

**Housing - Issues and Options
Alternative Sites Consultation**

**Housing DPD
Issues and Options
Alternative Sites Consultation**

May 2008

Foreword

Eden District Council has prepared this consultation document to seek views on the alternative sites that were proposed in response to the Housing Development Plan Document (DPD) Issues and Options paper (August 2007). It will inform the next stage of the Housing DPD for the Eden Local Development Framework.

Consultation on these alternative sites will run from **Monday 19 May to Friday 27 June 2008**.

The Housing DPD, when produced, will contain both policies and sites for providing housing development in Eden. It will be in conformity with the Core Strategy and provide greater detail for the management of housing development in the district.

Once again, **the Council is not advocating any of the sites proposed at this stage**, but is seeking initial views on the alternative sites that have been brought forward so they can be considered on an equal basis with the initial Issues and Options sites when preparing the draft/Preferred Options and final/submission versions of the Housing DPD.

If you would like to make any comments regarding the alternative sites proposed in this document please complete the Comments Form that accompanies this document and send it to:

Planning Policy Manager
Department of Policy and Performance
Eden District Council
Town Hall
Penrith
CA11 7QF

All comments must be received no later than 4.45pm on Friday 27 June 2008.

The document and Comments Form are also available on the Council's website www.eden.gov.uk

Further information about the Local Development Framework generally, can also be found on the Council's website.

This document can be made available in large print on request.

Contents

| | |
|---|----|
| Housing – Issues and Options Alternative Sites Consultation | 1 |
| Foreword | 2 |
| Contents | 3 |
| Introduction | 6 |
| Purpose of this Document | 6 |
| The Housing Development Plan Document | 6 |
| Issues and Options Consultation | 6 |
| Sustainability Appraisal | 7 |
| Format / Layout of the Document | 7 |
| What Happens Next? | 8 |
| Housing Sites in Eden | 9 |
| The Alternative Housing Proposals | 9 |
| Penrith | 11 |
| Penrith North | 12 |
| Penrith Friargate | 17 |
| Penrith East | 21 |
| Penrith South | 24 |
| Penrith Central | 26 |
| Penrith West | 34 |
| Alston | 35 |
| Appleby | 37 |
| Kirkby Stephen | 40 |
| Local Service Centres (identified in the Core Strategy Preferred Options) | 46 |
| Armathwaite | 47 |
| Bolton | 49 |
| Brough | 53 |
| Clifton | 55 |
| Great Asby | 56 |
| Great Salkeld | 57 |
| High Hesket | 58 |

| | |
|-------------------------------------|-----|
| Kirkby Thore | 59 |
| Kirkoswald | 61 |
| Langwathby | 62 |
| Lazonby | 64 |
| Long Marton | 67 |
| Morland | 69 |
| Nenthead | 71 |
| Orton | 72 |
| Shap | 74 |
| Stainton | 78 |
| Tebay | 81 |
| Temple Sowerby | 82 |
| Warcop | 84 |
| Yanwath | 87 |
| Other Settlements | 88 |
| Blencarn | 89 |
| Brackenber | 91 |
| Brough Sowerby | 93 |
| Cliburn | 94 |
| Culgaith | 96 |
| Dale (near Ruckcroft) | 98 |
| Dufton | 99 |
| Eamont Bridge | 100 |
| Flusco | 102 |
| Great Strickland | 103 |
| Hunsonby | 104 |
| Land at Hwith (near Ravenstonedale) | 105 |
| King's Meaburn | 106 |
| Lamonby | 108 |
| Little Salkeld | 109 |
| Mallerstang | 110 |
| Nateby | 111 |

| | |
|---------------------------|-----|
| Newbiggin (Ainstable) | 112 |
| Newbiggin (Dacre) | 113 |
| Newbiggin on Lune | 116 |
| Ousby | 118 |
| Plumpton | 119 |
| Sandford | 120 |
| Sockbridge/Tirril | 121 |
| Stagstones (near Penrith) | 122 |
| Winton | 123 |
| Glossary | 124 |

Introduction

Purpose of this Document

This consultation document considers the alternative sites that were proposed in response to the Housing DPD Issues and Options consultation in the autumn of 2007. There are two reasons for doing this, which are:

- To inform people of the new alternative sites that have been brought to the Council's attention
- To gather views from the public and key stakeholders to determine all potential issues with these sites at an early stage

The Council is not advocating the development of any of the sites proposed at this stage.

This will give the Council a clearer picture for all sites and enable them to be properly considered by the Council as the Preferred Options are identified for the Housing DPD. These Preferred Options will be available for public consultation later in the year.

The Housing Development Plan Document

The Housing Development Plan Document forms part of the Eden Local Development Framework and will include a combination of policies and sites to deliver appropriate housing in the Eden area outside of the Lake District National Park.

It must be in general conformity with the Core Strategy for the Eden Local Development Framework, which sets the strategic framework for planning policies in Eden district, and will provide greater detail and clarity to this strategic framework to ensure that future housing development meets local need and takes place in a planned way.

Issues and Options Consultation

The first consultation stage took place between 13 August and 12 October 2007 and was in the form of an Issues and Options paper, which asked a series of questions about potential policies and included an initial set of sites for consultation.

Summary reports outlining the responses to the policy questions and initial set of sites have been produced and are available on the Council's website www.eden.gov.uk.

The Issues and Options paper also provided an opportunity for alternative sites to those initially proposed to be brought forward and more than 150 alternative sites have been received by the Council.

The Council is now carrying out a six week consultation to determine any issues with these alternative sites so that all sites can be properly assessed when the Council produces its Preferred Options.

If you would like to propose any further alternative sites, this can be done at the Preferred Options consultation stage.

Sustainability Appraisal

Sustainability Appraisal is a method of testing whether policies and proposals in the Local Development Framework are socially, environmentally and economically sound. The appraisal process also meets the requirements for Strategic Environmental Assessment as laid out in European Union Directive 2001/42/EC. The process is formally integrated into the Local Development Framework with the intention of ensuring that the most sustainable options and sites are selected.

The first stage in the production of a Sustainability Appraisal Report is a scoping report to determine the range and level of detail for the Sustainability Appraisal. This was produced in March 2007.

The results of the scoping exercise have been used to produce an initial Sustainability Appraisal of the alternative sites proposed in response to the Issues and Options paper, which accompanies this consultation document.

Format / Layout of the Document

The document follows a similar format that was used for the consultation on the initial sites in the Housing DPD Issues and Options paper (August 2007).

It gives a brief overview of the potential number of houses that the sites could provide and then looks at each of the sites in turn for:

- Penrith
- Alston
- Appleby
- Kirkby Stephen
- Local Service Centres (identified in the Core Strategy Preferred Options paper)
- Other Settlements

Each settlement has a map that identifies the proposed site(s). This is followed by a table for each site that identifies:

- The size of the site in hectares
- The number of houses that the site is likely to provide, based on a density of 30 dwellings per hectare (Note: some sites have recently been the subject of planning applications, and where this has happened the number of houses proposed is included in the Issues/Constraints box)
- Whether the site is brownfield
- Any preliminary issues the Council is aware of

Planning applications have been received for some sites – either for housing or other purposes – and in some cases a decision has already been made. Details of any planning applications and permissions are included in the Issues/Constraints section of the relevant table where appropriate.

A note has been made in the relevant section for any sites where permission has been granted and work has commenced, as these sites will be removed from the consultation process.

Any comments to support or object to an individual site should be made on the accompanying 2-sided comments form.

What Happens Next?

There will be two further stages in the production process where responses will be sought from the public on the content of the Housing Development Plan Document. These are expected to be:

- Preferred Options paper – Autumn 2008
- Submission of final draft to the Secretary of State – Summer 2009

Housing Sites in Eden

It is important that sufficient suitable sites are allocated in the Housing Development Plan Document in order to properly manage housing development in Eden in the future. All allocated sites will be tested to ensure that they are available, suitable and achievable as required in paragraph 54 of *Planning Policy Statement 3: Housing*.

Policy CS 2 of the Core Strategy Preferred Options paper identifies Penrith as being the main focus for development in the district with the other Key Service Centres of Alston, Appleby and Kirkby Stephen providing moderate development. Local Service Centres can provide small scale housing development that meets identified local housing need and other villages may provide affordable housing to meet identified local housing need.

A number of initial sites were identified in these locations from a variety of sources, which formed the Issues and Options. Those initial sites could, if developed, provide more than the 4,300 houses allocated to Eden in the draft Regional Spatial Strategy.

The Alternative Housing Proposals

More than 150 sites were proposed as alternatives to the initial sites and these alternative sites could provide more than 8,000 houses across the district. An indication of the number of houses for each settlement and settlement type is given at the beginning of each section.

Sites have been proposed from a number of sources including landowners, developers, Parish Councils, local groups such as Penrith Partnership and individuals (who may not necessarily own the land).

It should be noted that some of the brownfield sites are currently in use by an existing business and that the business has no intention to relocate. The Council is not advocating their development for housing and sites are only part of this consultation process because they have been proposed to the Council as potential options.

Indeed, the Council supports local businesses and may encourage their continued use of a particular site as a business. It may also be inappropriate to suggest housing for a particular site just because it is brownfield. This consultation is designed merely to consider all options before preferences are made later in the year.

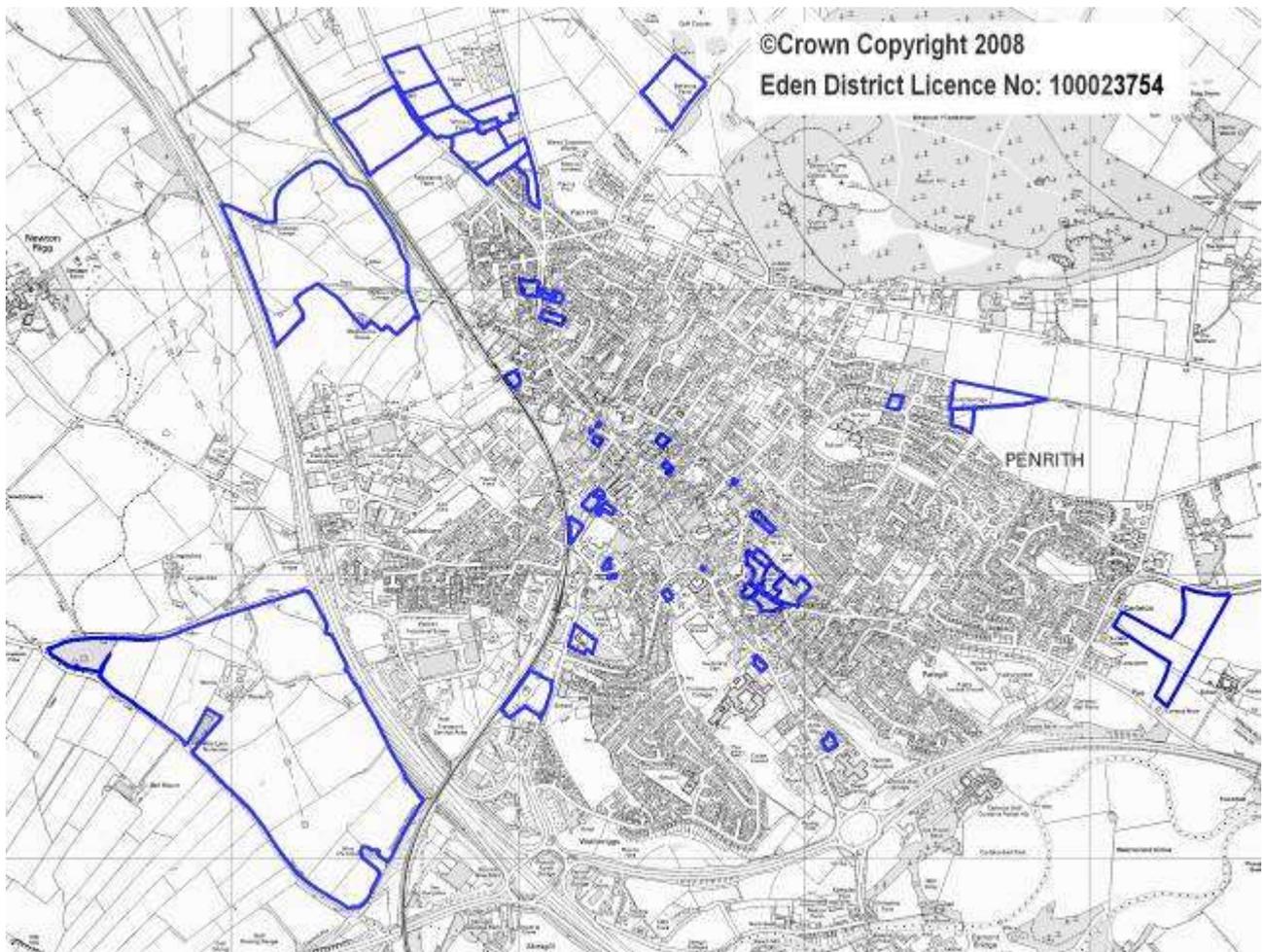
The Council would like to stress that it is not proposing that all of the sites identified in this document are developed for housing. The sites have only been identified as appropriate for this first stage of the consultation process.

Please also note that the Council is not seeking any new sites in response to this consultation as there are sufficient sites from the initial Issues and Options and alternative proposals for the Council to consider with its limited resources as it develops its Preferred Options

New sites can be brought forward in response to the Preferred Options paper later in the year, if there are good reasons for them to be developed.

All of the sites that are proposed will be tested through the Sustainability Appraisal process, and against a set of criteria to be agreed by the Council's Environment Committee (expected to be in June 2008). This will enable the Council to identify the most appropriate locations for housing when it produces its Preferred Options.

Penrith



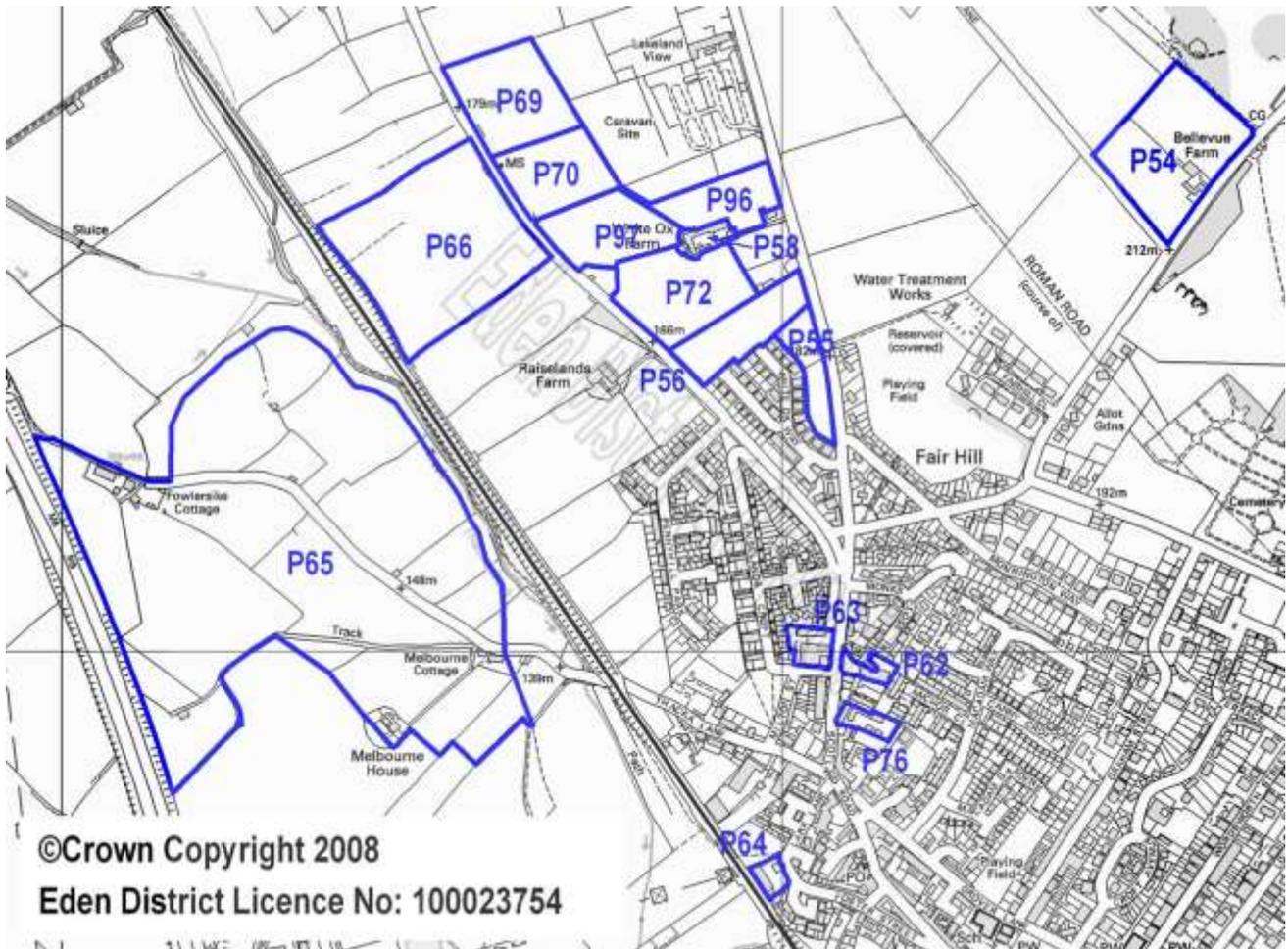
The alternative site proposals could provide more than 3,500 houses in Penrith based on an average density of 30 dwellings per hectare, although it is likely that higher densities would be achieved on the urban brownfield sites.

The map above shows all of the alternative sites that were proposed for Penrith. The sites for Penrith have been broken down into 6 areas in order to consider proposals in more detail and at a more local level. The 6 areas for Penrith are:

- Penrith North
- Penrith Friargate
- Penrith East
- Penrith South
- Penrith Central
- Penrith West

Where sites that have the same issues and constraints have been grouped together in order to save space and avoid duplication.

Penrith North



| P54 - Bellevue Farm, Salkeld Road | |
|--|---|
| Size (hectares) | 2.8 |
| Number of Houses | 84 |
| Brownfield | Part brownfield |
| Issues/Constraints | No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the farm buildings would most likely be required. |

| P55 - Land between White Ox Way and Inglewood Road | |
|---|--|
| Size (hectares) | 0.65 |
| Number of Houses | 19 |
| Brownfield | No |
| Issues/Constraints | No specific information regarding previous uses/contamination currently held, unlikely to be any significant contamination issues. |

| P56 - Land adjacent White Ox Way | |
|---|--|
| Size (hectares) | 1.18 |
| Number of Houses | 35 |
| Brownfield | No |
| Issues/Constraints | No specific information currently held however there is potentially filled land adjoining the site so ground gas assessments may be required prior to development. |

| P58, P69, P70, P72, P96 and P97 - White Ox Farm | |
|--|---|
| Size (hectares) | 7.80 |
| Number of Houses | 234 |
| Brownfield | No (but P58 incorporates White Ox Farm buildings) |
| Issues/Constraints | No specific information regarding previous uses/contamination currently held however there is potentially filled land adjoining the site so ground gas assessments may be required prior to development and further assessment of the uses of the farm buildings would most likely be required. |

| P62 - Garages to east on Scotland Road | |
|---|---|
| Size (hectares) | 0.19 |
| Number of Houses | 6 |
| Brownfield | Yes |
| Issues/Constraints | No specific information currently held however if this site has ever had an industrial/commercial use, information about the history of the site and the ground conditions would be required up front for consideration with a planning application. However, It is expected that any issues are unlikely to prevent residential development. |

| P63 - Garages to west on Scotland Road | |
|---|---|
| Size (hectares) | 0.31 |
| Number of Houses | 9 |
| Brownfield | Yes |
| Issues/Constraints | This site was previously a petrol station. This is a previous use that is highly likely to have resulted in land contamination. Information about the history of the site and the ground conditions would be required up front for consideration with a planning application. |

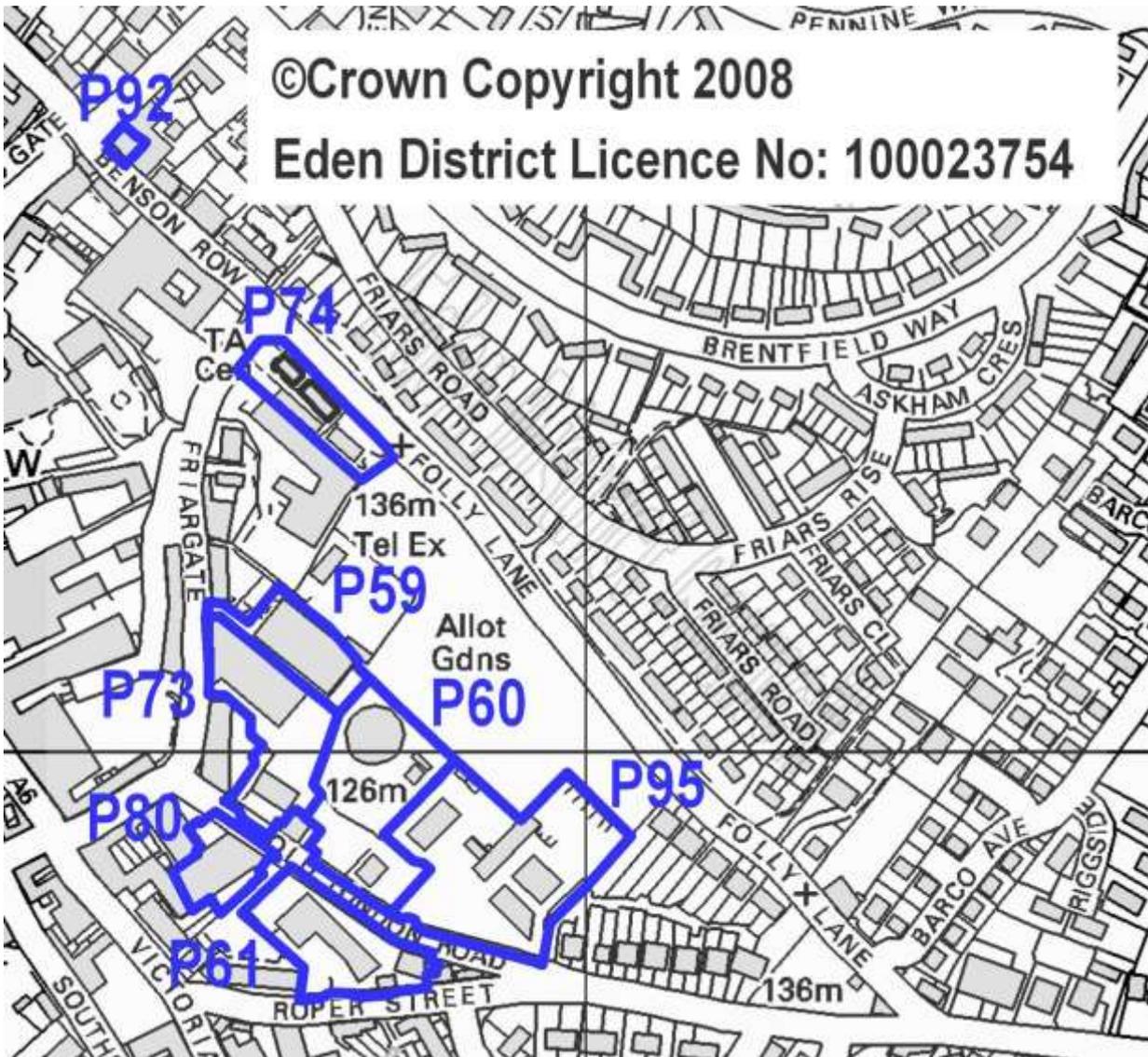
| P64 - Depot, Lark Lane | |
|-------------------------------|--|
| Size (hectares) | 0.19 |
| Number of Houses | 6 |
| Brownfield | Yes |
| Issues/Constraints | Mapped as road haulage in 1977 this is a previous use that is renowned for resulting in land contamination. However it is expected that any issues are unlikely to prevent residential development but information about the history of the site and the ground conditions would be required up front for consideration with a planning application. |

| P65 - Land to the north of Gilwilly Industrial Estate | |
|--|--|
| Size (hectares) | 24.03 |
| Number of Houses | 721 |
| Brownfield | No |
| Issues/Constraints | <p>This site has been proposed as a potential mixed use development, which could include housing. However, this area was not identified as a potential area of housing growth in the Core Strategy.</p> <p>The site is adjacent to a flood risk area.</p> <p>No specific information regarding previous uses/contamination currently held but since this is an area close to Thacka Beck which is believed to flood regularly, there may be ground gas issues that would need to be assessed before residential development was permitted.</p> |

| P66 - Field adjacent Raiselands Greenfield Extension No 7 | |
|--|---|
| Size (hectares) | 5.08 |
| Number of Houses | 152 |
| Brownfield | No |
| Issues/Constraints | <p>No specific information regarding previous uses/contamination currently held, unlikely to be any significant contamination issues.</p> |

| P76 - Garages behind Partco, Scotland Road | |
|---|---|
| Size (hectares) | 0.24 |
| Number of Houses | 7 |
| Brownfield | Yes |
| Issues/Constraints | No specific information regarding previous uses/contamination currently held however since it currently has a commercial/industrial use, information about the history of the site and the ground conditions would be required up front for consideration with a planning application. However, it is expected that any issues are unlikely to prevent residential development. |

Penrith Friargate



| P59 - Bakery behind Mostyn Hall, Friargate | |
|---|---|
| Size (hectares) | 0.26 |
| Number of Houses | 7 |
| Brownfield | Yes |
| Issues/Constraints | <p>No specific information regarding previous uses/contamination currently held however since it currently has a commercial/ industrial use (bakery), information about the history of the site and the ground conditions would be required up front for consideration with a planning application. However, it is expected that any issues are unlikely to prevent residential development.</p> <p>The proposed access and land west of the existing bakery are in Flood Zone 3 (some 3b functional flood plain and some 3a high probability).</p> |

| P60 - Former Penrith Gasworks | |
|--------------------------------------|---|
| Size (hectares) | 0.54 |
| Number of Houses | 16 |
| Brownfield | Yes |
| Issues/Constraints | <p>This site has had a previous use that can result in significant contamination and information about the history of the site and the ground conditions would be required up front for consideration and detailed preplanning discussions are advised before this site was submitted for planning permission for a residential development. Remediation will almost certainly be required on this site which would add significantly to the costs and timescale for development.</p> |

| P61 - Armstrong and Fleming site | |
|---|---|
| Size (hectares) | 0.37 |
| Number of Houses | 11 |
| Brownfield | Yes |
| Issues/Constraints | <p>This site was previously a petrol station. This is a previous use that is highly likely to have resulted in land contamination and a detailed assessment about the history of the site and the ground conditions would be required up front for consideration with a planning application.</p> <p>A small part of the site is located within Flood Zone 3a (high probability) and a very small part is located within Flood Zone 2 (medium probability).</p> |

| P73 - Land CG Ford Site, Friargate | |
|---|---|
| Size (hectares) | 0.41 |
| Number of Houses | 12 |
| Brownfield | Yes |
| Issues/Constraints | <p>Some information regarding previous uses/contamination is held about this site although additional site assessment is required before development.</p> <p>A very small section of the southern tip of the site is located within Flood Zone 3a (high probability).</p> |

