

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

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CITY COUNCIL



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Planning Policy
Economic Development
Carlisle City Council
Civic Centre
Carlisle
Cumbria
CA3 8QG
email: edadmin@carlisle.gov.uk
Tel: 01228 817000



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What is a SHLAA?

A Strategic Housing Land Availability Assessment (SHLAA) is a key piece of evidence that will support and inform the production of the Carlisle Local Plan, as required by the National Planning Policy Framework (NPPF). The SHLAA provides a catalogue of land that is considered to have the potential for housing development. It aims to identify sufficient specific sites with the potential to meet housing requirements up to and beyond the whole 15 year plan period.

It is important to be clear that the SHLAA will not in itself allocate land for housing development, and that sites identified in the SHLAA will not automatically come forward for development, or be guaranteed planning permission. Likewise, sites that have been ruled out of the SHLAA could still be granted permission should the Local Planning Authority consider it appropriate after a more detailed assessment of a planning application.

Many sites within this document have been assessed before the National Planning Policy Framework, which has made it easier to gain planning permission for residential dwellings, was introduced. In some cases, sites that had previously been discounted could now be considered suitable for housing, particularly those within rural areas or closely located to villages. The Council has attempted to make sure that assessments now mirror what would be supported in the NPPF; however the next review of the SHLAA shall aim to pick up any sites that may have been missed.

The primary role of the SHLAA is as follows:

- to identify sites with potential for housing;
- to assess their housing potential;
- to assess when they are likely to be developed.

This version of the SHLAA is an update to the Roger Tym consultants report, which was publically consulted on in June 2012. Information within the SHLAA has been updated in response to comments received, however this document should still be read in conjunction with the consultants report.

Summary of findings

This version of the Carlisle SHLAA currently demonstrates enough deliverable and developable land to support 9,460 new houses over the 15 year plan period of the forthcoming new Local Plan. A break down of this figure has been provided below.

| | Urban | Rural | Total |
|--------------|-------|-------|-------|
| Total: | 6,997 | 2,463 | 9,460 |
| Deliverable: | 4,441 | 2,010 | 6,441 |
| Developable: | 2,556 | 453 | 3,009 |
| | | | |
| Brownfield: | 1,241 | 181 | 1,422 |
| Greenfield: | 5,756 | 2,282 | 8,038 |

In October 2011 Carlisle City Council consulted the public on the Issues and Options for the Core Strategy. In this document a number of possible housing targets were presented for consideration. These targets ranged between 400 and 650 new dwellings to be built each year within the district, a total of 6,000 to 9,750 new dwellings over the 15 year span of the new Local Plan.

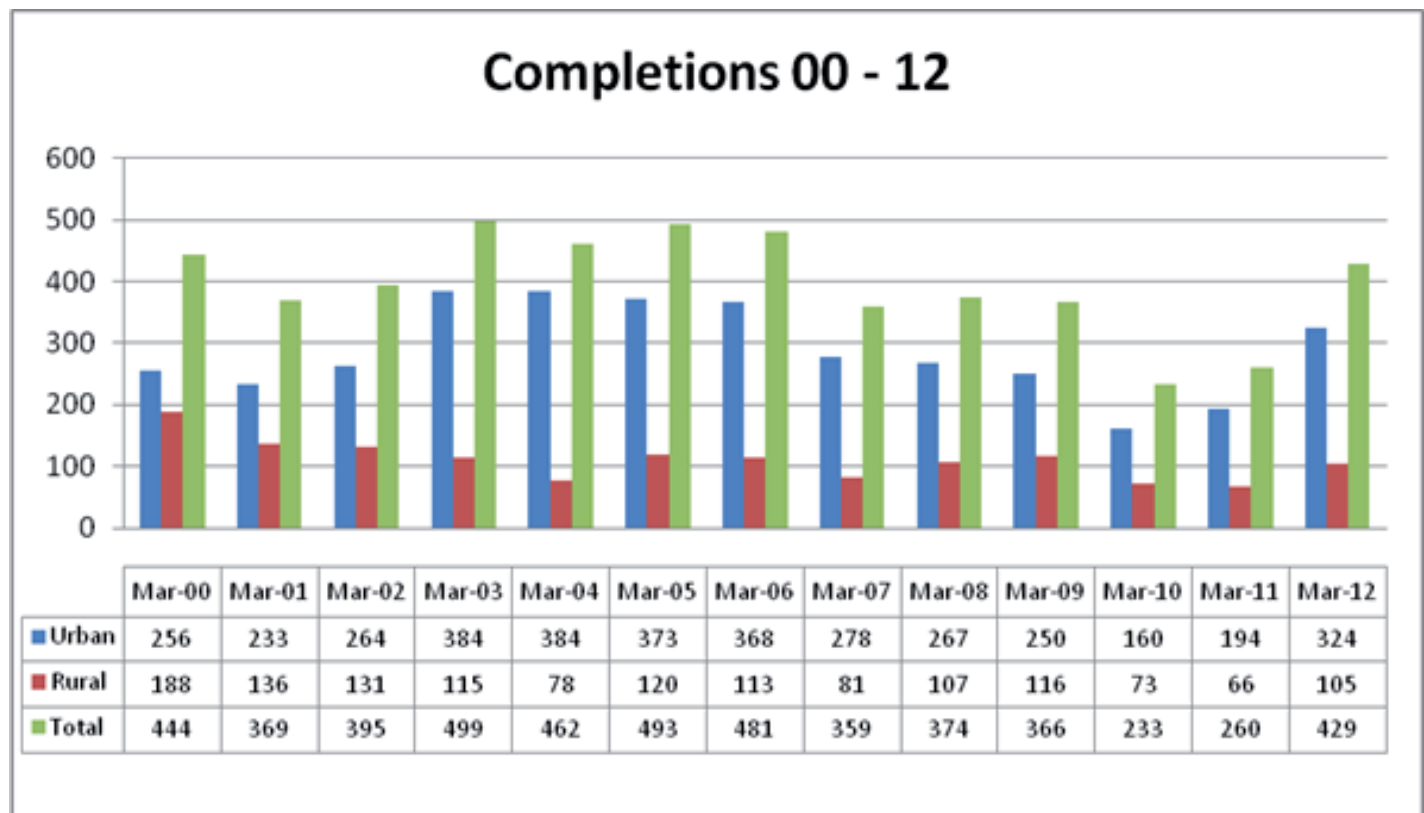
As the table above shows, the lower target of 400 new homes per annum can easily be accommodated on the land identified in the SHLAA. However, the table also shows that available land falls just short of meeting the larger 650 new homes per annum target. If the Council elects to pursue the larger target, more land will have to be identified to accommodate it.

