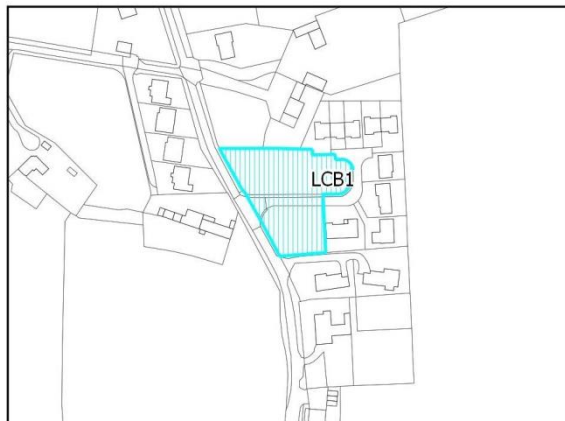
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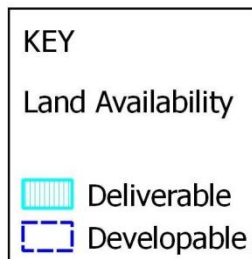
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#### Cliburn

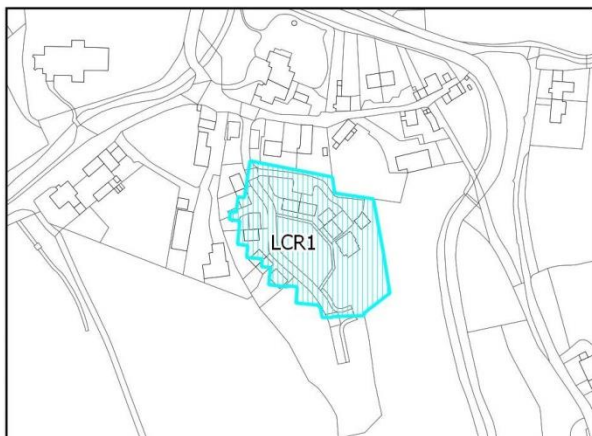


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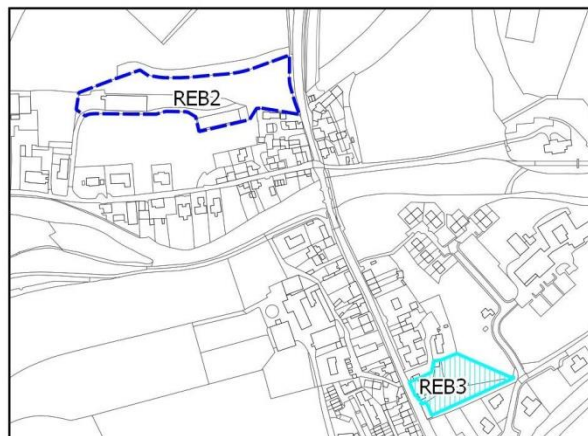


# Land Availability Assessment 2015

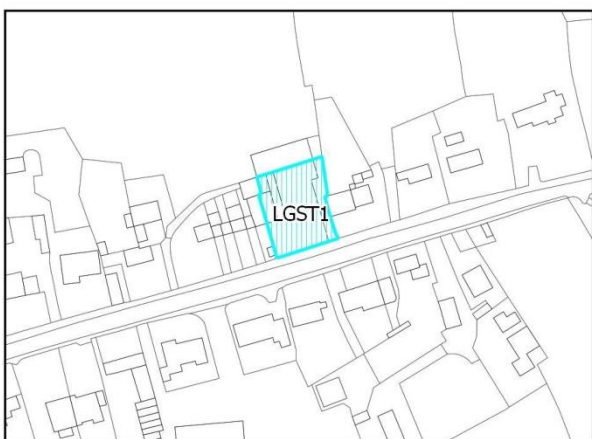
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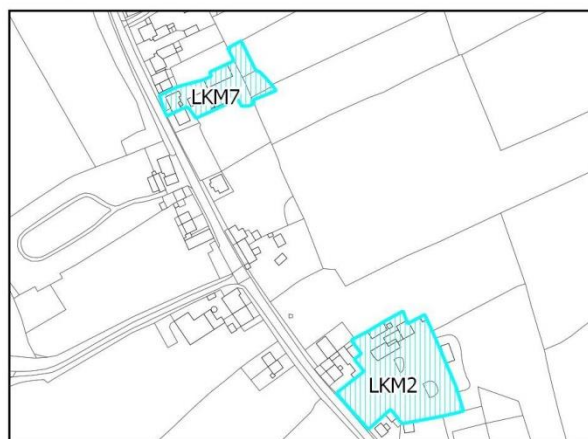
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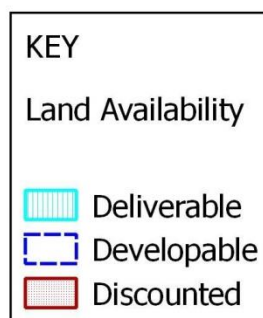
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## Kings Meaburn