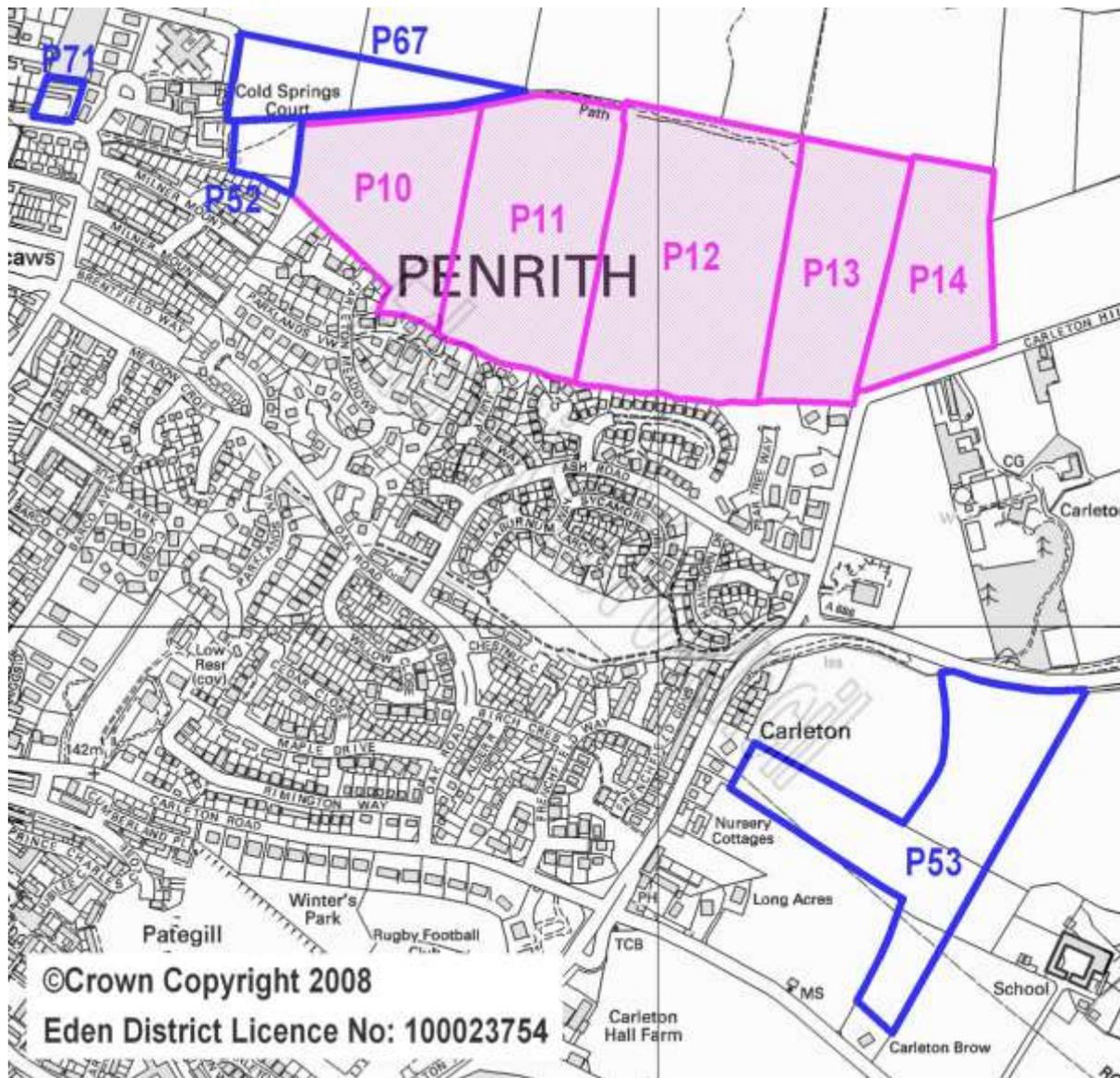
| P74 - Scout and ATS bases, Folly Lane | |
|--|---|
| Size (hectares) | 0.23 |
| Number of Houses | 7 |
| Brownfield | Yes |
| Issues/Constraints | <p>No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required.</p> |

| P80 - CG Ford Site, Old London Road (adjacent Eden Rural Foyer) | |
|--|---|
| Size (hectares) | 0.16 |
| Number of Houses | 5 |
| Brownfield | Yes |
| Issues/Constraints | <p>Also part of the former CG Ford garage site, some information is held about this site although additional assessment is required before development.</p> <p>A small part of the site is in Flood Zone 3a (high probability), while the majority is within Flood Zone 2 (medium probability).</p> |

| P92 - Former Zion Chapel, Fell Lane | |
|--|--|
| Size (hectares) | 0.02 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | <p>There is currently an application on this site to convert the building to form 12 flats, which is to be determined.</p> <p>No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required.</p> |

| P95 – TFE Depot, Old London Road | |
|---|----------------------------|
| Size (hectares) | 0.82 |
| Number of Houses | 25 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

Penrith East



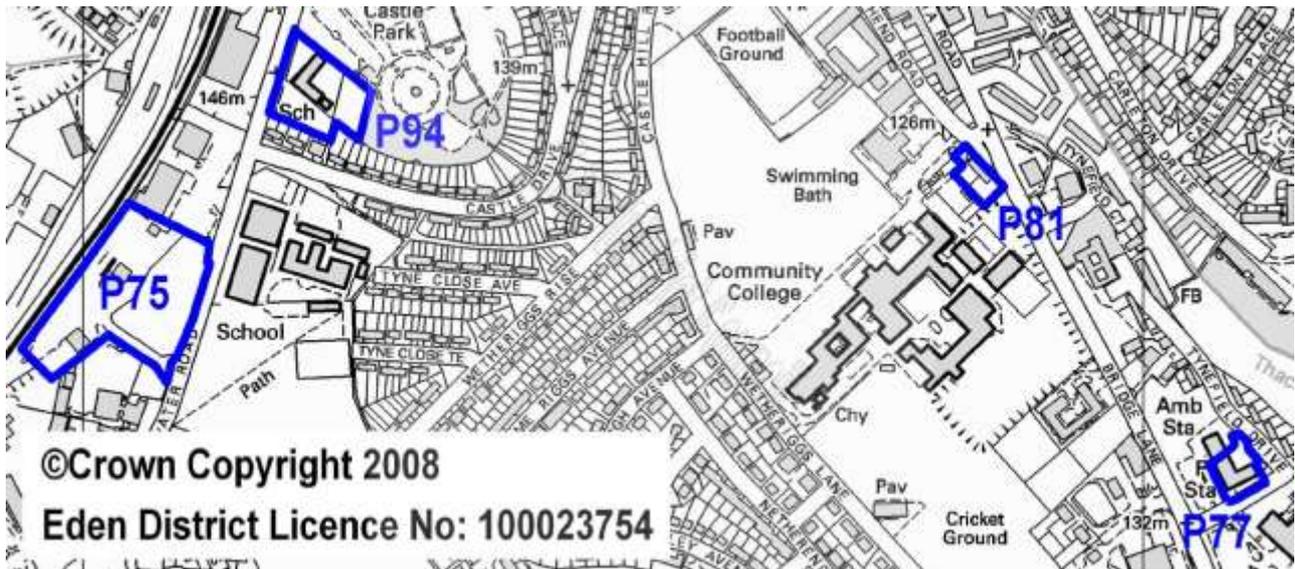
| P52 - Field adjacent Cold Springs Park | |
|---|---|
| Size (hectares) | 0.52 |
| Number of Houses | 16 |
| Brownfield | No |
| Issues/Constraints | <p>This represents an extension to sites P10 to P14 proposed in the initial Issues and Options consultation.</p> <p>There is currently an outline application for 713 houses this site (together with sites P10 to P14 and P67), which is to be determined.</p> <p>No specific information currently held, unlikely to be any significant contamination issues.</p> |

| P53 - Carleton Greenfield between sites P16 and P26 | |
|--|--|
| Size (hectares) | 5.27 |
| Number of Houses | 158 |
| Brownfield | No |
| Issues/Constraints | No specific information currently held, unlikely to be any significant contamination issues. |

| P67 - Land adjacent to Cold Springs Court | |
|--|---|
| Size (hectares) | 1.86 |
| Number of Houses | 56 |
| Brownfield | No |
| Issues/Constraints | <p>This represents an extension to sites P10 to P14 proposed in the initial Issues and Options consultation.</p> <p>There is currently an outline application for 713 houses this site (together with sites P10 to P14 and P52), which is to be determined.</p> <p>No specific information currently held, unlikely to be any significant contamination issues.</p> |

| P71 - Brent Road Garages | |
|---------------------------------|---|
| Size (hectares) | 0.21 |
| Number of Houses | 6 |
| Brownfield | Part brownfield |
| Issues/Constraints | <p>No specific information currently held. Further assessment of the uses of the buildings would most likely be required prior to any planning decision being taken.</p> <p>The site contains some grass that is maintained and trees as well as the garages.</p> |

Penrith South



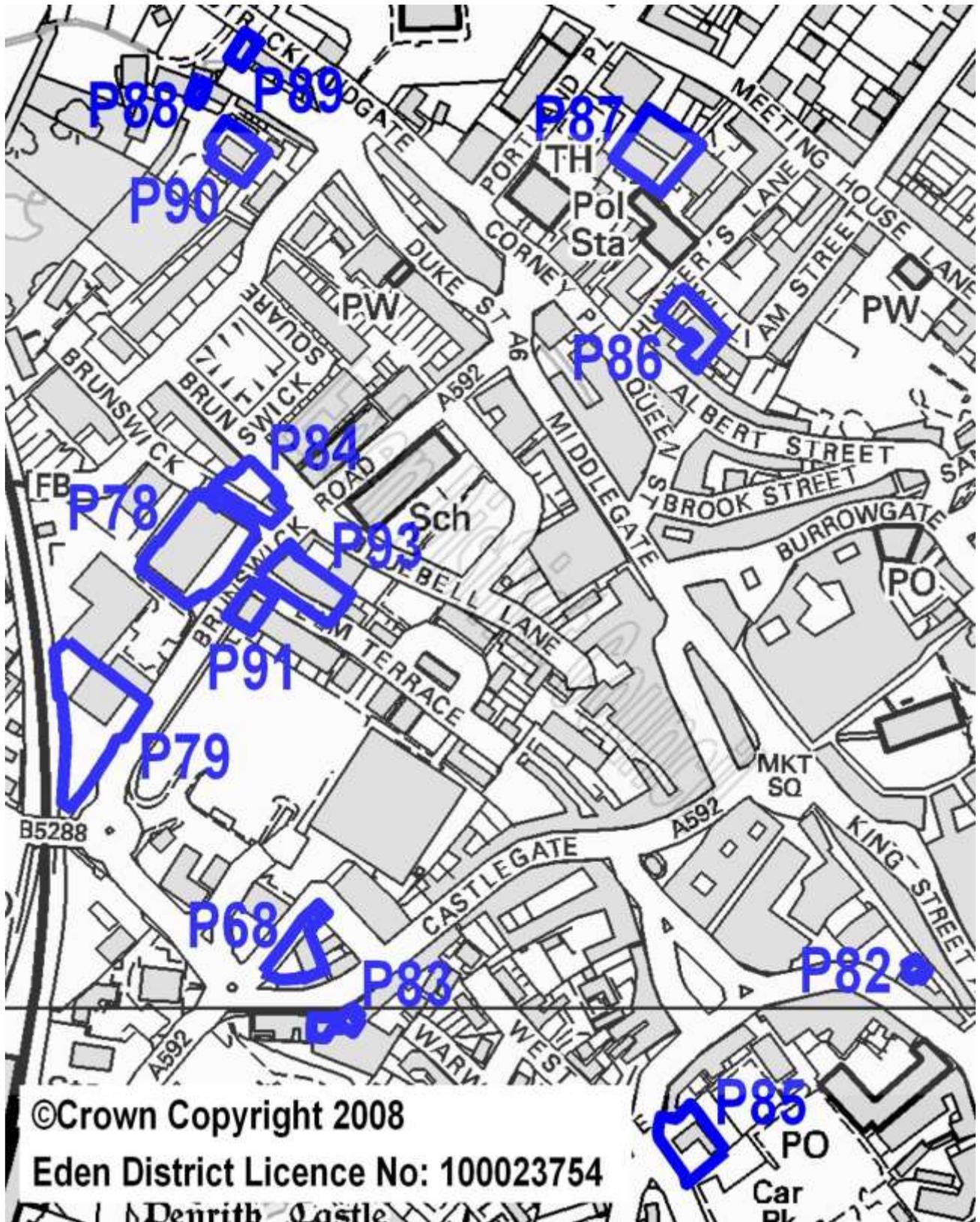
| P75 - Transport Service Area, Ullswater Road | |
|---|---|
| Size (hectares) | 1.62 |
| Number of Houses | 49 |
| Brownfield | Yes |
| Issues/Constraints | <p>This site has recently been granted planning permission for a commercial development, subject to it not being called in by the Secretary of State.</p> <p>There is information relating to site contamination which is quite extensive across the site. There have been several former contaminative uses on this site, most recently the haulage yard. In terms of a residential development there would need to be further site investigations and remediation would be required which would significantly add to the cost and timescale of any development.</p> |

| P77 - Fire Station, Bridge Lane | |
|--|--|
| Size (hectares) | 0.19 |
| Number of Houses | 6 |
| Brownfield | Yes |
| Issues/Constraints | This may have contamination issues regarding its use as a fire station. It is believed that Capita have undertaken a site investigation already but the Council's Contamination Officer has not been sent a copy. It is expected that any issues are unlikely to prevent residential development but information about the ground conditions would be required up front for consideration with a planning application. |

| P94 - QEGS Annexe, Ullswater Road | |
|--|--|
| Size (hectares) | 0.58 |
| Number of Houses | 17 |
| Brownfield | Yes |
| Issues/Constraints | No information held prior to the school being built – first mapped in 1925. It is unlikely to have any significant contamination issues. |

Site P81 (Victoria House, Bridge Lane) has been removed from the consultation as the site has permission for 17 residential units and development is now underway. As a result there is no need to consider its allocation in the Housing Development Plan Document.

Penrith Central



| P68 - Land at Auction Mart Court | |
|---|---|
| Size (hectares) | 0.07 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | <p>An application for a change of use to a soft play centre with waiting/café facilities has recently been approved on the site.</p> <p>No specific information regarding contamination is currently held and further assessment of the uses of the buildings would most likely be required prior to any planning decision for housing development being taken.</p> |

| P78 - Bowmans, Brunswick Road | |
|--------------------------------------|--|
| Size (hectares) | 0.22 |
| Number of Houses | 6 |
| Brownfield | Yes |
| Issues/Constraints | <p>There is currently a planning application for another commercial development for this site, which is to be determined.</p> <p>This site does have several former potentially contaminative uses. Consequently a detailed assessment about the history of the site and the ground conditions would be required up front for consideration with a planning application for residential development.</p> |

| P79 - WCF, Brunswick Road | |
|----------------------------------|--|
| Size (hectares) | 0.23 |
| Number of Houses | 7 |
| Brownfield | Yes |
| Issues/Constraints | <p>A working business is currently operating on this site.</p> <p>No specific information regarding previous uses/contamination currently held. Further assessment to include an initial Phase 1 study to include a desktop study, site walkover and preliminary risk assessment prior to any planning decision being taken.</p> |

| P82 - Workshop at Rowcliffe Lane | |
|---|--|
| Size (hectares) | 0.01 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | <p>An application has been submitted to erect a three-storey building containing three self contained 2 bedroom flats, which is to be determined.</p> <p>The site is located within Flood Zone 2 (medium probability).</p> <p>There is no specific information currently held regarding previous uses and contamination. Further assessment of the uses of the buildings would be required and possibly an initial Phase 1 study to include a desktop study, site walkover and preliminary risk assessment prior to any planning decision being taken.</p> |

| P83 - Castle Foundry, Castlegate | |
|---|---|
| Size (hectares) | 0.02 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | <p>An application has been submitted to convert and extend the building to form nine self contained residential units, which is to be determined.</p> <p>This site does have a former potentially contaminative use. Consequently a detailed assessment about the history of the site and the ground conditions would be required up front for consideration with a planning application for residential development.</p> |

| P84 - Greenfield House, Brunswick Road | |
|---|---|
| Size (hectares) | 0.07 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required prior to any planning decision being taken. |

| P85 - Co-op Building off West Lane | |
|---|---|
| Size (hectares) | 0.09 |
| Number of Houses | 3 |
| Brownfield | Yes |
| Issues/Constraints | No specific information currently held. Further assessment of the uses of the buildings would be required and possibly an initial Phase 1 study to include a desktop study, site walkover and preliminary risk assessment prior to any planning decision being taken. |

| P86 - Garages adjacent Dodding House, William Street | |
|---|---|
| Size (hectares) | 0.07 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | <p>The site is located within Flood Zone 2 (medium probability).</p> <p>No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required prior to any planning decision being taken.</p> |

| P87 - Bakery / Depot behind Lowther Terrace | |
|--|--|
| Size (hectares) | 0.12 |
| Number of Houses | 3 |
| Brownfield | Yes |
| Issues/Constraints | <p>No specific information currently held. Further assessment of the uses of the buildings would be required and possibly an initial Phase 1 study to include a desktop study, site walkover and preliminary risk assessment prior to any planning decision being taken.</p> |

| P88 - Building at Shepherds Hill, Stricklandgate | |
|---|---|
| Size (hectares) | 0.01 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | <p>The site is located within Flood Zone 2 (medium probability).</p> <p>No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required prior to any planning decision being taken.</p> |

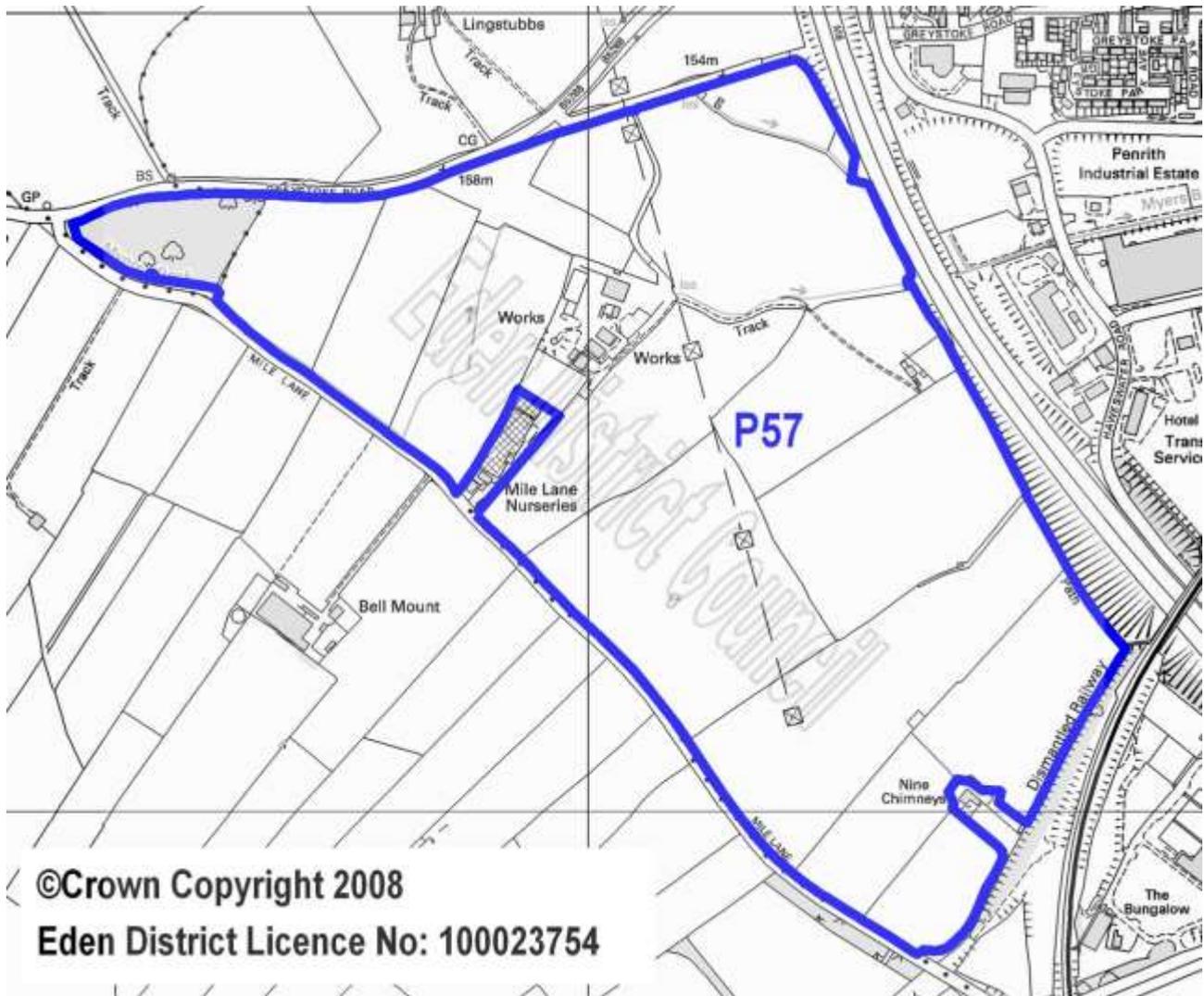
| P89 - Building adjacent 8 Watson Terrace | |
|---|---|
| Size (hectares) | 0.02 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | <p>An application has been submitted to convert the building into two 3-bed dwellings, which is to be determined.</p> <p>The site is located within Flood Zone 2 (medium probability).</p> <p>No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required prior to any planning decision being taken.</p> |

| P90 - Garages off Watson Terrace | |
|---|--|
| Size (hectares) | 0.06 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | <p>The site is mostly located within Flood Zone 2 (medium probability) and partially within Flood Zone 3.</p> <p>No specific information regarding previous uses/contamination currently held. Further assessment of the uses of the buildings would most likely be required prior to any planning decision being taken.</p> |

| P91 - Fergusons Shop, Brunswick Road | |
|---|---|
| Size (hectares) | 0.04 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | No specific information currently held. Further assessment of the uses of the buildings would be required and possibly an initial Phase 1 study to include a desktop study, site walkover and preliminary risk assessment prior to any planning decision being taken. |

| P93 - Barn and Yard, Brunswick Road | |
|--|---|
| Size (hectares) | 0.10 |
| Number of Houses | 3 |
| Brownfield | Yes |
| Issues/Constraints | No specific information currently held. Further assessment of the uses of the buildings would be required and possibly an initial Phase 1 study to include a desktop study, site walkover and preliminary risk assessment prior to any planning decision being taken. |

Penrith West



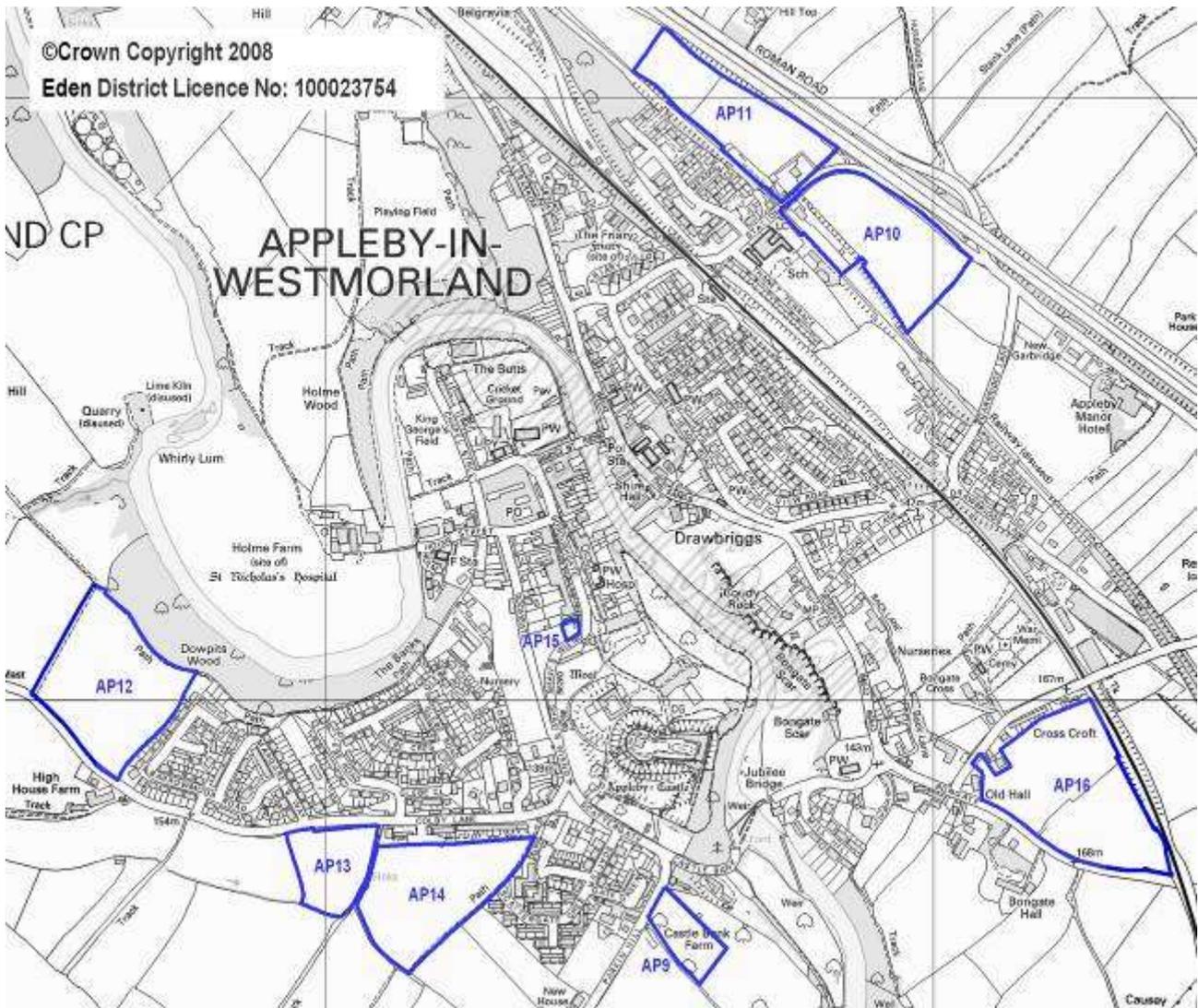
| P57 - Fields adjacent to Mile Lane | |
|---|---|
| Size (hectares) | 63.1 |
| Number of Houses | 1,892 |
| Brownfield | Part brownfield |
| Issues/Constraints | <p>This site would represent a greenfield urban extension to Penrith. However, it is not in conformity with the urban extensions to Penrith that are identified in the Core Strategy. It also includes an existing business who has not expressed a desire to move from the site.</p> <p>A small part of the site is located within Flood Zone 3a (high probability).</p> |

| AL 9 - Raise Bank West | |
|-------------------------------|----------------------------|
| Size (hectares) | 0.24 |
| Number of Houses | 7 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| AL 10 – Station Road Garage | |
|------------------------------------|---|
| Size (hectares) | 0.31 |
| Number of Houses | 9 |
| Brownfield | Yes |
| Issues/Constraints | Some parts of the site are located within Flood Zone 2 (medium probability) and Flood Zone 3a (high probability). |

| AL 11 – Land south of Primary School | |
|---|----------------------------|
| Size (hectares) | 1.01 |
| Number of Houses | 30 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Appleby



The alternative site proposals could provide approximately 700 houses in Appleby.

| AP 9 - Land adjacent Castle Bank Lodge | |
|---|----------------------------|
| Size (hectares) | 0.94 |
| Number of Houses | 28 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| AP 10 - Land to the south of Station Road | |
|--|----------------------------|
| Size (hectares) | 4.02 |
| Number of Houses | 121 |
| Brownfield | Part brownfield |
| Issues/Constraints | None currently identified. |

| AP 11 - Fields at the Coal Yard, Station Yard | |
|--|----------------------------|
| Size (hectares) | 3.44 |
| Number of Houses | 103 |
| Brownfield | Part brownfield |
| Issues/Constraints | None currently identified. |

| AP 12 - Field adjacent Barrowmoor Road, Colby Lane | |
|---|----------------------------|
| Size (hectares) | 4.43 |
| Number of Houses | 133 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

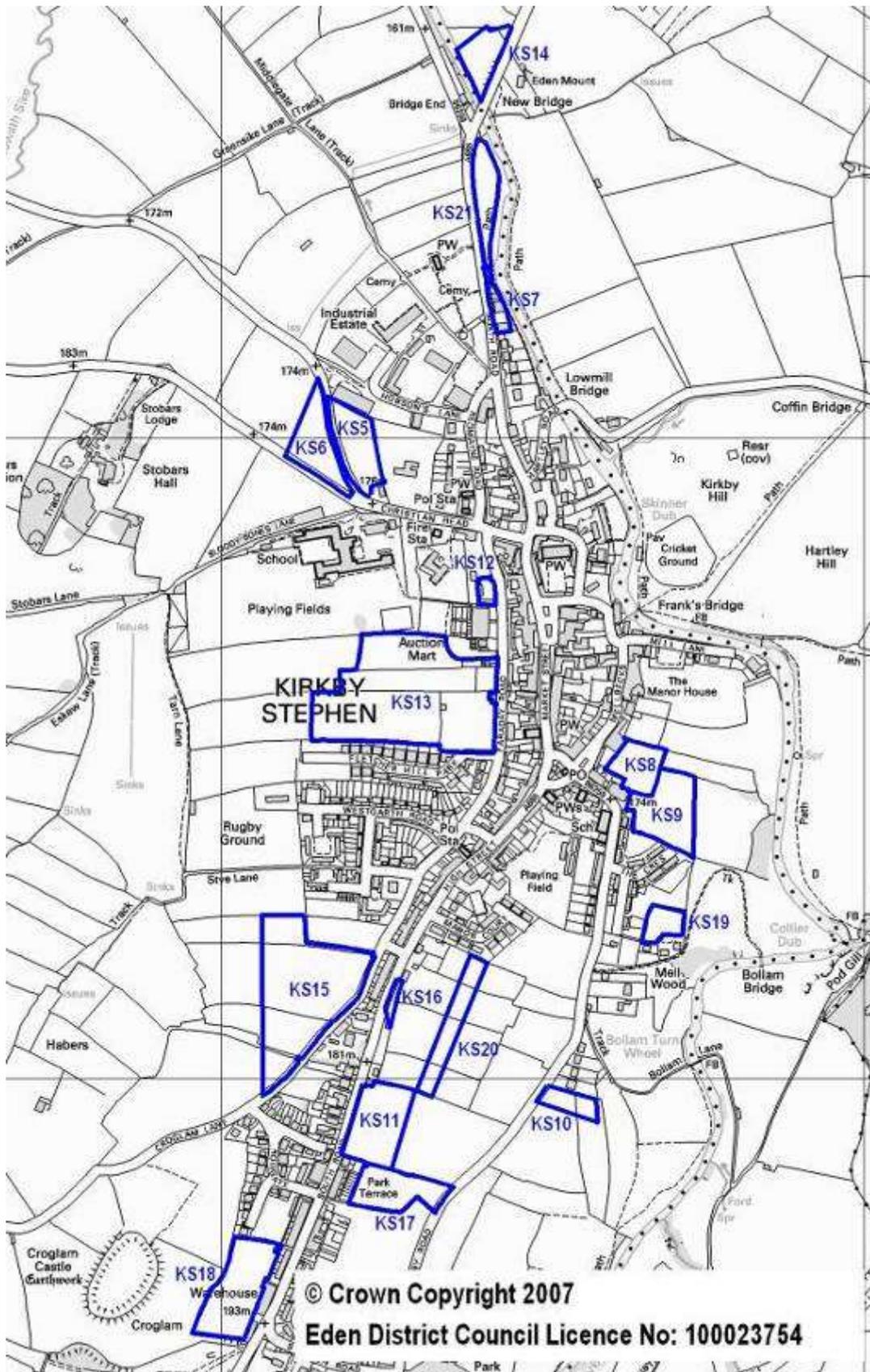
| AP 13 - Field adjacent Margaret's Way junction, Colby Lane | |
|---|----------------------------|
| Size (hectares) | 1.60 |
| Number of Houses | 48 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| AP 14 - Field behind Rampkin Pastures, Colby Lane | |
|--|----------------------------|
| Size (hectares) | 3.69 |
| Number of Houses | 111 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| AP 15 - Land at Shaws Wiend, Boroughgate | |
|---|---|
| Size (hectares) | 0.07 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | <p>An application has been submitted to demolish part of a redundant lean-to structure and erect a new dwelling, which is to be determined.</p> <p>Both this structure and the boundary wall that forms part of it are considered to be listed by virtue of their association and attachment to an adjoining listed building. In addition, the site is situated in a sensitive part of Appleby conservation area opposite the castle. The mature trees on site are covered by TPOs and there are also three archaeological trenches. Any development of the site therefore would be subject to a number of constraints.</p> |

| AP 16 - Land behind Cross Croft | |
|--|---|
| Size (hectares) | 5.06 |
| Number of Houses | 152 |
| Brownfield | No |
| Issues/Constraints | The northern half of the site was proposed as Amenity Open Space in the Eden Local Plan Review consultation 2002. |