Land identified in the SHLAA currently shows a split of 74% of capacity being located within the Carlisle urban area and 26% available in the rest of the district. It also highlights the limited availability of previously developed land suitable for housing, with only 15% of sites being considered 'brownfield' compared to 85% considered 'greenfield'.

The local context

The impending revocation of Regional Spatial Strategies and the associated housing targets, and in advance of a locally determined housing target, raises the emphasis of the importance of assessing housing issues at the local level. The wider economic climate has also changed. In the light of these changes the Council will work towards delivering a level of housing to meet needs and aspirations locally. The SHLAA shall be used to assess whether there is the physical capacity within the district to accommodate and locally derived housing targets

The recent pattern of housing development



The chart above shows the number of completions for Carlisle District over 12 years. There was a sudden decline in the number of new dwellings in 2006/07. It was envisaged that a slower rate of development would be undertaken in 2008/09 and this is reflected by the lower completion rates. Since the 08-09 reporting year the economy has continued in recession with the point of least house building so far reported in 09-10. The number of new dwellings does now seem to be on the upturn with latest figures suggesting a return to pre 06-07 completion rates; however it may be too early to say whether this will be sustained in coming years.

The average for the district 5-year trend for completions is:

urban area average – 239 per annum
rural area average – 93 per annum
district average – 332 per annum

Responding to Consultation

The SHLAA was subject to a 6 week public consultation between May and July 2012. Around 106 replies were received from a wide range of consultees. Most comments expressed either support or concern regarding particular sites. Where concerns were justified on planning grounds changes were made to the sites either by removing them from the study, amending their boundaries or reclassifying them as deliverable or developable. Some new sites for consideration were also received during consultation. These sites have been logged and shall be assessed when the SHLAA is reviewed next year.

All comments received for specific sites will be taken into consideration when it comes to choosing land from the SHLAA to take forward as formal options for housing allocations in the Local Plan.

A schedule of comments received during consultation, along with the Council's response to each, is available online with all other associated SHLAA documents.

Next Steps

The SHLAA is a rolling document and it will be reviewed on an annual basis as new sites continue to come in and status of existing sites changes.

The SHLAA will be used as a key piece of evidence for the Local Plan. It will support strategic policies regarding housing targets and distribution of housing numbers by demonstrating where capacity is available and when it will be likely to come forward. It will also form the basis for choosing formal housing allocations as a lot of initial, investigatory work regarding suitability, availability and achievability has already been carried out as part of the SHLAA.

The Council continues to welcome new sites for consideration in the SHLAA as well as any updated information for land already assessed within.

Methodology

STAGE 1: Planning the Assessment

As a starting point when identifying the area to be covered by the Assessment, it was accepted that there is largely a cohesive housing market covering the whole of the District. Whilst it is acknowledged that there is some interaction over administrative borders to the west, (towards Wigton), and to the south (towards villages in the north of Eden District), the majority of the housing to be delivered to achieve the strategic aims of the future vision for the District will be in Carlisle, Brampton and Longtown. In order to get a comprehensive picture of the current availability of housing land the SHLAA has considered potential housing sites from across the entire district, including those located in villages and smaller settlements.

Key stakeholders and other consultation:

To ensure a partnership approach involving key stakeholders, the following consultation has been undertaken:

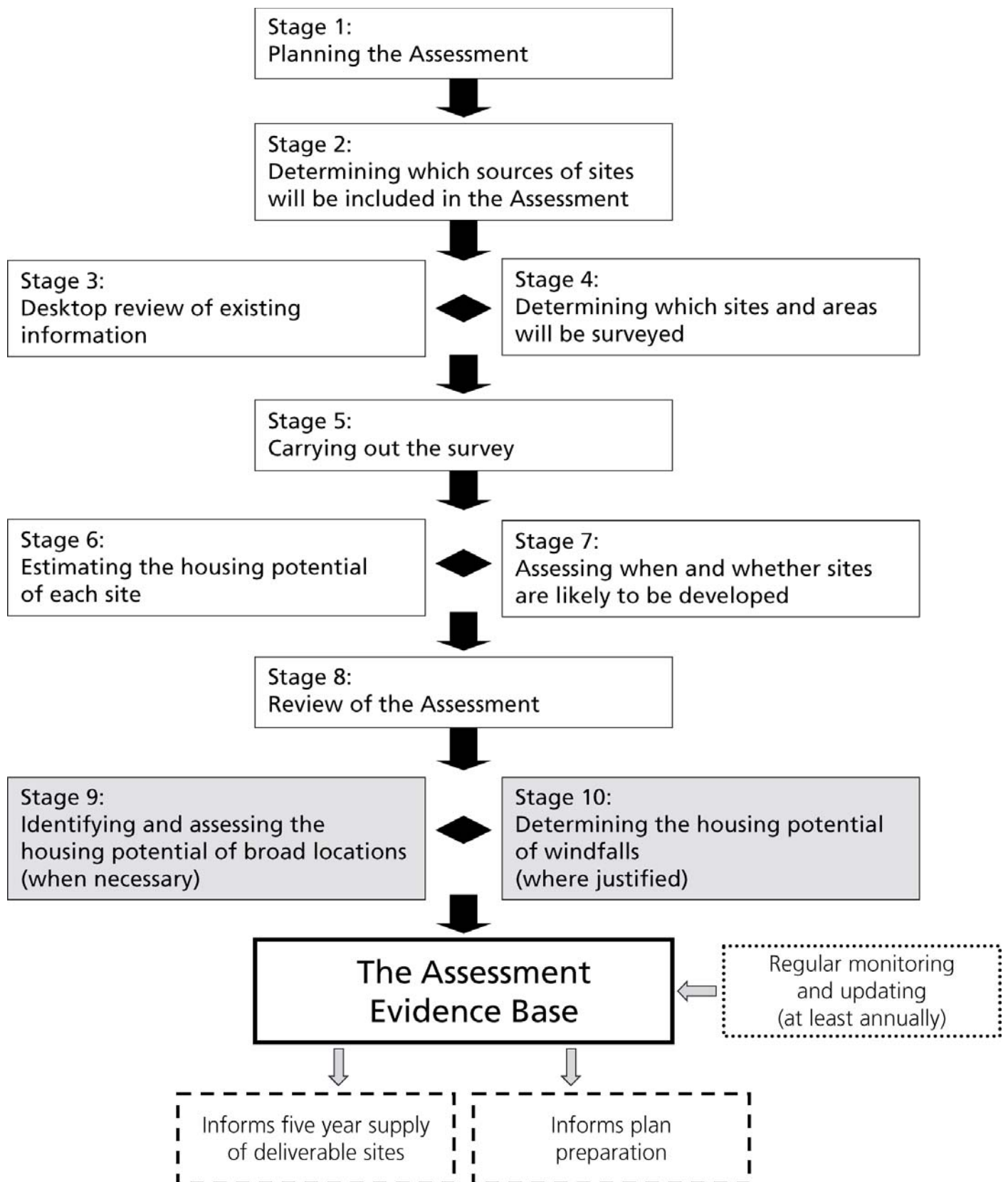
- Call for sites August 6th to October 3rd 2008. This was sent to a wide range of landowners, developers, consultants, Cumbria Travellers Programme Manager, parish councils, relevant internal departments within the Council, (e.g. Property Services), United Utilities, Environment Agency, English Heritage and Natural England.
- Consultation on initial criteria for site assessment January 2009.
- Stakeholder Panel assessment of sites February 2010 – April 2010. Particular focus on constraints. Stakeholder panel members as follows: United Utilities; Environment Agency; Natural England; Cumbria Wildlife Trust; Cumbria County Council (Highways, Planning and Historic Environment); all Housing Associations in Carlisle; local and national house-builders active within Carlisle (the Home Builders Federation were unable to supply a representative).
- A 6 week period of public consultation was held on the proposed final draft of the SHLAA between May-July 2012
- Updates are being posted on the SHLAA page of the City Council's web site.

