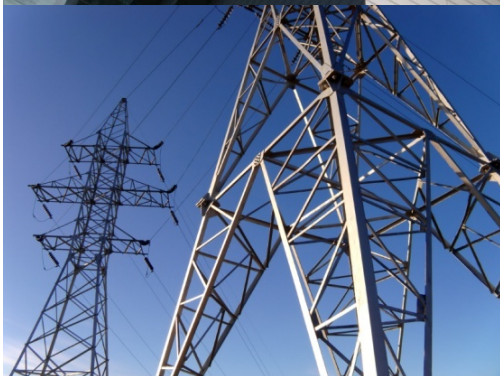


## Carlisle City Council

# Strategic Housing Land Availability Assessment Volume 2 – Appendices





## CONTENTS

Appendix 1 – Study Area Plan

Appendix 2 – Description of the Site Database

Appendix 3 – Assessment Criteria Note

Appendix 4 – Schedule of Category 1 (Deliverable) Sites

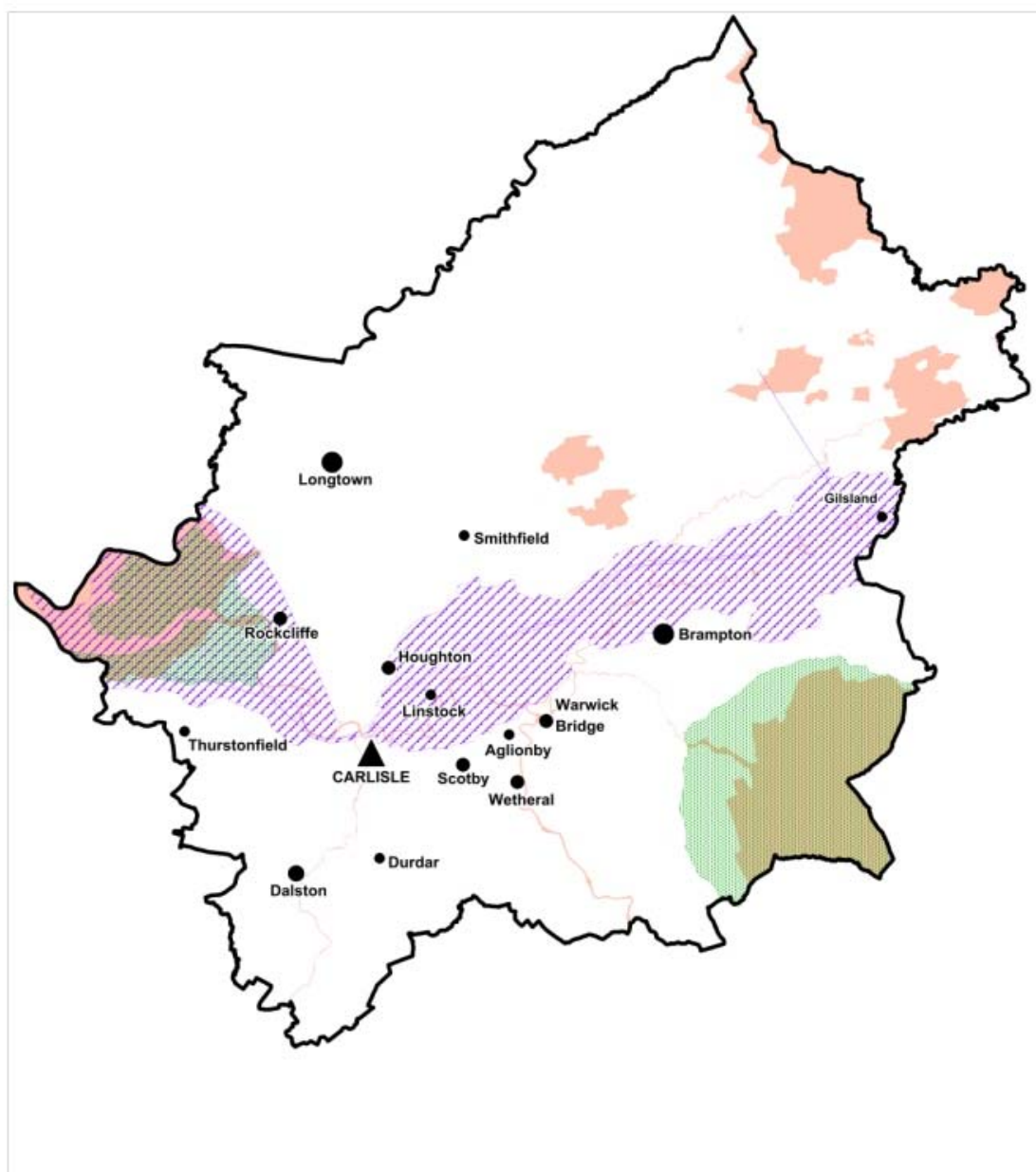
Appendix 5 – Schedule of Category 2 (Developable) Sites

Appendix 6 – Schedule of Category 3 (No Potential) Sites

Appendix 7 – Settlement Plans

## APPENDIX 1

### Study Area Plan



-  Natura 2000 Sites
-  Hadrian's Wall
-  Area of Outstanding Natural Beauty

## APPENDIX 2

### Description of the Sites Database

# 1 SITES DATABASE

- 1.1 The Microsoft Access Sites Database contains details of the 107 sites that we have assessed in detail<sup>1</sup>. The information contained in the database is detailed below.

## Database Reference Fields

- 1.2 For each site, basic reference details and other factual information are always visible at the top of the database, whether Part 1, 2, 3, 4, or 5 of the database is selected. The standard reference fields are specified in Table 1.1 below.

**Table 1.1 Sites Database – Reference Fields**

Data Field	Form of Data/Possible Options
GIS Ref.	Numeric reference to allow cross-referencing with Mapinfo data.
Unique Ref.	Site reference, based on alphanumeric system that has been used by Carlisle City Council.
Source Type	Options are: Allocated site; Call for Sites; Property Services; Urban Capacity Study. Other options can also be used if appropriate.
Site Assessment Status	Options are: Site assessed and included in SHLAA; Site assessed and excluded from SHLAA; Site not assessed; Broad location
Site Name & Address	Site name (where applicable) and approximate address, based on the site's geographic location. Generated from GIS or entered manually if a Call for Sites submission.
General Information /Other Comments	Free-text box which contains other relevant information and findings from site visits.

- 1.3 This part of the database also contains our 'Overall Site Category' rating for each site (1, 2 or 3), together with a summary of the reasons for the site's Category rating. Details of how we categorised sites are provided in Section 3 of our Main Report and in Appendix 4, which specifies all of the assessment factors and criteria that we applied.

<sup>1</sup> The database does not contain details of the sites which had planning permission for residential use at the study base date, which were assessed through separate analysis as described in Section 4 of the Main Report.

## Database Part 1 – Site Details

- 1.4 The first main part of the database contains a range of contextual and factual information about the sites (gross site area, land type, and so on), much of which was collected as a desk-based exercise and using GIS. Our assessment of the effect that any permanent features would have on the proportion of the site available for housing development is provided in the first part of the database.

**Table 1.2 Information Contained in Part 1 of the Sites Database**

Topic	Data Field	Form of Data/Possible Responses
Site Details	Site area in hectares (gross)	Automatically created using GIS by measuring the area of land within the site polygon.
	Greenfield / PDL	Greenfield or Previously Developed Land, based on the surveyor's on-site observations <sup>2</sup> .
	Current land use	Details of current land use of site
	Former land use	Previous use of site (where known)
	Character of surrounding area	Details of surrounding land use, including subjective assessment of character
	Permanent features	Assessment of permanent features at the site, and the effect on the proportion of the site available for development after allowing for the feature(s).
	Council assessment of potential	Assessment by Carlisle City Council of whether the site is most likely to be able to come forward in the first, second or third five year period, or not at all.

<sup>2</sup> Some sites contain a mix of greenfield and previously developed land, but our classification is sufficient for the purposes of this strategic study because it is based on the sites' predominant characteristics.



## Database Part 2 – ‘Suitability’ Information

- 1.6 The second part of the database provides details of any suitability constraints (either physical or policy constraints) which might affect the site’s potential for housing development.

**Table 1.3 Information Contained in Part 2 of the Sites Database**

Data Field	Form of Data/Possible Options
Impact on biodiversity and nature conservation	GIS-based assessment of whether the site falls within one of the defined biodiversity / nature conservation designations (as set out in the Criteria Note).
Impact on areas of Key Open Space	GIS-based assessment of whether the site falls within one of the defined areas of key open space (as set out in the Criteria Note).
Impact on other defined areas of open space	GIS-based assessment of whether the site falls within one of the other defined areas of open space (as set out in the Criteria Note).
Impact on Hadrian’s Wall Buffer Zone	GIS-based assessment of whether or not the site falls within the Hadrian’s Wall Buffer Zone.
Impact on Areas of Outstanding Natural Beauty	GIS-based assessment of whether or not the site falls within an Area of Outstanding Natural Beauty.
Impact on Grade 1 Agricultural Land	GIS-based assessment of whether or not the site falls within an area of Grade 1 Agricultural Land.
Suitability of Location for Development	GIS-based assessment of the location’s suitability for development based on the criteria set out in Local Plan Policy DP1.
Access infrastructure	Assessment of whether new access infrastructure would be required in order to facilitate housing development, based on input from the Highways Authority.
Drainage infrastructure	Assessment of whether new drainage infrastructure would be required in order to facilitate housing development, based on input from United Utilities.
Ground condition constraints	Assessment of whether ground treatment is likely to be required in order to facilitate housing development, based on input from the Environment Agency and other information available.
Flood risk	Records whether the site is within Flood Risk Zone 1, 2 or 3a, as measured using GIS.
Other suitability considerations	If other suitability considerations not set out above will affect site suitability, these can be recorded here.