Kirkby Stephen



The alternative site proposals could provide Approximately 450 houses in Kirkby Stephen.

| KS 5 - Land adjacent Mountain Rescue Post, Christian Head | |
|--|--|
| Size (hectares) | 0.74 |
| Number of Houses | 22 |
| Brownfield | No |
| Issues/Constraints | <p>The site was proposed as an alternative in response to site KS 2. The respondent felt that the eastern half of site KS 2 should be used for employment, with only the western half allocated for housing together with site KS 6 across the Soulby road.</p> <p>This land is currently used as a school playing field. In addition, a community group is currently working to develop a skate park on this land, a project which is supported by the governors of the school.</p> <p>The site was proposed as Amenity Open Space in the Eden Local Plan Review consultation 2002.</p> |

| KS 6 - Green Field - Christian Head | |
|--|---|
| Size (hectares) | 0.74 |
| Number of Houses | 22 |
| Brownfield | No |
| Issues/Constraints | The site is allocated for employment use in the Eden Local Plan 1996. |

| KS 7 - Mark Johns Motors | |
|---------------------------------|---|
| Size (hectares) | 0.18 |
| Number of Houses | 5 |
| Brownfield | Yes |
| Issues/Constraints | The site is located within Flood Zone 2 (medium probability). |

| KS 8 - Field north-east of Victoria Buildings | |
|--|----------------------------|
| Size (hectares) | 0.51 |
| Number of Houses | 15 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| KS 9 - Field adjacent The Crescent, Nateby Road | |
|--|----------------------------|
| Size (hectares) | 0.95 |
| Number of Houses | 28 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| KS 10 - Land off Bollam Lane | |
|-------------------------------------|----------------------------|
| Size (hectares) | 0.28 |
| Number of Houses | 8 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| KS 11 - Land adjacent Park Terrace, South Road | |
|---|---|
| Size (hectares) | 1.02 |
| Number of Houses | 31 |
| Brownfield | No |
| Issues/Constraints | <p>Most of the site was proposed as Amenity Open Space in the Eden Local Plan Review consultation 2002.</p> <p>A small part of the site has received consent to form additional driveway and parking for an adjacent property and as a result the site may need to be reduced slightly.</p> |

| KS 12 - Littlefairs Yard No 2, Faraday Road | |
|--|--|
| Size (hectares) | 0.11 |
| Number of Houses | 3 |
| Brownfield | Yes |
| Issues/Constraints | The site has recently received outline approval for up to 8 residential units. |

| KS 13 - Land to west of Faraday Road | |
|---|--|
| Size (hectares) | 4.09 |
| Number of Houses | 123 |
| Brownfield | No |
| Issues/Constraints | This site includes 0.9 hectares of land that is designated as a County Wildlife Site: (Tarn Lane Meadows), which represents one third of the County Wildlife Site. |

| KS 14 - Land adjacent Eden Nursery | |
|---|--|
| Size (hectares) | 0.48 |
| Number of Houses | 14 |
| Brownfield | Part brownfield |
| Issues/Constraints | <p>An application has been submitted to build one dwelling house on part of the site, which is to be determined.</p> <p>A significant proportion of the site is within Flood Zone 3b (functional floodplain), with some areas of Flood Zone 3a (high probability) and Flood Zone 2 (medium probability).</p> |

| KS 15 - Land adjacent Croglam Lane | |
|---|----------------------------|
| Size (hectares) | 2.80 |
| Number of Houses | 84 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| KS 16 - Land at South Road | |
|-----------------------------------|---|
| Size (hectares) | 0.08 |
| Number of Houses | 2 |
| Brownfield | No |
| Issues/Constraints | The site is designated as Amenity Open Space in the Eden Local Plan 1996. |

| KS 17 - Land behind Park Terrace | |
|---|----------------------------|
| Size (hectares) | 0.75 |
| Number of Houses | 23 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| KS 18 - Land adjacent Croglam Park | |
|---|--|
| Size (hectares) | 1.18 |
| Number of Houses | 35 |
| Brownfield | No |
| Issues/Constraints | The site was proposed as Amenity Open Space in the Eden Local Plan Review consultation 2002. |

| KS 19 - Land behind The Crescent, Nateby Road | |
|--|----------------------------|
| Size (hectares) | 0.28 |
| Number of Houses | 8 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| KS 20 - South Road / Whitehouse Farm (extension of KS3) | |
|--|---|
| Size (hectares) | 0.63 |
| Number of Houses | 19 |
| Brownfield | No |
| Issues/Constraints | The site is designated as Amenity Open Space in the Eden Local Plan 1996. |

| KS 21 – Land at Edensyde | |
|---------------------------------|---|
| Size (hectares) | 0.51 |
| Number of Houses | 15 |
| Brownfield | No |
| Issues/Constraints | Most of the site is located within Flood Zone 2 (medium probability), with small areas in Flood Zone 3a (high probability) and 3b (functional flood plain). |

Local Service Centres (identified in the Core Strategy Preferred Options)

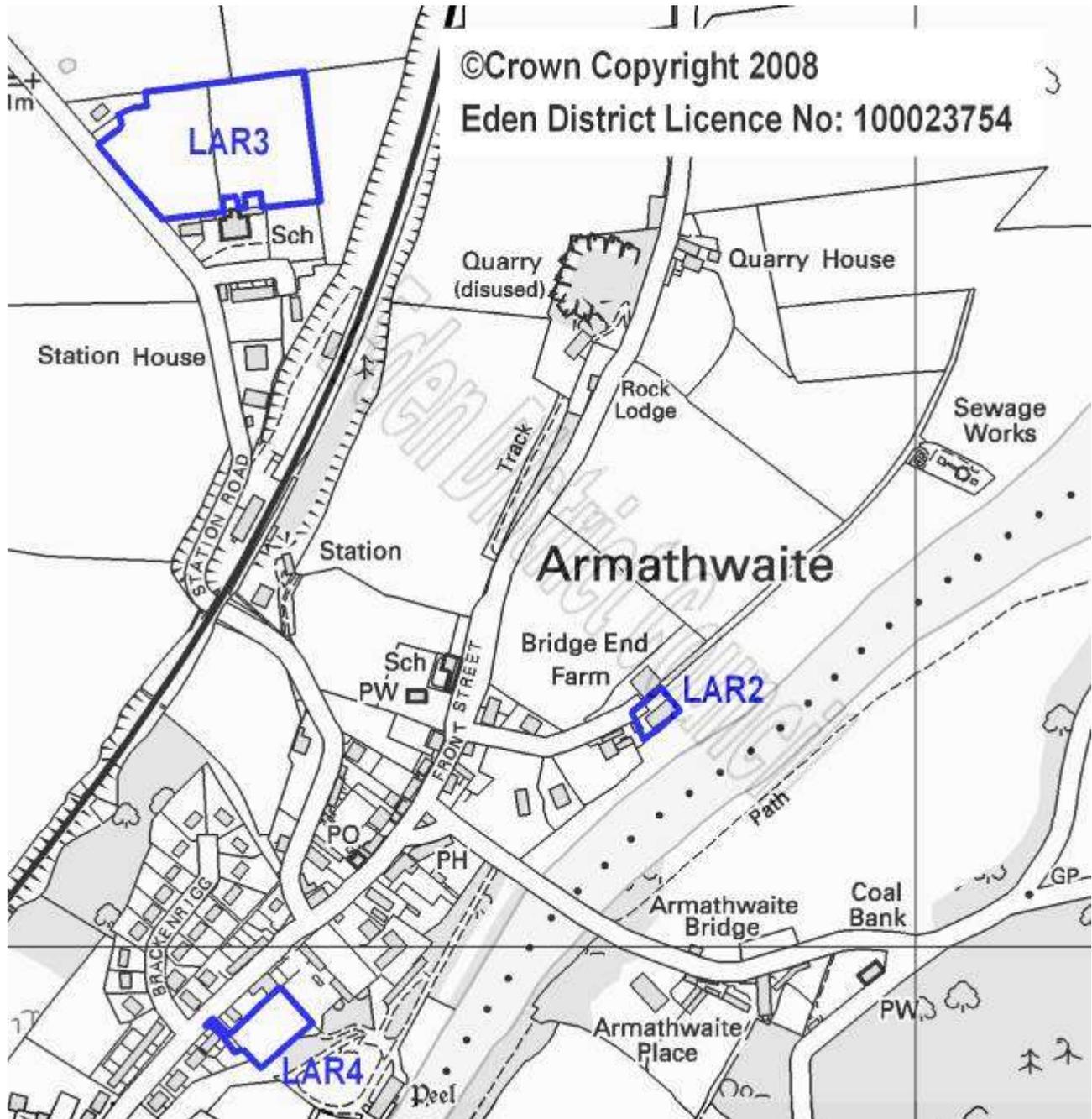
Local Service Centres will provide small scale housing development that meets identified local housing need and it is important that sufficient suitable sites are allocated in the Housing Development Plan Document.

The Local Service Centres that have been considered within this document are the 24 that appear in the Core Strategy Preferred Options paper. Please note that the overall list of Local Service Centres may be subject to change over time.

The following pages provide detailed information about the alternative sites that have been proposed to date. The alternative site proposals could provide more than 2,000 houses in Local Service Centres.

It should be noted that Greystoke, which was identified as a potential Local Service Centre in the Core Strategy Preferred Options paper, does not currently have any sites identified from either the original Issues and Options sites or this alternative sites consultation.

Armathwaite



| LAR 2 - Land and Buildings east of Front Street (Bridge End Farm) | |
|--|--|
| Size (hectares) | 0.08 |
| Number of Houses | 2 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | <p>Most of the site is in Flood Zone 3a (high probability), with the rest in Flood Zone 2 (medium probability).</p> <p>Previous applications in 1994 and 2001 were turned down as the site was regarded as being outside the village boundary.</p> |

| LAR 3 - Land behind Armathwaite County Junior School | |
|---|----------------------------|
| Size (hectares) | 1.52 |
| Number of Houses | 46 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LAR 4 - Land adjacent Castle Farm | |
|--|--|
| Size (hectares) | 0.23 |
| Number of Houses | 7 |
| Brownfield | No |
| Issues/Constraints | <p>The site is located within Flood Zone 2 (medium probability).</p> <p>Outline planning permission has recently been granted for five dwellings on this site.</p> |

| LBO 2 - Land adjacent The Larches | |
|--|----------------------------|
| Size (hectares) | 0.21 |
| Number of Houses | 6 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LBO 3 - Land adjacent The Hermitage | |
|--|----------------------------|
| Size (hectares) | 0.09 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LBO 4 - Land adjacent Windy Garth | |
|--|---|
| Size (hectares) | 0.13 |
| Number of Houses | 4 |
| Brownfield | No |
| Issues/Constraints | The site is designated as Amenity Open Space in the Eden Local Plan 1996. |

| LBO 5 - Land adjacent Cherry Croft | |
|---|---|
| Size (hectares) | 0.11 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | The site is designated as Amenity Open Space in the Eden Local Plan 1996. |

| LBO 6 - Land behind Smithy Cottage | |
|---|---|
| Size (hectares) | 0.21 |
| Number of Houses | 6 |
| Brownfield | No |
| Issues/Constraints | The site is designated as Amenity Open Space in the Eden Local Plan 1996. |

| LBO 7 - Land at Violet Bank | |
|------------------------------------|----------------------------|
| Size (hectares) | 0.40 |
| Number of Houses | 12 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

| LBO 8 - Land adjacent Stephenson Croft | |
|---|---|
| Size (hectares) | 0.10 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | The site is designated as being of potential archaeological interest. |

| LBO 9 - Land adjacent Prospect Farm | |
|--|----------------------------|
| Size (hectares) | 0.13 |
| Number of Houses | 4 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

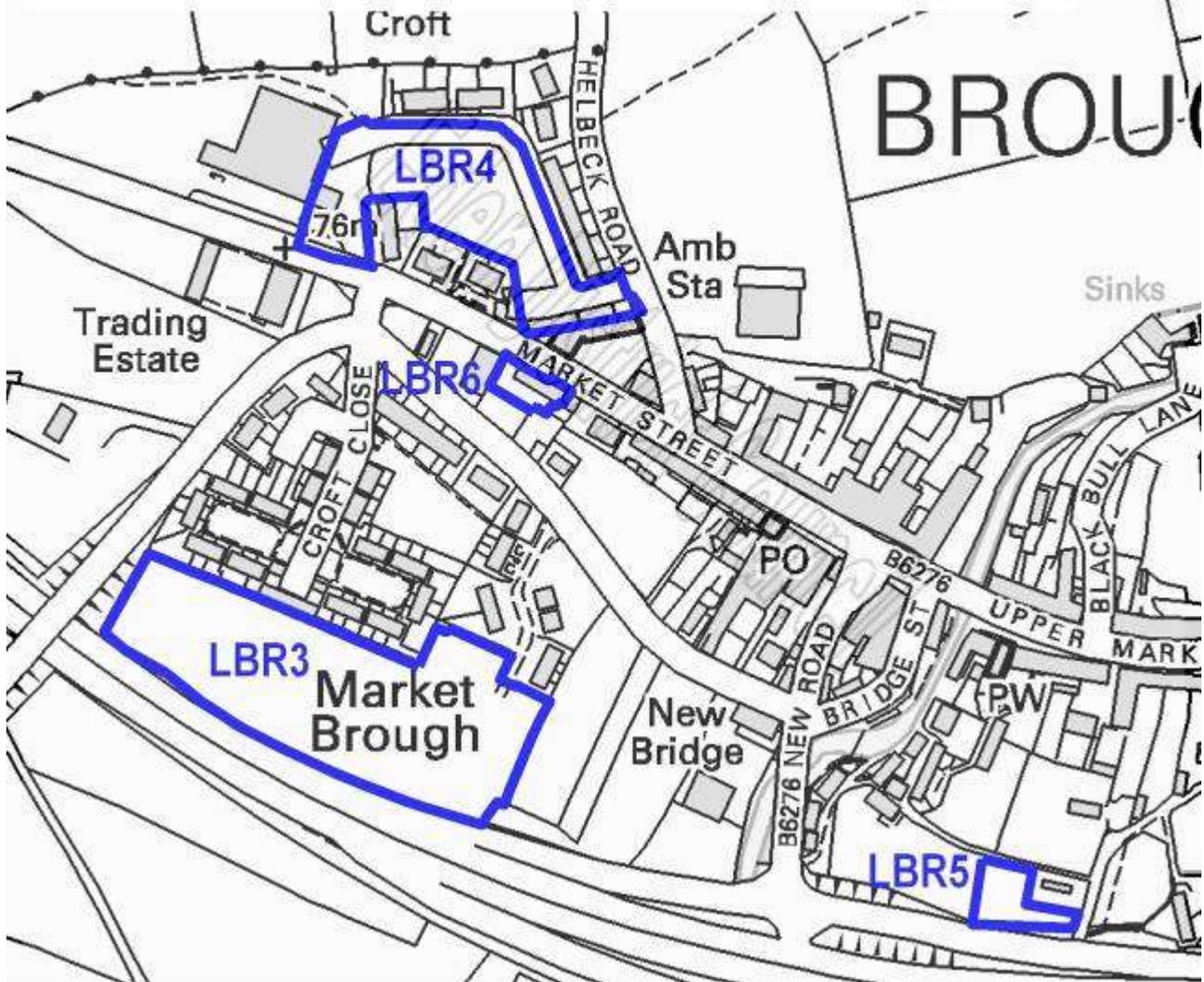
| LBO 10 - Land adjacent Lindisfarne | |
|---|---|
| Size (hectares) | 0.17 |
| Number of Houses | 5 |
| Brownfield | No |
| Issues/Constraints | The site is designated a being of high archaeological interest. |

| LBO 11 - Land at South View | |
|------------------------------------|---|
| Size (hectares) | 0.25 |
| Number of Houses | 8 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | There is currently an application for 4 new build dwellings and the conversion of 2 barns to provide 3 open market and 3 affordable dwellings, which is still to be determined. |

Brough

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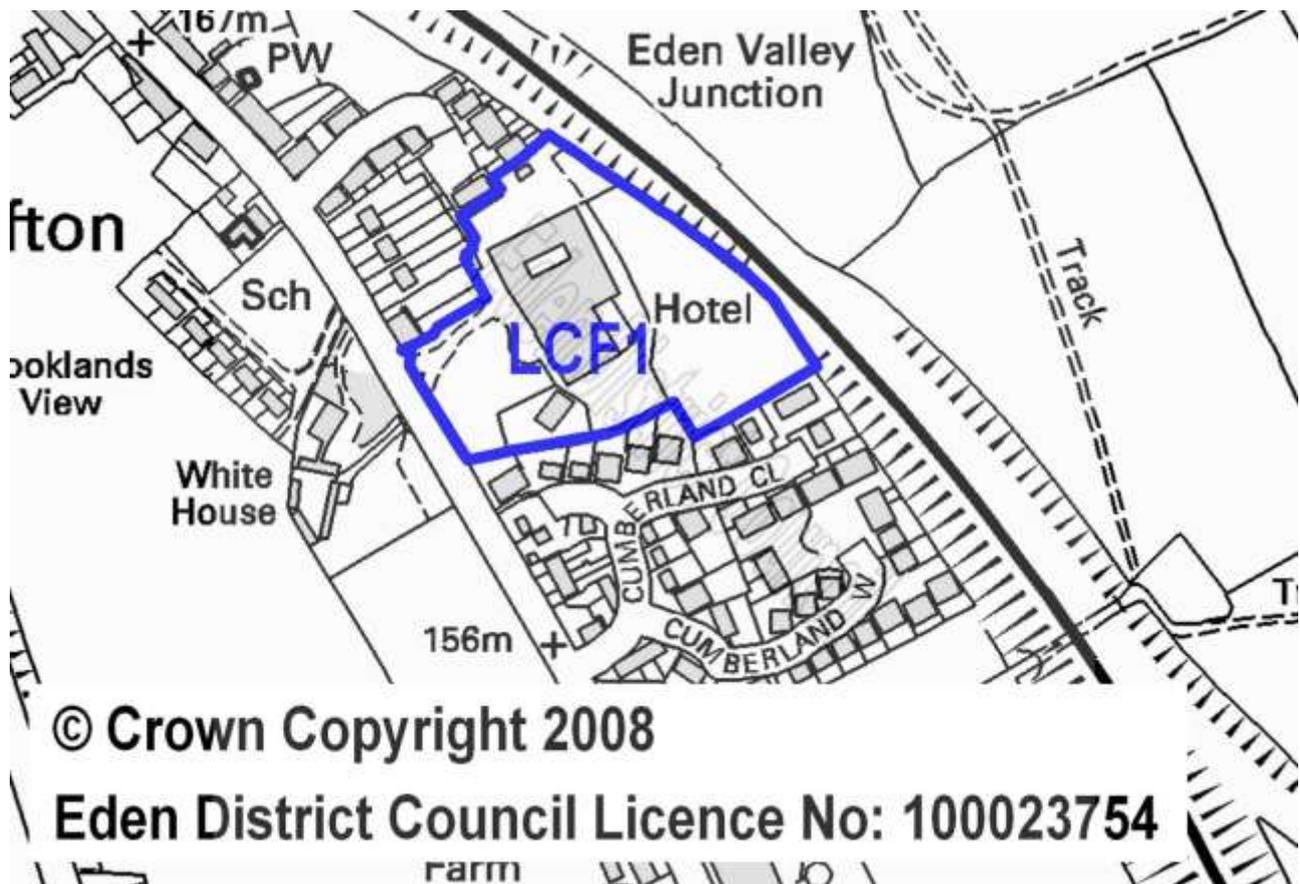
| LBR 3 - Land behind Croft Close | |
|--|---|
| Size (hectares) | 1.60 |
| Number of Houses | 48 |
| Brownfield | No |
| Issues/Constraints | <p>There is currently an application on this site for 48 houses, 16 of which to be affordable, for local people which is to be determined.</p> <p>The site is adjacent to/partly within an area of Amenity Open Space designated in the Eden Local Plan 1996.</p> |

| LBR 4 - Land at Grand Prix Club | |
|--|---|
| Size (hectares) | 0.89 |
| Number of Houses | 17 |
| Brownfield | Part brownfield |
| Issues/Constraints | The proposal is for a developable area of 0.57ha within this site, and the number of houses is based on this. |

| LBR 5 - Land off Back Lane | |
|-----------------------------------|----------------------------|
| Size (hectares) | 0.12 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

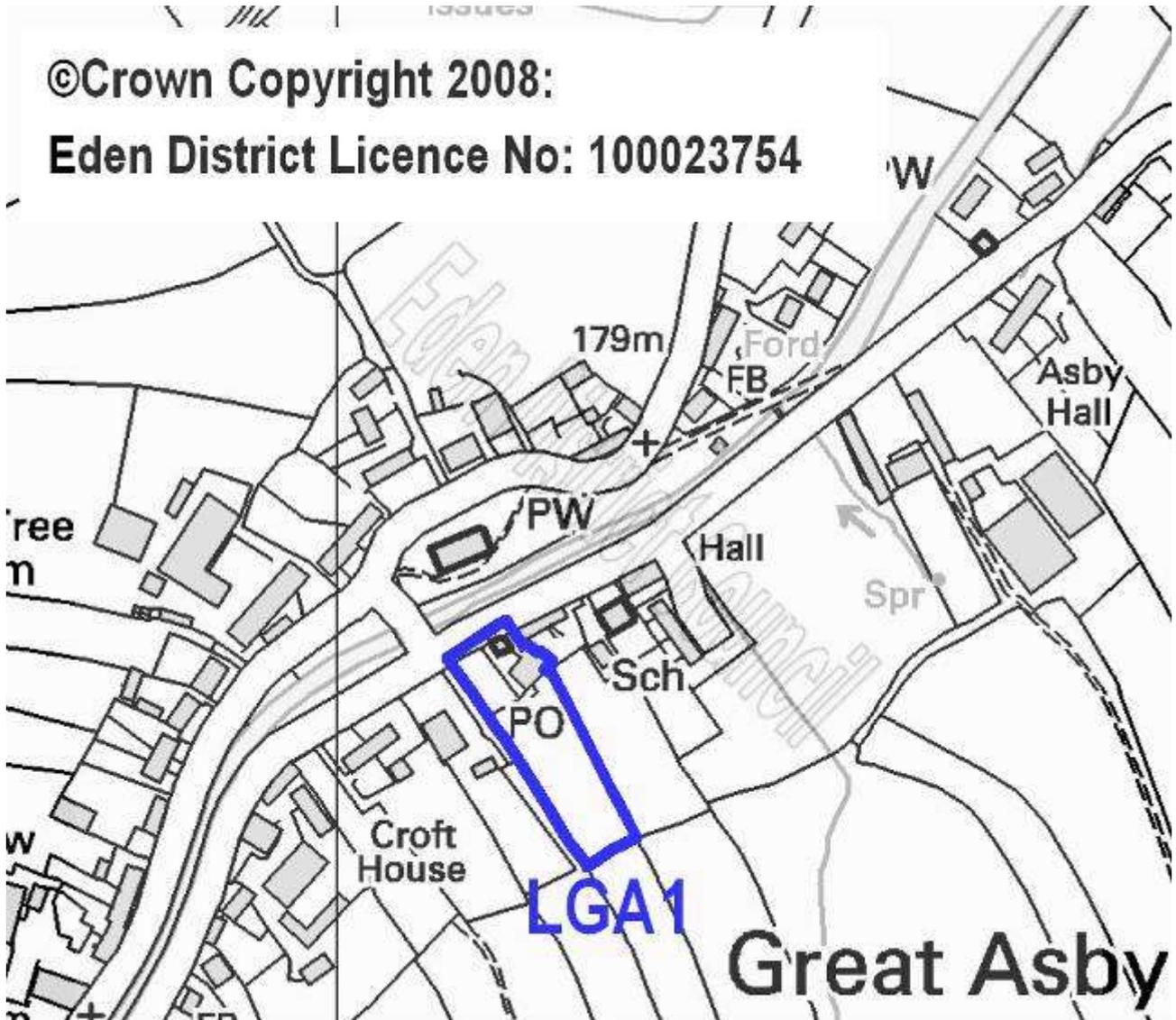
| LBR 6 - Former George Hotel | |
|------------------------------------|--|
| Size (hectares) | 0.07 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | This site has permission for conversion to 3 residential units for local people. |

Clifton



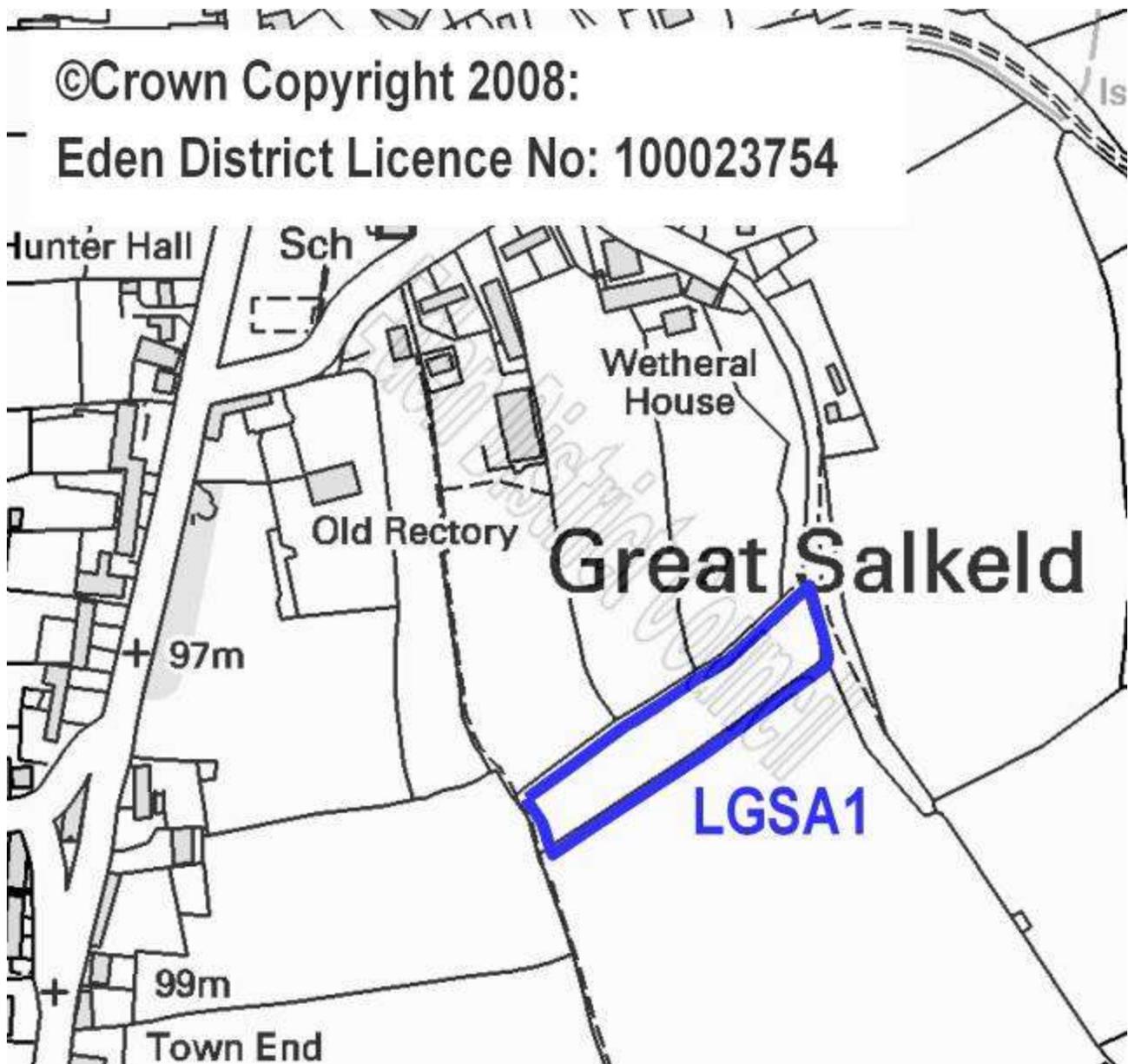
| LCF 1 - Clifton Hill Hotel | |
|----------------------------|----------------------------|
| Size (hectares) | 1.79 |
| Number of Houses | 54 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