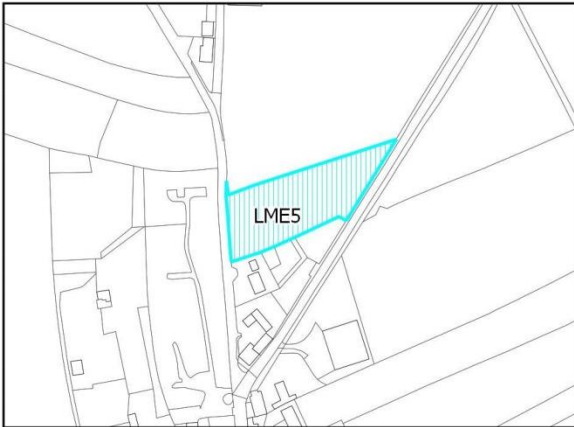


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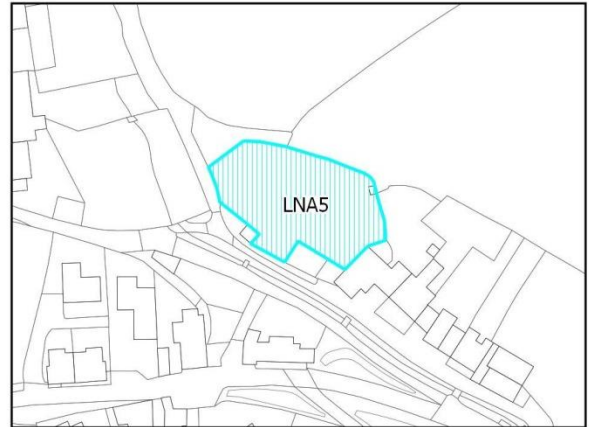


# Land Availability Assessment 2015

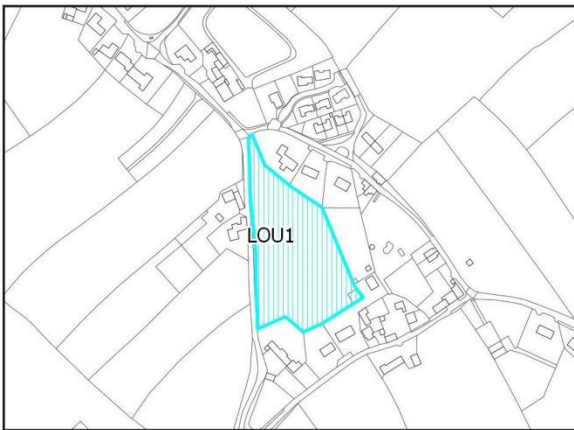
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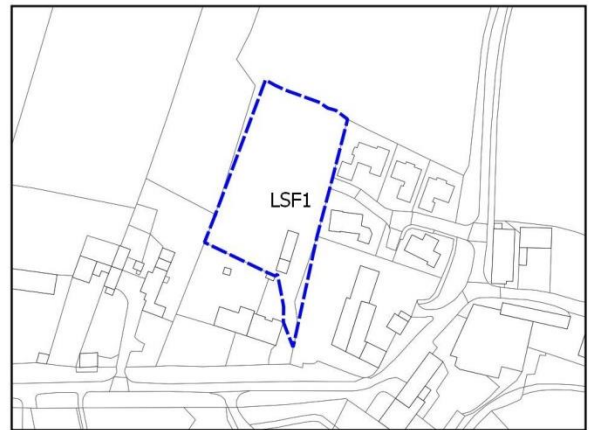
## Nateby



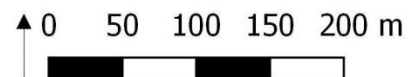
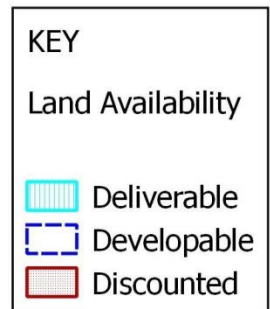
## Ousby



## Sandford



## Winskill



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# Land Availability Assessment 2015