## Database Part 3 – ‘Availability’ Information

- 1.8 In Part 3 of the database, we provide details of the current occupation of the land, together with any other details which we consider might affect availability, reflecting observations from the site visits and other information supplied by site promoters.

## Database Part 4 – Achievability Assessment

- 1.9 In carrying out achievability assessments, housing market issues at both the macro and micro levels were considered, as well as other factors which are likely to influence/affect achievability, including known information relating to land values, geo-environmental factors, obvious physical constraints, and so on. The database allows one of six options to be chosen:
- Excellent achievability (Can be used in the 5-year supply)
  - Very good achievability (Can be used in the 5-year supply)
  - Good achievability (Can be used in the 5-year supply)
  - Moderate achievability (Cannot be used in the 5-year supply)
  - Poor achievability (Cannot be used in the first 10 years)
  - Very poor achievability (Cannot be used in the first 10 years)
- 1.10 This score is accompanied by a short commentary about achievability factors affecting the site.

## Database Part 5 – Yield Assessment

- 1.11 Part 5 of the database displays the information needed to calculate a theoretical yield for the site. The site's gross area and any permanent features are displayed, together with data on site characteristics (which will have implications for the site's density), gross to net ratios, mixed use factors and the density rate that was applied to the site. This information is used to derive a figure for the number of dwellings the site could be expected to yield; see Section 2 for more details.
- 1.12 Part 5 of the database also allows a yield figure to be entered manually. The main examples of this approach relate to call for sites submissions, which often specify the number of dwellings that the developer intends to provide at the site. With these sites, if the number of dwellings proposed would result in a development density that is appropriate in the local context, then we have inserted the yield figure manually, rather than using the standard density rates.

## 2 CALCULATION OF THEORETICAL YIELDS

2.1 The following factors are taken into account when calculating theoretical yields:

### (i) Gross Site Area

2.2 Where two or more sites contain areas that overlap, the common area of land is only considered as part of one site and is discounted from any others to avoid double counting. The gross site area specified in the database is the area within the digitised site polygon after this process was completed, measured using GIS.

### (ii) Permanent Features Factor

2.3 A factor was then applied to represent the percentage of the gross site area likely to be available for housing after account has been taken of any site specific capacity constraints relating (for example) to site shape, topography and permanent obstructions to development such as substations or water bodies. Permanent features and site constraints, and the appropriate percentage reduction, were assessed on a site by site basis for all sites in the database.

### (iii) Gross to Net Factor

2.4 A gross to net factor was applied to the residual site area following application of the permanent features factor. The gross to net factor takes account of any requirements to provide supporting facilities on the site. We have adopted the most up-to-date advice on net density, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

*'...including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.'*

2.5 For the largest sites (above 10ha), the gross to net factor that we applied was 60 per cent, to allow for strategic open space and infrastructure. For sites of between 0.4ha and 10ha, the amount of strategic open space and infrastructure required will be much less, and so a greater proportion of the site can be used for housing. Consequently, we have applied a less severe ratio for sites with a gross area of between 0.4ha and 10ha. Sites up to 0.4ha should be capable of utilising existing infrastructure and so we have not applied a discount to the gross site area.

2.6 It should be noted that, in reality, each site would be considered individually as and when it is taken forward for allocation or proposed for development. Nevertheless, the gross to net ratios that we applied for the purposes of our yield assessment are as set out in Table 2.1.

**Table 2.1 Gross to Net Ratios**

Gross Site Area (ha)	Percentage Net
Up to 0.4ha	100%
0.4ha to 2ha	90%
2ha to 10ha	75%
Over 10ha	60%

Source: 'Tapping the Potential', DETR (2000), adapted by RTP to reflect our experience around the country and our recent discussions with housebuilders.

#### (iv) Mixed Use Factor

- 2.7 A mixed use factor was applied to sites most likely to be developed for mixed uses, to indicate the notional proportion of the net site's total capacity which is assumed to generate residential use, regardless of whether the mix of uses is horizontal or vertical. Such sites are typically located within town centres or designated mixed-use areas.
- 2.8 The mixed use factor that we applied was 50 per cent. It is also possible, through the database, to apply other mixed use factors (25 per cent, 75 per cent and 90 per cent). The Council might prefer to apply one of these alternative factors to specific sites for the purposes of sensitivity testing or in future updates of the study, which is why we have incorporated this functionality into the database.
- 2.9 Again, each site would need to be considered in more detail on a case-by-case basis as
- and when it came forward for development. These sites will need a mixed use policy rather than a housing allocation and a separate employment allocation. In any event, most of the sites in the database have been treated as pure housing sites.

#### (v) Density Assumptions

- 2.10 The densities which we applied in the Carlisle SHLAA study are set out in Table 2.2 below; Appendix 5 provides full details of the justification for the specific densities.

**Table 2.2 Density Rates Used in the Carlisle SHLAA**

Site Location Characteristics	Density (dph net)
Identified as appropriate for flats and located in Carlisle City Centre	70
Identified as appropriate for flats and located outside of Carlisle City Centre	60
Identified as appropriate for a mix of houses and flats	53
Identified as appropriate for houses and located within Carlisle City Centre	45
Identified as appropriate for houses	36

2.11 Note, however, that in a large number of cases judgements over appropriate yields or densities had already been made (either as part of a Call for Sites submission or when carrying out a site survey). In circumstances such as these where better information was available, there was no need to make assumptions on density and (provided it seemed reasonable in the light of the other information concerning the site) these figures were used instead.

2.12 Apart from the sites for which we entered a yield figure manually, the housing capacity of the sites in our database was calculated thus:

Gross site area x permanent features factor x gross to net factor x mixed use factor x density

2.13 At the bottom of the fifth part of the sites database are two fields entitled 'Net residual site area available for housing (ha)' and 'yield'; these figures are the residual area and theoretical dwelling yield after the factors described above have been applied.

2.14 In practice, the Council will have to undertake more detailed work on the densities that are achievable at any given site, as and when it is brought forward for development. Furthermore, our guideline capacities for large sites must be treated with caution as we can not always foresee the mix of uses that these sites might be called upon to accommodate. Nevertheless we consider that the consistent approach described above is appropriate for the purposes of this strategic assessment.

## APPENDIX 3

### Assessment Criteria Note

# 1 ABSOLUTE CONSTRAINTS

- 1.1 If any of the following conditions are fulfilled, the site will be completely ruled out of the SHLAA:
- Site lies in Flood Zone 3b (Local Plan Policy LE26)
  - Site lies in amenity open space within settlements (Local Plan Policy LC3)
  - Site contains part of Hadrian's Wall (World Heritage Site) or other scheduled or nationally important ancient monuments (Local Plan Policy LE5 / LE6)
  - Site lies within European Natura 2000 Sites<sup>1</sup> (Local Plan Policy DP7)
- 1.2 Where only part of the site falls within one of these designations, the site will be redrawn so that only the part of the site which falls outside of the designation is considered in the SHLAA (subject to the inclusion of a suitable buffer where appropriate).

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<sup>1</sup> This designation includes RAMSAR sites

## 2 'SUITABILITY' CRITERIA

- 2.1 Note: Underlined criteria are considered particularly important. If a site achieves a low score against any underlined criteria, the site's overall suitability score will be capped accordingly (as described in more detail below). Where a site falls only partially within a designation which constitutes a key criterion, we will look at the possibility of excluding part of the site and assessing only those parts of the site which fall outside the designation.

### 1a. Policy Restrictions or Limitations

#### ***Impact on Biodiversity and Nature Conservation (Local Plan Policies CP2 (Biodiversity), LE2 (Sites of Special Scientific Interest) and LE3 (Other Nature Conservation Sites))***

- Not within a defined key nature/wildlife conservation area 5
- Within a defined key nature/wildlife conservation area 0

#### ***Impact on Areas of Key Open Space (Local Plan Policies LE1 (Urban Fringe Landscape), LE4 (River Corridors) and LE28 (Undeveloped Coastal Zone))***

- Not within an area of key open space 5
- Within an area of key open space 0

#### ***Impact on Other Defined Areas of Open Space (Local Plan Policies LC5 (Playing Fields), LC7 (Allotments))***

- Not within a defined area of open space 5
- Partially within a defined area of open space (up to 50% of site) 3
- Within a defined area of open space (50% or more of site) 0

#### ***Impact on Hadrian's Wall Buffer Zone (Local Plan Policy LE7)***

- Not within Hadrian's Wall Buffer Zone 5
- Within Hadrian's Wall Buffer Zone 0

#### ***Impact on Areas of Outstanding Natural Beauty (Local Plan Policy DP9)***

- Not within an AONB 5
- Partially within an AONB (up to 50% of site) 3
- Within an AONB (50% or more of site) 0

#### ***Impact on Grade 1 Agricultural Land (Local Plan Policy CP4)***

- Not within an area of Grade 1 Agricultural Land 5
- Partially within Grade 1 Agricultural Land (up to 50% of site) 3
- Within an area of Grade 1 Agricultural Land (50% or more of site) 0



### ***Suitability of Location for Development (Local Plan Policy DP1)***

- Within a defined Urban Area, Key Service Centre or Local Service Centre<sup>2</sup> 5
- Partially within a defined Urban Area, Key Service Centre or Local Service Centre (50% or over) 4
- Adjacent to (within 10m of) a defined Urban Area, Key Service Centre or Local Service Centre 3
- Not within or adjacent to a defined Urban Area, Key Service Centre or Local Service Centre 0

### **1b. Physical Problems or Limitations**

It is outside the scope of a strategic study of this nature to assess physical constraints in depth. Thus, the following criteria focus on obvious constraints or those constraints identified by statutory consultees.