Great Asby



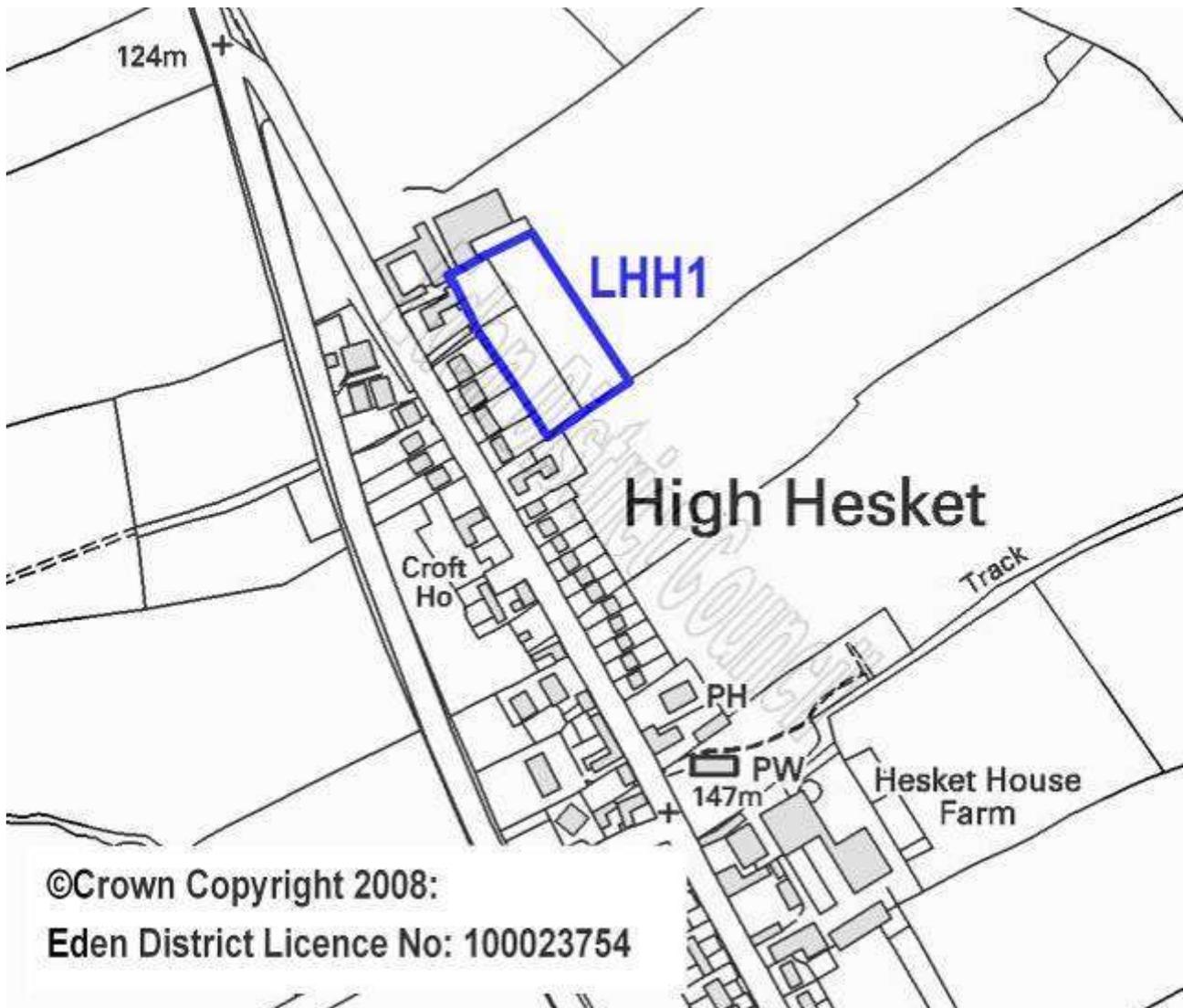
| LGA 1 - Church View | |
|---------------------|----------------------------|
| Size (hectares) | 0.38 |
| Number of Houses | 11 |
| Brownfield | Part brownfield |
| Issues/Constraints | None currently identified. |

Great Salkeld



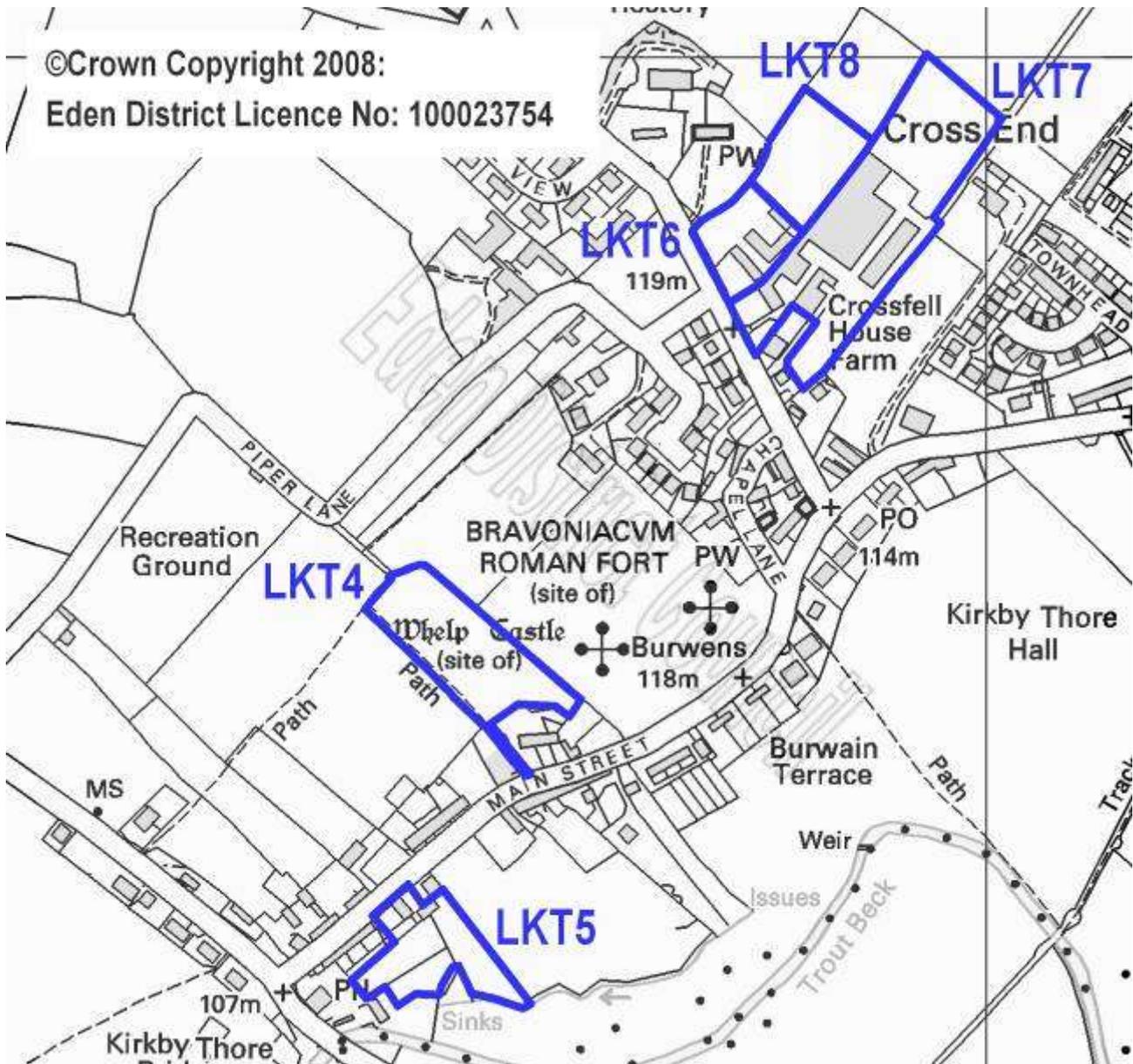
| LGSA 1 - Field south-east of Thorncroft | |
|--|----------------------------|
| Size (hectares) | 0.47 |
| Number of Houses | 14 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

High Hesket



| LHH 1 - Land behind Elm House | |
|--------------------------------------|----------------------------|
| Size (hectares) | 0.67 |
| Number of Houses | 20 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Kirkby Thore



| LKT 4 - Land off Piper Lane | |
|-----------------------------|---|
| Size (hectares) | 0.76 |
| Number of Houses | 23 |
| Brownfield | No |
| Issues/Constraints | The site is located on a Scheduled Ancient Monument (Kirkby Thore Roman fort and associated vicus). The site is adjacent to an area of High Archaeological Interest. |

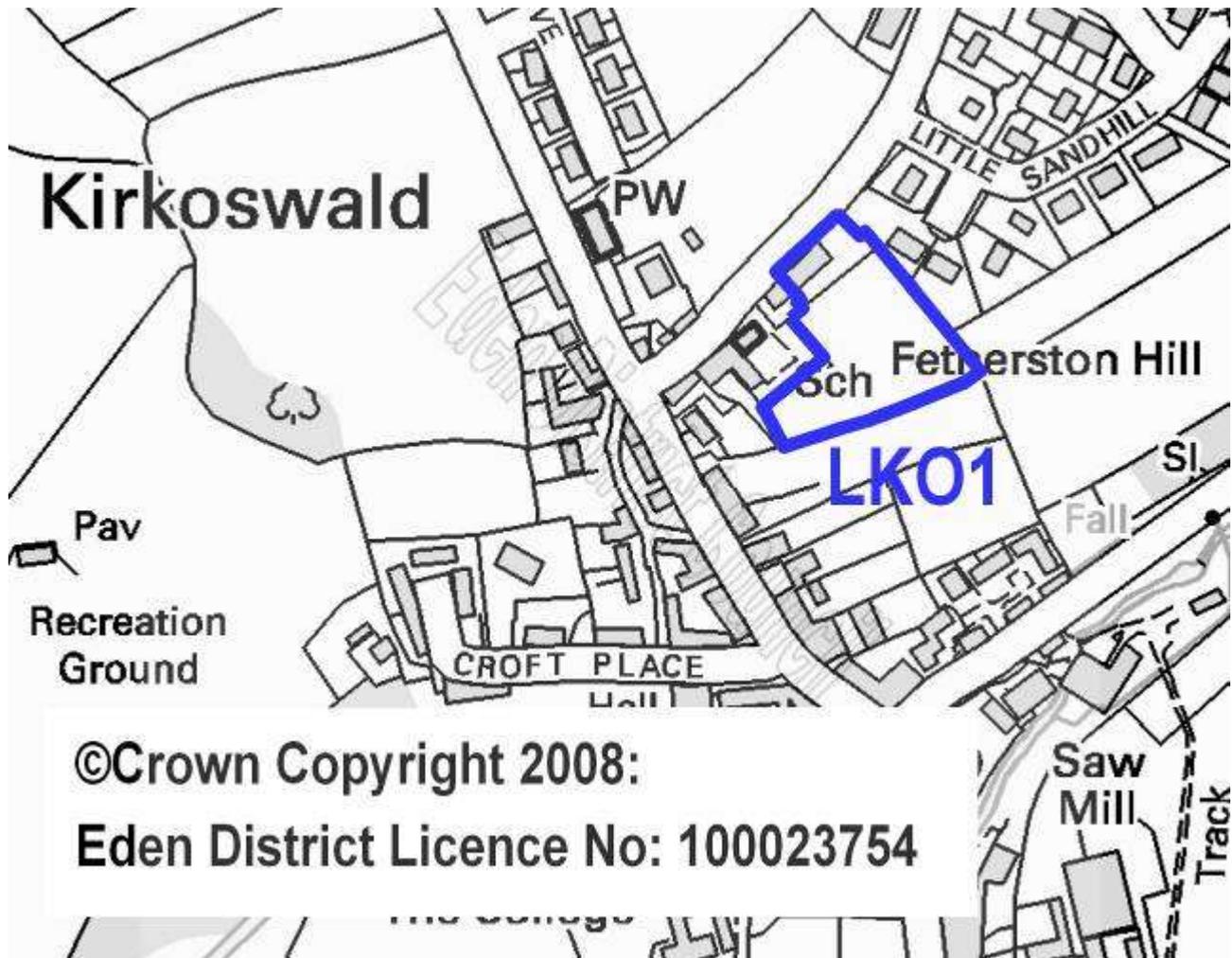
| LKT 5 - Land at River Croft | |
|------------------------------------|---|
| Size (hectares) | 0.54 |
| Number of Houses | 16 |
| Brownfield | Part brownfield |
| Issues/Constraints | Part of the site is located on a Scheduled Ancient Monument (Kirkby Thore Roman fort and associated vicus). A small corner of the site is in Flood Zone 3b (functional flood plain). |

| LKT 6 - Rectory Farm | |
|-----------------------------|----------------------------|
| Size (hectares) | 0.36 |
| Number of Houses | 11 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

| LKT 7 - Crossfell House Farm | |
|-------------------------------------|----------------------------|
| Size (hectares) | 1.57 |
| Number of Houses | 47 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

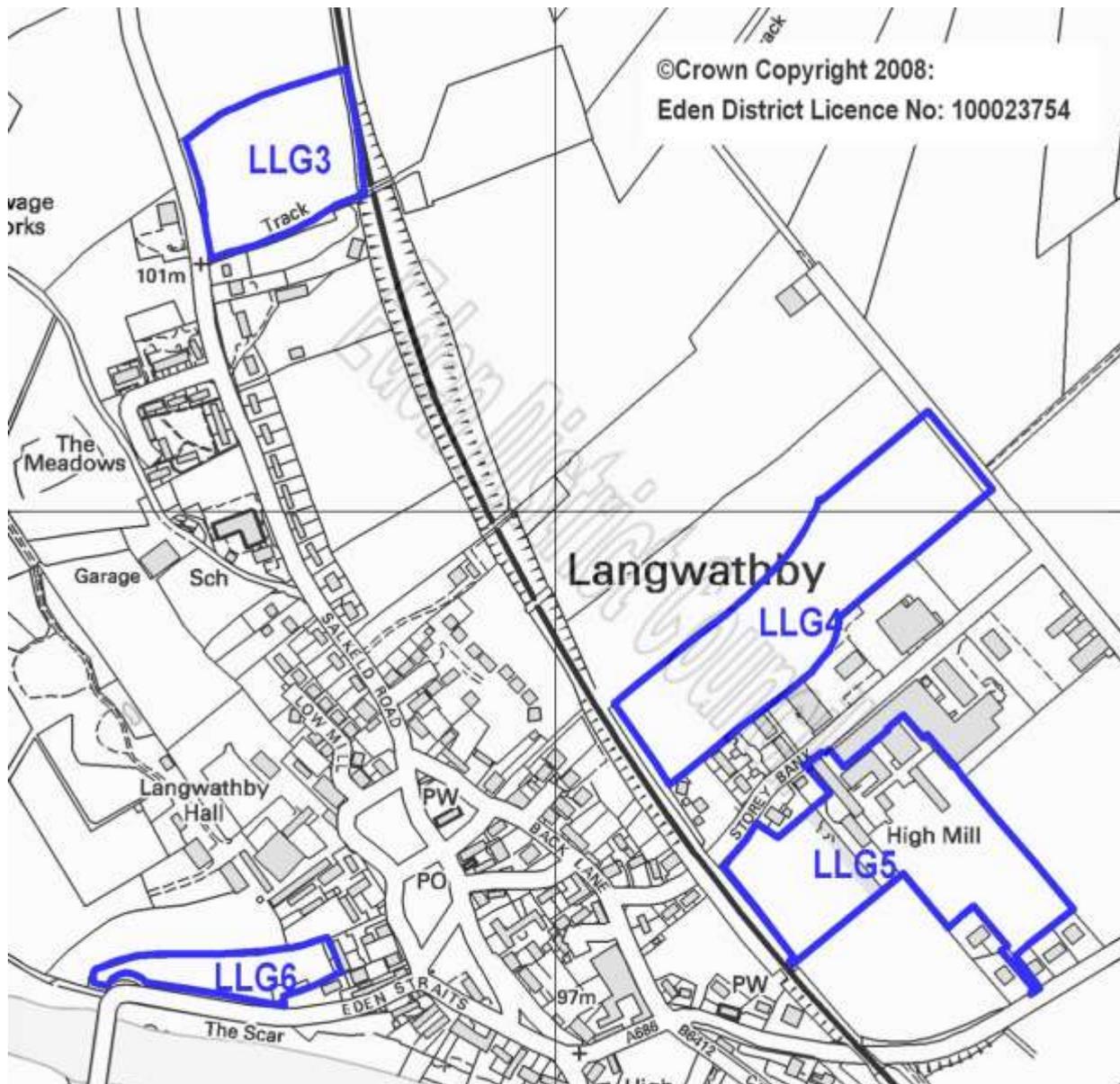
| LKT 8 – Field behind Rectory Farm | |
|--|----------------------------|
| Size (hectares) | 0.45 |
| Number of Houses | 13 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Kirkoswald



| LKO 1 - Former Butchers Shop and field | |
|--|----------------------------|
| Size (hectares) | 0.49 |
| Number of Houses | 15 |
| Brownfield | Part brownfield |
| Issues/Constraints | None currently identified. |

Langwathby



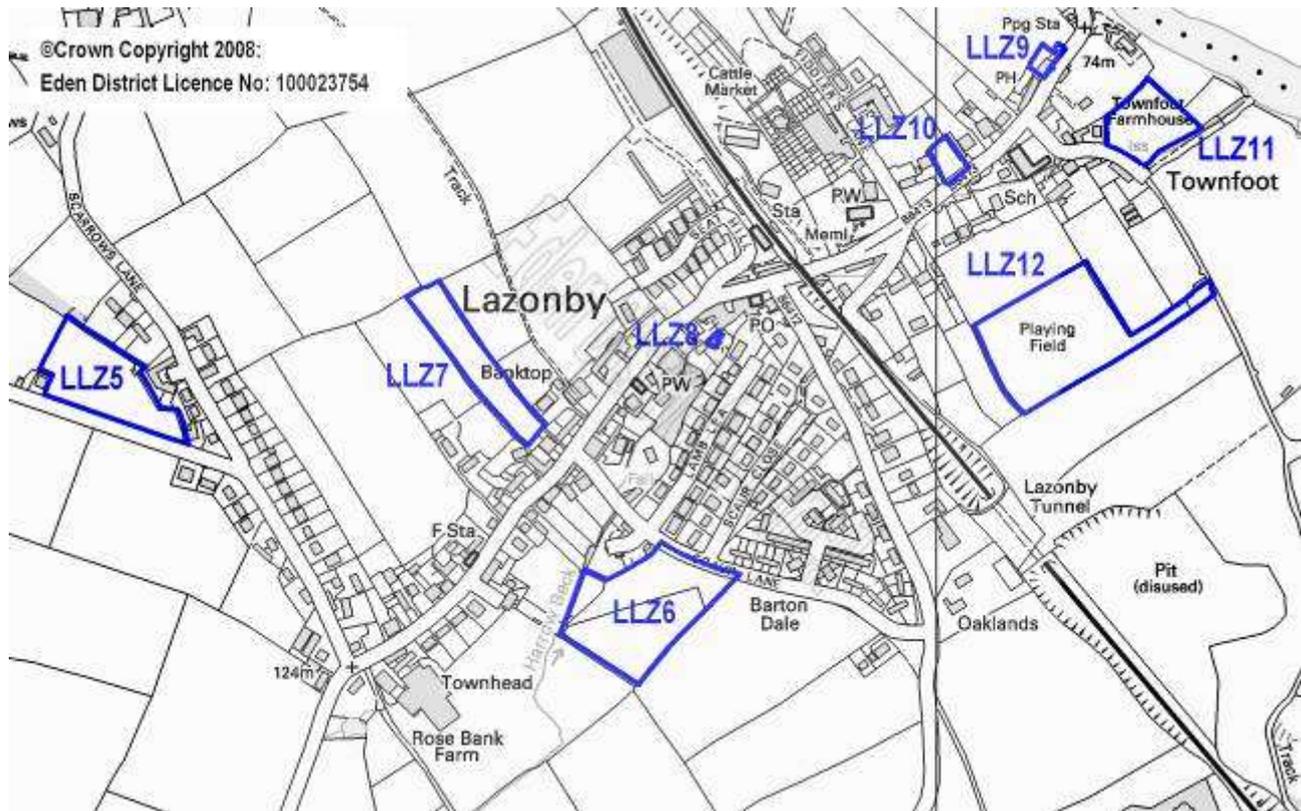
| LLG 3 - Field adjacent Braeside | |
|--|----------------------------|
| Size (hectares) | 1.72 |
| Number of Houses | 52 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LLG 4 - Field north-west of High Mill | |
|--|----------------------------|
| Size (hectares) | 3.31 |
| Number of Houses | 99 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LLG 5 - Land at Tynedale Farm | |
|--------------------------------------|----------------------------|
| Size (hectares) | 3.29 |
| Number of Houses | 99 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

| LLG 6 - Land at Eden Straits | |
|-------------------------------------|----------------------------|
| Size (hectares) | 0.69 |
| Number of Houses | 21 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Lazonby



| LLZ 5 - Land behind Tallow Whins | |
|---|----------------------------|
| Size (hectares) | 0.96 |
| Number of Houses | 29 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LLZ 6 - Land adjacent Harrowbeck Edge | |
|--|--|
| Size (hectares) | 1.46 |
| Number of Houses | 44 |
| Brownfield | No |
| Issues/Constraints | A small area adjacent Harrow Beck is in Flood Zone 3a (high probability) |

| LLZ 7 - Land behind Sunray Villas | |
|--|----------------------------|
| Size (hectares) | 0.66 |
| Number of Houses | 20 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LLZ 8 - Building adjacent Pine Grove | |
|---|----------------------------|
| Size (hectares) | 0.01 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LLZ 9 - Land and Building adjacent River View Cottage | |
|--|--|
| Size (hectares) | 0.07 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | The site includes areas in Flood Zone 2 (medium probability) and Flood Zone 3a (high probability). |

| LLZ 10 - Land adjacent Cleugh Head | |
|---|---|
| Size (hectares) | 0.11 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | Part of the site is located within a Flood Zone 2 area. |

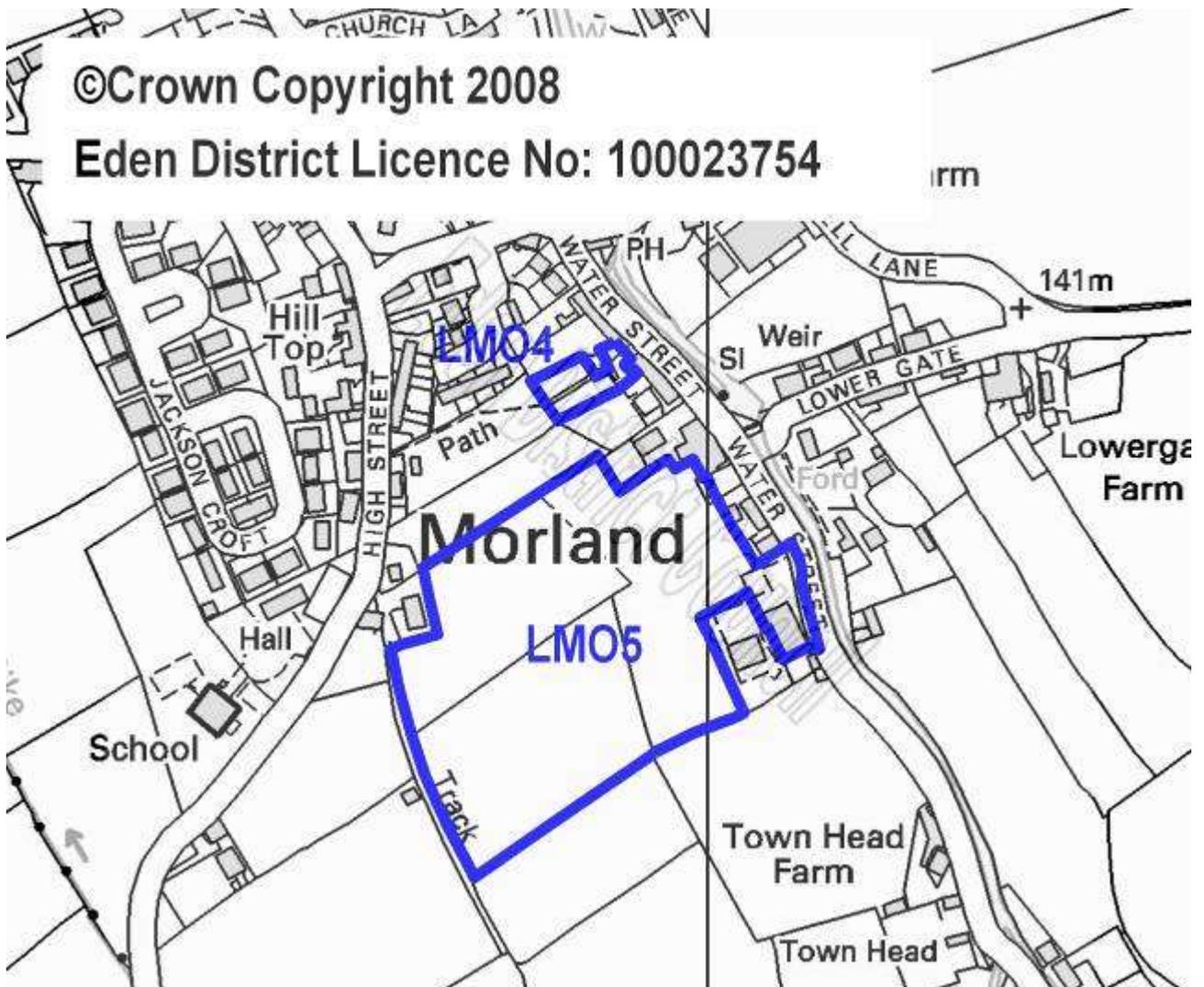
| LLZ 11 - Land at Townfoot | |
|----------------------------------|---|
| Size (hectares) | 0.51 |
| Number of Houses | 15 |
| Brownfield | No |
| Issues/Constraints | The site is entirely within Flood Zone 3a (high probability). |

| LLZ 12 - Playing Field | |
|-------------------------------|----------------------------|
| Size (hectares) | 1.68 |
| Number of Houses | 50 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LLM 3 - Field adjacent Marton Mill | |
|---|----------------------------|
| Size (hectares) | 2.67 |
| Number of Houses | 80 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LLM 4 - Land adjacent Primary School | |
|---|----------------------------|
| Size (hectares) | 5.13 |
| Number of Houses | 153 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

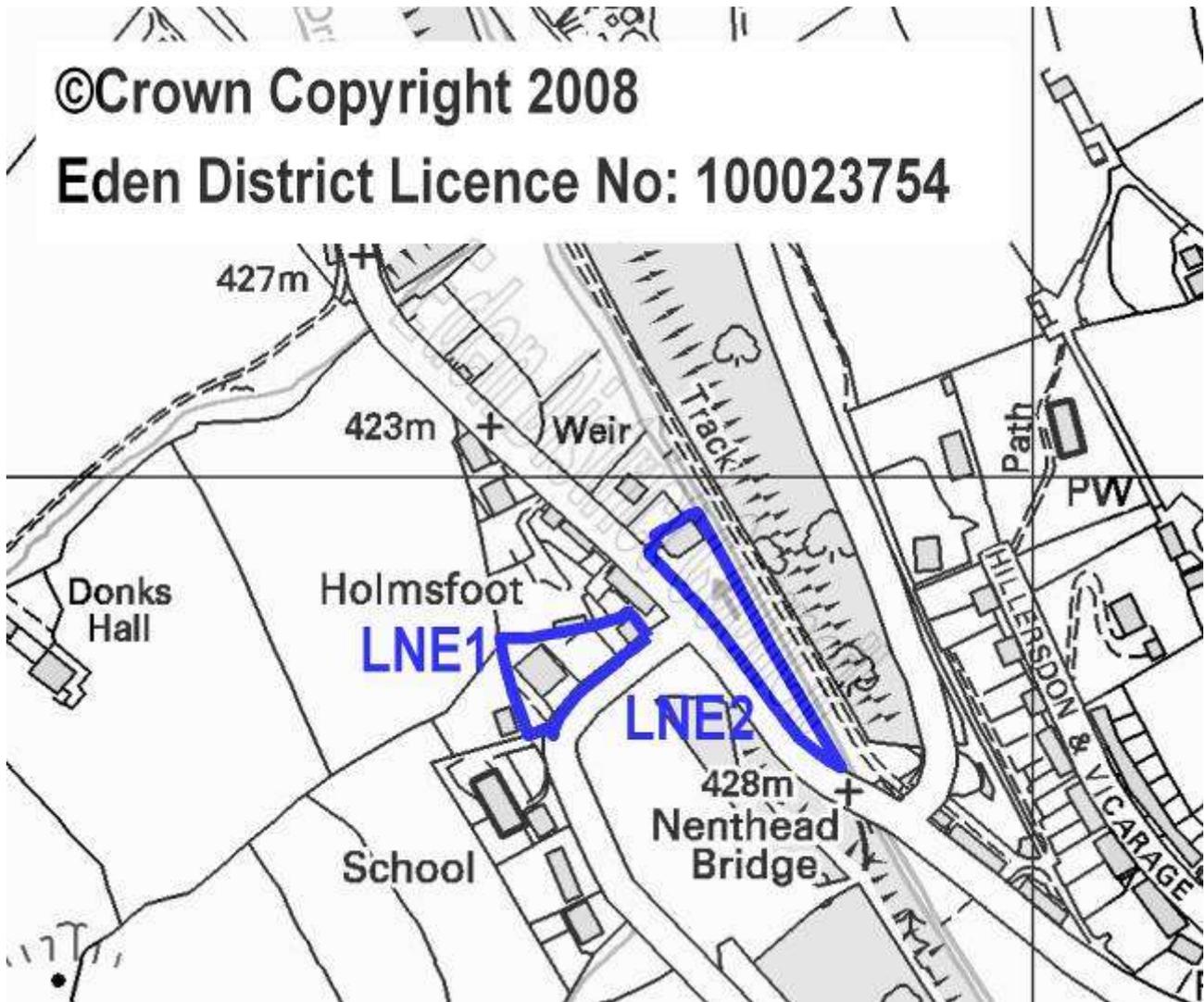
Morland



| LMO 4 - Land to rear of The Cobbles, Water Street | |
|--|----------------------------|
| Size (hectares) | 0.13 |
| Number of Houses | 4 |
| Brownfield | Part brownfield |
| Issues/Constraints | None currently identified. |

| LMO 5 - Land to rear of Water Street | |
|---|---|
| Size (hectares) | 3.34 |
| Number of Houses | 100 |
| Brownfield | Part brownfield |
| Issues/Constraints | Part of the site (the garage area) is located within Flood Zone 2 and Flood Zone 3 areas. |