## Penrith - Gypsy and Traveller sites



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**KEY**

Land Availability

-  Deliverable
-  Developable
-  Discounted



## Appendix 5: Viability Assessment

### Summary Results Arising from NPS DCF Residual Valuation Assessment (2013 Baseline Assumptions)

Site Location and Size	Density	Green / Brown	Residual	S106 per unit	£ per m2
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	£370,653	£1,000	£1,976
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	£62,099	£2,500	£1,976
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	-£459,257	£5,000	£1,976
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield		£7,500	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	£109,106	£1,000	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	£58,474	£2,500	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	-£26,941	£5,000	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	£112,356	£7,500	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	£123,810	£1,000	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	£64,020	£2,500	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	-£35,631	£5,000	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	-£135,282	£7,500	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	High Density 40dph	Greenfield	£141,037	£1,000	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	High Density 40dph	Greenfield	£72,548	£2,500	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	High Density 40dph	Greenfield	-£43,474	£5,000	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	High Density 40dph	Greenfield	-£159,496	£7,500	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	High Density 40dph	Greenfield	£88,173	£1,000	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	High Density 40dph	Greenfield		£2,500	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	High Density 40dph	Greenfield	£45,087	£5,000	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	High Density 40dph	Greenfield	£17,866	£7,500	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£74,058	£1,000	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield		£2,500	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£41,744	£5,000	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£21,547	£7,500	£1,976
ALSTON (Small - 0.25ha)	High Density 40dph	Greenfield	-£4,418	£1,000	£1,817
ALSTON (Small - 0.25ha)	Low Density 30dph	Greenfield	-£12,382	£1,000	£1,817
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Brownfield	-£536,017	£1,000	£1,976
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	High Density 40dph	Brownfield	-£557,615	£1,000	£2,019
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Brownfield	-£94,893	£1,000	£1,976



## Appendix 6: Density Analysis

The following tables illustrate the range of densities that have been achieved on a wide selection of completed and permitted schemes in Eden since 2004. These have been used to inform the densities employed to estimate the development potential of sites in the assessment in order to ensure that the assumptions reflect the local context.

**Location: Town**

**Type: Predominantly Flats**

**Size: All sizes**

Scheme Location	Planning Ref	Gross Area (ha)	Units	Density	Unit Type	Location Type	BF/GF	Status
Land adj 23 Stricklandgate, Penrith	00/0655	0.06	5	83	Flats	Town	BF	Completed
Pategill Park, Penrith	01/0973	0.06	6	100	Flats	Town	BF	Completed
Castlegate Foundry, Castlegate, Penrith	02/0610	0.09	9	100	Flats	Town	BF	Completed
Land in Monks Close, Penrith	03/0094	0.08	6	75	Flats	Town	GF	Completed
Maisonettes at Mardale Road Penrith	03/0156	0.07	12	171	Flats	Town	GF	Completed
Phase Two Monks Close, Penrith	03/0575	0.09	6	67	Flats	Town	BF	Completed
Land at Beacon Bank, Penrith	05/0610	0.16	4	25	Flats	Town	GF	Completed
Lady Anne Court, Penrith	05/0823	0.4	31	78	Flats	Town	BF	Completed
Site adj Former RAFA Club, Penrith	05/0954	0.07	12	171	Flats	Town	BF	Completed
Tudor Court, Brunswick Terrace, Penrith	06/0083	0.2	19	95	Flats	Town	BF	Completed
Victoria House, Victoria Road Penrith	07/0268	0.1	17	170	Houses and Apartments	Town	BF	Completed
Land adjacent to Woodlands, Bridge Lane, Penrith	07/0396	0.25	29	116	Flats	Town	GF	Completed
Eden Foyer Flats, Penrith	09/0612	0.1	27	270	Flats	Town	BF	Completed
Former County Garage, Old London Road, Penrith	10/0313	0.4	33	83	Houses and Apartments	Town	BF	Completed
Pele Court, Penrith	11/0740	0.4	47	118	Flats	Town	BF	Completed
Former Miners Arms, Penrith	14/0536	0.073	23	315	Flats	Town	BF	Permission
Former BBC Building, West Lane, Penrith	14/0836	0.09	28	311	Flats	Town	BF	Permission
Beacon Builders Premises, Norfolk Road, Penrith	87/0842	0.07	9	129	Flats	Town	BF	Completed
<b>TOTALS</b>		<b>2.76</b>	<b>323</b>	<b>117</b>				