#### ***Access Infrastructure Constraints***

- No constraints identified by County Council Highway Authority 5
- One minor constraint identified by County Council Highway Authority 4
- Two minor constraints identified by County Council Highway Authority 3
- Three minor constraints identified by County Council Highway Authority 2
- Four minor constraints identified by County Council Highway Authority 1
- Major constraint(s) identified by County Council Highway Authority 0

#### ***Drainage Infrastructure Constraints<sup>3</sup>***

- No constraints identified by United Utilities 5
- Minor constraints identified by United Utilities 3
- Major constraints identified by United Utilities 0

#### ***Ground Condition Constraints***

- Treatment not expected to be required (e.g. sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) 5
- Treatment expected to be required on part of the site (e.g. sites where an existing industrial use occupies only a small proportion of the overall site area) 3
- Treatment expected to be required on the majority of the site (e.g. sites within employment areas, which would potentially require contamination treatment) 0

<sup>2</sup> The Local Plan defines the City of Carlisle as an 'Urban Area', Brampton and Longtown as 'Key Service Centres' and Burgh by Sands, Castle Carrock, Cummersdale, Cumwhinton, Dalston, Gilsland, Great Corby, Great Orton, Hallbankgate, Hayton, Heads Nook, Houghton, Irthington, Raughton Head, Rockcliffe, Scotby, Smithfield, Thurstonfield, Warwick Bridge and Wetheral as 'Local Service Centres'.

<sup>3</sup> For the purposes of this assessment, the presence of a public sewer or water main on the site is only a 'minor' constraint since these can be developed around (in these cases an appropriate discount to the site's developable area will be applied). Other identified constraints are classed as 'major'.

### ***Impact on Flood Risk Areas (as defined by the SFRA Flood Maps)***

• Within Flood Zone 1	5
• 10% - 50% of site area is within Flood Zone 2	4
• Over 50% of site area is within Flood Zone 2	3
• 10% - 25% of site area is within Flood Zone 3a	2
• 25% - 50% of site area is within Flood Zone 3a	1
• Over 50% of site area is within Flood Zone 3a	0

2.2 There is a clear sequential approach in PPS25 regarding flood risk. Flood Risk Zones 1 and 2 are both acceptable locations for housing<sup>4</sup>, but under the sequential approach, Zone 1 is preferable to Zone 2. Housing development can be acceptable in Flood Zone 3a, provided a PPS25 'Exception Test' is passed. Nevertheless, under the PPS25 sequential approach, Flood Zone 3a sites are the least preferred location for housing development and any sites within Flood Zone 3a will be given a Category 3 rating (if more than 25 per cent of the site is covered by Flood Zone 3a).

2.3 Flood Risk Zone 3b comprises 'functional floodplain', and as such is unsuitable for residential development. Any site (or part of a site) located within Flood Zone 3b will not be assessed as part of this SHLAA study.

### **Overall Score for 'Suitability'**

- Maximum possible unweighted 'suitability' score = 55 (i.e. 11 criteria, each with a maximum potential score of 5)
- Sites with a total 'suitability' score of over 44 are given an overall suitability score of **3** (site is suitable and could go to make up part of the five year supply).
- Sites with a total 'suitability' score of 35-44 are given an overall suitability score of **2** (site is potentially suitable but faces some constraints and should not be included in the five year supply).
- Sites with a total 'suitability' score of under 34 are given an overall suitability score of **1** (site faces significant suitability constraints).
- Criteria marked by underlining are particularly important. If a site scores 0 or 1 against any of these criteria, the site can only achieve a maximum overall 'suitability' score of **1**. If a site scores 3 against any of these asterisked criteria, the site can only achieve a maximum overall 'suitability' score of **2**.
- In exceptional circumstances suitability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.

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<sup>4</sup> See Table D.3 of PPS25.

### 3 'AVAILABILITY' CRITERIA

3.1 It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, sites will be scored on the basis of available information as follows:

- Held by developer/willing owner/public sector (e.g. Call for Sites submissions, and sites being actively marketed), and sites where it is known that pre-application discussions are underway 5
- Vacant land and buildings 4
- Low intensity land uses (e.g. agriculture, informal car parking) 3
- Established single use (e.g. business, sports club, school) 2
- Established multiple uses (e.g. industrial estate, retail parade) 1
- Thought to be in particularly complex/multiple ownership, or apparently subject to ransom strip) 0

Note: Where a site is known to be held by a developer, willing owner or public sector body then it should score 5 even if one of the other conditions is also fulfilled – so, for example, an established business where the site is being promoted for housing by the landowner would score 5.

#### Overall Score for 'Availability'

- The above key criterion directly scores the 'availability' of each site.
- A score of 5 or 4 gives an overall 'Availability' score of **3** (site is available and can be included in the 5 year supply).
- A score of 3 or 2 gives an overall 'Availability' score of **2** (site is potentially available but faces some constraints and should not be included in the 5 year supply).
- A score of 1 or 0 gives an overall 'Availability' score of **1** (site faces significant availability constraints).
- In exceptional circumstances availability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.

## 4 ACHIEVABILITY' CRITERIA

### 3a. Market/Cost/Delivery Factors

#### *Deliverability of the Site*

- 4.1 We will score on the basis of known information (e.g. on land values, locality, market conditions, physical constraints, etc), using a sliding scale as follows:
- Good marketability and/or viability. Site faces few achievability constraints and is likely to be achievable within 5 years 3
  - Moderate marketability and/or viability. Site is potentially achievable but faces some constraints and should not be included in the 5 year supply 2
  - Poor marketability and/or viability. Site faces significant achievability constraints and is unlikely to be achievable within the first ten years of the study 1

#### **Overall Score for 'Achievability'**

- The above key criterion directly scores the 'achievability' of each site.
- The 'availability' score can range from 1 to 3

## 5 OVERALL SCORE AND SITE CATEGORISATION

- 5.1 Each site thus achieves three separate scores, as follows:
- an overall 'suitability score' of 3, 2 or 1;
  - an overall 'availability score' of 3, 2 or 1; and
  - an overall 'achievability score' of 3, 2 or 1.
- 5.2 The sites are assigned to an overall Category band (1, 2 or 3) on the basis of these scores. Our approach to site categorisation is set out in Table 5.1 below.
- 5.3 In sum, if a site is to form part of the Council's five-year housing land supply (i.e. a Category 1 site), it must be 'deliverable'; that is, the site should be '*available now, offer a suitable location for housing now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan*'<sup>5</sup>. Category 1 sites must, therefore, attain high overall scores against each of the suitability and availability criteria, and a moderate or high overall score against the achievability criteria.
- 5.4 Sites designated as 'Category 2' are those likely to be 'developable' over the next 10 years, but which are not deliverable within the first 5 years. Paragraph 33 of the CLG Practice Guidance states that such sites should be, '*in a suitable location for housing development, and there should be a reasonable prospect that [they] will be available for and could be developed at a specific point in time*'. Category 2 sites must, therefore, attain a high overall score against the 'suitability' criteria, and reasonable overall scores against the 'availability' and 'achievability' criteria.
- 5.5 Category 3 sites are those which can be regarded as 'not currently developable'. These sites are not likely to be appropriate for residential development in their current form, or are unlikely to come forward for development in the next 10 year period, unless evidence is brought forward to demonstrate that the significant constraints can be overcome/mitigated. Category 3 sites, therefore, attain low scores against any or all of the 'suitability', 'availability' and 'achievability' criteria.

**Table 5.1 – Summary of Site Categorisation Methodology**

Categorisation	Permutation of Scores	Overall Score (out of 5)		
		Suitability Criteria	Availability Criteria	Achievability Criteria
<b>Category 1 – Deliverable Sites</b>	A	3	3	3
<b>Category 2 – Developable Sites</b>	A	2	2 – 3	2 – 3
	B	2 – 3	2	2 – 3
	C	2 – 3	2 – 3	2
<b>Category 3 – Not Currently Developable Sites</b>	A	1	1 – 3	1 – 3
	B	1 – 3	1	1 – 3
	C	1 – 3	1 – 3	1

<sup>5</sup> CLG, *Strategic Housing Land Availability Assessments: Practice Guidance* (July 2007), paragraph 33

Note: Scores which are highlighted in **bold** in each row, are definitive in determining the Category band of a site  
(as long as the site also scores within the defined range for each of the other two criteria)

There are three possible permutations of scores for Category 2 and Category 3 sites. The three different permutations have been labeled A, B and C.

5.6 Thus Table 5.1 shows that:

- Category 1 sites must achieve high overall scores of 3 against the suitability, availability and achievability criteria;
- Category 2 sites achieve moderate (but not low) overall scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 2 against the suitability criteria, **or** 2 against the availability criteria, **or** 2 against the achievability criteria – and scores higher than 1 for all criteria - it is designated as Category 2; and
- Category 3 sites achieve low scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 1 against the suitability criteria, **or** 1 against the availability criteria, **or** 1 against the achievability criteria, it is designated as Category 3.