Resources

The draft SHLAA has been undertaken by the City Council's Planning Policy team, using a panel of stakeholders at various key points as set out above. Consultants Roger Tym and Partners were recruited to provide an economic viability assessment of land in order to demonstrate site achievability. Their report formed the basis of recent consultation on the SHLAA. This finalised version has been produced by Carlisle Council's Planning Policy team as an update to the consultant's report.

Methodology

The methodology has followed the Communities and Local Government Practice Guidance as set out in the following diagram. The Guidance states that, when followed, a local planning authority should not need to justify the methodology used in preparing its assessment. As such, the Council will not be undertaking a separate consultation on the methodology.



STAGE 2: Determining which sources of sites will be included in the assessment

The following sources of sites with potential have been included in the search for sites.

| Sites in the planning process |
|---|
| <ul style="list-style-type: none">• land allocated (or with permission) for employment or other land uses which is no longer required for those uses• existing housing allocations and site development briefs• unimplemented/outstanding planning permissions for housing• planning permissions for housing that are under construction – that are unlikely to be completed by the time the Local Plan is adopted |
| Sites not currently in the planning process |
| <ul style="list-style-type: none">• vacant and derelict land and buildings• surplus public sector land• land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development• additional housing opportunities in established residential areas, such as under-used garage blocks• large scale redevelopment and re-design of existing residential areas• sites in rural settlements and rural exception sites• urban extensions |

Certain areas were excluded and therefore have a nil housing potential. The excluded areas include Hadrian's Wall Military Zone World Heritage Site, all designated SSSIs, and all greenfield sites in the undeveloped open countryside, where not immediately adjacent to a settlement. The undeveloped open countryside for the purposes of the SHLAA includes all land separated from the settlement boundaries of key and local service centres. It does not exclude developed land in smaller villages listed in Policy H1 of the adopted Local Plan, or sites immediately adjacent to the settlement boundaries of local service centres. In addition, land within the functional floodplain, (Zone 3b) as identified in Carlisle's Strategic Flood Risk Assessment November 2011 has also been excluded.

The site threshold has been set at 0.4 hectares in order that the potential of small sites is not overlooked, as they are a valuable source of cumulative potential. It is recognised that a range of smaller sites expands choice for both developers and landowners.

STAGE 3: Desktop review of existing information

The following figure sets out the data sources that have been used to identify sites that may have potential for housing, and any other relevant information such as constraints.

Sites that have been identified in stage 2 and 3 have been entered onto a database and mapped. The database records standard information for each site to assist in site assessment. The information includes the following:

- general description of the site, its surroundings and its boundaries;
- topography of the site;
- access to services;
- current use;
- Constraints such as watercourse, electricity pylons etc;
- assessment of its suitability and potential for housing, including a timescale.

Sources of information

| Sites in the planning process | Purpose |
|--|--|
| Site allocations not yet the subject of planning permission | To identify sites |
| Planning permissions/sites under construction (particularly those being developed in phases) | To identify sites |
| Site specific development briefs | To identify sites and any constraints to delivery |
| Planning application refusals, and expired planning permissions. | To identify sites – site threshold of 0.4 hectares applies. Records for last three years searched. |
| Dwelling starts and completion records | To identify the current development progress on sites with planning permission |
| Other sources of information that may help to identify sites | |
| Call for sites | To identify sites held by landowners/developers in the whole of the District. |
| Local planning authority Urban Capacity Study | To identify buildings and land, and any constraints to delivery |
| National Land Use Database | To identify buildings and land, and any constraints to delivery |
| Register of Surplus Public Sector Land | To identify buildings and land |
| Local planning authority Employment Land Review | To identify surplus employment buildings and land |
| Commercial property databases eg estate agents and property agents | To identify vacant buildings and land |
| Ordnance Survey maps | To identify land |
| Aerial photography | To identify land |

STAGE 4: Determining which sites and areas will be surveyed

In addition, a comprehensive assessment of the Local and Key Service Centres in the rural area, (which are listed in Policy DP1 of the adopted Local Plan) was undertaken. This survey assessed the capacity in both landscape and local service provision terms to accommodate further development, and identified broad areas capable of absorbing such development. In addition to this, particular areas of search included those villages within a two mile radius of Carlisle, regardless of the level of services they provide. These villages often provide a sustainable location with good public transport connections, and are more likely to give rise to walking or cycling trips to the city.