**Location: Town**  
**Type: Predominantly Houses**  
**Size: Over 2 hectares**

Scheme Location	Planning Ref	Gross Area (ha)	Units	Density	Unit Type	Location Type	BF/GF	Status
Raiselands	14/0405	7.76	229	30	Houses	Town	GF	Live Application
Carleton	08/0291	23.89	499	21	Houses	Town	GF	Application pending - outline masterplan submitted
Carleton Hill Farm/ Veterinary Centre, Penrith	08/0295	3.11	44	14	Houses and Apartments	Town	GF	Under Construction
Orchard Place, Bongate, Appleby	11/0989	5.6	142	25	Houses	Town	GF	Under Construction
Carleton Heights, Penrith	95/0606	2.2	51	23	Houses	Town	GF	Completed
<b>TOTALS</b>		<b>42.56</b>	<b>965</b>	<b>22.67</b>				

**Location: Town**  
**Type: Houses**  
**Size: 0.4 to 2 hectares**

Scheme Location	Planning Ref	Gross Area (ha)	Units	Density	Unit Type	Location Type	BF/GF	Status
Field 1184 Rowgate, Kirkby Stephen	01/0111	0.4	6	15	Houses	Town	GF	Completed
Bruntley Meadows, Alston	02/0316	1.5	26	17	Houses	Town	GF	Completed
Lowbyer Park, Alston	03/0287	1.5	26	17	Houses	Town	GF	Completed
Rivington Park, Appleby	03/0915	0.93	26	28	Houses and Apartments	Town	GF	Completed
Phase 6, 18 No. Houses, Station Road, Appleby	04/0228	0.47	18	38	Houses	Town	GF	Completed
Rear of 12-24 York Street, Penrith	04/0434	0.4	30	75	Houses	Town	BF	Completed
Sandcroft, Penrith	04/0993	0.7	8	11	Houses	Town	BF	Completed
Phase 7, Station Road, Appleby	06/0865	0.75	32	43	Houses and Apartments	Town	GF	Completed
Site at Fell Lane, Beacon Inn, Penrith	08/0781	0.4	9	23	Houses	Town	GF	Under Construction
Former County Garage, Old London Road, Penrith	10/0313	0.4	33	83	Houses and Apartments	Town	BF	Completed
Birkbeck Gardens, Kirkby Stephen	10/0794	1.97	58	29	Houses	Town	GF	Completed
Anchor Farm, Penrith	10/1065	0.4	22	55	Houses	Town	GF	Under Construction
Carleton Meadows, Penrith	13/0654	1.8	55	31	Houses	Town	GF	Under Construction
Land to north of White Ox Way, Penrith	14/0222	0.77	14	18	Houses	Town	GF	Permission
Drawbriggs Court, former Catholic Land, Appleby	93/0589	0.43	42	98	Houses	Town	GF	Completed
Castletown Drive, Penrith	93/0883	0.6	23	38	Houses	Town	GF	Completed
Carleton Avenue, Penrith	94/0913	1.4	35	25	Houses	Town	GF	Completed
Lamley House, Graham Street, Penrith	98/0821	0.4	4	10	Houses	Town	GF	Completed

Greystoke Park, Norfolk Road, Penrith	99/0124	1.3	51	39	Houses	Town	GF	Completed
<b>TOTALS</b>		<b>16.52</b>	<b>518</b>	<b>31.36</b>				

**Location: Town**

**Type: Houses/Mixed**

**Size: Under 0.4 hectares**

Scheme Location	Planning Ref	Gross Area (ha)	Units	Density	Unit Type	Location Type	BF/GF	Status
Derwent Close, Penrith	01/0113	0.2	4	20	Houses	Town	BF	Completed
Derwent Close, Penrith	02/0684	0.23	4	17	Houses	Town	BF	Completed
Land at Colby Lane, Appleby	03/1081	0.3	13	43	Houses	Town	BF	Completed
Former Gas Works Site, Alston	04/0610	0.3	13	11	Houses	Town	BF	Under Construction
Land off Lark Lane, Penrith	08/0724	0.25	9	36	Houses	Town	GF	Completed
Former Gasworks, Kirkby Stephen	10/0010	0.2	9	45	Houses	Town	BF	Completed
116 Scotland Road, Penrith	10/0452	0.2	13	65	Houses	Town	BF	Completed
Former Builders Yard, Kirkby Stephen	11/0192	0.13	5	38	Houses	Town	BF	Completed
Land at York Street, Penrith	11/0605	0.1	10	100	Houses	Town	BF	Completed
Mostyn Hall, Friargate, Penrith	13/0239	0.24	15	63	Houses	Town	BF	Completed
Garage Site, Raiselands Croft	13/0705	0.1	5	50	Houses	Town	BF	Completed
Land adj to Coach House, Barco Hill, Penrith	94/0722	0.16	5	31	Houses	Town	GF	Completed
Holme Street, Appleby	95/0852	0.26	12	46	Houses	Town	GF	Completed
Site of the Sands Garage, Appleby	96/0554	0.04	5	125	Houses	Town	BF	Completed
Mellbecks Mews, Kirkby Stephen	98/0464	0.06	5	83	Houses	Town	GF	Completed
<b>TOTALS</b>		<b>2.77</b>	<b>127</b>	<b>45.85</b>				