## APPENDIX 4

### Schedule of Category 1 (Deliverable) Sites

Ref	Site	Street	Settlement	Area (Ha)	Deliverable Capacity	Developable Capacity	Type	Comment
BR01	Land North of Old Church Lane	Old Church Lane	Brampton	6.21	168		Green	
BR03	Land Adj Garth House	Dacre Road	Brampton	5.66	153		Green	Right of way must be retained within development
BR07	Land Adj Gelt Rise	Gelt Road	Brampton	0.76	25		Green	
BR08	Land West of Kingswater Close	Greenhill	Brampton	2.13	62		Green	Right of way across site would need to be retained
BR11	Land at Elmfield		Brampton	13.63	300	100	Green	
BR06	Garth House	Greenfield Lane	Brampton	1.24	16		Mixed	
CA70	Carleton Clinic	(Former Garlands Site)	Carlisle	4.24	114		Brown	
CA09A	Property at Portland Square	Portland Square	Carlisle	0.14	7		Brown	Very small site not of strategic value, Site has been in residential use in the past
CA09B	Property at Portland Square	Portland Square	Carlisle	0.05	3		Brown	Very small site not of strategic value, Site has been in residential use in the past
CA09C	Property at Portland Square	Portland Square	Carlisle	0.08	4		Brown	Very small site not of strategic value, Site has been in residential use in the past
CA09D	Property at Portland Square	Portland Square	Carlisle	0.1	6		Brown	Very small site not of strategic value, Site has been in residential use in the past
CA09E	Property at Portland Square	Portland Square	Carlisle	0.04	2		Brown	Very small site not of strategic value, Site has been in residential use in the past



CA11	Former North Cumbria Technology College	Edgehill Road	Carlisle	9.22	174		Brown	
CA12	Former Morton Park Primary School	Burnrigg	Carlisle	1.67	54		Brown	
CA20	Land at Victoria Place	Victoria Place	Carlisle	0.48	17		Brown	
CA25	South Western Terrace	Currock	Carlisle	3.11	82		Brown	
CA49	Land at Nelson Street	Nelson Street	Carlisle	2.84	85		Brown	Office building on part of site to be retained for continued use by owner
CA63	Former Penguin Factory	Westmorland Street	Carlisle	0.7	38		Brown	
CA69	Carlisle Racecourse	Durdar Road	Carlisle	1.24	42		Brown	Full permission and likely grant funding suggest site is deliverable
CA03	New House Farm	Newby West	Carlisle	24.6	358		Green	
CA07	Land at Garden Village	Wigton Road	Carlisle	3.15	77		Green	
CA08	Land/Property at Burgh Road	Burgh Road	Carlisle	4.05	66		Green	
CA14	Former Belah School	Eden Street	Carlisle	2.72	59		Green	Part of site has permission for GP surgery, rest is still suitable
CA24	land at Windsor Way	Windsor Way	Carlisle	10.58	266		Green	
CA23	Land to the rear of Farbrow Road	Cumwhinton Road	Carlisle	5.77	156		Green	
CA34	Land adj Hammonds Pond	Durdar Road	Carlisle	11.09	240		Green	
CA35	Land at Garden Village	Wigton Road	Carlisle	1.9	62		Green	
CA37	Land adj Hebden Ave	Hebden Ave	Carlisle	5.59	151		Green	

CA38	Land at Beaumont Road	Beaumont Road	Carlisle	2.28	49		Green	Flood issues on this site may mean it would struggle to pass a sequential test. This would be addressed at planning application stage however
CA39	Land at Greymoorhill	A7	Carlisle	8.03	217		Green	Park and Ride Schemes have not been well used, the loss of this allocation is not considered to be a critical constraint
CA40	Land at High Crindledyke Farm	Crindledyke	Carlisle	29.23	300	650	Green	
CA41	Land at Carleton	Carleton Road	Carlisle	1.47	48		Green	
CA47	Land at Stainton Road	Stainton Road	Carlisle	4.6	124		Green	Unlikely that whole of site would be developed
CA50	Middle Farm	Crindledyke	Carlisle	27.84	300		Green	
CA60	Land at Beverley Rise	Harraby	Carlisle	17.33	299		Green	Proximity of motorway may cause noise issues - screening required
CA68	Land at Stainton Road	Kingmoor Road	Carlisle	3.9	63		Green	
CA27E	Land at Garlands	Cumwhinton Road	Carlisle	10.85	267		Green	
CA72	Durranhill	Durranhill Road	Carlisle	4.75	49		Green	Once legal agreement has been signed, site will no longer be appropriate for the SHLAA
CA10	Land at York Gardens	Upperby	Carlisle	11.55	49		Green	Some limited development of site may secure funding for upgrading recreational amenity
CA22	Land Adj to Crindledyke Estate	Crindledyke	Carlisle	4.86	131		Green	

CA64	Hilltop Heights	London Road	Carlisle	1.17	31		Green	Design will be of key importance for any development on this site as it will be highly visible
CA71	Land off Wigton Road	Wigton Road	Carlisle	8.78	200		Green	
CA71a	Allocation at Morton	Peter Lane	Carlisle	29.4	300	525	Green	
CUD01	Land Adj Garthside		Cummersdale	0.38	14		Green	Similar sized sites in villages close to Carlisle have been classed as achievable. No major constraints on this site to make it unviable.
CUD03	Land off Caldew Road	Caldew Road	Cummersdale	0.58	19		Green	Similar sized sites in villages close to Carlisle have been classed as achievable. No major cons
CUW01	Newlands Farm		Cumwhinton	0.24	9		Green	Once approval is signed off this site will no longer be appropriate for the SHLAA
CUW02	Land to the rear of The Chapel		Cumwhinton	0.76	25		Green	
DA01	Land at Townhead Road	Crakegarth Close	Dalston	5.23	85		Green	
DA03	Land between Townhead Road and Station Road	Townhead Road	Dalston	5.57	150		Mixed	
GI01	Land/Property at The Bridge Inn		Gilsland	0.28	6		Brown	Flood risk will be a constraint
HO03	Hadrians Camp	Houghton Road	Houghton	28.6	124		Brown	
HO01	Land north of Houghton		Houghton	7.66	62		Green	
HO02	Land at Houghton Road	Houghton Road	Houghton	4.16	22		Green	

OC31	South Ellengrove		Linstock	3.24	10		Green	Not yet established whether Linstock will be allowed growth in the Local Plan. Future policy may rule this site out. Scale of acceptable development in village will be limited.
OC32	North Rose Dene		Linstock	1.43	10		Green	Not yet established whether Linstock will be allowed growth in the Local Plan. Future policy may rule this site out. Scale of acceptable development in village will be limited.
OC30	North Stile Farm		Linstock	1.25	10		Green	Not yet established whether Linstock will be allowed growth in the Local Plan. Future policy may rule this site out. Scale of acceptable development in village will be limited.
LO02	Land Adjoining Briar Bank	Old Road	Longtown	2.95	80		Green	
LO03	Land Between Moor Rd & Old Rd	Moor Road	Longtown	7.08	153		Green	
LO07	Land to the South of Scaurbank	Netherby Road	Longtown	1.76	46		Green	
LO01	Former Lochinvar School	Mary Street	Longtown	5.04	136		Mixed	New development should look to retain sports field and facilities if possible
RO01	Land Adj Rockcliffe Memorial Hall		Rockcliffe	0.54	18		Green	
RO02	Land at Lonning Foot		Rockcliffe	0.28	10		Green	

RO04	Land north of Rockcliffe School		Rockcliffe	1.15	7		Green	
SC02	Field at Hillhead		Scotby	8.72	42		Green	
SC04	Site Off Broomfallen Road	Broomfallen Road	Scotby	1.5	49		Green	
SC05	Land behind Scotby Village Hall		Scotby	1.71	56		Green	
TH02	Land at Chapel Lane	Chapel Lane	Thurstonfield	1.67	27		Green	Half site may viable. New houses would help support Kirkbampton school, 27 may be too large for the village, a smaller figure likely to be considered
WE01	Land Adj Wheatsheaf Gardens	Wheatsheaf Gardens	Wetheral	0.61	20		Green	

## APPENDIX 5

### Schedule of Category 2 (Developable) Sites

Ref	Site	Street	Settlement	Area (Ha)	Capacity	Type	Comment
OC49	Land adjacent to Stone Bank		Aglionby	0.59	13	Green	Treatment works would need upgraded before this becomes deliverable
BL01	Land to the East of Durdar Road	Durdar Road	Blackwell	4.09	65	Green	Data required from Highways and UU for full viability assessment. Site is occasionally used as overflow car parking for racecourse.
BR04	Brampton Infant School	Moat Street	Brampton	0.25	9	Brown	
BR10	Land off Edmondson Close	Edmondson Close	Brampton	9.61	280	Green	Extension to new development to the north, highways issues constrain site
CA31	Site at Dalston Road/Stanhope Road	Dalston Road	Carlisle	2.43	38	Brown	
CA33C	Land at Botchergate	Botchergate	Carlisle	0.23	7	Brown	Some noise issues with surroundings
CA42	Former Dairy	Hollywell Crescent	Carlisle	1.51	49	Brown	Loss of employment land needs to be taken into account
CA51	Depot at London Road	London Road	Carlisle	1.99	64	Brown	Significant clearance costs likely on site
CA52	Former Head Post Office (HPO)	Warwick Road	Carlisle	0.21	15	Brown	
CA56	Bousteads Grassing Depot	Rome Street	Carlisle	1.06	35	Brown	
CA67	St Nicholas	King St	Carlisle	0.2	7	Brown	Site currently has permission for a hotel - this may mean it has to come out of the SHLAA
CA53	Land at Rome Street	Rome Street	Carlisle	3.42	98	Brown	This site may have long term potential
CA30	Land Adj to West House	Wigton Road	Carlisle	1.38	45	Green	Only developable with CA7 and CA35
CA54	Land at Greymoorhill	Kingstown	Carlisle	3.96	107	Green	Only developable in conjunction with CA39
CA65	Land at Harraby Green Road	Harraby Green Road	Carlisle	1.61	16	Green	Flood risk a major constraint on site
OC17	South Western Edge of Carlisle		Carlisle	245		Green	Broad area for development. Very long term.
CA59	Amenity Land off Wigton Road	Westwood	Carlisle	0.79	26	Green	Only developable once new open space on adjacent development has been completed to off set loss of current amenity provision
CA61	Land Opp Rosehill Industrial Estate	Durranhill Road	Carlisle	10.5	159	Green	While this site is achievable, it is prudent to wait and review likelihood of employment development coming forward first
CA73	Land off Brisco Road	Brisco Road	Carlisle	10.85	391	Green	This site has been extended from submission to include land to the north east
DU03	Land at Durdar Farm	Durdar Road	Durdar	3.9	30	Green	Development would need to be limited to ensure site is of appropriate scale for the village
OC35	Former Harker Garden Centre	A7	Harker	1.29	42	Brown	Part of site currently has permission for modular home display centre but this has yet to be implemented. Site may have potential for housing in the long term
OC23	Kingmoor Park	Harker	Harker	10.59	300	Brown	Employment use proving to be no longer viable. Housing development could be investment required to tidy the site up
OC18	Land at Harker Roads End	Harker	Harker	0.8	24	Green	Site may have potential in the long term, particularly given it's proximity to Carlisle and site CA50, should CA50 be developed
SC01	Land behind Scotby Road	Scotby Road	Scotby	1.25	44	Green	Currently no access, this would need to be overcome
SC09	Land behind Scotby Road	Scotby Road	Scotby	1.35	40	Green	Currently no access, this would need to be overcome
SM01	Land Adj Fir Ends School		Smithfield	2.58	7	Green	
WB02	Corby Hill Road	Corby Hill	Warwick Bridge	2.19	12	Green	Limited numbers and flood risk at access apply significant constraints to this site
WE03	Land Adj Hallmoor Court		Wetheral	1.16	38	Green	
WE02	Land Adj Playing Fields	Wheatsheaf Gardens	Wetheral	2.96	78	Green	Must be developed with WE01, otherwise site is landlocked
OC50	Land adjacent to Wreay School		Wreay	1.16	7	Green	Can only be considered deliverable if treatment works are expanded. Only small part of the site of suitable scale for the village