A minimum site size of 0.4 hectares has been set, and most sites under this threshold were excluded from the survey. All the sites that were submitted under the Call for Sites process were visited, whilst sites identified from other sources were only visited if sufficient up-to-date information was lacking.

STAGE 5: Carrying out the survey

The aim of the survey is to look at the sites identified as part of the SHLAA to see if they are suitable to accommodate the level of new homes needed in the district over the next 15 years. This level will be set within the forthcoming new Local Plan.

Whilst some of the sites were in suitable locations, many conflicted with sustainability objectives and with national and local planning policies. An initial assessment of suitability was made at this stage, and the stakeholder panel consulted with the specific intention of identifying site constraints and how they could be overcome. Information used by the Council at this stage also included the Local Plan proposals map, Cumbria Biodiversity Evidence Base and the Strategic Flood Risk Assessment 2011. Cumbria County Council also provided input with data on landscape character, biodiversity, education, social care, transport and the historic environment.

STAGE 6: Assessment of housing potential

The National Planning Policy Framework (NPPF) states that density standards on housing developments should be set locally, ensuring land is used efficiently and sustainably. Within urban areas there will be opportunities to achieve higher densities than in the rural areas, and, where appropriate, higher densities close to the city centre.

Density is a measure of the number of dwellings that can be built on a site. In undertaking the assessment of housing potential, the density of existing development around sites did not directly influence the assessment.

Certain sites have development constraints on them which limit density, for example mature trees, topography or watercourses.

Lower density suburban type family housing remains popular. However, within Carlisle over the last five years, a significant proportion of new development has been high density one or two bedroom flats. These do not meet family needs, and do not always contribute to the need to provide mixed and balanced communities. A balance therefore needs to be struck. The qualities of good suburban housing can be designed in to higher density schemes, provided that the development is integrated into the existing surrounding housing area. At present within the District, evidence suggests that there is a shortage of larger family homes. The housing type and mix on a site will be guided by emerging planning policy and agreed at planning application stage.

STAGE 7: Assessing when and whether sites are likely to be developed.

The guidance states that by assessing the suitability, availability and achievability of sites, information will be gathered to inform the judgement in the plan making context as to whether a site can be considered in the following categories:

- deliverable – sites that are available now, offering suitable locations for housing development and have a reasonable prospect of being achievable within five years from the date of adoption of the plan (i.e. they score well in terms of economic viability)

Only sites with no ownership constraints were considered to be available, i.e. where the site owner had expressed a wish now or in the future to have housing development on that site.

- developable – sites in a suitable location for housing development, with a reasonable prospect that they will be available and could be developed at a specific point in time; i.e. an assessment of whether the site is actually likely to be developed. Factors to be assessed included location in terms of accessibility, and likely market attractiveness to a developer in terms of constraints and location. Sites that scored poorly in terms of economic viability (achievability) were considered developable. Sites were not excluded on the grounds of economic viability, even when they proved unviable during assessment. It was felt that given the turbulent nature of the modern housing market it would be unfair to rule such sites out at this early stage. Less economically viable sites were therefore put towards the back of the SHLAA timescale and this will be considered when it comes to the phasing of allocations in the emerging Local Plan.
- not currently developable – these are the identified sites which, for a range of reasons, cannot currently come forward for housing.

Assessing suitability

The criteria for site assessment (which includes location, access to services and site constraints) was drawn up to specifically consider the suitability of sites for housing development by assessing a number of relevant factors. Desk top surveys, site surveys and discussions with stakeholders were all utilised in the assessment. The resulting information was fed into the SHLAA database. A brief assessment of site suitability has been included with individual site information available online.

Assessing availability

Many sites which were considered during the assessment were promoted by land owners or developers through the call for sites process, or had been put forward for development at the Local Plan inquiry in 2007. For these sites it is assumed that there are no legal or ownership constraints, and the sites are therefore available for development.

For sites identified by other means, an assessment has been made as to how and when a site can realistically come forward.

Assessing achievability

Assessing achievability involves a judgement about the economic viability of a site, and the capacity of a developer to complete and sell the housing over a certain period. In order to assess this factor, the Council has instructed consultants Roger Tym and Partners to carry out economic viability modelling of sites.

Site achievability has been used as a key factor to decide whether a site is deliverable within 5 years of Local Plan adoption or developable and more likely to come forward within the later 6-15 years of the plan period. Sites have not been discounted on viability assessments alone as, given the current difficult economic climate, it was not considered justified to rule out possible upturns in the market over the next 15 years. Unviable, but otherwise suitable, sites were therefore classed as developable and pushed towards the later end of the plan period.

Overcoming constraints

Where constraints have been identified, an assessment has been made of what actions would be needed to remove them, and whether such actions are feasible. Where constraints have been identified as being a barrier to development, the site has been rejected.

Monitoring and Review

The SHLAA is not a one-off study, and updating it through the addition of new sites will be part of a rolling programme and an integral part of the Annual Monitoring Report process.