**Location: Village**

**Type: Houses**

**Size: Over 2 hectares**

Scheme Location	Planning Ref	Gross Area (ha)	Units	Density	Unit Type	Location Type	BF/GF	Status
Land at Staynegarth, Stainton	14/0528	2.1	30	14	Houses	Village	GF	Permission
Town end Croft, Clifton	14/0656	2.84	61	21	Houses	Village	GF	Permission (Outline – Indicative Layout)
Site adj to Edenlea, Culgaith	90/899	3.75	65	17	Houses	Village	GF	Under Construction
<b>TOTALS</b>		<b>8.69</b>	<b>156</b>	<b>17.95</b>				

**Location: Village**

**Type: Houses**

**Size: 0.4 to 2 hectares**

Scheme Location	Planning Ref	Gross Area (ha)	Units	Density	Unit Type	Location Type	BF/GF	Status
Low Farm, Langwathby	00/0748	1.1	18	16	Houses	Village	GF	Completed

Centurion Park, Kirkby Thore	00/0799	0.6	14	23	Houses	Village	GF	Completed
Peggy Nut Croft, Shap	00/0842	0.4	13	33	Houses	Village	GF	Completed
Fallowfield, Cliburn	00/0924	0.72	12	17	Houses	Village	GF	Completed
Eden Meadows, Temple Sowerby	01/0019	0.9	25	28	Houses	Village	GF	Completed
Mill Brow, Armathwaite	01/0541	1.25	27	22	Houses	Village	GF	Completed
Land off Pattinson Close, Hackthorpe	01/0559	0.46	15	33	Houses	Village	GF	Completed
The Grange, Ivegill	01/0849	0.5	10	20	Houses	Village	GF	Completed
Grahams Rigg, Bolton	02/0123	0.45	12	27	Houses	Village	GF	Completed
Land at Townend, Clifton	02/0238	0.4	8	20	Houses	Village	GF	Completed
Elm Close, High Hesket	02/0303	0.8	15	19	Houses	Village	GF	Completed
Bolton Hall, Bolton	02/0315	0.54	6	11	Houses	Village	GF	Completed
Laikin View, Calthwaite	02/1101	1.27	30	24	Houses	Village	GF	Completed
The Walled Garden, Edenhall	03/0025	0.45	5	11	Houses	Village	GF	Completed
Land at Rear Lowther Castle Inn, Hackthorpe	03/0910	0.44	13	30	Houses	Village	GF	Completed
Warcop Tower, Warcop	04/0327	0.8	10	13	Houses	Village	GF	Completed
Site adjacent to Sycamore House, Blencarn	04/0481	0.47	9	19	Houses	Village	GF	Completed
Cobblestone Corner, Morland	05/0651	0.55	12	22	Houses	Village	GF	Completed
Land behind Elm Close, High Hesket	09/0279	0.7	24	34	Houses	Village	GF	Under Construction
Grand Prix Club, Brough	09/1007	0.45	9	20	Houses	Village	BF	Under Construction
Coopers Close, High Hesket	10/0628	0.7	24	34	Houses	Village	GF	Completed
Clifton Hill Hotel, Clifton	10/0987	1.7	48	28	Houses	Village	BF	Completed
Site adj Castle Park, Brough	11/0607	0.6	12	20	Houses	Village	GF	Under Construction
Land behind Croft Close, Brough	11/0607, 14/0305	1.63	37	23	Houses	Village	GF	Under Construction
Land to rear of Linden Farm, Temple Sowerby	11/1126	0.4	9	23	Houses	Village	GF	Permission
Stoneworks Garth, Crosby Ravensworth	12/0116	0.9	22	24	Houses	Village	GF	Under Construction
Land North of Burthwaite Road, Calthwaite	12/0979	0.9	14	16	Houses	Village		Permission
Land adj to Scour Lane, Lazonby	13/0241	1.9	48	25	Houses	Village	GF	Under Construction
Linden House, Temple Sowerby	13/0489	0.76	16	21	Houses	Village	GF	Permission
St Johns Road, Stainton	13/0630	0.6	11	18	Houses	Village	GF	Permission
Site adj Castle Park, Brough	14/0305	1.1	25	23	Houses	Village	GF	Under Construction
Land at Staynegarth, Stainton	14/0528	2.1	30	14	Houses	Village	GF	Permission