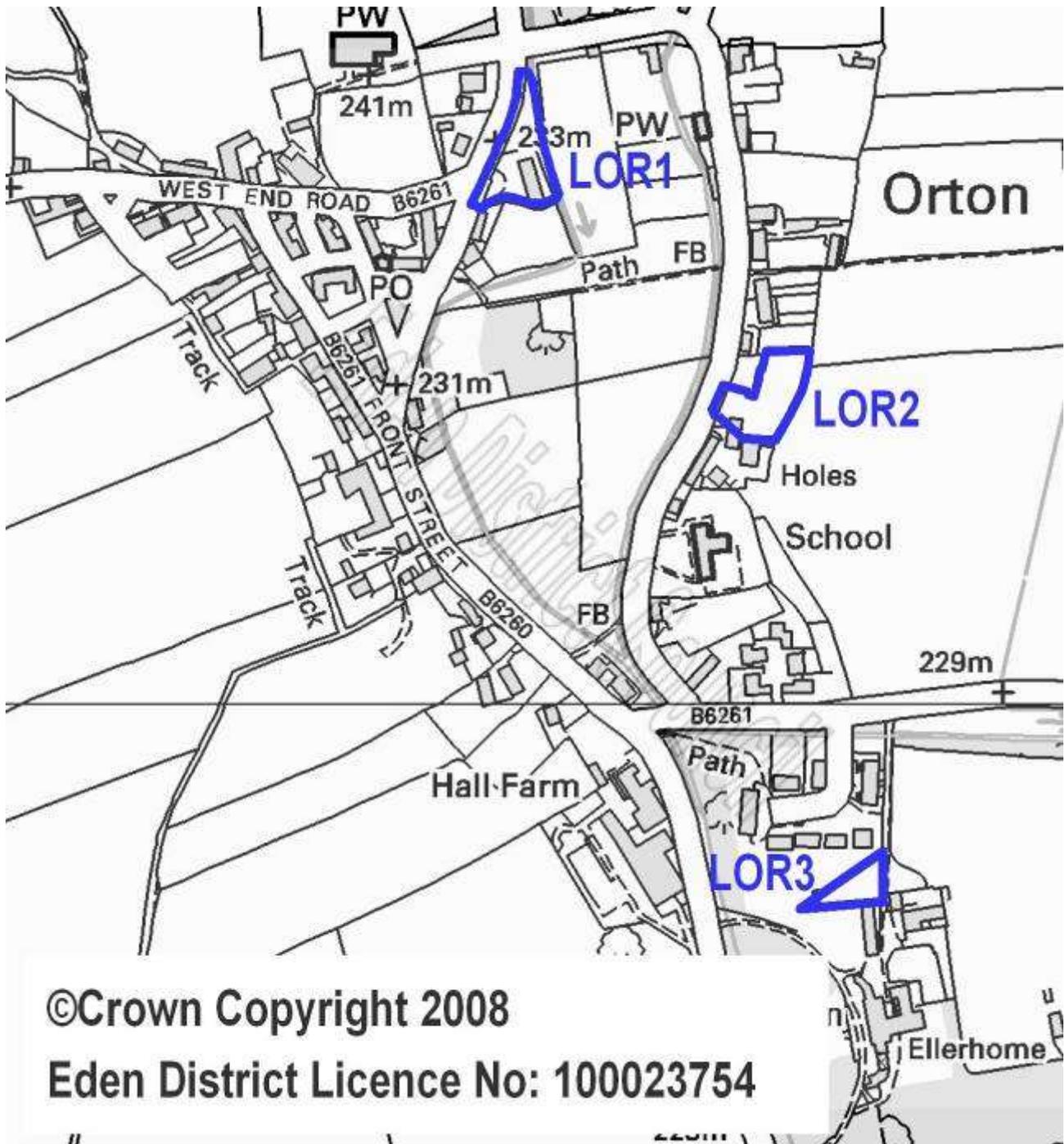
Nenthead



| LNE 1 – Moredun Garage | |
|-------------------------------|----------------------------|
| Size (hectares) | 0.20 |
| Number of Houses | 6 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LNE 2 – Garage adjacent Emberleigh | |
|---|---|
| Size (hectares) | 0.23 |
| Number of Houses | 7 |
| Brownfield | Yes |
| Issues/Constraints | The site is entirely within Flood Zone 3a (high probability). |

Orton



| LOR 1 - Silver Yard | |
|---------------------|---|
| Size (hectares) | 0.20 |
| Number of Houses | 6 |
| Brownfield | Yes |
| Issues/Constraints | Part of the site is located within Flood Zone 2 and Flood Zone 3 areas. |

| LOR 2 - Land adjacent Chestnut Close | |
|---|---|
| Size (hectares) | 0.18 |
| Number of Houses | 5 |
| Brownfield | No |
| Issues/Constraints | The site is located within an area of High Archaeological Interest. |

| LOR 3 - Land adjacent Birch Tree Cottage | |
|---|----------------------------|
| Size (hectares) | 0.08 |
| Number of Houses | 2 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LSH 2 - Land at Foster Street | |
|--------------------------------------|----------------------------|
| Size (hectares) | 0.06 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LSH 3 - Land at Station Road | |
|-------------------------------------|----------------------------|
| Size (hectares) | 0.06 |
| Number of Houses | 2 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LSH 4 - Land at Peggy Nut Croft | |
|--|--|
| Size (hectares) | 0.32 |
| Number of Houses | 10 |
| Brownfield | No |
| Issues/Constraints | <p>There is currently an application for this site to construct a single storey medical centre and associated parking, which is to be determined.</p> <p>Records with the Cumbria County Council indicate that the site lies in an area of archaeological potential. Peggy Nut Croft is on the site of a 7th to 8th century settlement that was archaeologically excavated in 2000. The remains of three dwellings were revealed and were a very rare find in the region. The remains extended beyond the area of excavation and may well survive within the proposed site.</p> <p>It is therefore recommend that the site should be subject to a programme of archaeological investigation and that this work should be commissioned and undertaken at the expense of the developer before any development takes place.</p> |

| LSH 5 - Land behind Woodville Terrace | |
|--|----------------------------|
| Size (hectares) | 0.60 |
| Number of Houses | 18 |
| Brownfield | |
| Issues/Constraints | None currently identified. |

| LSH 6 - Green Farm - Field 1 | |
|-------------------------------------|---|
| Size (hectares) | 0.44 |
| Number of Houses | 13 |
| Brownfield | No |
| Issues/Constraints | The site is designated as Amenity Open Space in the Eden Local Plan 1996. |

| LSH 7 - Green Farm - Field 2 | |
|-------------------------------------|---|
| Size (hectares) | 0.43 |
| Number of Houses | 13 |
| Brownfield | No |
| Issues/Constraints | The site is designated as Amenity Open Space in the Eden Local Plan 1996. |

| LSH 8 - Green Farm - Field 3 | |
|-------------------------------------|---|
| Size (hectares) | 1.42 |
| Number of Houses | 43 |
| Brownfield | No |
| Issues/Constraints | A small part of the site is located within Flood Zone 2 (medium probability). |

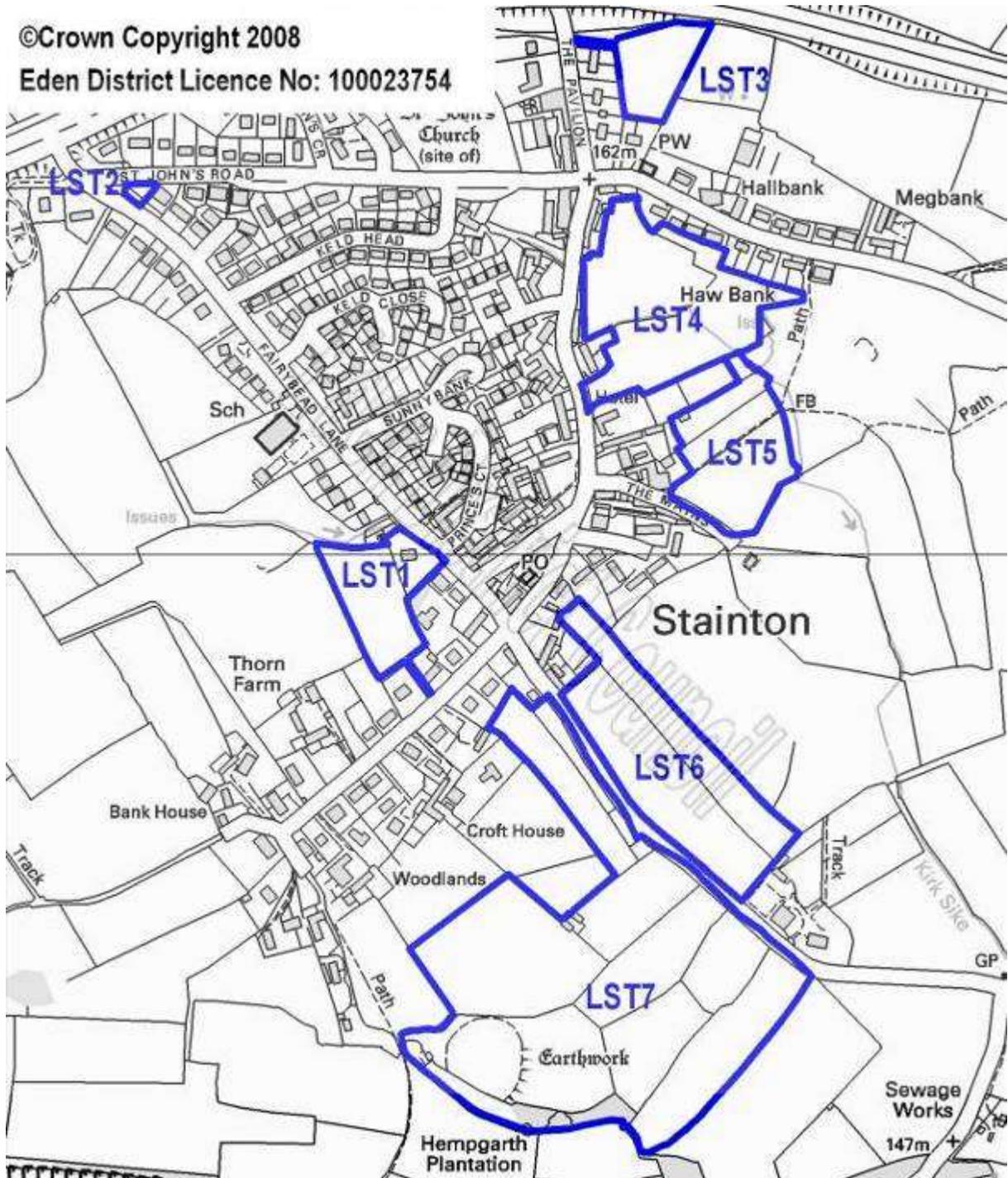
| LSH 9 - Green Farm - Field 4 | |
|-------------------------------------|---|
| Size (hectares) | 1.03 |
| Number of Houses | 31 |
| Brownfield | No |
| Issues/Constraints | A small corner of this site is in Flood Zone 3a (high probability). |

| LSH 10 - Methodist Chapel, Main Street | |
|---|---|
| Size (hectares) | 0.10 |
| Number of Houses | 3 |
| Brownfield | Yes |
| Issues/Constraints | There is currently an application for the redevelopment of the chapel to form 8 apartments, which is to be determined by the Council. |

Stainton

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| LST 1 - Land to rear of Thorn Lodge | |
|--|--|
| Size (hectares) | 0.97 |
| Number of Houses | 29 |
| Brownfield | No |
| Issues/Constraints | An application for a single dwelling on part of the site was refused and the appeal dismissed. |

| LST 2 - Land adjacent Stonybank Top | |
|--|----------------------------|
| Size (hectares) | 0.04 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LST 3 - Land behind The Pavilion | |
|---|----------------------------|
| Size (hectares) | 0.61 |
| Number of Houses | 18 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

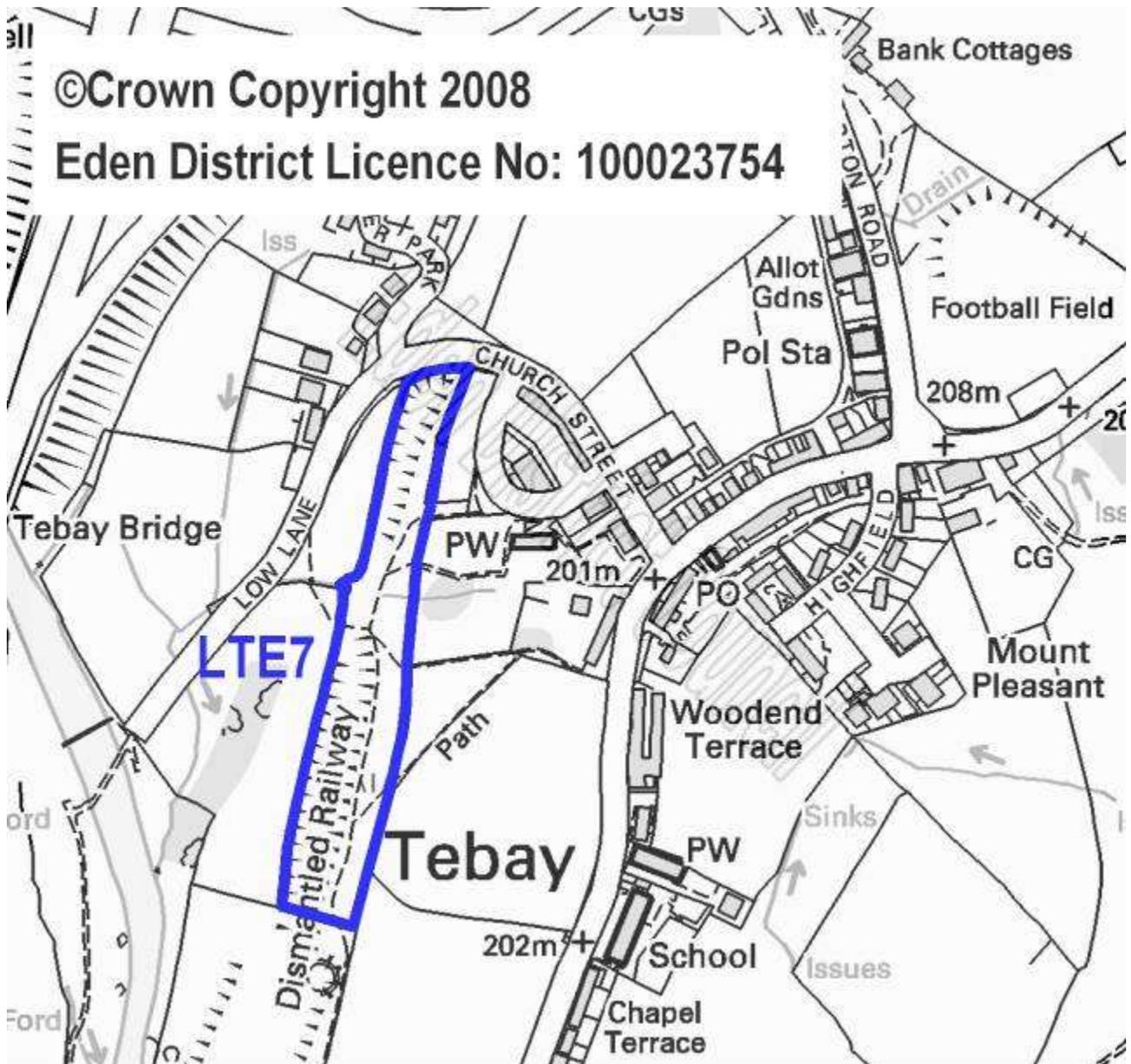
| LST 4 - Land adjacent Stainton Institute | |
|---|----------------------------|
| Size (hectares) | 2.35 |
| Number of Houses | 71 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LST 5 - Land adjacent Brantwood Hotel | |
|--|----------------------------|
| Size (hectares) | 1.36 |
| Number of Houses | 41 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LST 6 - Land adjacent Walnut House | |
|---|----------------------------|
| Size (hectares) | 2.48 |
| Number of Houses | 74 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

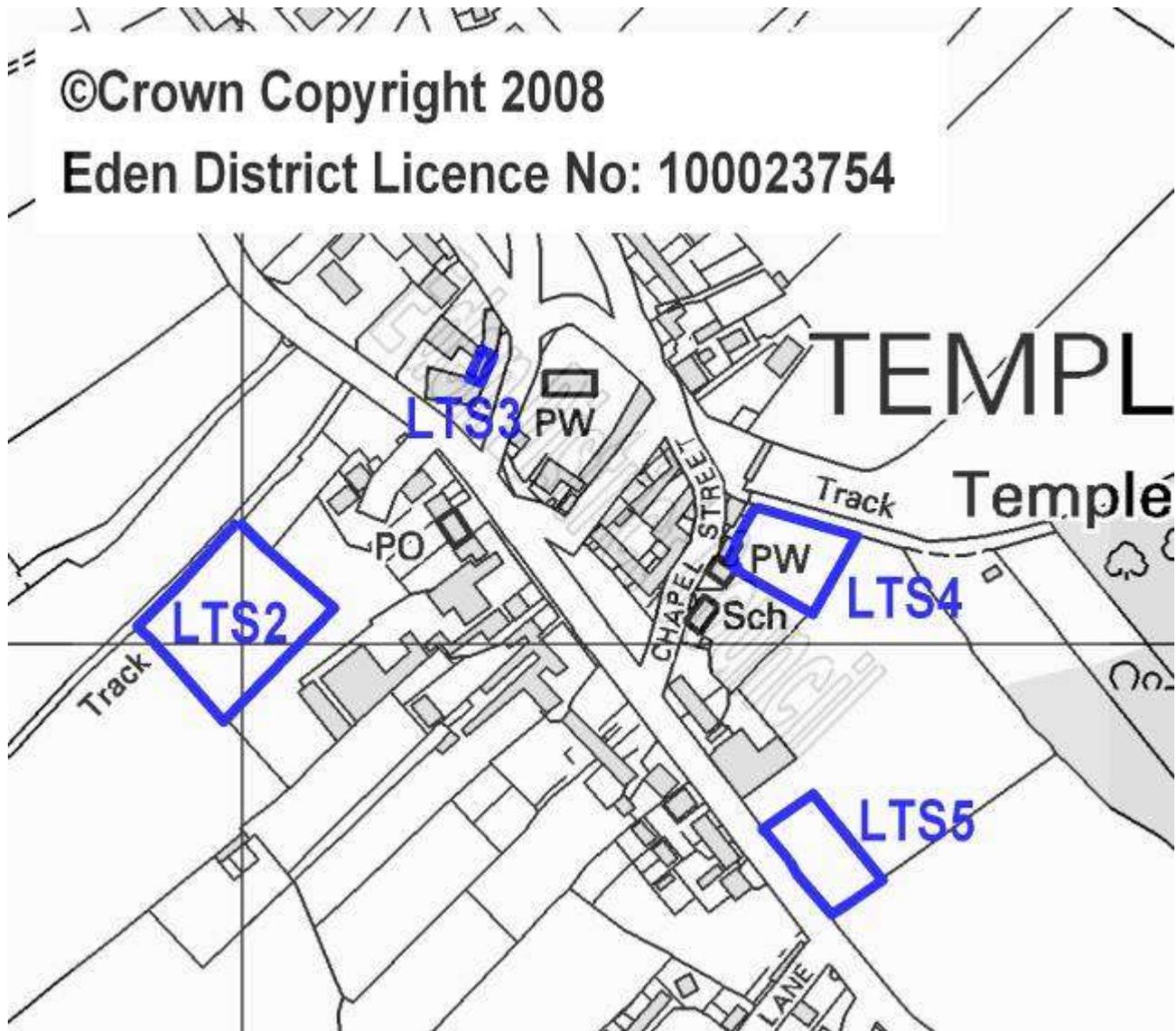
| LST 7 - Land to the south of Inglenook | |
|---|----------------------------|
| Size (hectares) | 8.49 |
| Number of Houses | 255 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Tebay



| LTE 7 - Former Railway Cutting | |
|---------------------------------------|---|
| Size (hectares) | 1.37 |
| Number of Houses | 41 |
| Brownfield | Uncertain |
| Issues/Constraints | There is currently an outline application for 16 dwellings (50% affordable, 50% local occupancy) on the northern part of the site, which is to be determined. |

Temple Sowerby



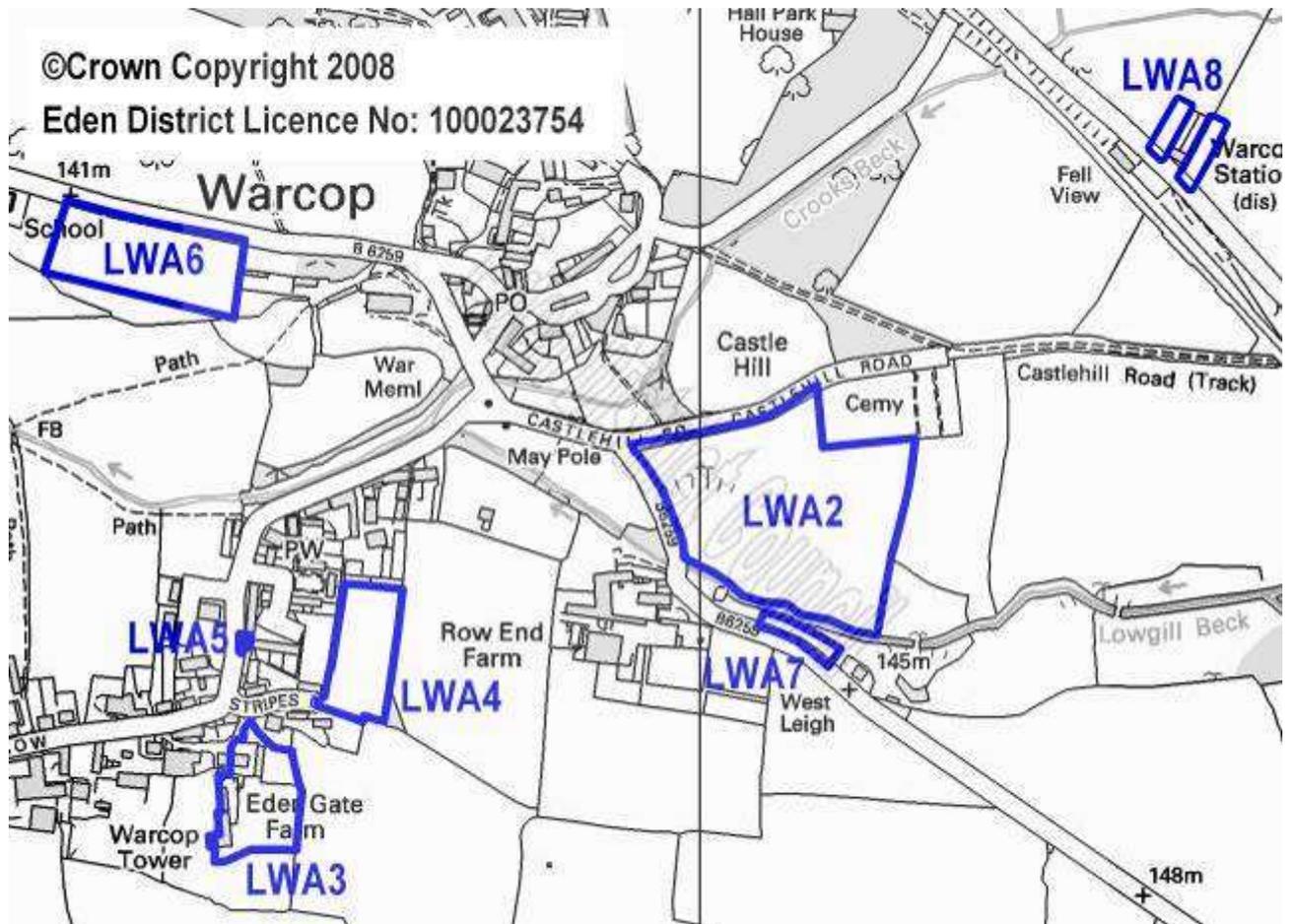
| LTS 2 - Land behind Medical Centre | |
|---|----------------------------|
| Size (hectares) | 0.53 |
| Number of Houses | 16 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LTS 3 – Village Hall | |
|-----------------------------|----------------------------|
| Size (hectares) | 0.01 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LTS 4 - Land at Chapel Street | |
|--------------------------------------|----------------------------|
| Size (hectares) | 0.22 |
| Number of Houses | 6 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LTS 5 - Land adjacent Smithy House | |
|---|----------------------------|
| Size (hectares) | 0.19 |
| Number of Houses | 6 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Warcop



| LWA 2 - Land at Castlehill Road | |
|--|--|
| Size (hectares) | 2.60 |
| Number of Houses | 78 |
| Brownfield | No |
| Issues/Constraints | The site includes some land in Flood Zone 2 (medium probability), Flood Zone 3a (high probability) and Flood Zone 3b (functional flood plain). |

| LWA 3 - Eden Gate Farm, Stripes Lane | |
|---|--|
| Size (hectares) | 0.55 |
| Number of Houses | 17 |
| Brownfield | No but includes agricultural buildings |
| Issues/Constraints | None currently identified. |

| LWA 4 - Land adjacent Martindale View | |
|--|----------------------------|
| Size (hectares) | 0.51 |
| Number of Houses | 15 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