## APPENDIX 6

### Schedule of Category 3 (No Potential) Sites



Ref	Site	Street	Settlement	Area (Ha)	Comment
OC48	Agilionby Grange	Holme Lane	Agilionby	0.42	Disconnected from Aglionby, not part of the established settlement
OC03	South View Farm		Beaumont	1.09	Unsustainable Location
BL02	Scuggar House Farm		Blackwell	2.65	Poorly related to Settlement
BR02	Land at The Grange	Craw Hall	Brampton	0.79	Physical and environmental constraints on site
BR05	The Irthing Centre	Union Lane	Brampton	1.21	Important employment land that should be retained
BR09	Land at the Grange	Craw Hall	Brampton	1.52	Physical and Environmental constraints on site - unacceptable harmful impact on the conservation area
OC11	Land at Quarry Bank Lane	Capon Tree Hill	Brampton	0.16	Unsustainable Location, Site too small to be considered in SHLAA
OC41	Field 2974	Station Road	Brampton	0.66	Poorly related to settlement, access constraints
BR12	Land at Ridge Vale		Brampton	0.69	No visible means of access, poorly related to settlement
OC37	Broad Area off A69		Brampton	33.43	Isolated. Unsustainable location
OC12	Land at Hawksdale Bridge		Buckbank	3.1	Unsustainable Location
OC33	Adjacent to Croft House		Burnstock	0.75	Unsustainable location
CARG01	Adjacent to West End Farm		Cargo	0.45	Poorly related to settlement
OC44	Fairhaven		Carleton	0.45	Poorly related to settlement
OC46	Poplar House		Carleton	6.48	Poorly related to settlement, Landscape impact
CA45	Land adjacent to Carleton Farm	Carleton Road	Carleton	1.59	Waste water works and access physically constrain site making it unviable
CA01	Mitchell Dryers	Denton Holme	Carlisle	1.03	Employment area not suitable for residential, within Floodzone 3a
CA02	Riverside Way	Greystone Road	Carlisle	0.45	Floodrisk - despite flood defences in the area past Inspector's report supported the deletion of this site from the Local Plan Housing Allocations
CA04	Land at Denton Street	Denton Street	Carlisle	0.67	Employment Area not suitable for residential, within Floodzone 3a
CA05	Land at Durranhill	Durranhill	Carlisle	11.67	Unlikely to ever be developable
CA06	Land off California Road	California Road	Carlisle	2.34	Unsustainable location, poor access
CA16	Land at Warwick Road	Warwick Road	Carlisle	3.2	Within river floodplain
CA19	Newfield Head Farm		Carlisle	18.24	Would close important gap between Houghton and Carlisle
CA26	Land at London Road	London Road	Carlisle	14.8	Constraints associated with the site mean that it is unlikely to ever be developable
CA27W	Land at Garlands		Carlisle	7.55	Landscape impact

CA28	Land off Lorne Crescent	Denton Holme	Carlisle	0.45	Employment Area not suitable for residential, Floodzone 3a
CA29	Land at Moorhouse Road	Moorhouse Road	Carlisle	6.51	Overhead cables physically constrain site making it unsuitable for residential development
CA32	Land off Carleton Road	Carleton Road	Carlisle	6.48	Landscape Impact
CA33A	Land at Botchergate	Botchergate	Carlisle	0.37	Employment Area not suitable for residential
CA33B	Land at Botchergate	Botchergate	Carlisle	0.43	Employment Area not suitable for residential
CA33D	Land at Botchergate	Botchergate	Carlisle	0.16	Employment Area not suitable for residential
CA43	Land at Knockupworth Farm	Burgh Road	Carlisle	20.3	Overhead cables physically constrain site making it unsuitable for residential development
CA44	Land at Knockupworth Farm	Burgh Road	Carlisle	9.31	Overhead cables physically disconnect site from the built up area of the city, site is therefore not suitable for development
CA46	Crown Speciality Packaging UK Ltd	James Street	Carlisle	0.96	Employment area not suitable for residential development, flood risk, close proximity of SSSI
CA48	Land at Tarraby		Carlisle	26.06	Landscape impact, would have unacceptable impact upon Tarraby
CA55	Land at Dene Crescent	Dene Crescent	Carlisle	0.55	Unacceptable loss of important open space
CA57	Cecil Street Car Park	Botchergate	Carlisle	0.53	Unacceptable loss of car park
CA66	4B Brunel Way	Durranhill	Carlisle	0.68	Located within industrial estate - unlikely to ever be developable as housing
OC05	Kingrigg Farm	Morton	Carlisle	2.87	Unsustainable Location
OC06	Land at Harker	Harker	Carlisle	11.36	Landscape Impact
OC07	Land at Buckabank	Dalston	Carlisle	2.86	Unsustainable Location
OC14	Griershill Farm	Harker	Carlisle	26.21	Unsuitable location for residential development - in an area of employment use and adjacent to busy/noisy motorway
OC15	Toddhills		Carlisle	15.82	Unsustainable Location, not related to any established settlement
OC43	Land at Harker	Harker	Carlisle	1.01	Unsustainable location, access constraints
CA27C	Land at Garlands	Cumwhinton Road	Carlisle	4.5	Poorly related to settlement, landscape impact
CA62	Key Safety Systems		Carlisle	1.47	Site has permission for Student accommodation, construction well underway
CA36S	Land south of Etterby Road	Etterby Road	Carlisle	0.95	Unsuitable topography, impact on SSSI/SAC, Highway Constraints
CA36N	Land adj Etterby Road	Etterby Road	Carlisle	1.02	Site has permission - no longer suitable for SHLAA

CA13	Former HK Campbell School	Raffles Avenue	Carlisle	0.89	Site has permission for 39 houses no longer suitable for SHLAA construction well underway
OC34	West of King Acre		Corby Hill	1.85	Poorly related to settlement
OC36	Kingswood Educational Study Centre	Greensyke	Cumdivock	2.47	Unsustainable location
CUD02	Site at High Cummersdale		Cummersdale	3.82	Poorly related to settlement, major access constraints
CUW03	Land at Lyndhurst		Cumwhinton	0.52	Poorly related to settlement, access issues
CUW04	Land at Peter Gate		Cumwhinton	1.37	Poorly related to settlement, open space use should be retained
OC01	Land near Graylands	Aldby	Cumwhinton	0.51	Unsustainable Location
DA02	Town Head Road	Town Head Road	Dalston	0.54	Poorly related to settlement
DA04	Land at Dalston		Dalston	1.73	Poorly related to settlement
DU01	467 Durdar Road	Durdar Road	Dalston	5.8	Access issues, development of site would be detrimental to the character of the village
DU02	445 Durdar Road	Durdar Road	Dalston	0.55	Poorly related to the settlement, developable part of the site too small to be considered strategic
OC42	Ellers Mill		Dalston	1.07	Currently in employment use with no indication of change of use being sought
OC04	Scuggar House		Durdar	62.73	Poorly related to settlement
OC28	Field No 4104		Fenton	3.73	Unsustainable location
HA01	Bothy Cottage		Hayton	0.37	Unsustainable location, site too small to be considered strategic
OC29	Low Allenwood Farm	Broadwath	Heads Nook	0.4	Unsustainable location
HN01	Land adjacent to The Whins		Heads Nook	2.62	Major highway constraints and utility constraints - access onto main road is not achievable without compromising highway safety
HN02	Land at Croftlands Cottages		Heads Nook	0.42	Major utilities constraints - unlikely to see improved capacity
OC10	Land at The Knells		Houghton	1.82	Unsustainable Location
OC38	Land at Townhead		Houghton	0.31	Poorly related to settlement
OC25	Adjacent to Yew Tree Farm	Fenton	How Mill	1.7	Unsustainable location
OC27	Yew Tree Farm		How Mill	2.38	Unsustainable Location
OC24	The Old Station Warehouse		Kirkandrews on Eden	0.41	Unsustainable location
LO04	Borders Business Park		Longtown	7.78	Detached and poorly related to settlement
LO05	Land at Netherby Road	Netherby Road	Longtown	6.88	Poorly related to settlement
LO06	Land at Mill Street	Mill Street	Longtown	0.16	Too small to be considered strategic