North of Hackthorpe Hall, Hackthorpe	14/0655	1.32	25	19	Houses	Village	GF	Permission
Town End Croft, Clifton	14/0656		60		Houses	Village	GF	Permission
Site adj to Edenlea, Culgaith	90/899	3.75	65	17	Houses	Village	GF	Under Construction
Land at Eden Fold, Bolton	96/0471	0.52	13	25	Houses	Village	GF	Completed
Grayson Drive, Great Salkeld	97/0595	0.5	6	12	Houses	Village	GF	Completed
The Stack Yard, Crackenthorpe	98/0454	0.4	10	25	Houses	Village	GF	Completed
Ashburn Croft, Greystoke	98/0461	0.54	10	19	Houses	Village	BF	Completed
Land between Kirkstone Park Waltons Place, Stainton	98/0653	0.41	9	22	Houses	Village	GF	Completed
Somerwood Close, Long Marton	99/0479	0.56	28	50	Houses	Village	GF	Completed
<b>TOTALS</b>		<b>34.54</b>	<b>809</b>	<b>23.42</b>				

**Location: Village**

**Type: Houses**

**Size: Under 0.4 hectares**

Scheme Location	Planning Ref	Gross Area (ha)	Units	Density	Unit Type	Location Type	BF/GF	Status
Shap Road, Crosby Ravensworth	00/0060	0.23	4	17	Houses	Village	GF	Completed
Land adj to Asby Hall, Great Asby	00/0105	0.27	4	15	Houses	Village	GF	Completed
Site adjacent School House, Greystoke	00/0138	0.22	4	18	Houses	Village	GF	Completed
Currah Close, Ousby	00/0254	0.25	5	20	Houses	Village	GF	Completed
Land at rear of Lune Valley Court, Tebay	00/0670	0.05	5	100	Houses	Village	BF	Completed
Land at Green Lane, Dufton, Appleby	00/0925	0.3	7	23	Houses	Village	GF	Completed
Land off Storey Bank, Langwathby	01/0129	0.26	5	19	Houses	Village	GF	Completed
Eden Garth, Langwathby	01/0239	0.36	6	17	Houses	Village	GF	Completed
Site off Fairview Gardens, Clifton	01/0564	0.27	8	30	Houses	Village	GF	Completed
Land adj to Sandford Arms, Sandford	01/0745	0.3	5	17	Houses	Village	GF	Completed
Nenthead Primary School, Nenthead	02/0028	0.3	6	20	Houses	Village	GF	Completed
Land at Cliburn	02/0164	0.25	4	16	Houses	Village	GF	Completed
Stonecroft Garage, High Hesket	02/0248	0.24	5	21	Houses	Village	BF	Completed
Park Croft, Cliburn	02/0651	0.18	4	22	Houses	Village	GF	Completed
New Powleys Garth, Langwathby	02/1153	0.3	10	33	Houses	Village	GF	Completed
Lune Valley Filling Station, Gaisgill	03/0126	0.2	4	20	Houses	Village	BF	Completed
Elseghyll, Melmerby	03/0266	0.14	5	36	Houses	Village	GF	Completed
Low Mill, Market Street, Church Brough	04/1011	0.09	5	56	Houses	Village	GF	Completed
Chapel Mews, Gaisgill	04/1062	0.06	4	67	Houses	Village	BF	Completed
Land at Church Lane, Melmerby	04/1117	0.1	4	40	Houses	Village	GF	Completed
Land off Highfield,	05/0050	0.15	5	33	Houses	Village	GF	Completed