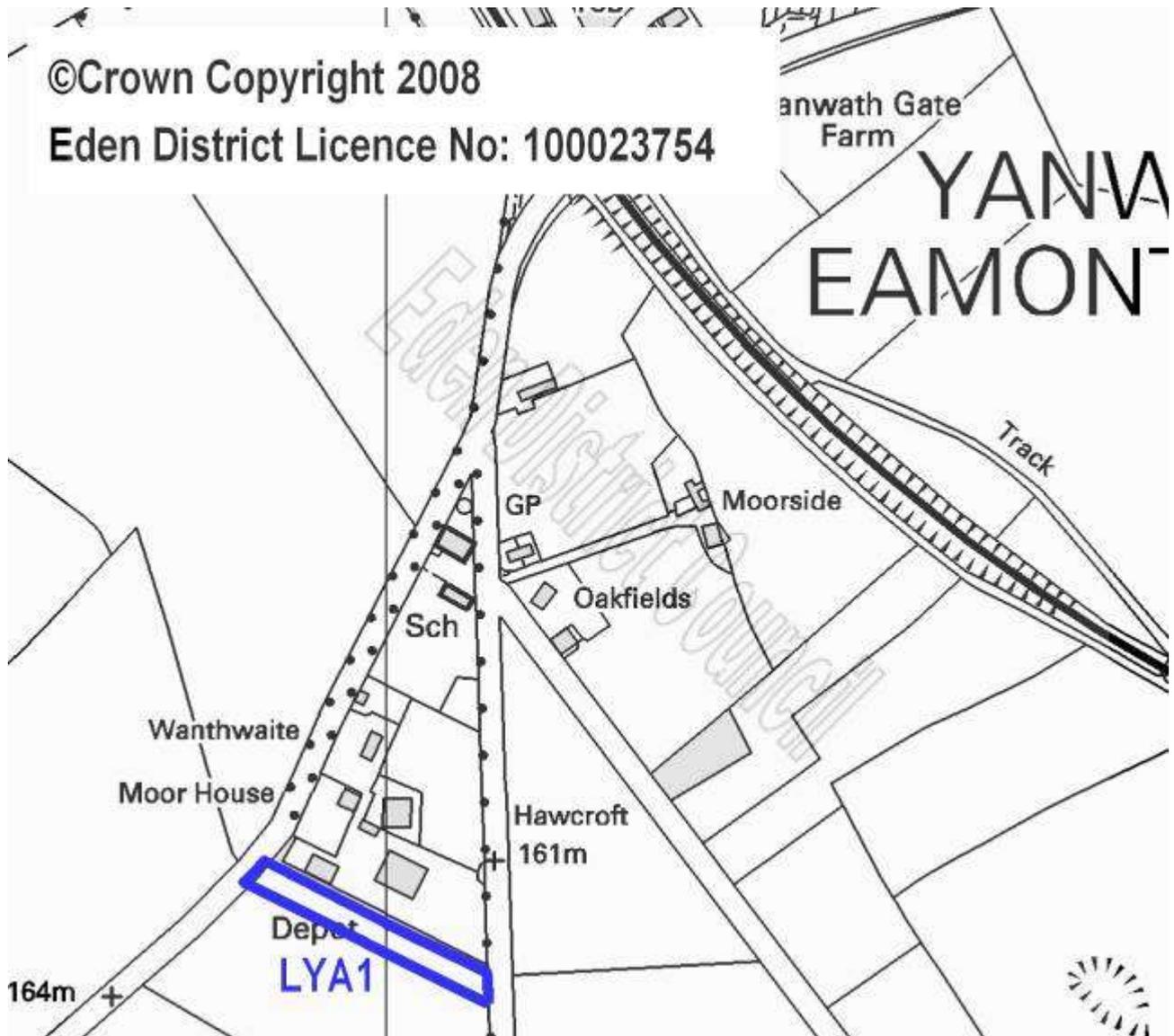
| LWA 5 - Land adjacent Shoregill | |
|--|----------------------------|
| Size (hectares) | 0.01 |
| Number of Houses | 1 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LWA 6 - Land adjacent Warcop C of E School | |
|---|--|
| Size (hectares) | 0.91 |
| Number of Houses | 27 |
| Brownfield | No |
| Issues/Constraints | Small areas of the site are in Flood Zone 2 (medium probability) and Flood Zone 3a (high probability). |

| LWA 7 - Land adjacent West Leigh | |
|---|--|
| Size (hectares) | 0.09 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | Some of the site is in Flood Zone 2 (medium probability) and Flood Zone 3a (high probability) and 3b (functional flood plain). |

| LWA 8 - Land at Warcop Station | |
|---------------------------------------|----------------------------|
| Size (hectares) | 0.11 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Yanwath



| LYA 1 - Land adjacent depot | |
|-----------------------------|---|
| Size (hectares) | 0.29 |
| Number of Houses | 9 |
| Brownfield | No |
| Issues/Constraints | The site has recently been granted approval to provide an extension to the existing neighbouring business premises. |

Other Settlements

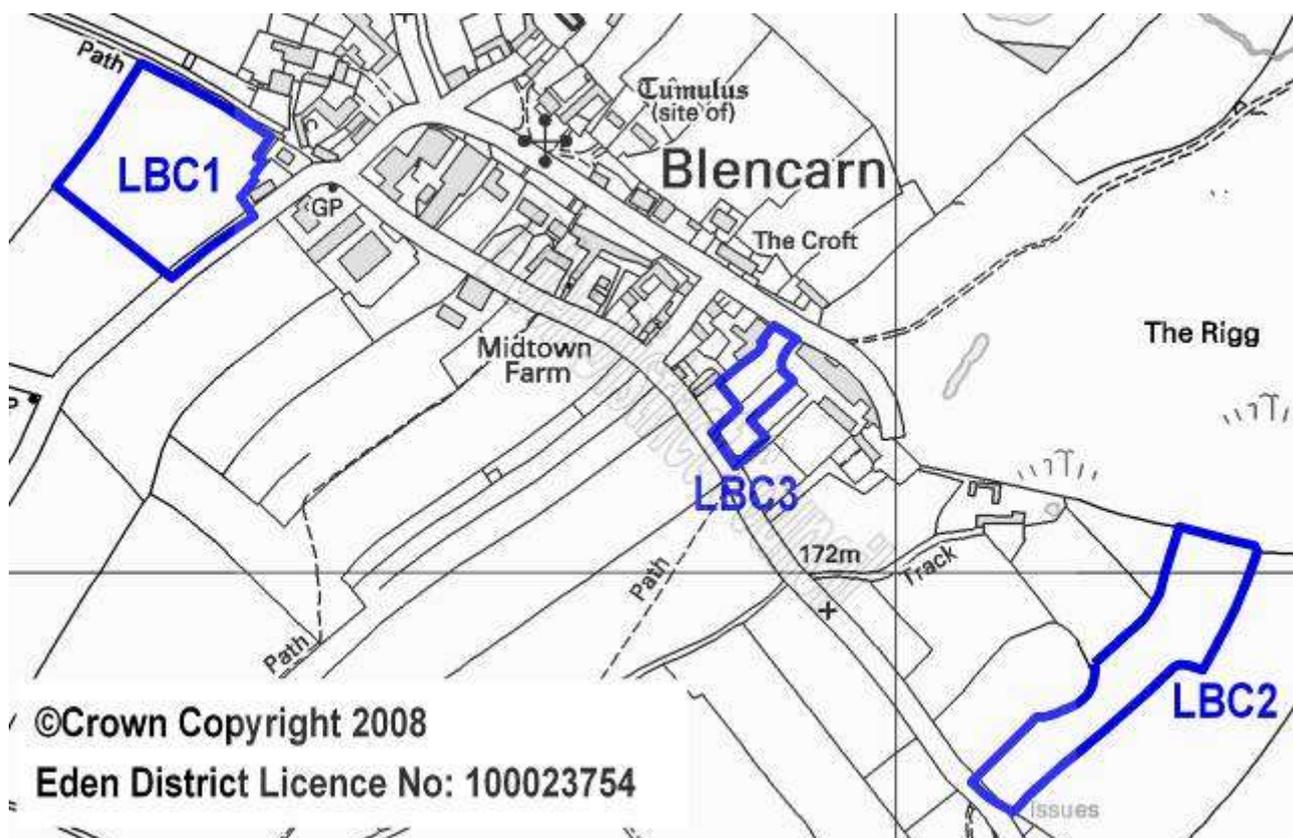
Alternative sites have been proposed in other settlements that are not considered to be Local Service Centres in the Core Strategy Preferred Options paper (November 2006).

Despite not being Local Service Centres at this moment in time they may become so in the future, or alternatively may be appropriate for providing 100% affordable housing to meet local need as Rural Exception sites. As a result it is important that such sites in villages are considered to ensure that the most appropriate locations are identified.

The alternative site proposals in this section could potentially provide more than 1,000 houses in Other Settlements.

It should be noted that any development outside Key Service Centres and Local Service Centres will be small scale and meet affordable housing need identified in the Housing Needs Survey.

Blencarn

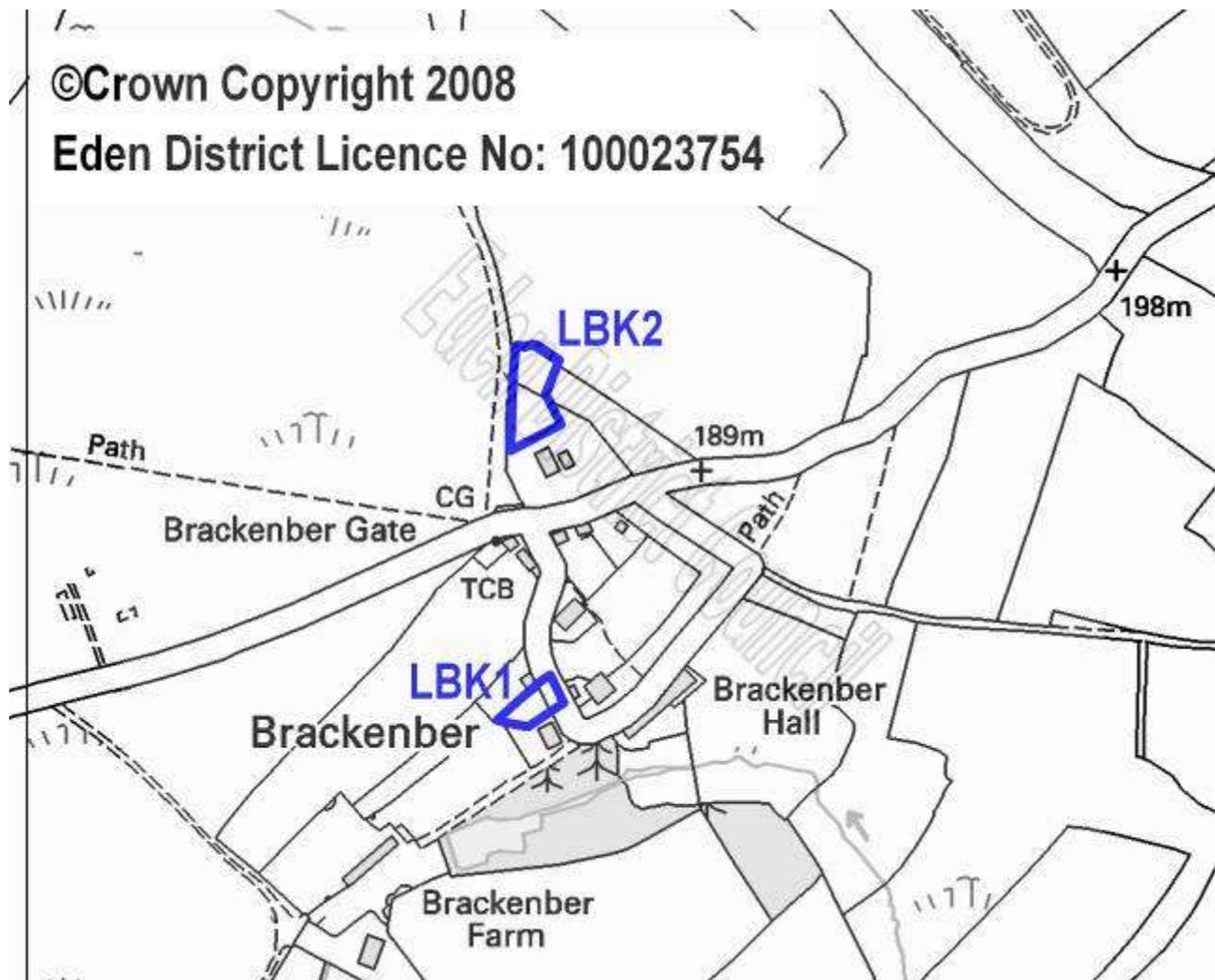


| LBC 1 - Land adjacent Highfield | |
|--|----------------------------|
| Size (hectares) | 1.33 |
| Number of Houses | 40 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LBC 2 – Land at Black Hill | |
|-----------------------------------|----------------------------|
| Size (hectares) | 1.08 |
| Number of Houses | 32 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LBC 3 – Land adjacent Ingledene Farm | |
|---|----------------------------|
| Size (hectares) | 0.26 |
| Number of Houses | 8 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Brackenber



| LBK 1 - Land adjacent High Damson | |
|--|----------------------------|
| Size (hectares) | 0.06 |
| Number of Houses | 2 |
| Brownfield | Uncertain |
| Issues/Constraints | None currently identified. |

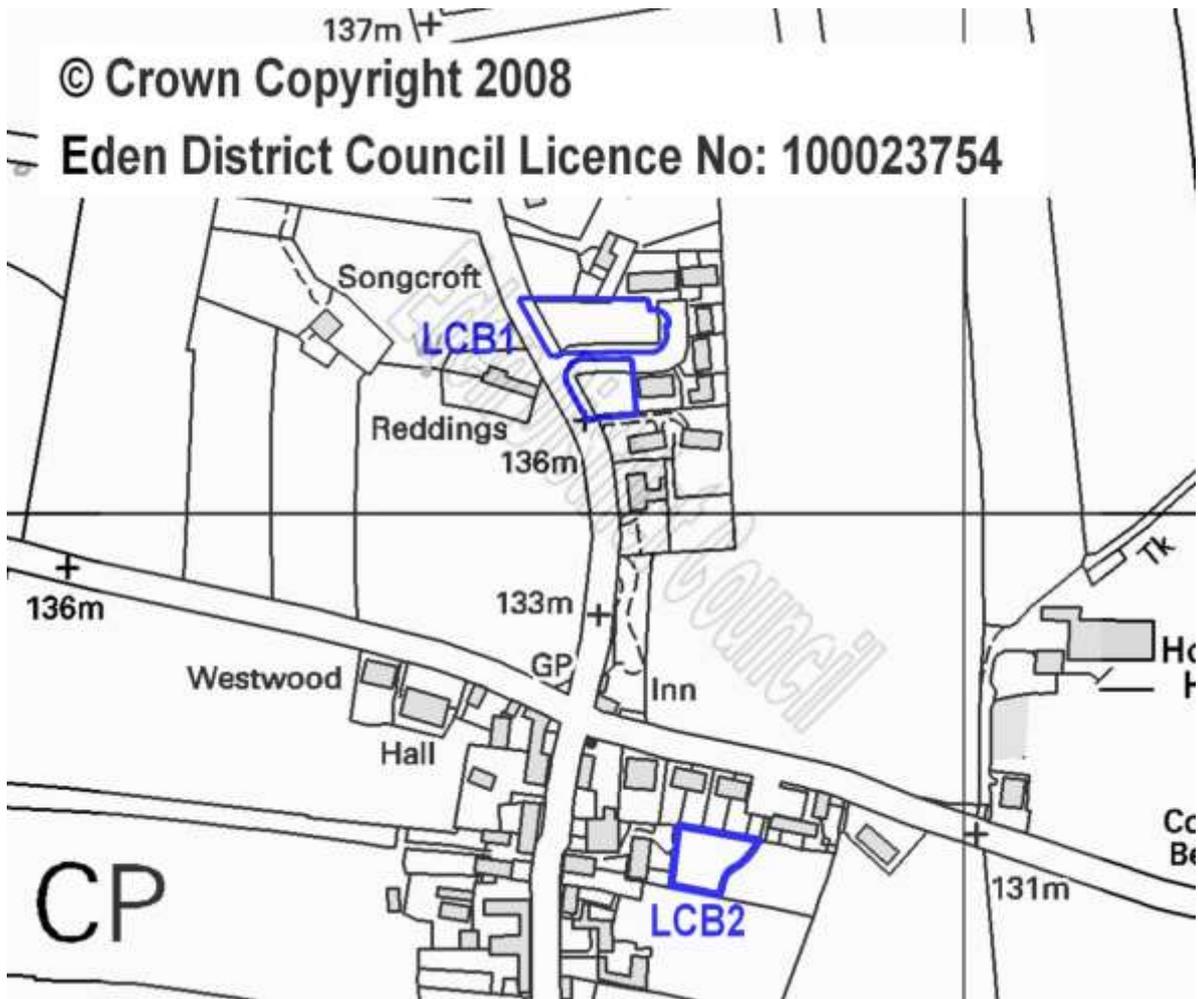
| LBK 2 - Land adjacent The Bungalow | |
|---|----------------------------|
| Size (hectares) | 0.14 |
| Number of Houses | 4 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Brough Sowerby



| LBS 1 - Land adjacent Westwood Farm | |
|--|----------------------------|
| Size (hectares) | 0.41 |
| Number of Houses | 12 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

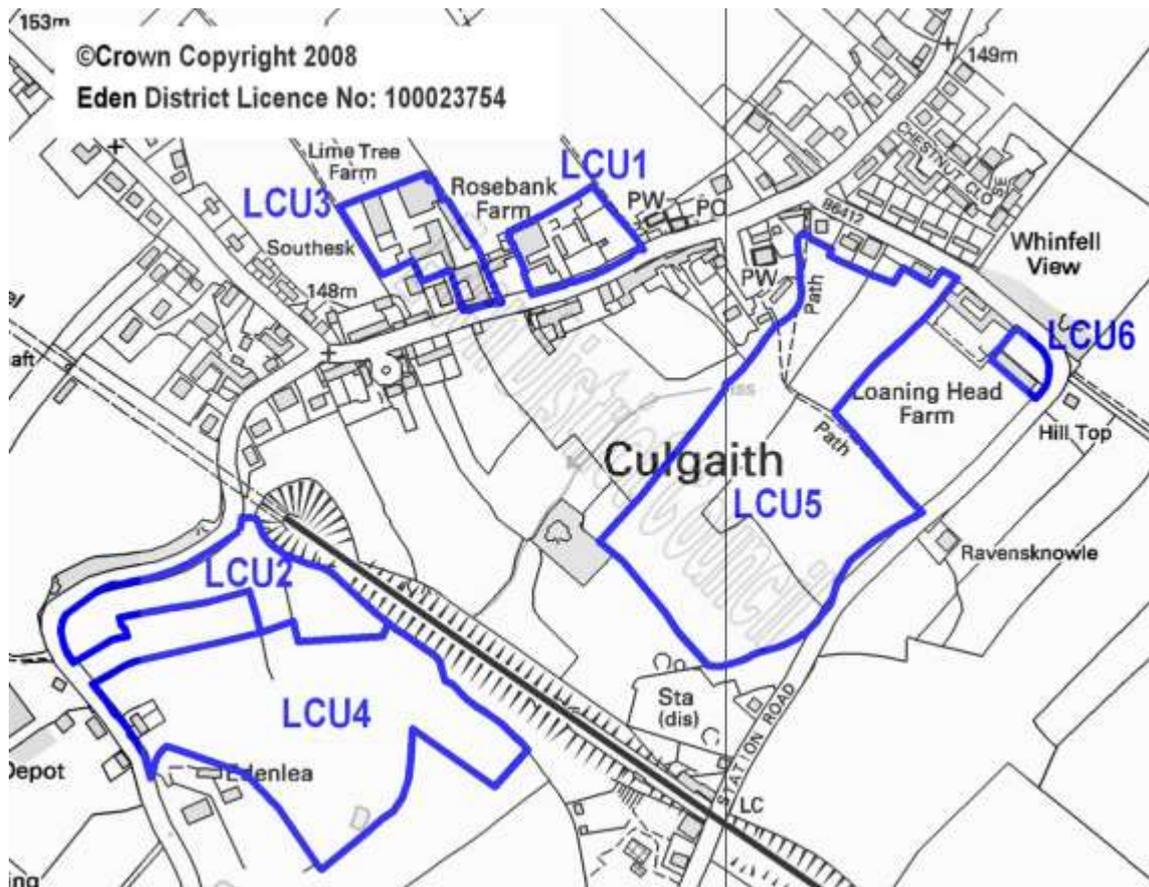
Cliburn



| LCB 1 - Land at Fallowfield | |
|------------------------------------|---|
| Size (hectares) | 0.27 |
| Number of Houses | 8 |
| Brownfield | |
| Issues/Constraints | <p>None currently identified.</p> <p>The proposal is to complete a site that started development before the restriction to house building in the Local Plan Review Housing Policies SPG 2004.</p> |

| LCB 2 - Land adjacent Leith Close | |
|--|----------------------------|
| Size (hectares) | 0.12 |
| Number of Houses | 4 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Culgaith



| LCU 1 - Land at Rose Bank Farm | |
|---------------------------------------|----------------------------|
| Size (hectares) | 0.59 |
| Number of Houses | 18 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

| LCU 2 - Land north of Otter's Holt | |
|---|----------------------------|
| Size (hectares) | 1.28 |
| Number of Houses | 38 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

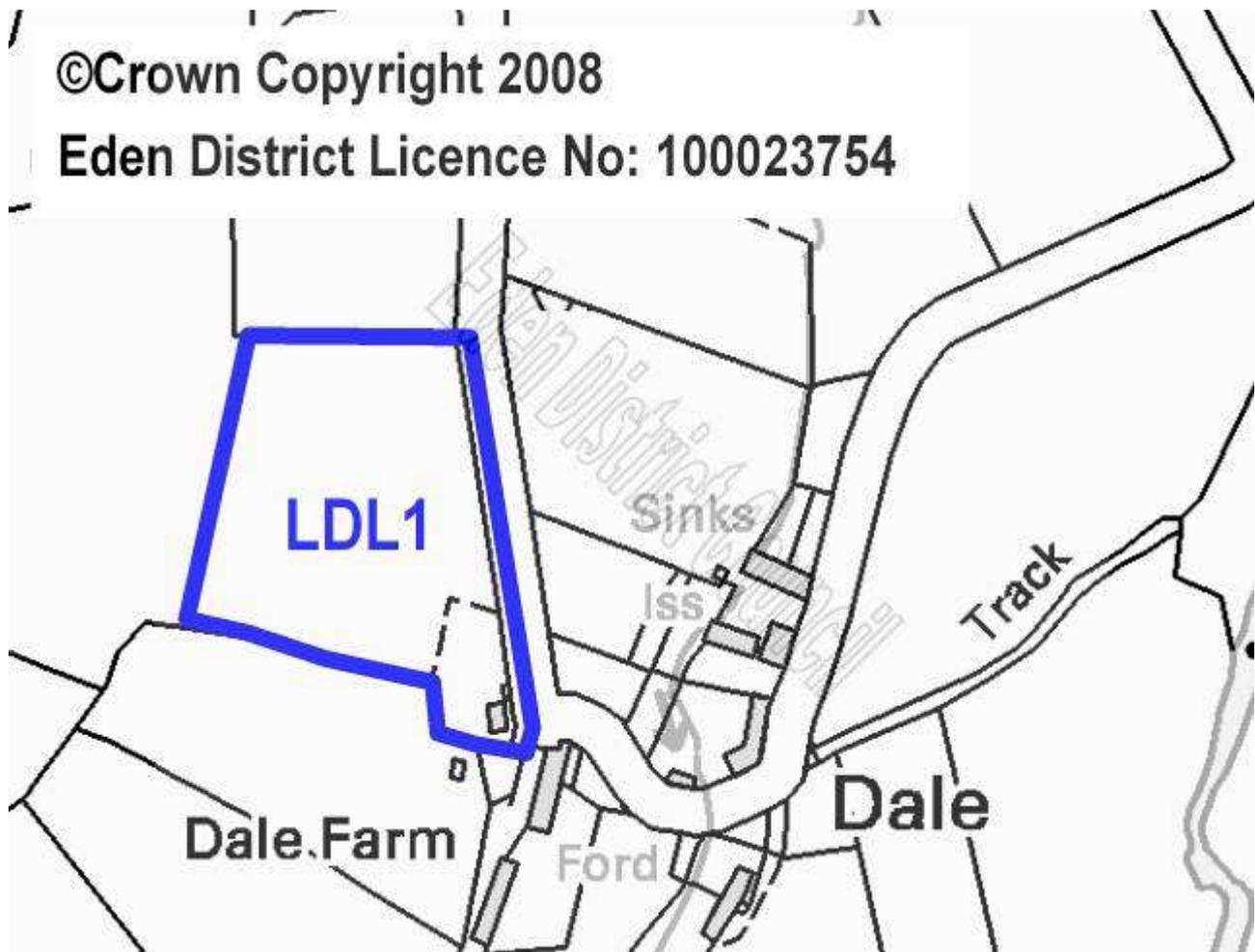
| LCU 3 - Land at Lime Tree Farm | |
|---------------------------------------|----------------------------|
| Size (hectares) | 0.76 |
| Number of Houses | 23 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

| LCU 4 – Otter’s Holt | |
|-----------------------------|---|
| Size (hectares) | 3.85 |
| Number of Houses | 115 |
| Brownfield | No (but houses built on part of the site from an earlier permission) |
| Issues/Constraints | The site received outline approval for a maximum of 52 houses, which has been partly implemented before the change in policy in 2004. To date 15 houses have been built. |

| LCU 5 - Land at Station Road | |
|-------------------------------------|----------------------------|
| Size (hectares) | 5.05 |
| Number of Houses | 152 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LCU 6 – Land adjacent Loaning Head Courtyard | |
|---|---|
| Size (hectares) | 0.17 |
| Number of Houses | 5 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | Previous applications for residential development on this site have been refused as it was considered to be outside the settlement and represented building in the countryside. |

Dale (near Ruckcroft)

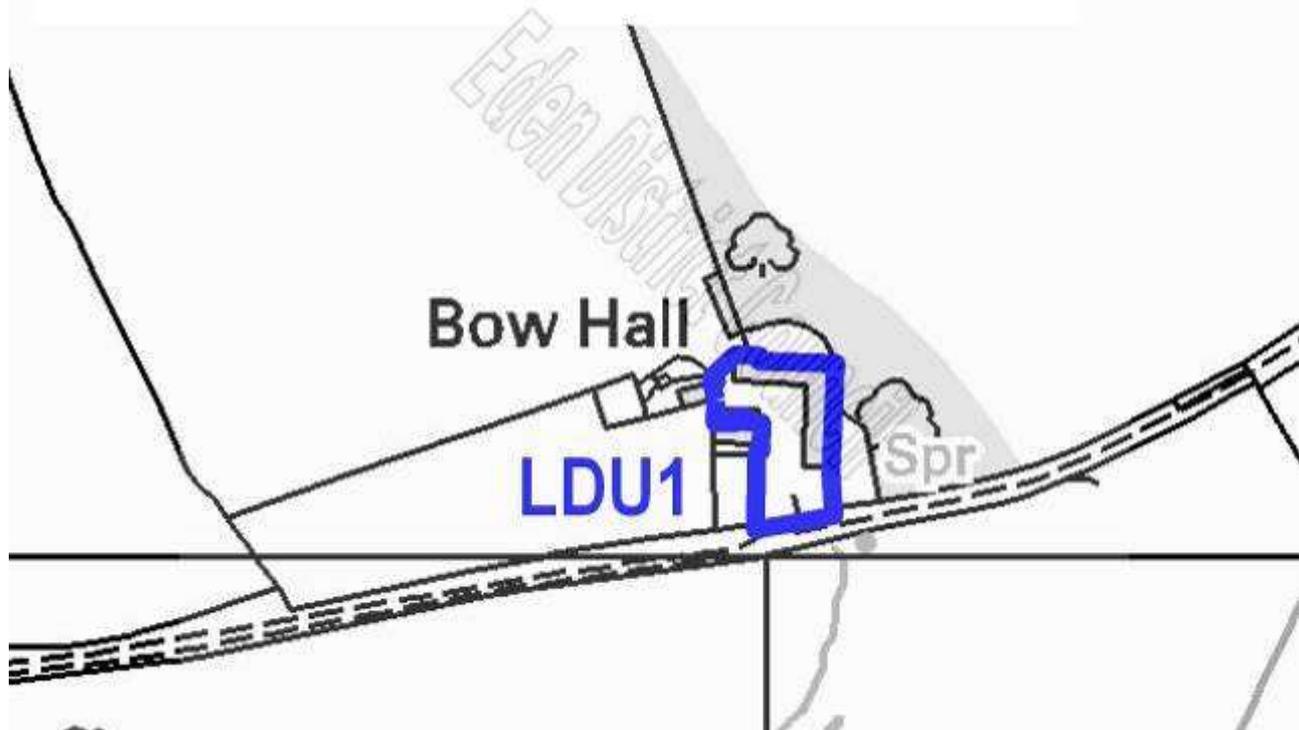


| LDL 1 - Land at The Dale | |
|---------------------------------|----------------------------|
| Size (hectares) | 1.16 |
| Number of Houses | 35 |
| Brownfield | Part brownfield |
| Issues/Constraints | None currently identified. |