OC16	Adjacent to Arthuret House	Arthuret Road	Longtown	4.38	Poorly related to settlement
LR01	Carricks Yard	Carricks Court	Low Row	0.44	Unsustainable Location
MO01	Monkhill Farm		Monkhill	0.44	Unsustainable location, on the course of Hadrian's Wall
OC47	Land at Orton Grange		Orton Grange	1.03	Unsustainable location
OC19	Factory Premises	Haithwaite	Penton	0.67	Unsustainable location
OC22	Land adjacent to The Beeches		Penton	0.64	Unsustainable location
RO03	Lonning Foot		Rockcliffe	0.06	Site too small to be considered in SHLAA
OC08	Field 2979		Scotby	0.43	Unsustainable Location
OC13	Lonning Garth	Lamley Bank	Scotby	0.41	Poorly related to settlement, too small to be considered in SHLAA
OC40	Land at Lambley Bank		Scotby	1.18	Poorly related to settlement
SC03	Land off Ladysteps		Scotby	0.93	Physically constrained - poor access, flooding issues, pipelines
SC06	Land at Park Road		Scotby	0.64	Poorly related to settlement
SC07	Land adjacent to 8 Ghyll Road		Scotby	1.36	Poorly related to settlement
SC08	Gladsmuir		Scotby	0.88	Poorly related to settlement
OC21	Land belonging to Stonelea		Smithfield	0.84	Unsustainable location
OC20	Park Rigg Farm		Soleport	0.48	Unsustainable location
OC45	Land at Talkin		Talkin	2.66	Unsustainable location
TH03	Land adjacent to Field House		Thurstonfield	0.44	Poorly related to settlement, issues with junction capacity in the village
TH01	Land at Garth Cottage		Thurstonfield	0.21	Too small to be strategic
OC09	Sand Pit		Townhead	0.12	Unsustainable Location, site too small to be considered in SHLAA
OC26A	Land at Burnrigg		Warwick Bridge	0.39	Unsustainable location
OC26B	Land at Burnrigg		Warwick Bridge	0.28	Unsustainable location
WB01	Opposite Downgate Centre		Warwick Bridge	3.25	Conflicting land uses and excessive size for village location
WB04	Longthwaite Farm Court		Warwick Bridge	0.29	Site would only be accessible for 1 dwelling - not strategic
WE04A	Land at Plains Road	Plains Road	Wetheral	1.84	Landscape impact
WE04B	Land at Plains Road	Plains Road	Wetheral	0.16	Site is incidental green space and wholly unsuitable for residential development
WE06	Fallowfield		Wetheral	0.94	Poorly related to settlement, no visible access
WE05	Castle Grounds		Wetheral	0.85	Poorly related to settlement

## APPENDIX 7

### Settlement Plans

## Settlement Maps

The following pages provide a series of maps showing SHLAA sites as they are located within the various settlements of the district. Only those settlements containing deliverable or developable SHLAA sites have been included. Maps showing discarded sites are available on the Council's website ([www.carlisle.gov.uk](http://www.carlisle.gov.uk)) or on request by calling **01228 817192**.

Sites have been colour coded to indicate whether or not they are considered to be deliverable, and therefore likely to come forward within the first 5 years of the plan period, or developable and more likely to come forward within the final 6 – 15 years of the plan period. Sites are coloured as follows:



: **Deliverable (0-5 Years after Local Plan adoption)**



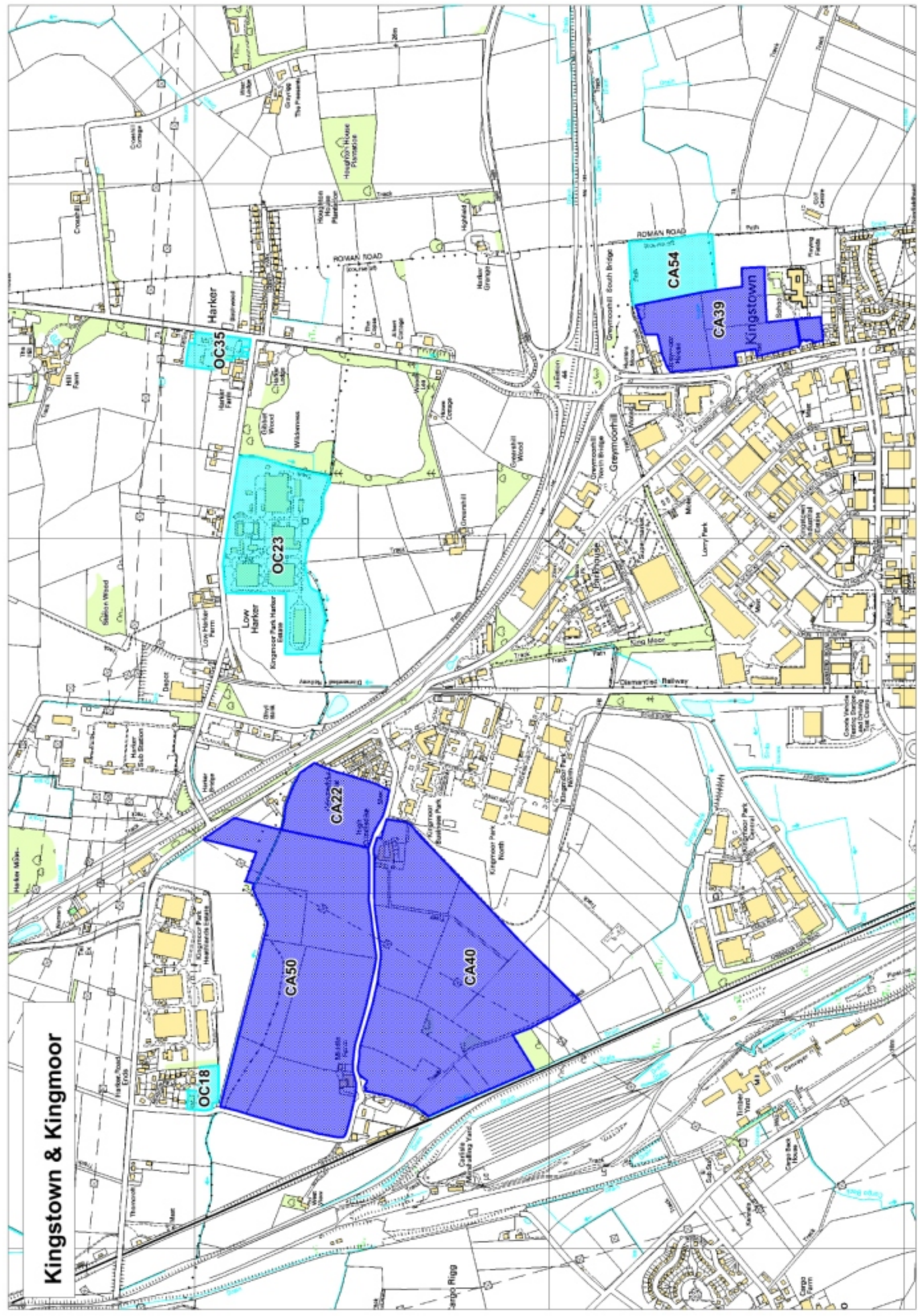
: **Developable (6-15 Years after Local Plan adoption)**

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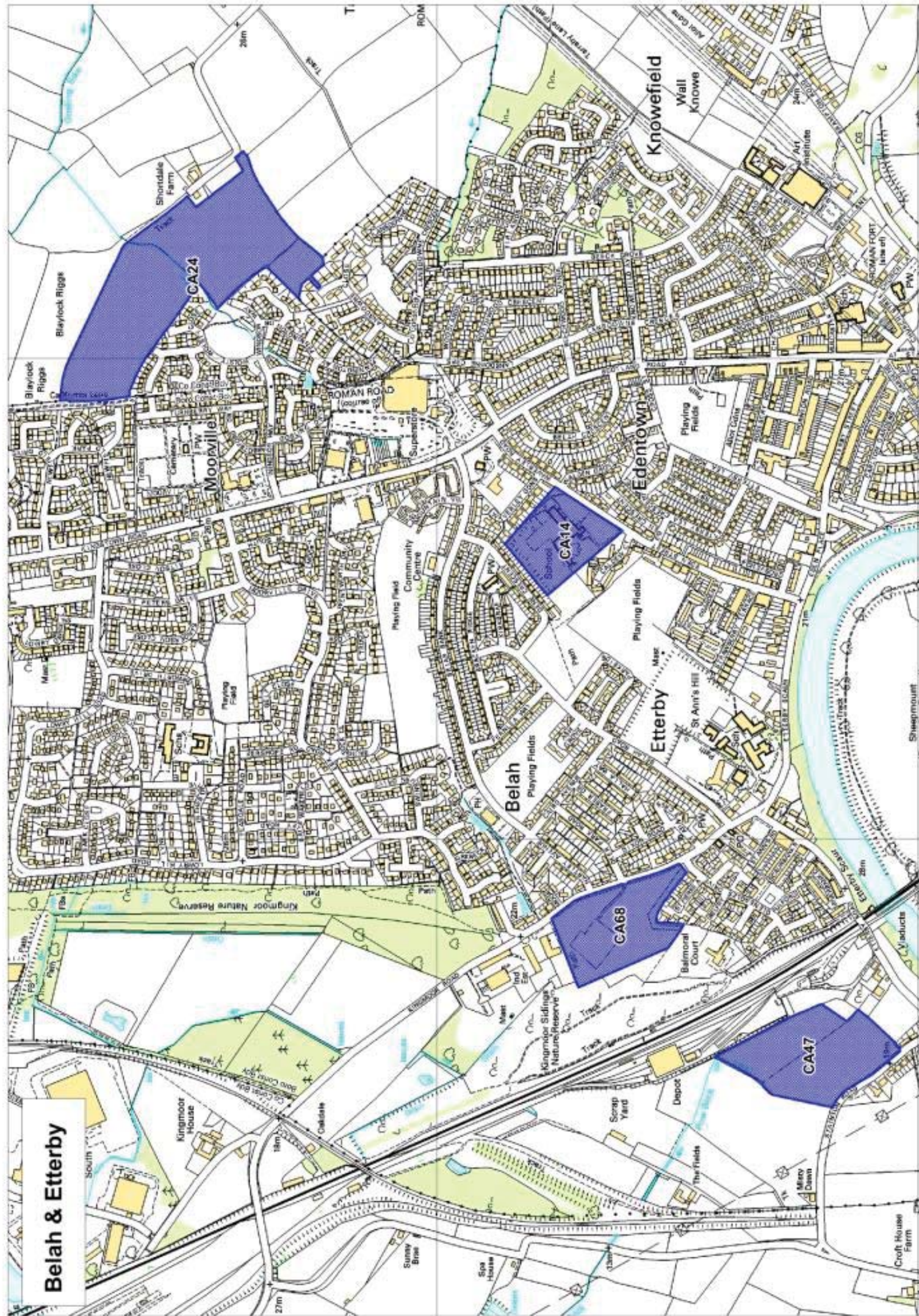