Tebay								
Land at Meadow Side, Langwathby	05/0054	0.28	13	46	Houses	Village	GF	Completed
Rear of The Crown Inn, Main Street, Shap	05/0117	0.06	4	67	Houses	Village	BF	Completed
Dover House, Shap	05/0231	0.08	5	63	Houses	Village	BF	Completed
Tymparon Garth, Newbiggin	05/0629	0.22	6	27	Houses	Village	GF	Completed
Site at Cross Street, Kirkby Thore	08/0196	0.08	4	50	Houses	Village	BF	Completed
Eden Garage, Warcop	09/0289	0.3	8	27	Houses	Village	BF	Completed
Land off Front Street, Armathwaite	09/0876	0.2	5	25	Houses	Village	GF	Completed
Land adj Chesnut Garth, Orton	11/0944	0.16	4	25	Houses	Village	GF	Completed
High Bell Garth, Low Heskett	13/0077	0.2	8	40	Houses	Village	GF	Completed
Park Holme, Eamont Bridge	14/0151	0.35	24	69	Flats	Village	GF	Permission
Scarrows Lane, Lazonby, Penrith	88/0481	0.18	5	28	Houses	Village	GF	Completed
Land off Town Head Garth, Kirkby Thore	90/0656	0.3	15	50	Houses	Village	GF	Completed
Midland Row, Lazonby	91/0800	0.06	5	83	Houses	Village	GF	Completed
Next to Townfoot, Skelton	93/0802	0.1	6	60	Houses	Village	GF	Completed
Former Mandale Site, Off Berrier Road, Greystoke	96/0131	0.25	9	36	Houses	Village	BF	Completed
Howgate, Newbiggin (Stainton)	97/0298	0.2	7	35	Houses	Village	GF	Completed
Riverside View, Great Asby	98/0081	0.3	9	30	Houses	Village	GF	Completed
Dufton Hall Farm, Dufton	98/0714	0.36	9	25	Houses	Village	GF	Completed
Meaburn Hill, Maulds Meaburn	99/0297	0.25	4	16	Houses	Village	GF	Completed
Sipling Lane, Southwaite Road, Low Heskett	99/0649	0.19	6	32	Houses	Village	BF	Completed
Land to rear of Golden Pheasant, Cliburn	99/0980	0.12	5	42	Houses	Village	BF	Completed
<b>TOTALS</b>		<b>8.41</b>	<b>246</b>	<b>29.25</b>				

Location	Type	Site Size	Average density (gross)
Town	Flats	All	117dph
Town	Houses	Over 2ha	23dph
Town	Houses	0.4-2ha	31dph
Town	Houses	Under 0.4ha	46dph
Village	Houses	Over 2ha	18dph*
Village	Houses	0.4-2ha	23dph
Village	Houses	Under 0.4ha	29dph

## Appendix 7: Stakeholder Workshop Agenda and Summary Notes

### Agenda

**Eden Local Plan**  
**Stakeholder Workshop**  
**1.30 p.m. 9 September 2015**  
**Town Hall Council Chamber, Penrith**

This workshop is intended to seek feedback from developers, agents and other professionals on the emerging Eden Land Availability Assessment (LAA) and Strategic Housing Market Assessment (SHMA), as well as an opportunity for you to give us your views on the state of the housing market and implications for future planning and housing policies. The bulk of the event will take the form of facilitated discussion.

### Agenda

- 1.00 Registration. Refreshments will be available from 1.00 pm onwards.
- 1.30 Welcome and introductions/housekeeping
- Presentations:**
- 1.35-1.40 Where are we? – Overview of the Eden Local Plan.
- 1.40-1.45 The Eden Land Availability Assessment
- 1.45-1.50 ‘Taking Stock’ - SHMA Parts 1-4 – Objectively Assessed Need
- 1.50-1.55 ‘Taking Stock’ SHMA Part 5 – Type, Size and Tenure
- 1.55-2.10 Questions & discussion
- 2.10-3.10 Workshops
- 3.20-3.30 Final questions
- 3.30 Close

## Notes

### Draft Land Availability Assessment and Strategic Housing Market Workshop Stakeholder Workshop, Council Chamber, Penrith Town Hall

9<sup>th</sup> September 2015

Following a presentation from the Principal Planning Officer the documents were discussed. A summary of comments is as follows:

#### Housing Market Demand

- Plenty demand for one-off development, the 30% affordable housing requirement may have impacted on smaller sites.
- Demand is good in Eden. A density of 30 to 35ph is unachievable on the majority of sites – this target density is what the affordable housing projections is based upon.
- The impact of bungalows on density was discussed. Private sector bungalows need to be larger than those provided to RSL's – sales drivers are different for bungalows.
- The 'New Home Premium' (buyers wanting to pay more for a new home) is returning. Demand for new homes exists over older, larger housing stock.
- Little demand for flats.

#### Deliverability

- Getting to build stage takes typically two to three years. Story Homes will be looking to deliver up to 40 per year in Penrith, potentially on both sites simultaneously.

#### SHMA Discussion

- Have we considered extra care/sheltered?
- RSL's priorities are not changing – however LAA documents reduce the ability to provide affordable housing – people hold on to land for a higher price than the RSL's are able to offer (typically £5,000 per plot).
- Right to Buy is likely to have an impact – why build it to lose it! Also the implications of the loss of high value properties.
- Rent reductions will affect viability due to the reduction in income.

## **Self-Build**

- A comment was made that the Local Plan and the Council need to do more to support self-build. It was commented that the limits on development in the villages to smaller scale rounding off and infill could stifle opportunities for self-build.
- It was suggested that Neighbourhood Development Orders could be considered as a tool for progressing self-build.
- It was suggested that the Council could be doing more to support self-build eg identifying/allocating land.
- It was raised that there could be lending restrictions on self-build projects. Finance is a problem for self-build, especially for first-time buyers. It generally requires someone to be a cash purchaser or have an existing home to borrow against. Penrith Building Society and Cumberland Building Society are very good.
- Can Eden sign up to design codes as has been done with agreed palette of materials in Copeland?