Dufton

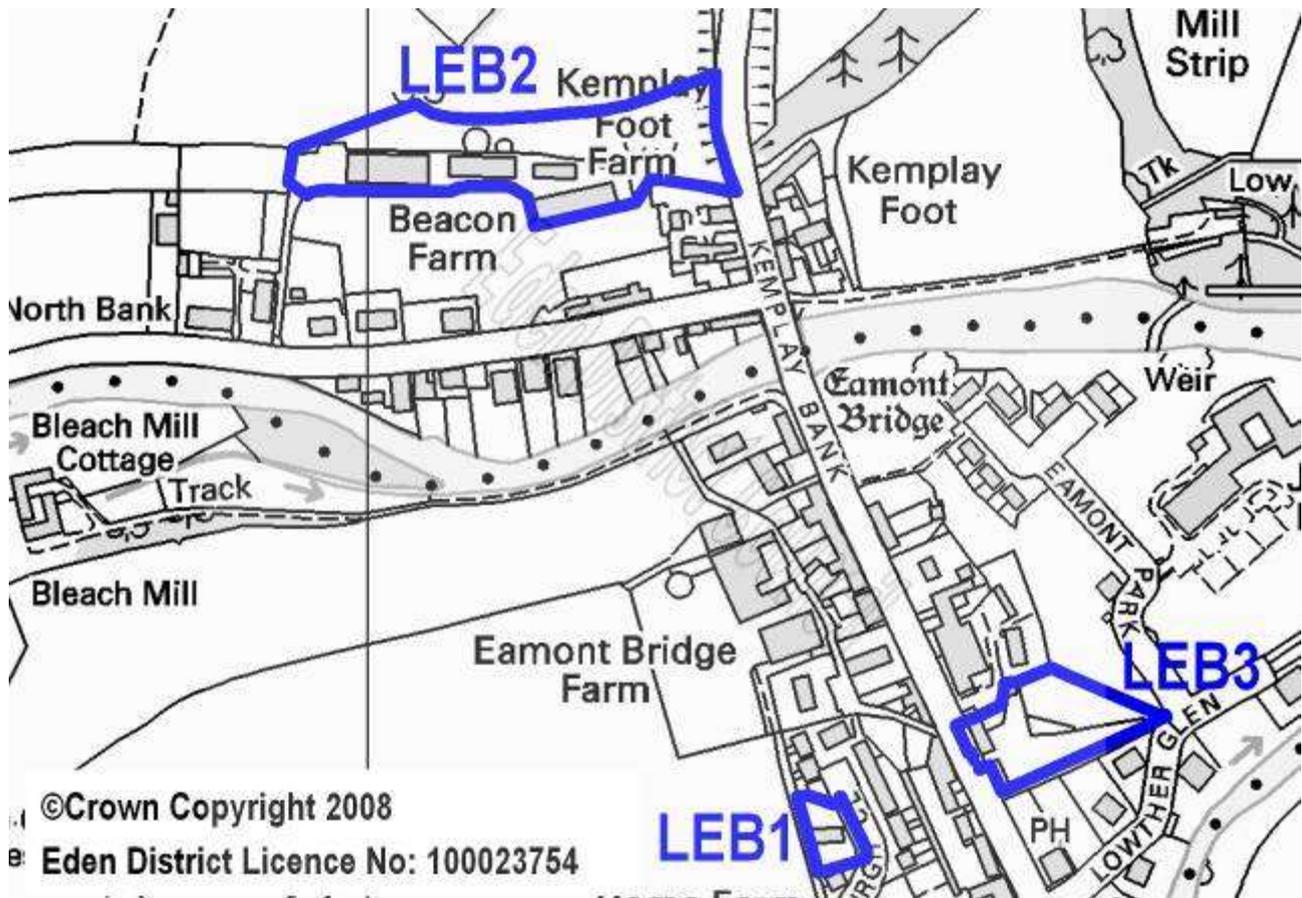
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| LDU 1 - Bow Hall | |
|--------------------|----------------------------|
| Size (hectares) | 0.14 |
| Number of Houses | 4 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

Eamont Bridge



| LEB 1 - Kellgarth, Mayburgh Close | |
|--|----------------------------|
| Size (hectares) | 0.09 |
| Number of Houses | 3 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

| LEB 2 - Land at Kemplay Foot | |
|-------------------------------------|--|
| Size (hectares) | 0.99 |
| Number of Houses | 30 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | <p>There has been an application for 27 affordable residential units on this site, which has subsequently been withdrawn by the applicant.</p> <p>Small areas of the site are located within Flood Zone 2 (medium probability) and Flood Zone 3a (high probability).</p> |

| LEB 3 - Land behind Park Holme | |
|---------------------------------------|----------------------------|
| Size (hectares) | 0.36 |
| Number of Houses | 11 |
| Brownfield | Part brownfield |
| Issues/Constraints | None currently identified. |

Flusco

Greystoke
Gill



| LFL 1 - Land at Cillbarffs Wood, Flusco | |
|---|----------------------------|
| Size (hectares) | 12.44 |
| Number of Houses | 373 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

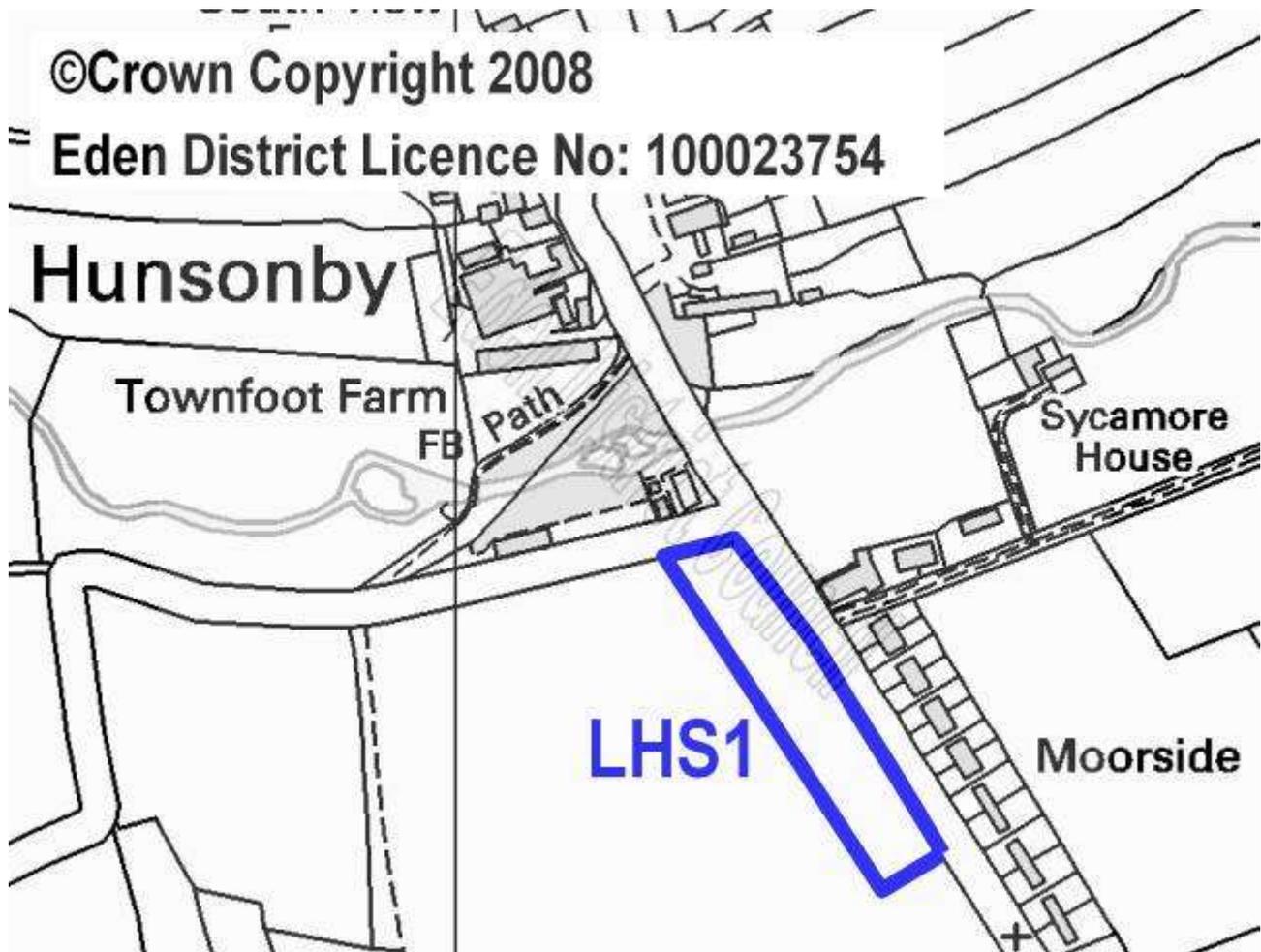
Great Strickland



| LGST 1 - Land adjacent Cottage Row | |
|---|---|
| Size (hectares) | 0.09 |
| Number of Houses | 3 |
| Brownfield | Uncertain |
| Issues/Constraints | An application in 2003 to demolish ex. garage and build 7 houses was refused as it was not in a Key Service Centre or Local Service Centre. |

| LGST 2 - Land at Taylor's Farm | |
|---------------------------------------|----------------------------|
| Size (hectares) | 0.20 |
| Number of Houses | 6 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Hunsonby



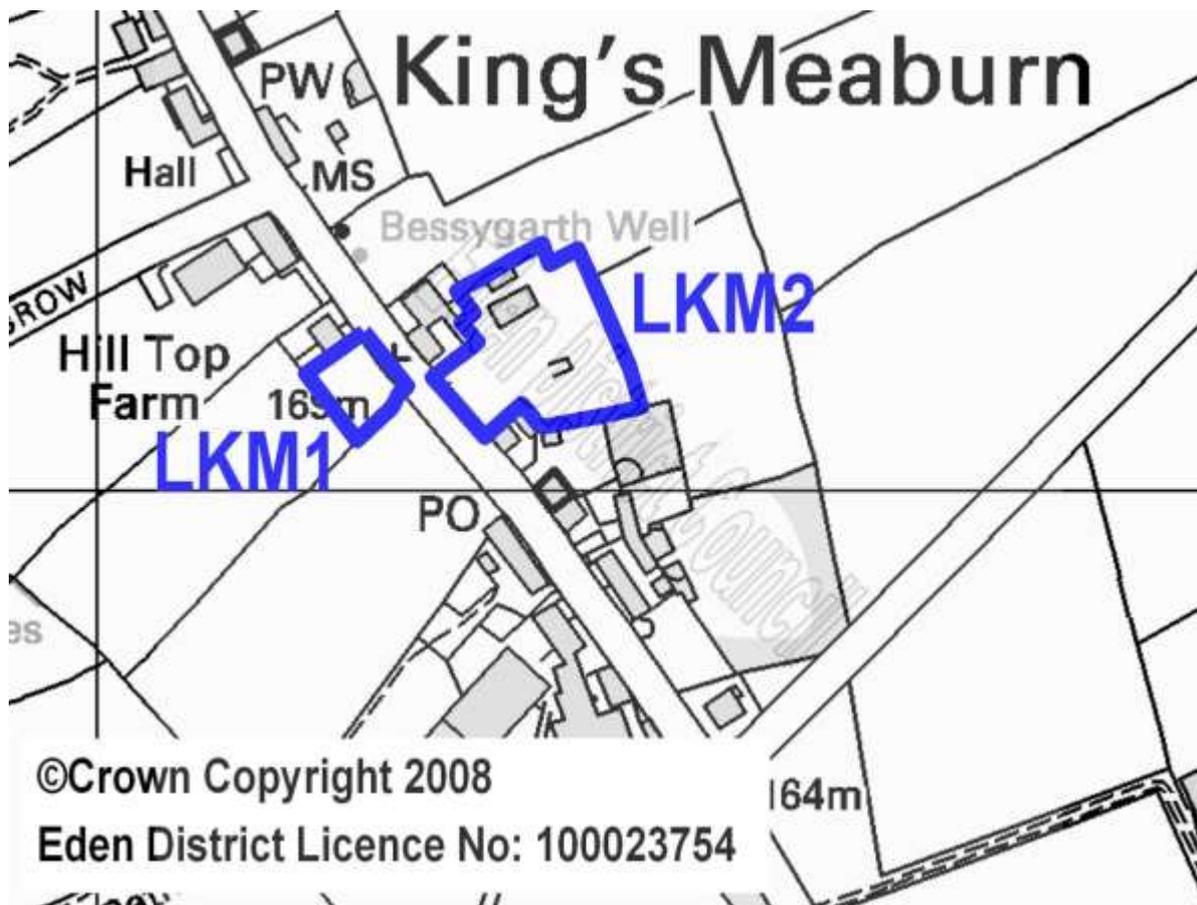
| LHS 1 - Land opposite Moorside | |
|--------------------------------|----------------------------|
| Size (hectares) | 0.54 |
| Number of Houses | 16 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Land at Hwith (near Ravenstonedale)



| LHW 1 - Land at Hwith | |
|------------------------------|---|
| Size (hectares) | 0.19 |
| Number of Houses | 1 |
| Brownfield | Uncertain |
| Issues/Constraints | <p>The site is being proposed for one single dwelling and not any kind of volume housing development.</p> <p>This site has previously had an application for a dwelling refused due to being in the open countryside.</p> |

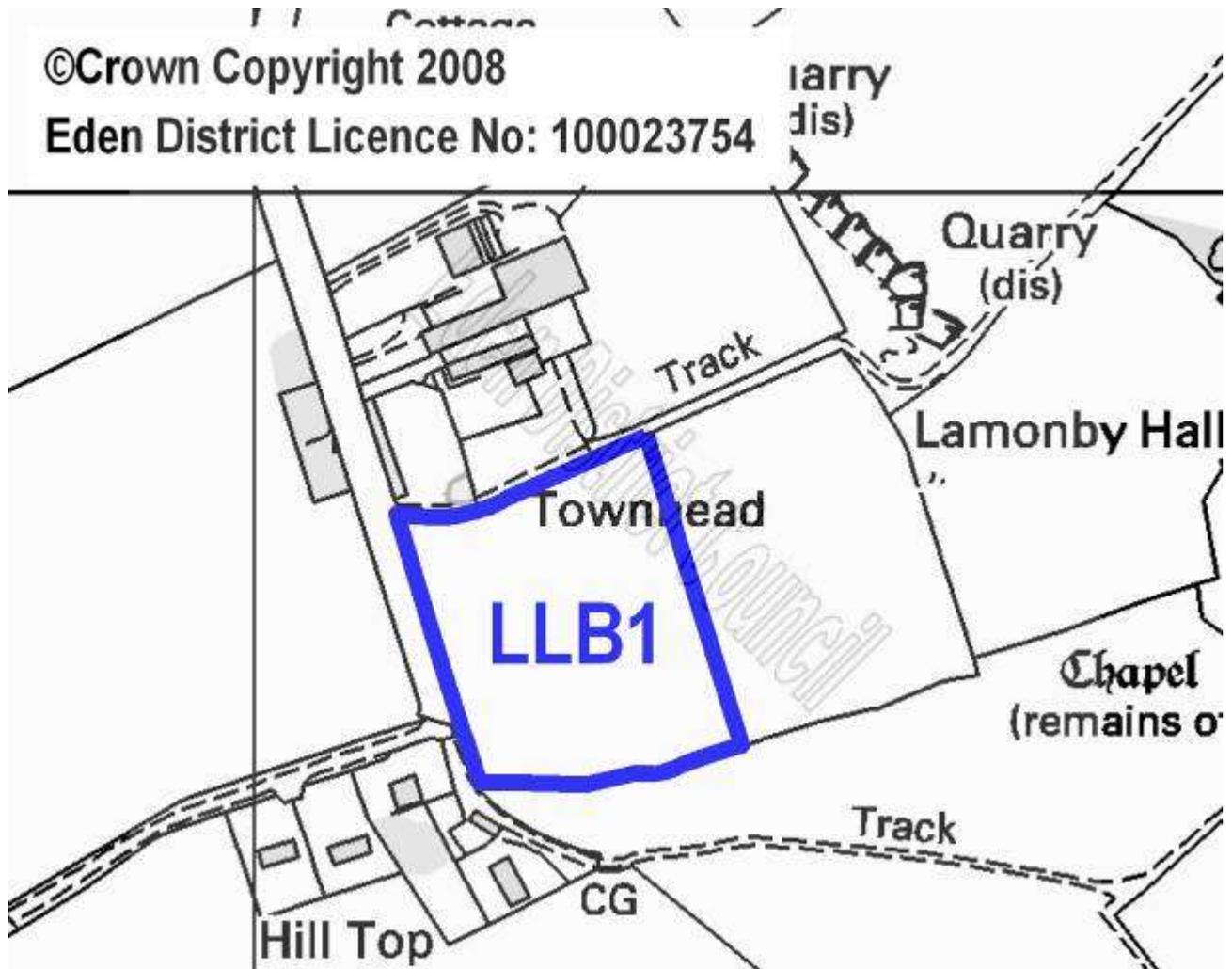
King's Meaburn



| LKM 1 - Land adjacent Windy Ridge | |
|-----------------------------------|--|
| Size (hectares) | 0.10 |
| Number of Houses | 3 |
| Brownfield | No |
| Issues/Constraints | <p>The site is located on a Scheduled Ancient Monument (Kings Meaburn medieval settlement, associated medieval open field system and Bessygarth Well).</p> <p>The site is located on an area of High Archaeological Interest.</p> <p>The site is located on an area of Amenity Open Space.</p> |

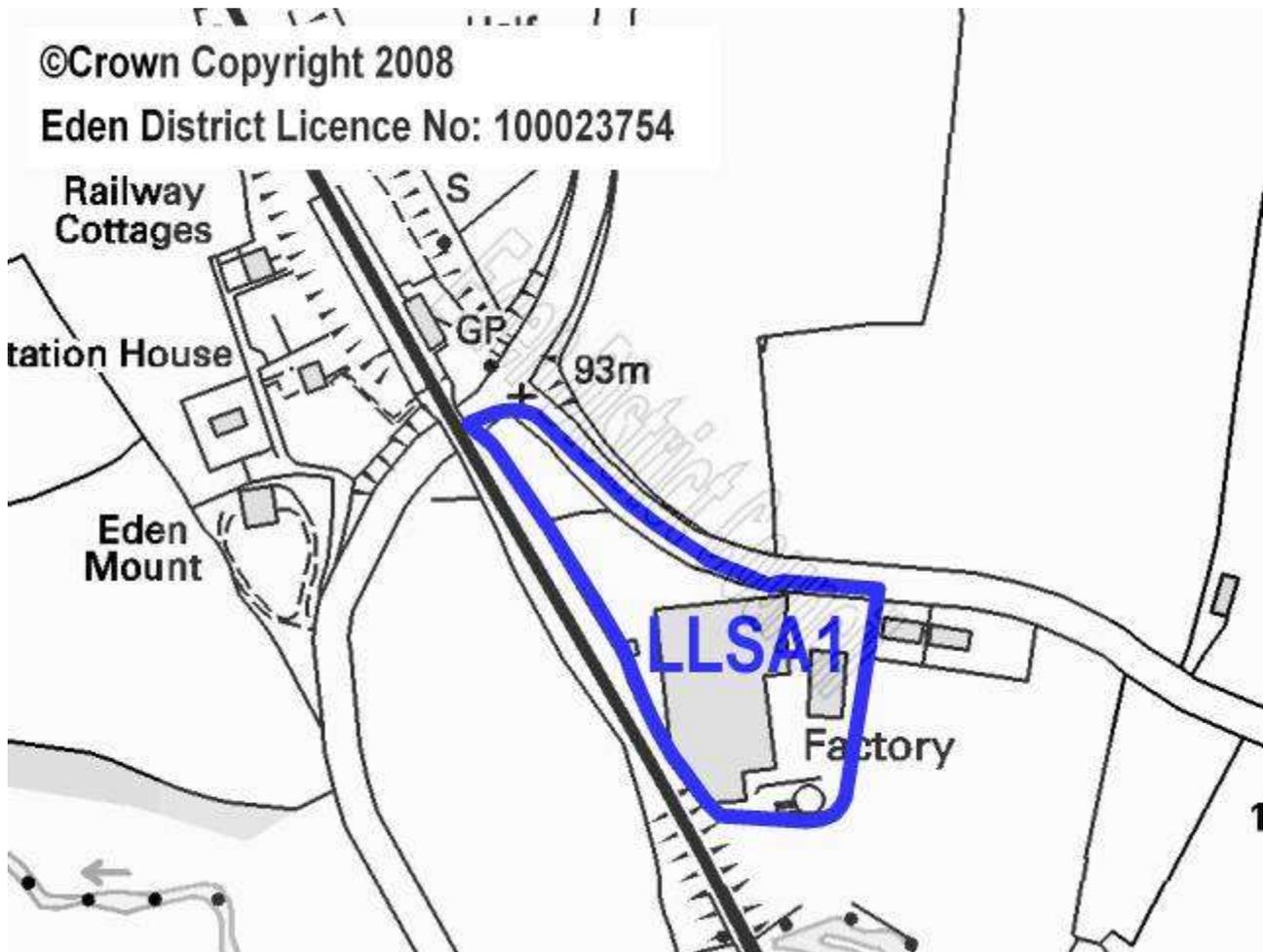
| LKM 2 - Land adjacent Prospect House | |
|---|----------------------------|
| Size (hectares) | 0.43 |
| Number of Houses | 13 |
| Brownfield | Uncertain |
| Issues/Constraints | None currently identified. |

Lamonby



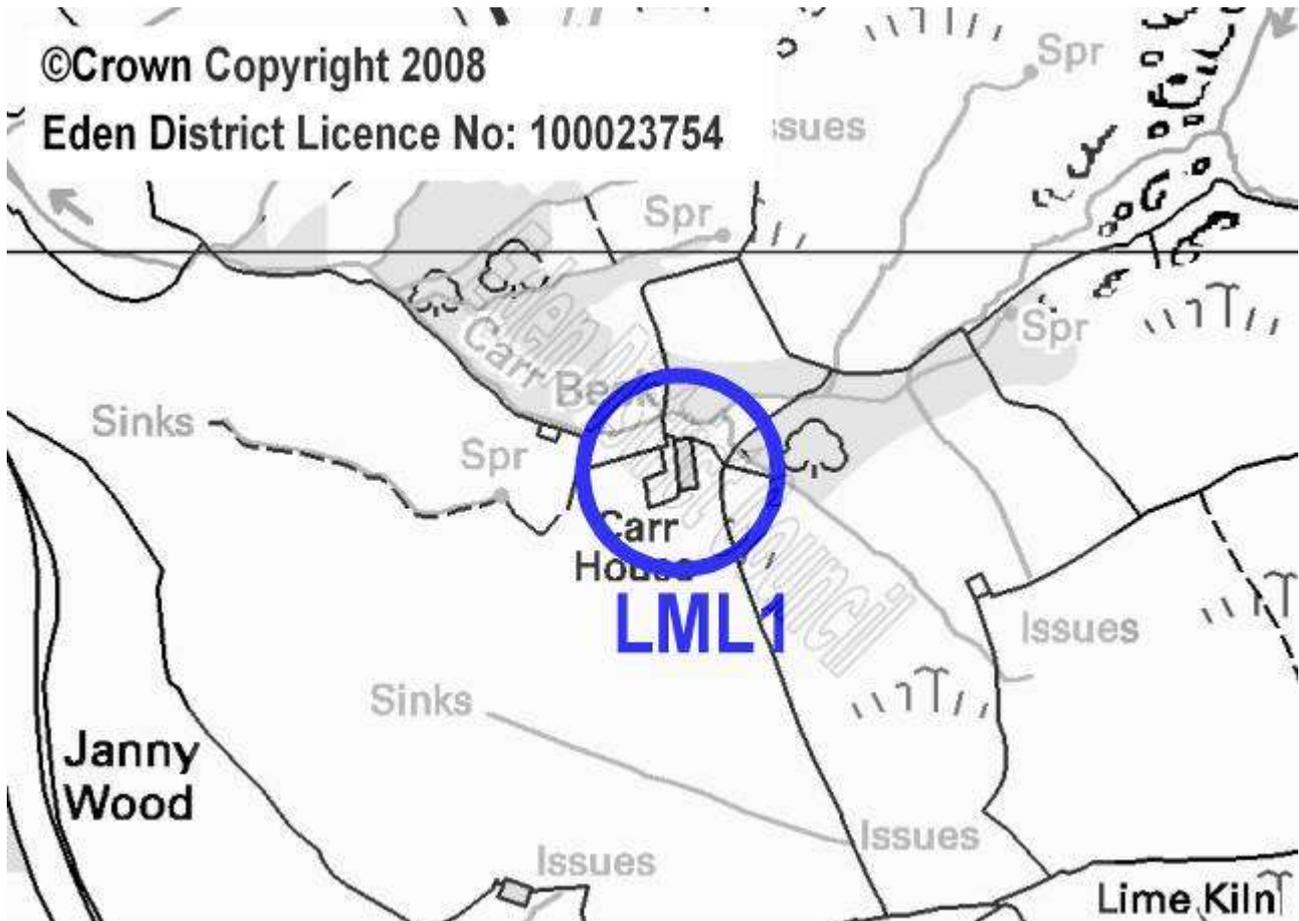
| LLB 1 - Land adjacent Townhead | |
|--------------------------------|----------------------------|
| Size (hectares) | 1.33 |
| Number of Houses | 40 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Little Salkeld



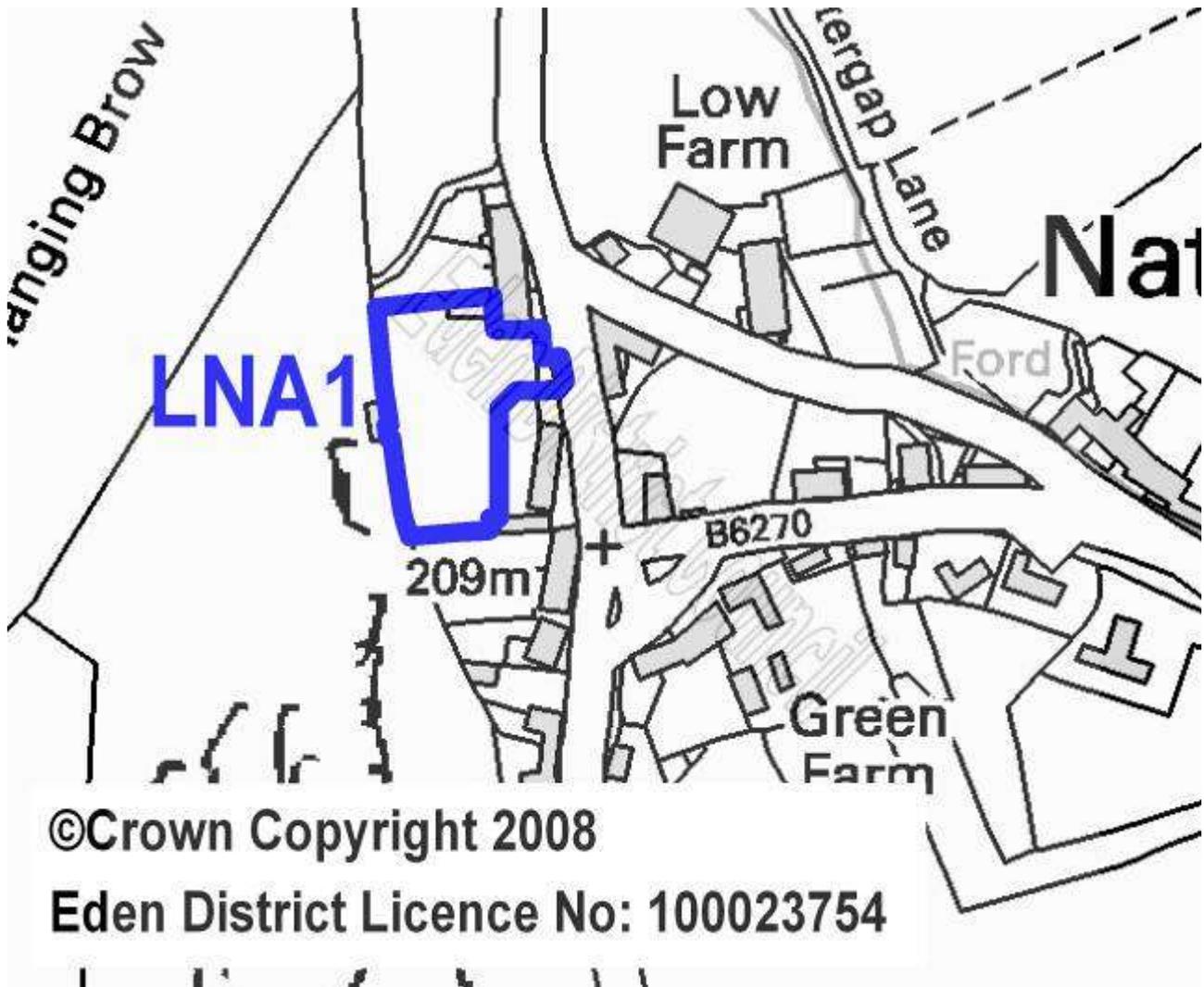
| LLSA 1 - Land adjacent Little Salkeld Station | |
|---|----------------------------|
| Size (hectares) | 1.37 |
| Number of Houses | 41 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

Mallerstang



| LML 1 - Land at Carr House | |
|-----------------------------------|--|
| Size (hectares) | 0.40 |
| Number of Houses | 1 |
| Brownfield | Uncertain |
| Issues/Constraints | <p>The site is being proposed for one single dwelling and not any kind of volume housing development. The development is not proposed for the whole of the site circled.</p> <p>There is currently an application for this site for the retention of the existing building as an affordable dwelling for a local person.</p> |