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) 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)

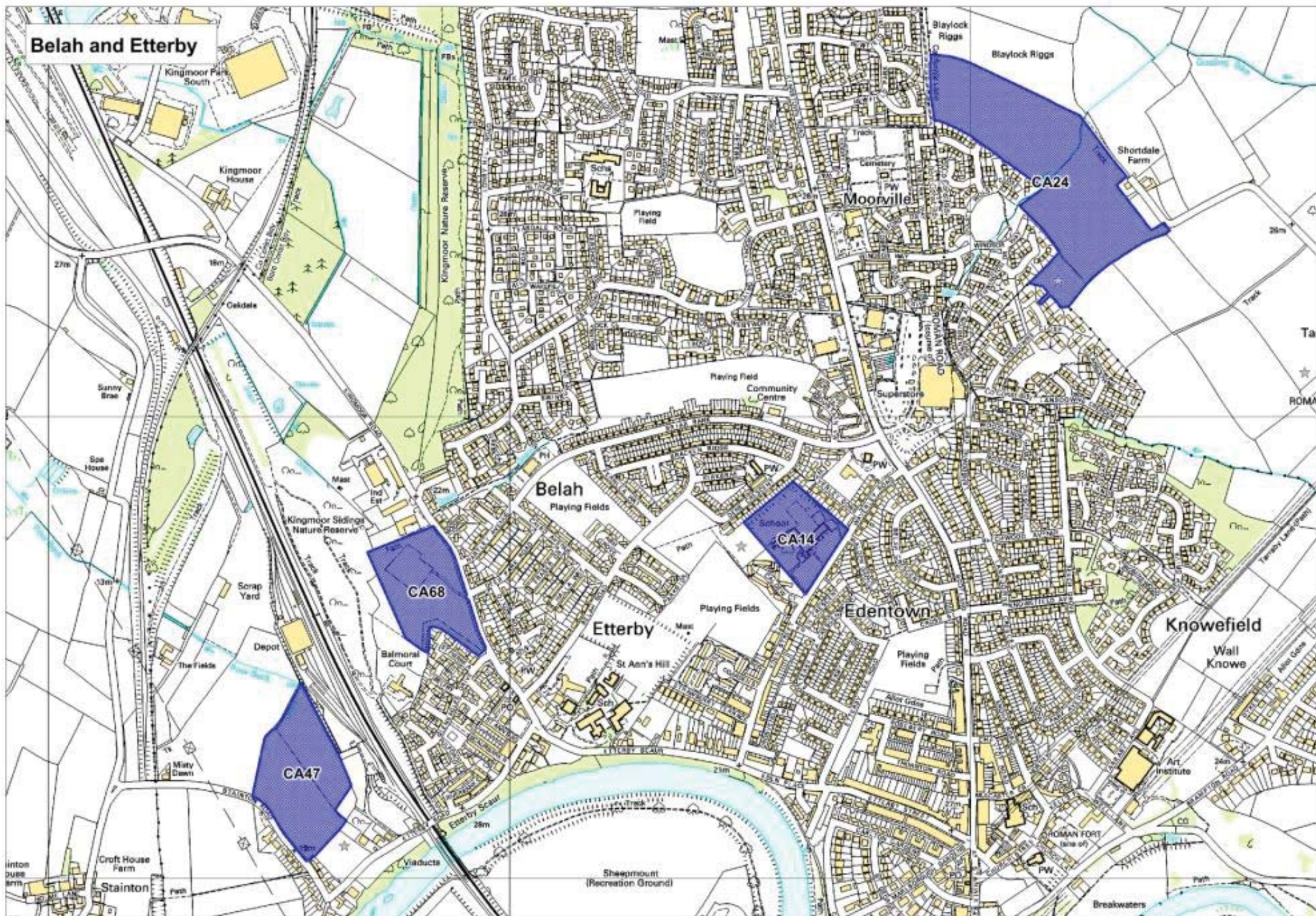


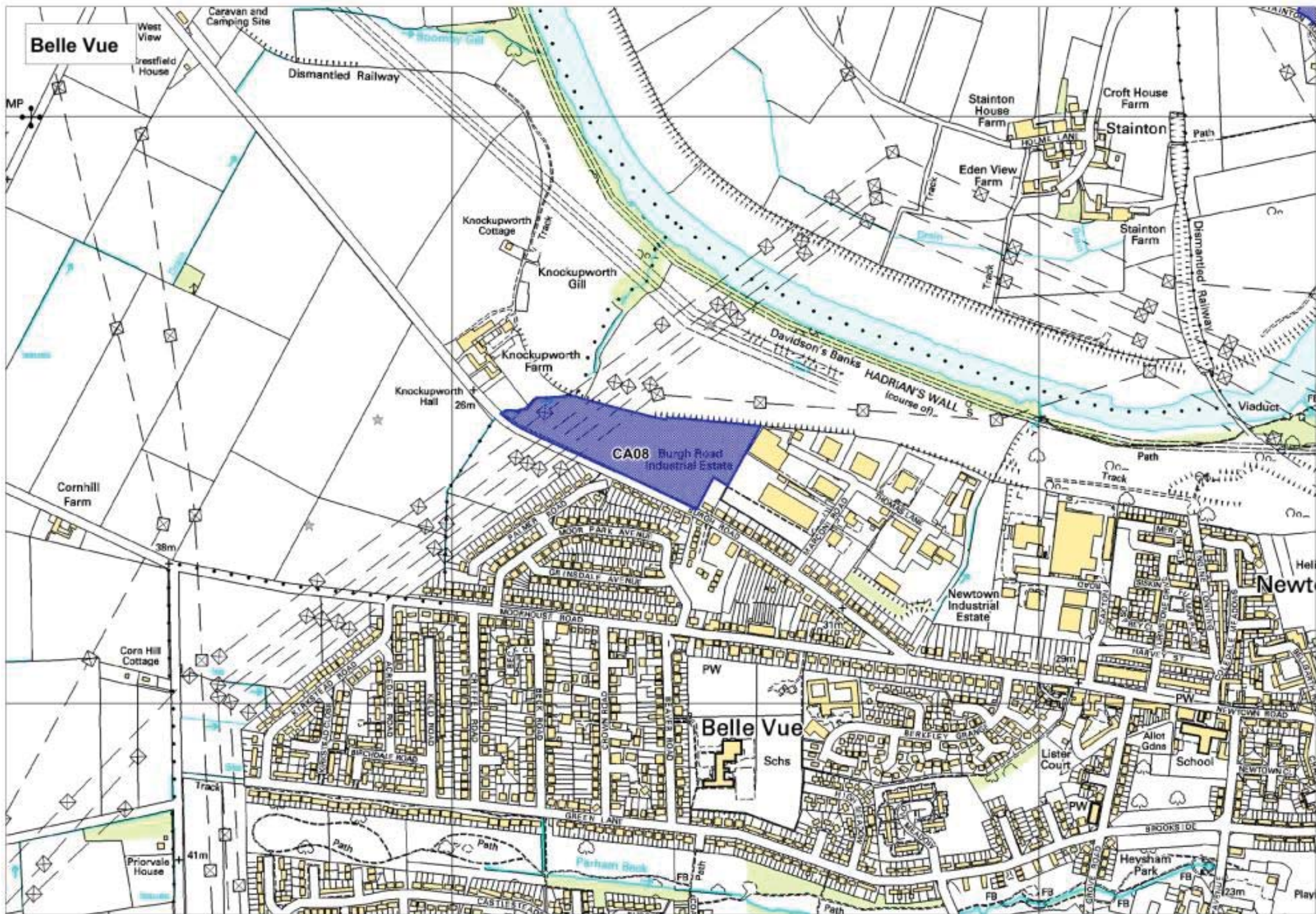
: Developable (6-15 Years after Local Plan adoption)