## **Affordable Housing Need/Requirements**

- It was commented that a 30% affordable requirement across the board perhaps doesn't recognise the differing levels of need across the district and the challenges of delivering affordable housing in different areas. There may be some demand issues in the rural areas. RSL's will still look to deliver small-scale development in rural areas – however schemes which provide 8 or more tend to be the most economically viable. Housing associations often struggle to let rented properties on sites in the villages and contributions to provide affordable housing in more in demand areas (eg Penrith) may result in a better outcome. It was discussed however that the problems of letting in rural villages are likely a result of wider factors, eg lack of local employment opportunities, lack of public transport etc.
- It was commented that the current wording of s106 agreements is making it more difficult for housing associations to allocate the properties, and whilst the geographic cascade is useful it would also be beneficial to have a cascade for tenure, so for example if an RSL is struggling to let the property it could be released for shared ownership/discounted sale instead.
- The impacts of the recent changes to right to buy to extend it to housing association tenants were discussed. It was advised that it is still too early to understand the full impacts as the details are still to be released by Government. It can however be assumed at this stage that it will have an adverse impact on housing associations' financial position. Security of rental income will be significantly compromised by the Right to Buy and this will impact upon housing associations' investment decisions and financing ability. There is a likelihood that housing associations will turn more towards providing discounted sale units and taking on more of a developer role.

- The impact of holiday homes and second home ownerships on the affordability of housing and community life was mentioned as an issue. It was considered that ways of limiting second home/holiday home ownership should be investigated, although the practical limitations of this were noted.
- Mobile homes' as affordable/starter homes – a possible solution? Much more affordable type of accommodation, but feels there is currently a presumption against.

### **Housing Types and Tenures Needed**

- It was commented that there is a wealth of detailed information on the need for different tenures and sizes of housing in the SHMA but it is not felt it is effectively translated into policy in the Local Plan, and it is a missed opportunity. It was commented that the Council needs to be clearer in policy in what it will require from developers. It needs to have a robust position to require a better range of house sizes and types from volume house builders.
- There was discussion as to how this can best be achieved. It is perhaps too prescriptive to define set percentages for example in policy, but the Council could be more proactive in preparing site briefs, and being stronger in requesting particular mixes from developers at early stages of negotiations.
- There was strong agreement that there is a need for more bungalows and general needs housing for older people. It was felt that the Plan could do more in requiring greater provision of bungalows, for example by requiring a certain percentage on sites, or allocating sites for bungalows/older people's housing. There was discussion in relation to allocating land for older people's housing or imposing age threshold conditions. Apartments may provide an alternative option to single floor living.

### **Housing for Local Need**

- There were mixed views on the proposed policy for restricting new housing in the smaller villages and hamlets to those with a local connection. It was questioned whether it represents a more affordable form of housing given the condition results in about a 20% discount on market value, which for most average earners in villages wouldn't enable them to access housing.
- A comment was made in relation to local occupancy conditions for affordable housing, and that for such dwellings the Council should not be requiring applicants to prove the need at the time of the application.

### **Housing in the Key Hubs**

- The decision not to allocate in the key hubs - it was felt this represented a move away from a plan led system and may lead to too much uncertainty. Some key hubs could be subject to great development pressure whilst others may receive very little.



## **Comments on settlements**

### **Penrith**

- The pattern of development of N2 which seems to jut out into the open countryside (along the side of the A6), but excludes N1a (reserve site).
- It was felt that there is demand across the board for housing in Penrith. The Story scheme at Fairhill is looking to provide a mix of 2 to 5 bedroom houses, including 5% of the total provision as bungalows. They noted that the bungalows on their Clifton site were slower to sell than other housing types.
- Help to buy is helping to push through sales in the earlier phases, however it hasn't influenced on site mix.
- It is important to consider the existing local housing mix.
- Constraints and opportunities plan for site E3 in Carleton which evidenced a significantly reduces the developable area.

### **Alston**

- It was agreed it is difficult to tackle the issue of low demand in Alston.
- There is demand from RSLs for bungalows.
- Is self-build an alternative option?

### **Appleby**

- It was felt that small-scale development in Appleby will work.

### **Kirkby Stephen**

- Concerns over possible access routes.

### **Villages**

- Linden Farm, Temple Sowerby is due to commence shortly.
- Kemplay Bank, Eamont Bridge – developer is keen to progress the site.

### **EDC**