# Kingstown & Kingmoor





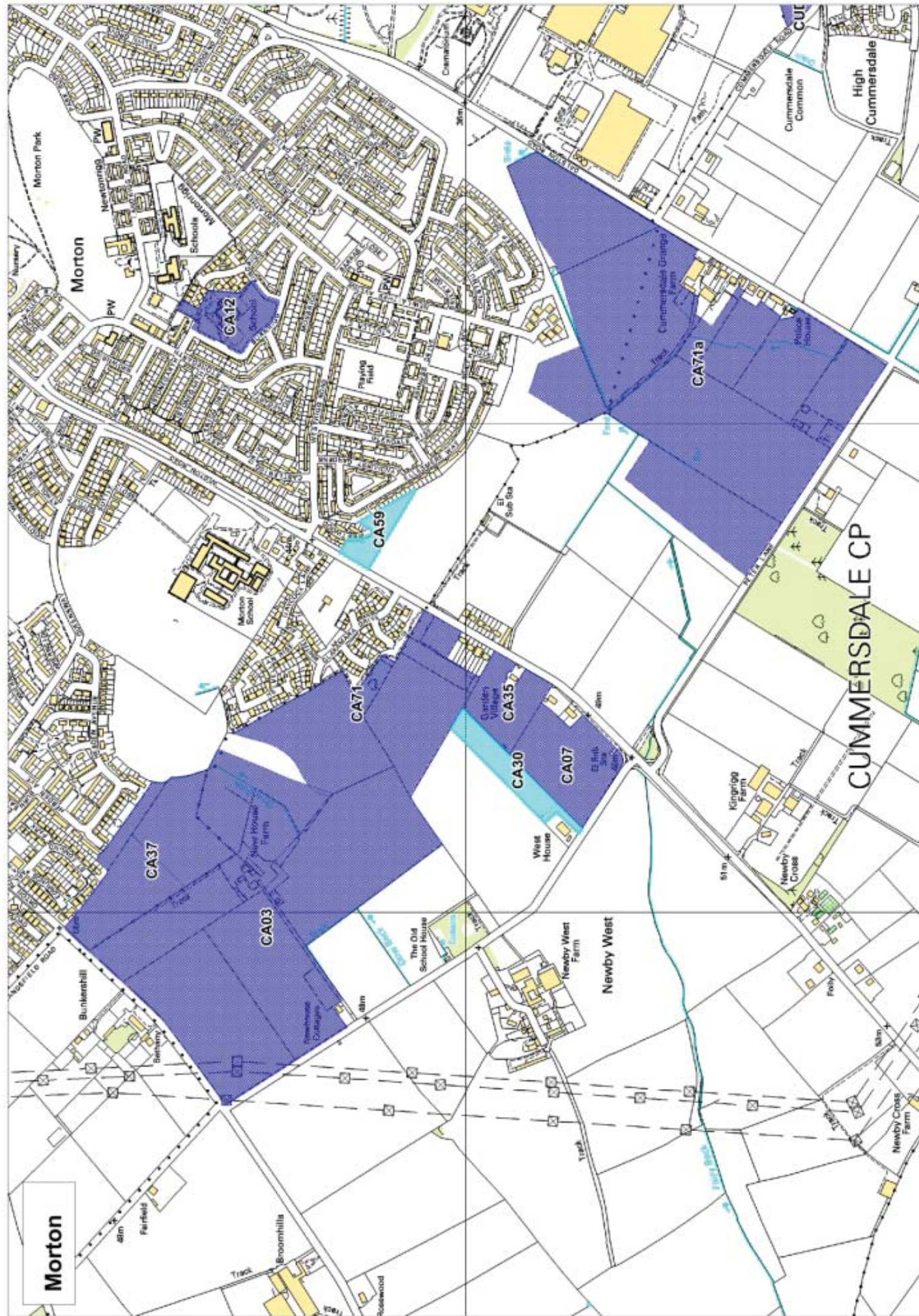
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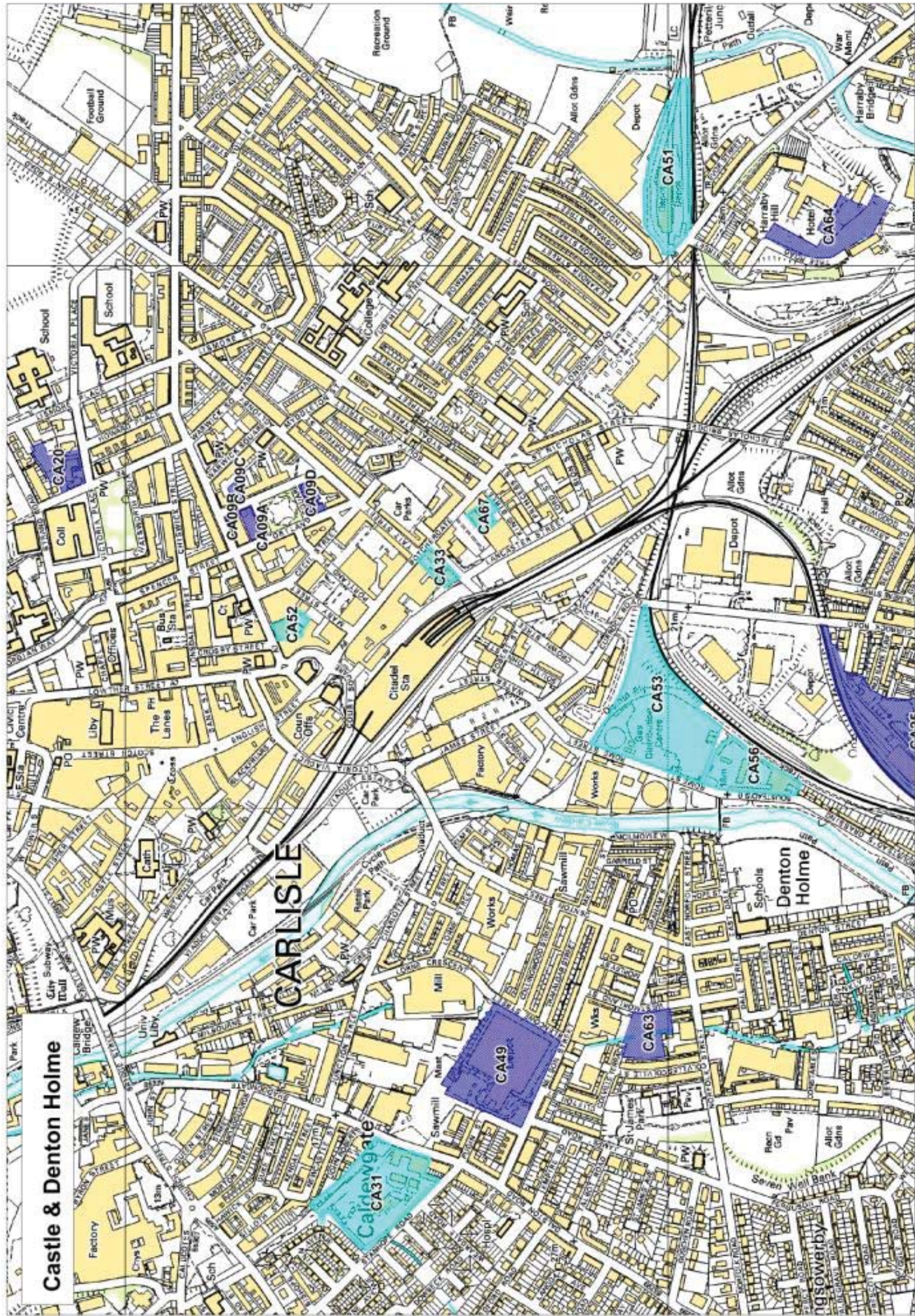
Morton