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Belah and Etterby





Botcherby and Harraby

The map displays a residential area with a grid of streets. Key features include:

- Botcherby:** Located in the upper right, featuring a large green area labeled CA61 and a blue area labeled CA72.
- Harraby:** Located in the upper left, featuring a large green area labeled CA41 and a blue area labeled CA23.
- Carleton:** Located in the lower left, featuring a large green area labeled CA41 and a blue area labeled CA23.
- Garlands:** Located in the lower center, featuring a large green area labeled CA70 and a blue area labeled CA27E.
- Botcherby and Harraby:** The central area, featuring a large green area labeled CA60 and a blue area labeled CA11.
- Other areas:** SC04, SC01, and SC09 are labeled in the bottom right corner.

The map also shows the River Ouse and the A166 road. The map is titled 'Botcherby and Harraby' in the top right corner.

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- Infrastructure:** The A63 road runs horizontally across the middle. The River Ouse is visible in the bottom right.
- Landmarks:** The Carleton Clinic is labeled near the bottom center. The Carleton Farm is labeled near the bottom left.

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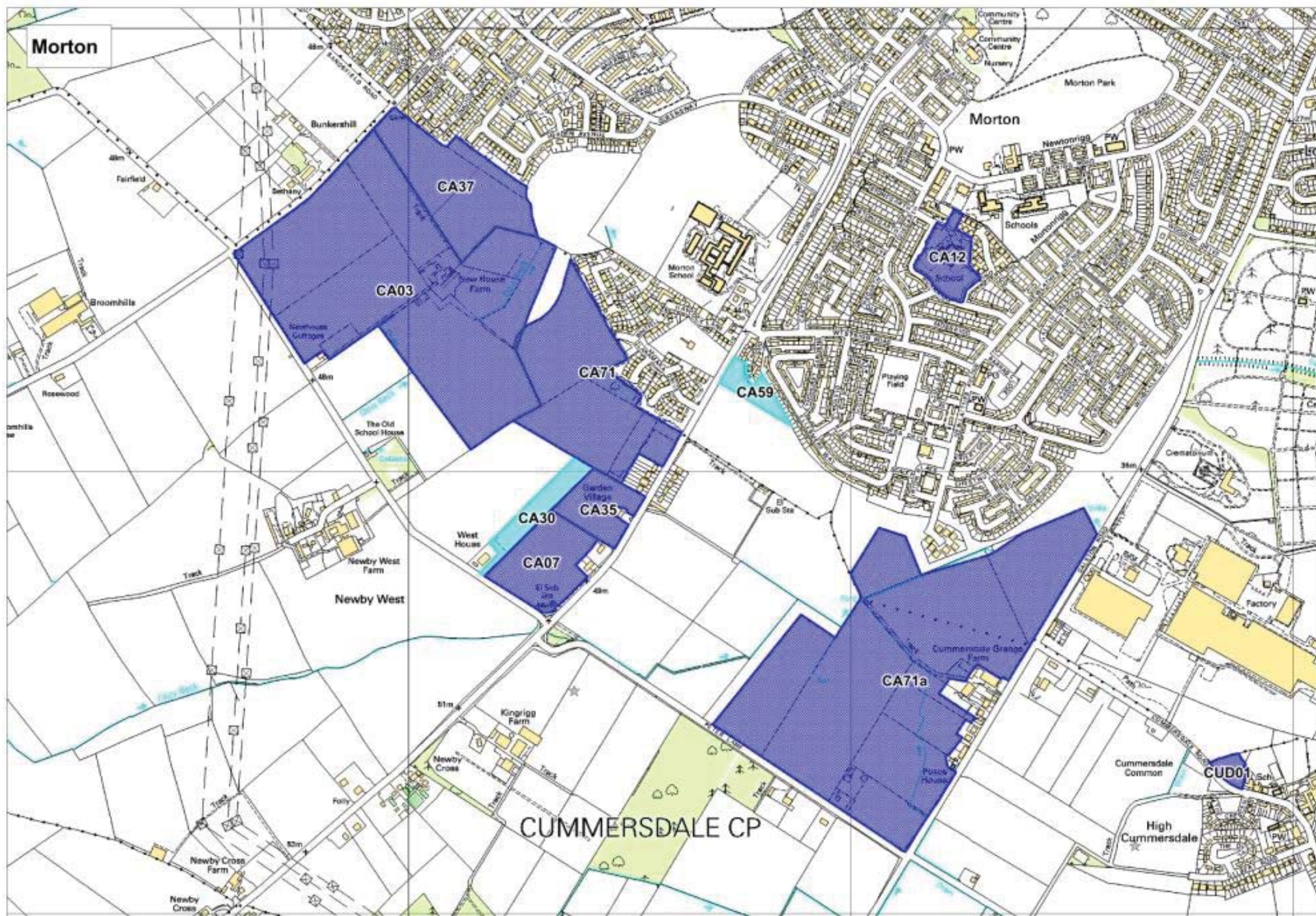
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Kingstown and Kingmoor