Nateby



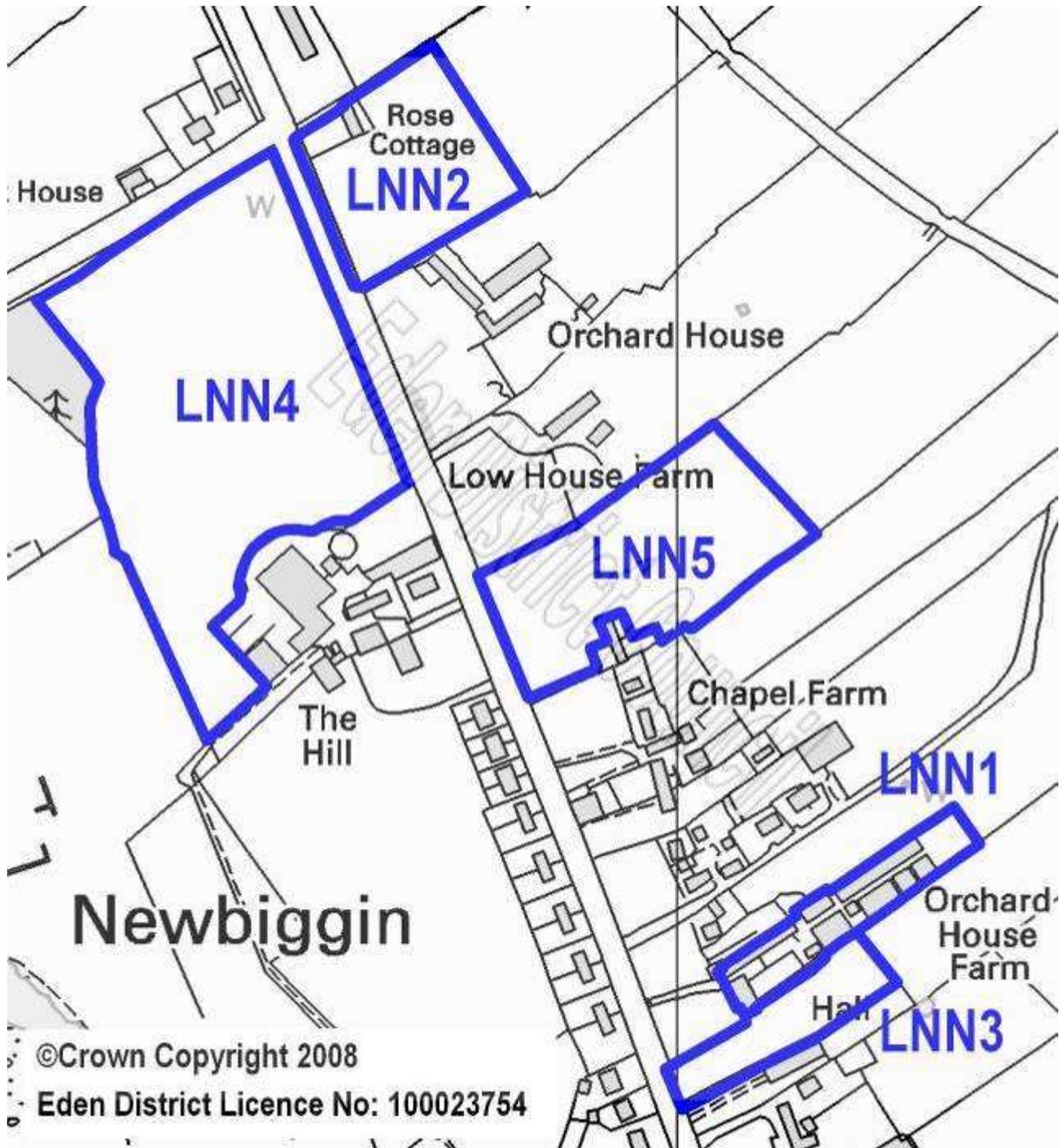
| LNA 1 - Land behind Mountain View | |
|-----------------------------------|----------------------------|
| Size (hectares) | 0.35 |
| Number of Houses | 10 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Newbiggin (Ainstable)



| LNNA 1 - Land at Holme Farm | |
|------------------------------------|----------------------------|
| Size (hectares) | 0.23 |
| Number of Houses | 7 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

Newbiggin (Dacre)



| LNN 1 - Orchard House Farm | |
|-----------------------------------|----------------------------|
| Size (hectares) | 0.50 |
| Number of Houses | 15 |
| Brownfield | Agricultural buildings |
| Issues/Constraints | None currently identified. |

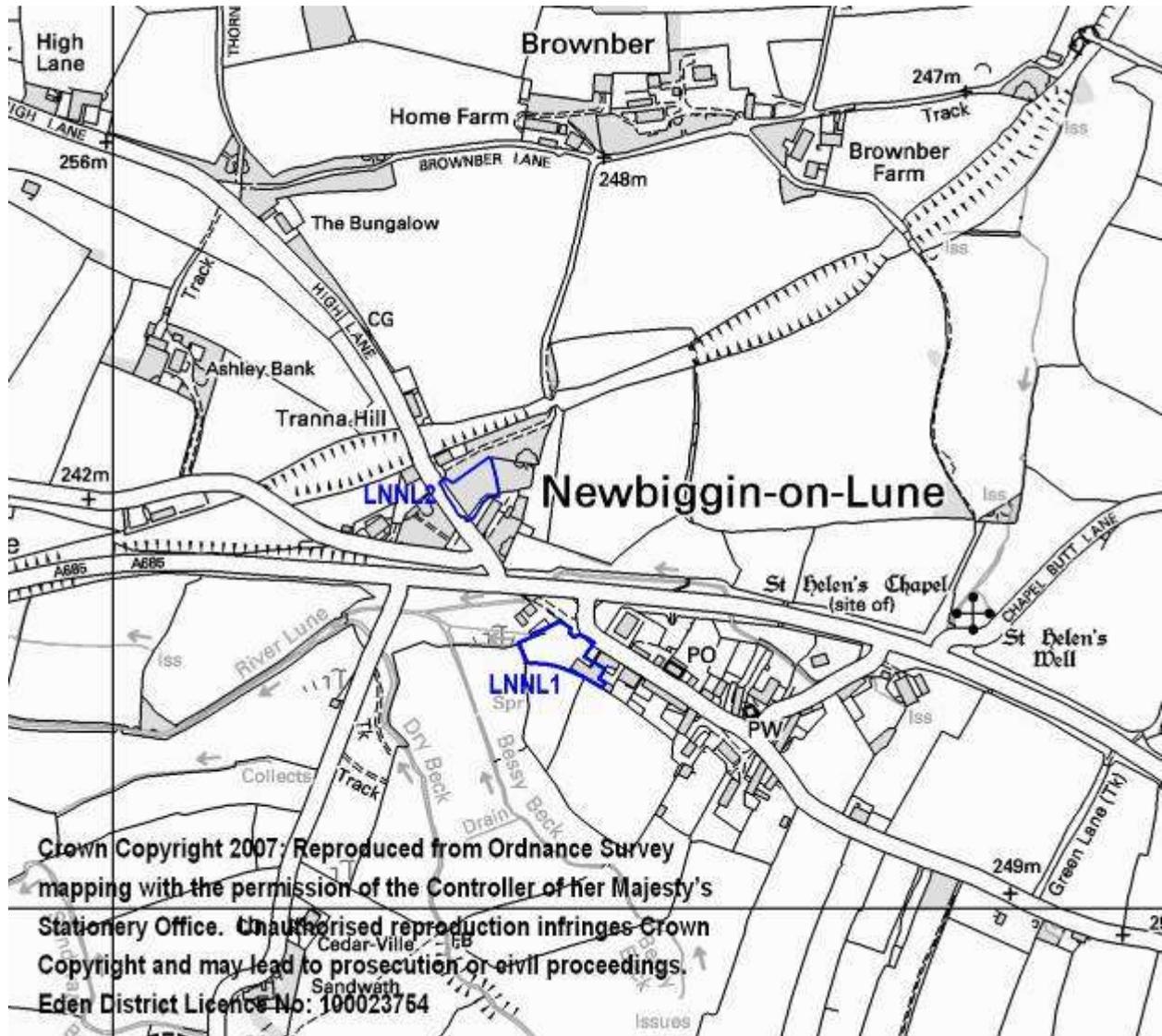
| LNN 2 - Land adjacent Orchard Cottage | |
|--|---|
| Size (hectares) | 1.07 |
| Number of Houses | 32 |
| Brownfield | Uncertain |
| Issues/Constraints | <p>The site is located within an area of High Archaeological Interest.</p> <p>There have been previous applications for housing development refused as the site was considered to be in the open countryside.</p> |

| LNN 3 - Field adjacent village hall | |
|--|--|
| Size (hectares) | 0.45 |
| Number of Houses | 14 |
| Brownfield | No |
| Issues/Constraints | <p>The site is located within an area of Potential Archaeological Interest.</p> <p>The site is designated as Amenity Open Space in the Eden Local Plan 1996.</p> |

| LNN 4 - Field adjacent North Barn | |
|--|----------------------------|
| Size (hectares) | 3.64 |
| Number of Houses | 109 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

| LNN 5 - Field adjacent Barn End | |
|--|---|
| Size (hectares) | 1.48 |
| Number of Houses | 44 |
| Brownfield | No |
| Issues/Constraints | <p>Part of the site is located within an area of High Archaeological Interest.</p> <p>Part of the site is located within an area of Amenity Open Space in the Eden Local Plan 1996.</p> |

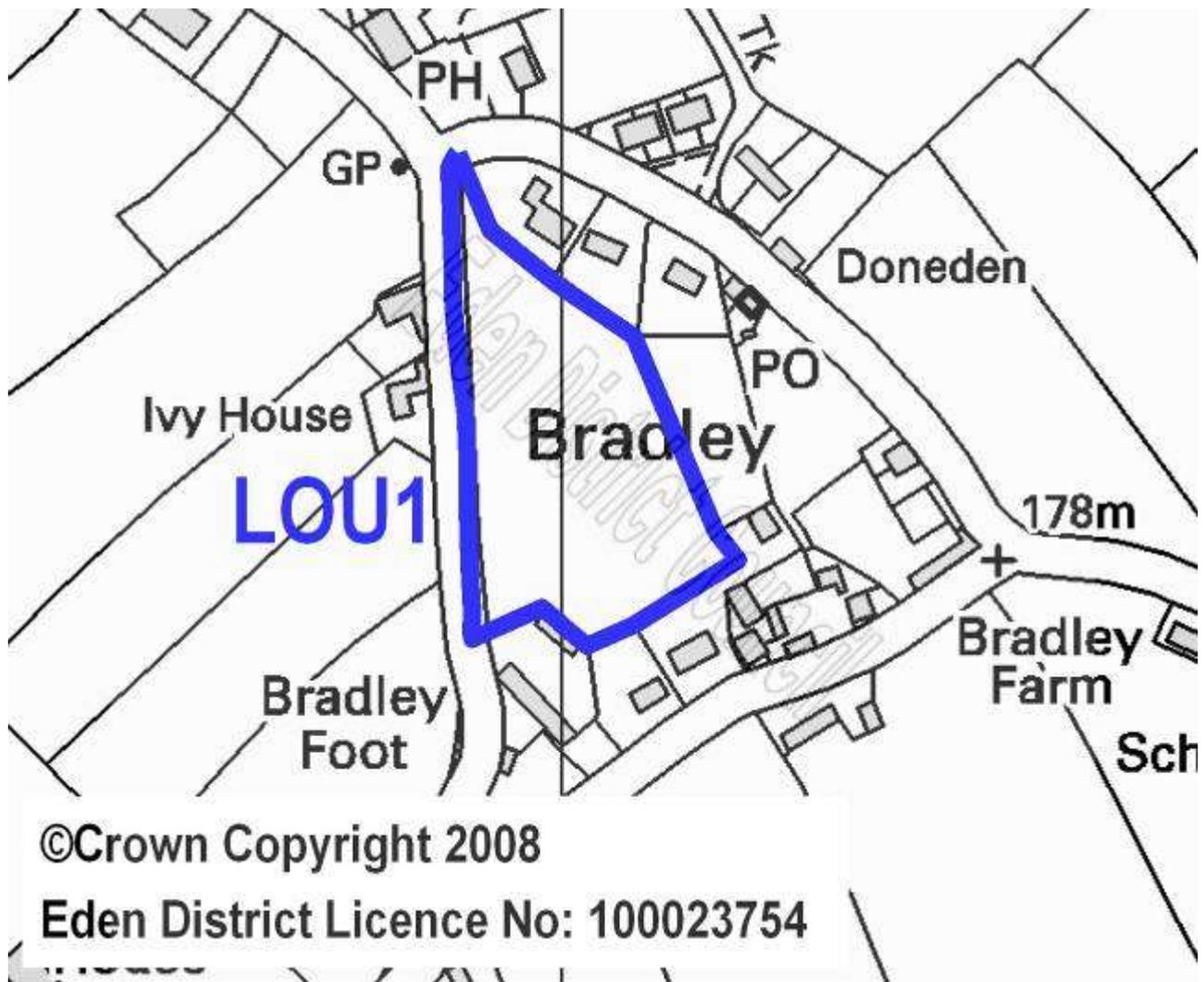
Newbiggin on Lune



| LNNL 1 - Land adjacent Warehouse Cottage | |
|---|----------------------------|
| Size (hectares) | 0.23 |
| Number of Houses | 7 |
| Brownfield | Yes |
| Issues/Constraints | None currently identified. |

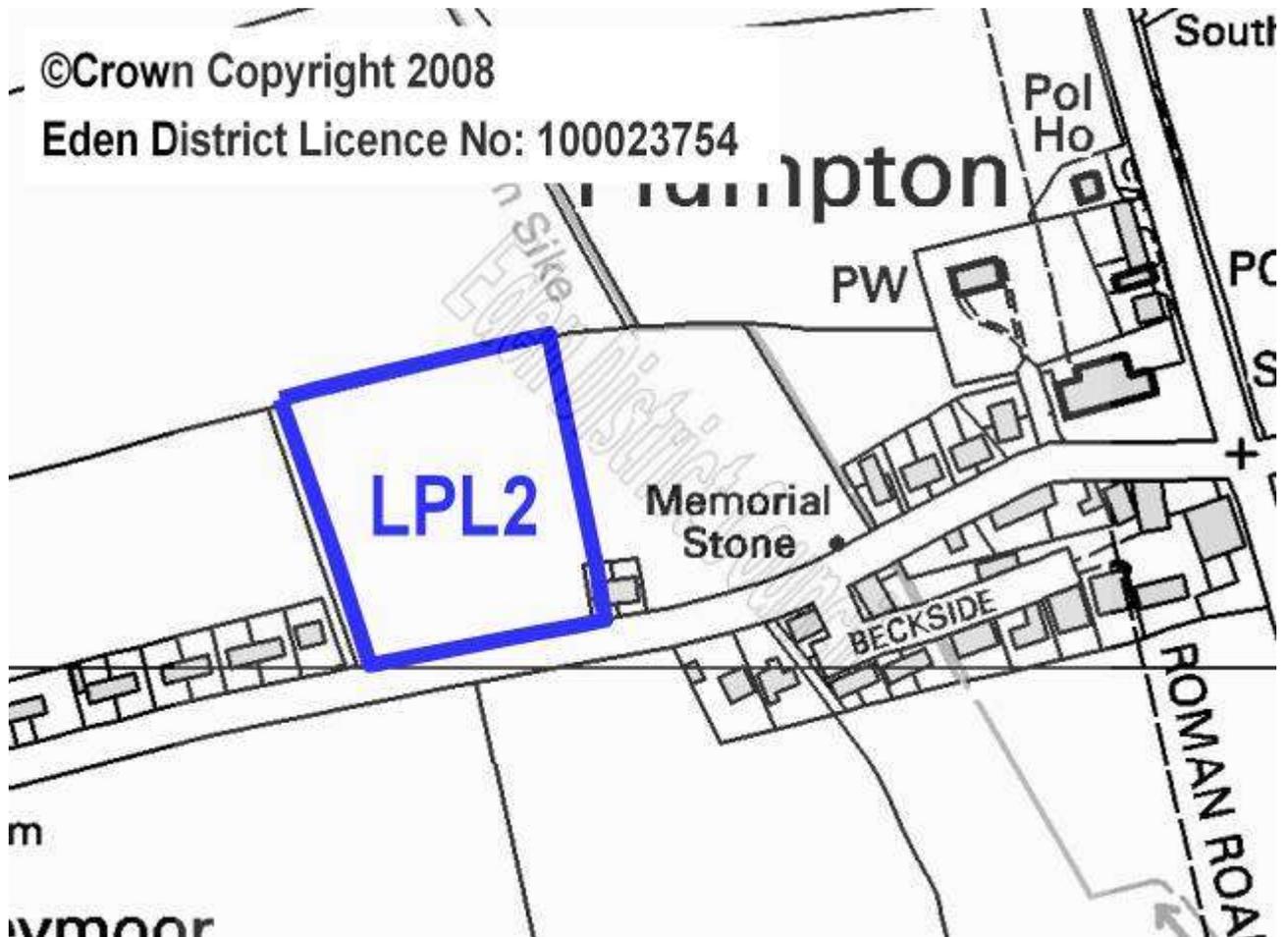
| LNNL 2 - Land adjacent to Causeway End | |
|---|----------------------------|
| Size (hectares) | 0.16 |
| Number of Houses | 5 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Ousby



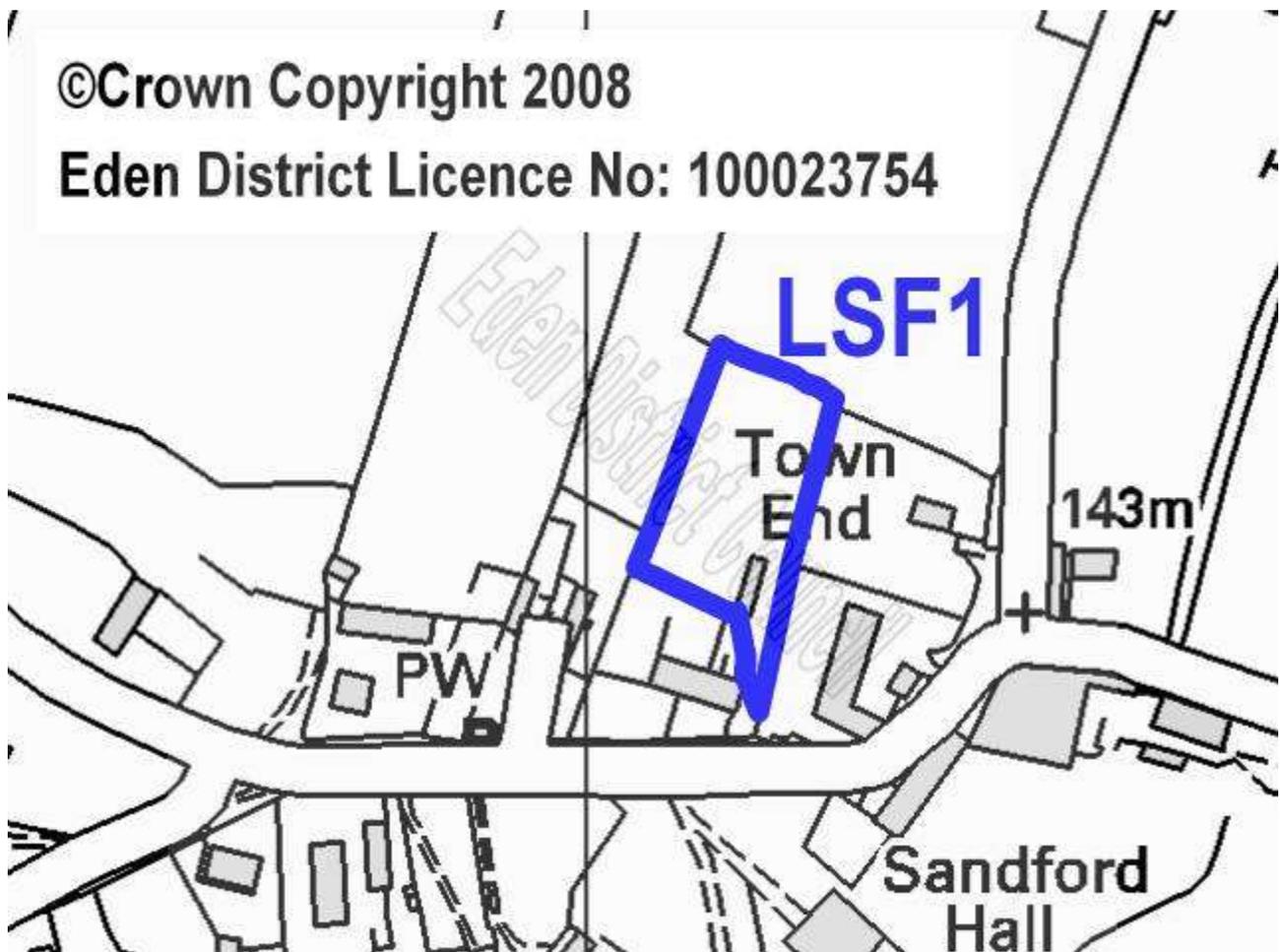
| LOU 1 - Part Field No 0086, Bradley | |
|--|--|
| Size (hectares) | 1.09 |
| Number of Houses | 33 |
| Brownfield | No |
| Issues/Constraints | The site was proposed as Amenity Open Space in the Eden Local Plan Review consultation 2002. |

Plumpton



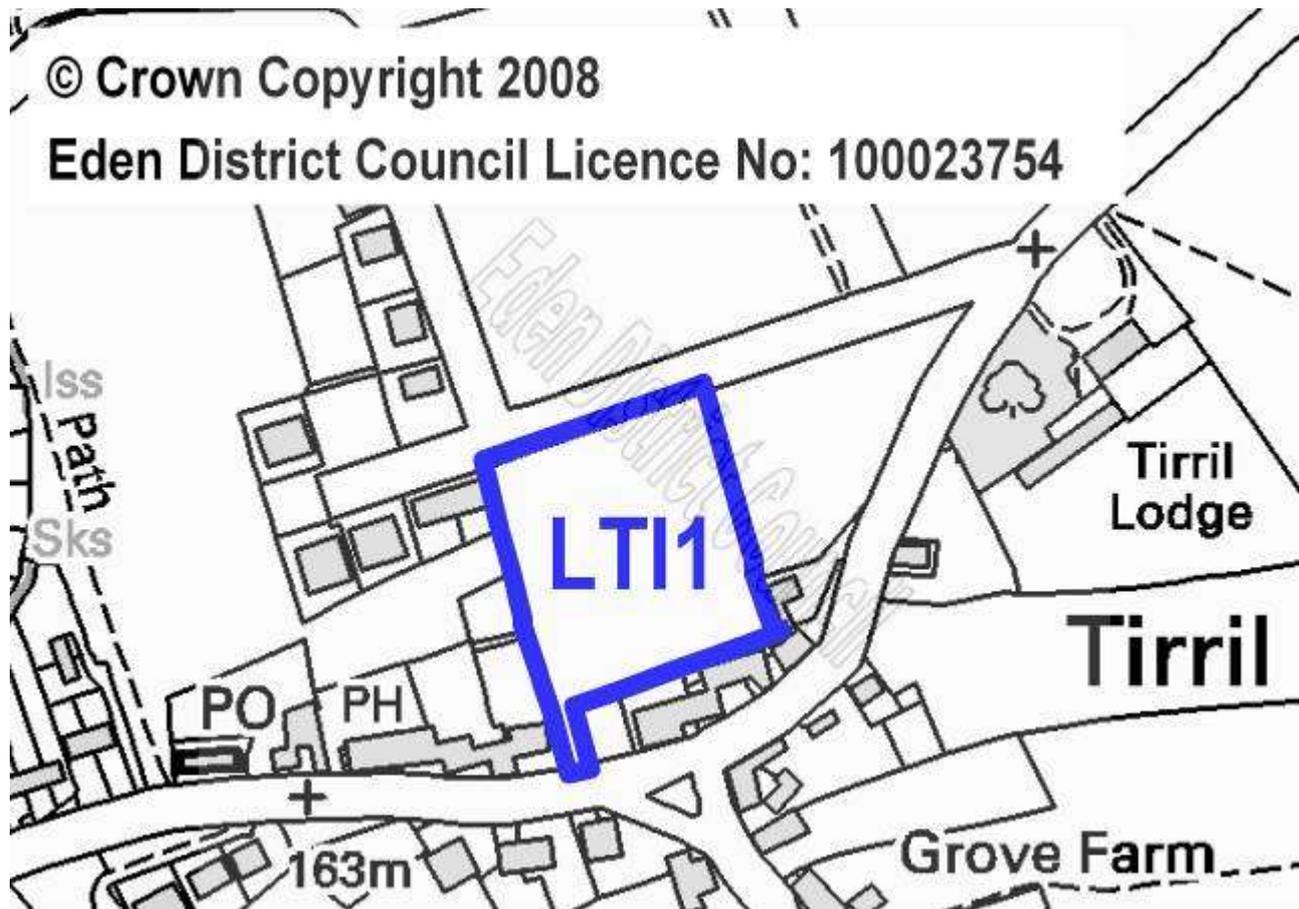
| LPL 2 - Land adjacent Byrnes Close | |
|------------------------------------|----------------------------|
| Size (hectares) | 1.26 |
| Number of Houses | 38 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Sandford



| LSF 1 - Land adjacent Sandford Fold | |
|-------------------------------------|----------------------------|
| Size (hectares) | 0.36 |
| Number of Houses | 11 |
| Brownfield | Uncertain |
| Issues/Constraints | None currently identified. |

Sockbridge/Tirril



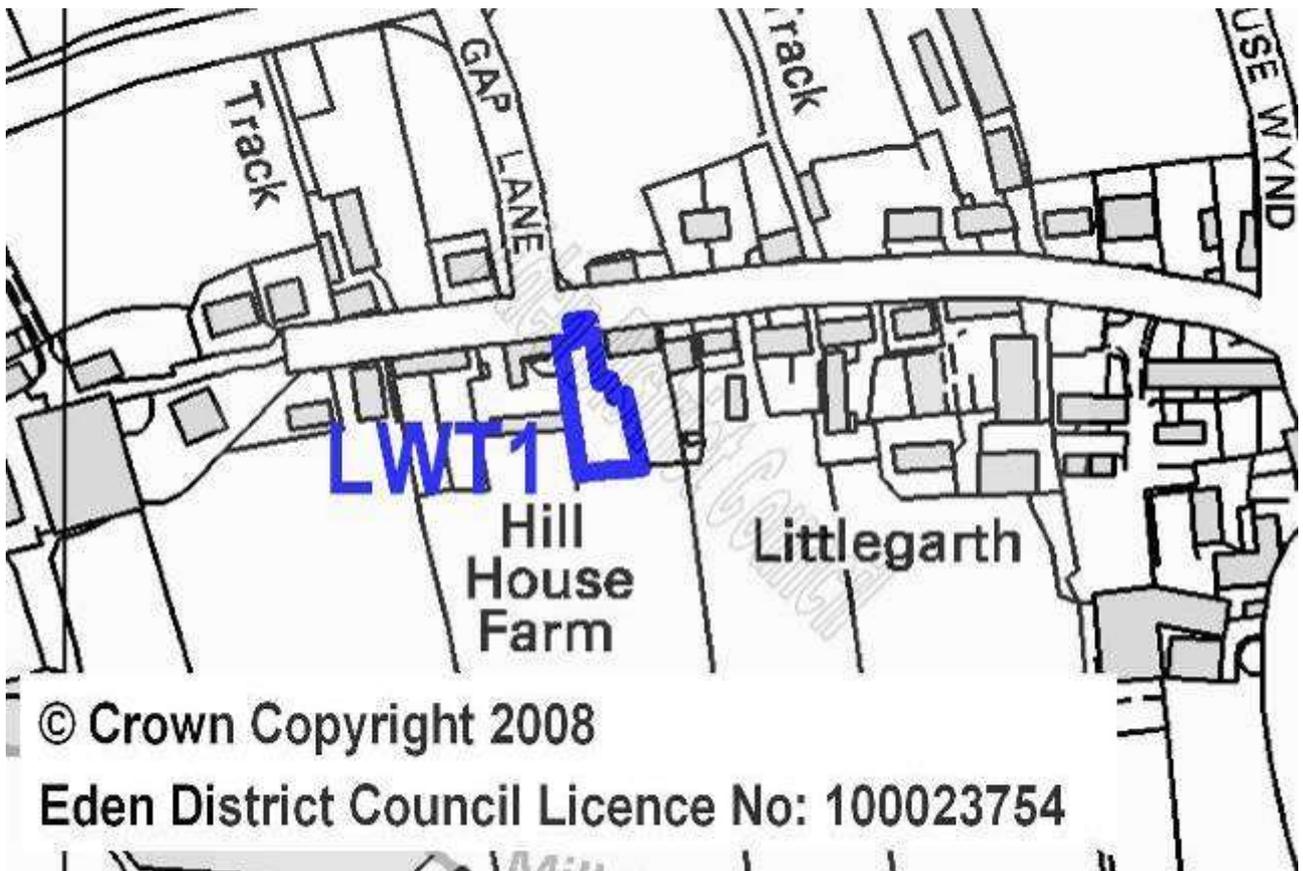
| LTI 1 - Field behind Old Post Office | |
|--------------------------------------|----------------------------|
| Size (hectares) | 0.76 |
| Number of Houses | 23 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Stagstones (near Penrith)



| LSS 1 – Stagstones | |
|--------------------|----------------------------|
| Size (hectares) | 0.48 |
| Number of Houses | 14 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Winton



| LWT 1 - Land adjacent Hill House | |
|----------------------------------|----------------------------|
| Size (hectares) | 0.08 |
| Number of Houses | 2 |
| Brownfield | No |
| Issues/Constraints | None currently identified. |

Glossary

The table below contains the various abbreviations which are used throughout the Housing DPD Issues and Options paper and their definitions.

| | | |
|------------|-----------------------------|---|
| DPD | Development Plan Document | The documents that a local planning authority must prepare, and which have been subject to rigorous procedures of community involvement, consultation and independent examination |
| LDF | Local Development Framework | The LDF will contain a portfolio of LDDs which will provide the local authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land. |
| LSP | Local Strategic Partnership | An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life |
| PPG | Planning Policy Guidance | Government statements of national planning policy gradually being superseded by PPSs |
| PPS | Planning Policy Statement | Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes |
| RSS | Regional Spatial Strategy | The RSS, incorporating a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub regional strategies and programmes that have a bearing on land use activities |
| SA | Sustainability Appraisal | Assessment of the social, economic and environmental impacts of the policies and proposals contained within the LDF |

Department of Policy and Performance
Eden District Council
Town Hall Penrith
Cumbria
CA11 7QF