CUMMERSDALE CP



# Castle & Denton Holme

## CARLISLE





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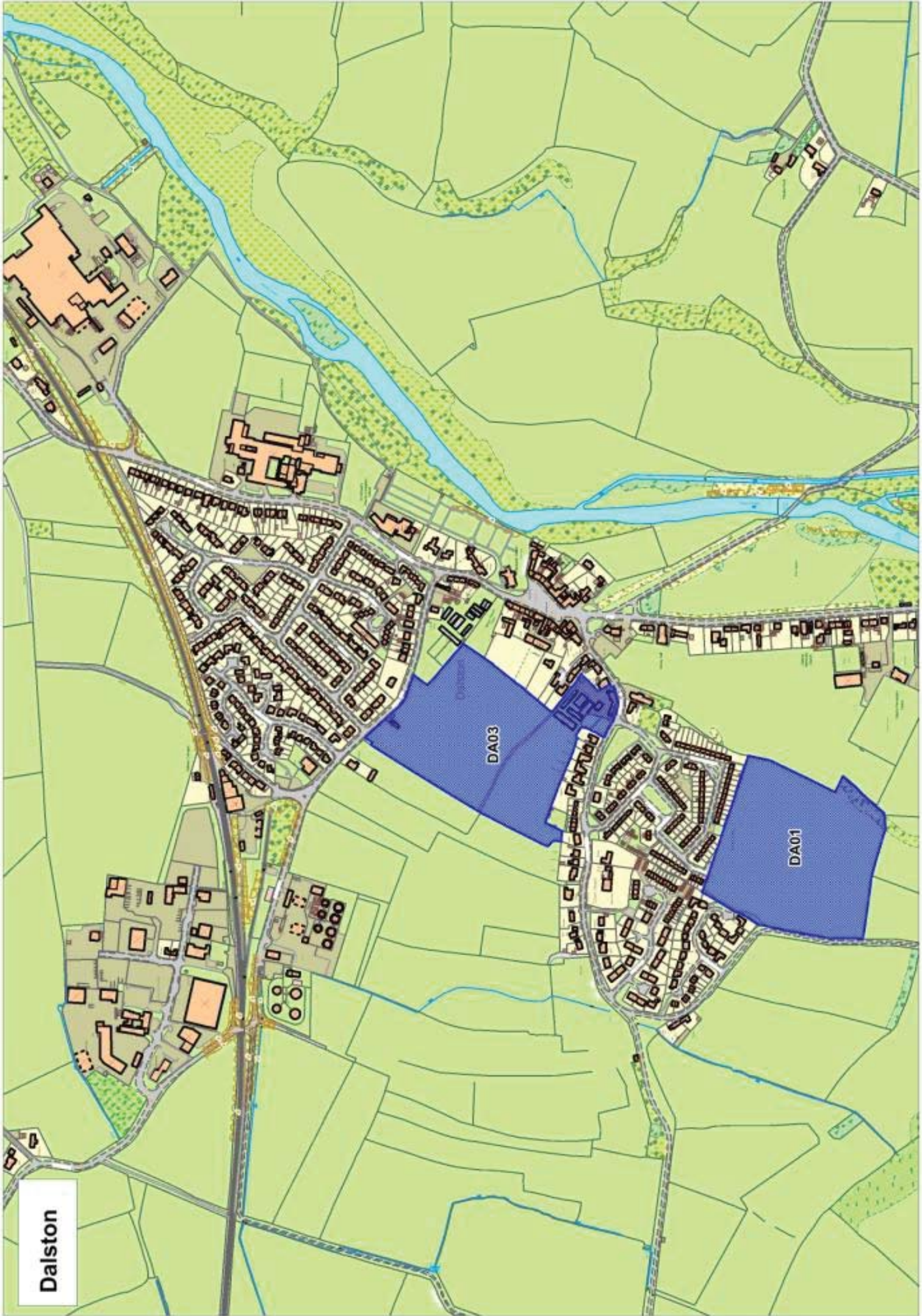












Dalston



## Aglionby





Blackwell

CA69

Blackwell

Carlisle Race Course

BL01







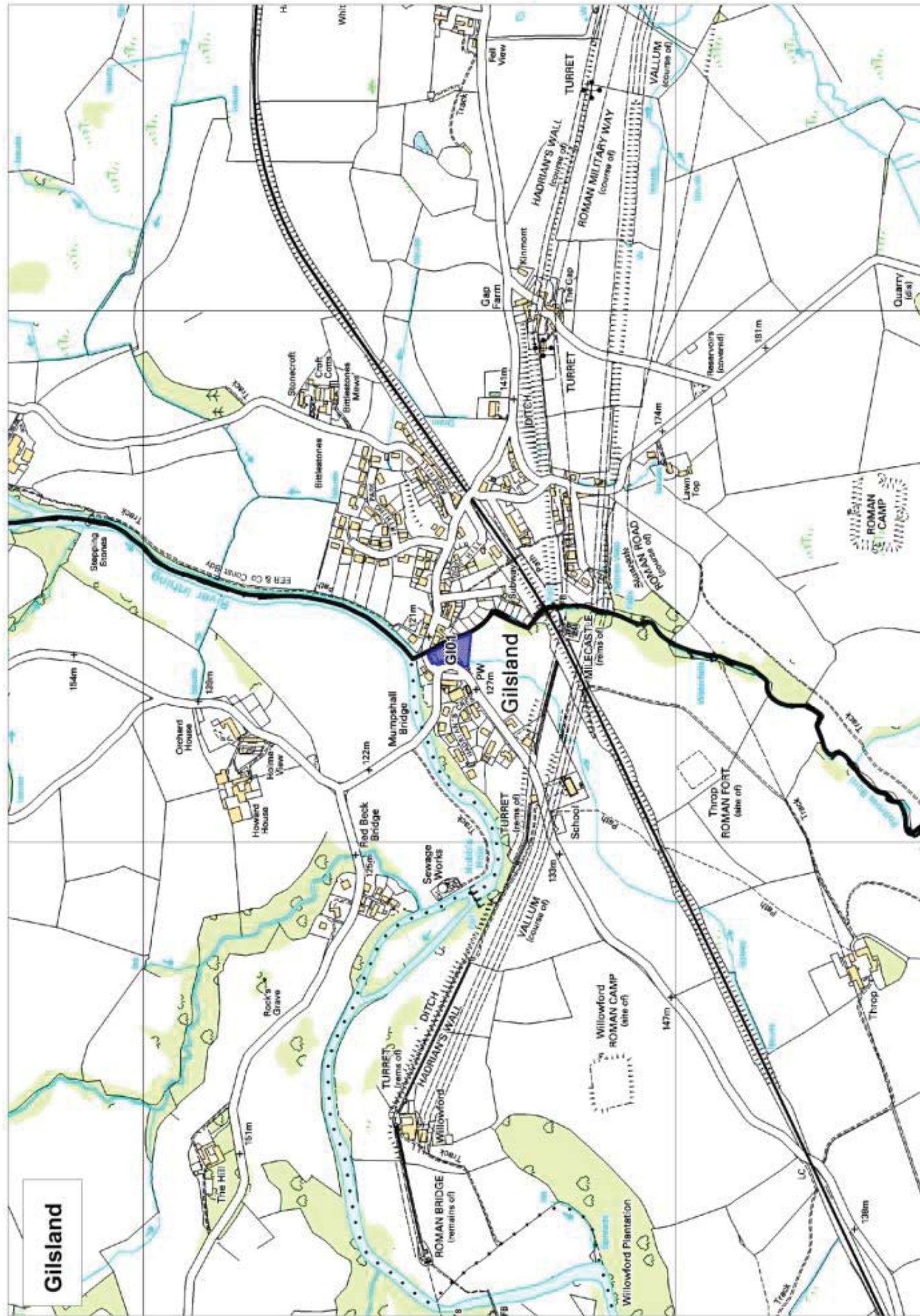




Durdar



# Gilsland





# Houghton







Linstock



# Rockcliffe





# Scotby







SM01

Smithfield

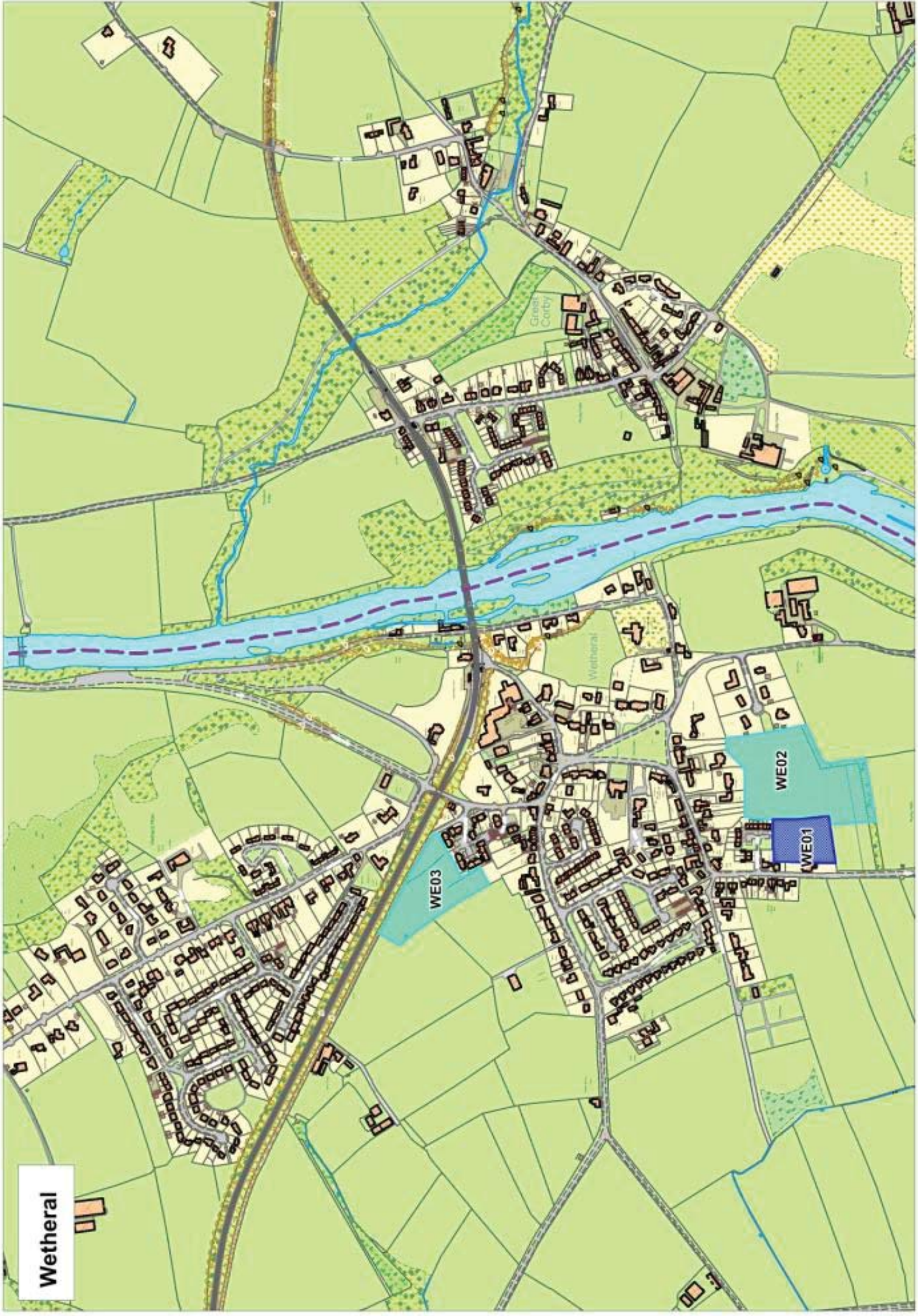
Smithfield



# Thurstonfield







Wetheral





Wreay