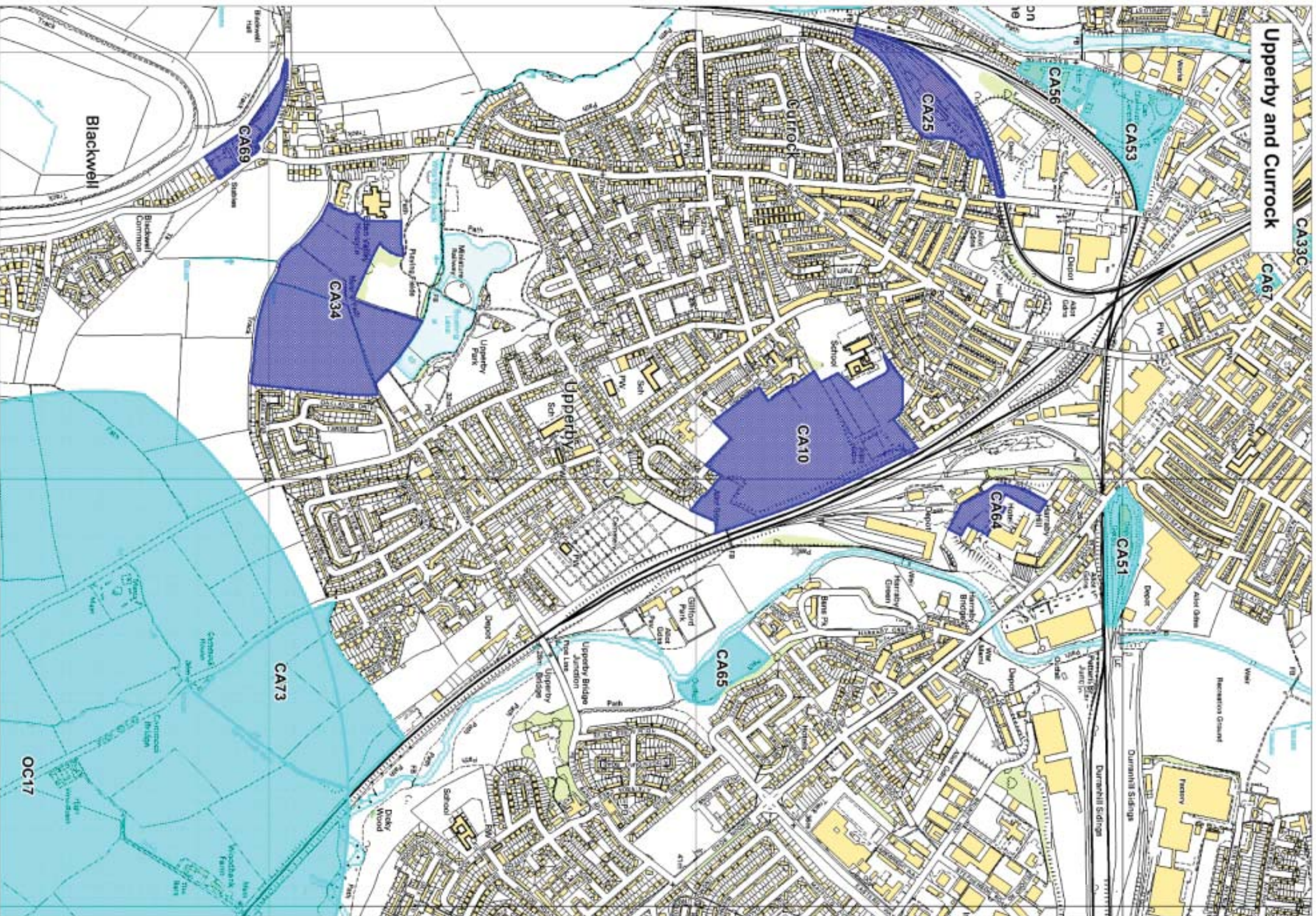
The map displays the following highlighted areas and labels:

- CA50**: A large blue-shaded area in the upper left.
- CA22**: A blue-shaded area to the east of CA50.
- CA40**: A large blue-shaded area in the lower left.
- OC18**: A small blue-shaded area near the top left.
- OC23**: A blue-shaded area in the upper right.
- OC35**: A small blue-shaded area near the top right.
- CA54**: A blue-shaded area in the lower right.
- CA39**: A blue-shaded area below CA54.

Other labels on the map include: Kingmoor Park, Harker, Low Harker, Kingmoor Park Harker Estate, Gibbet Wood, Willemore, Houghton House Plantation, Harker Grange, Greenhill, Greenhill Wood, Graymoorhill, Graymoorhill North Bridge, Graymoorhill South Bridge, Kingstown, and various other local landmarks and roads.

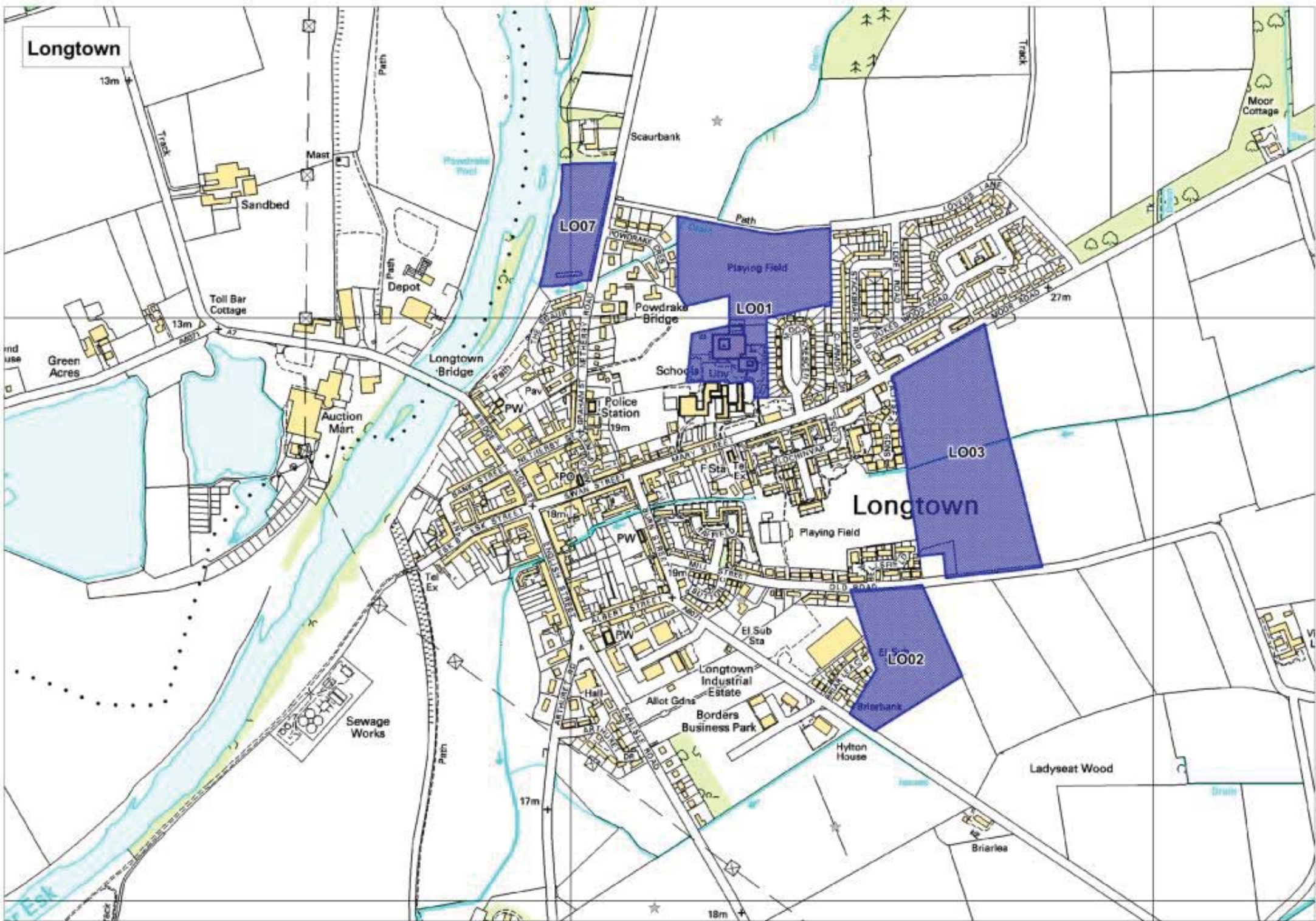


Upperby and Currock

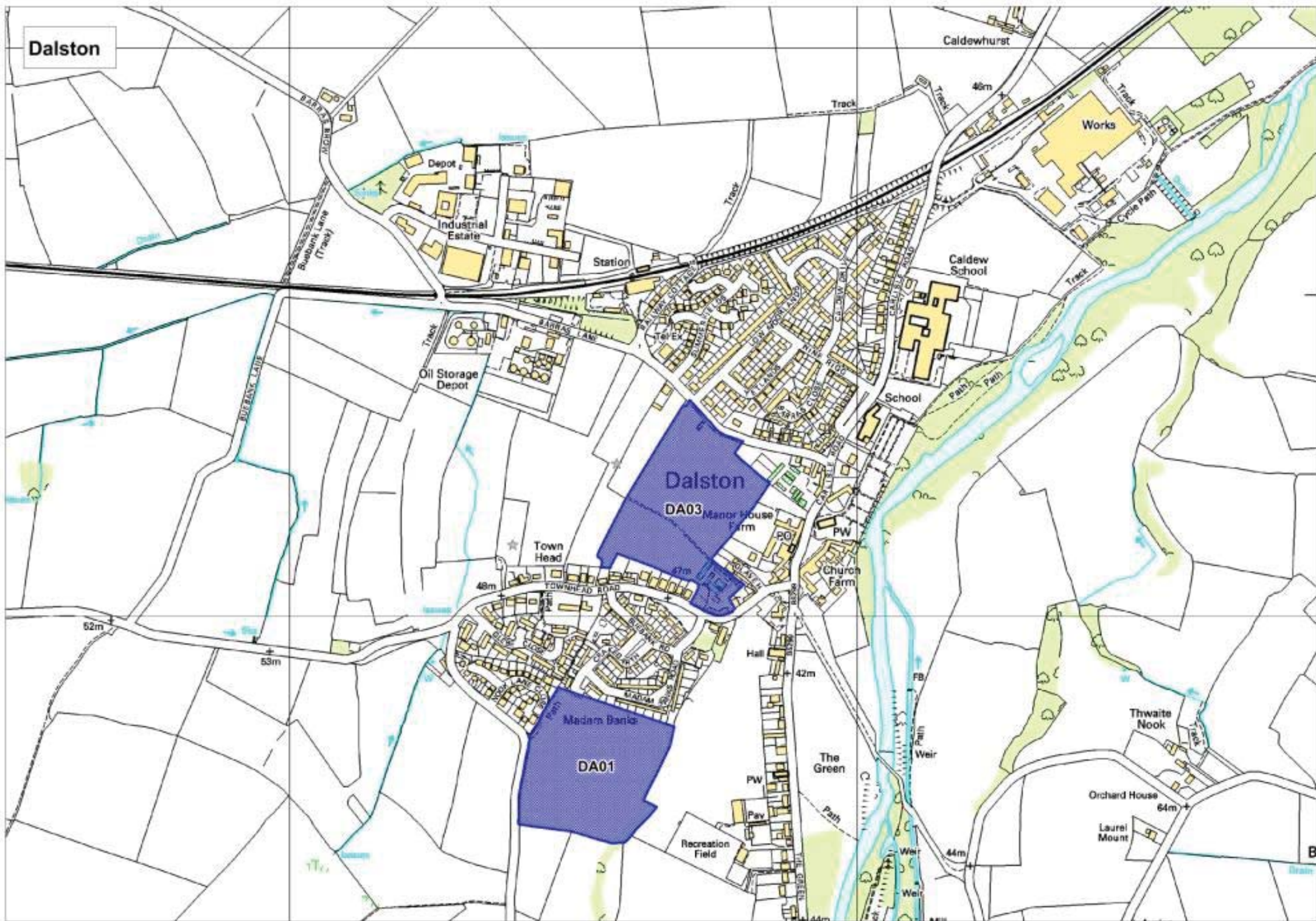


The map shows the town of Brampton, with various streets and landmarks labeled. The town is divided into several colored regions, likely representing different planning or administrative areas. The blue regions are labeled BR01, BR03, BR06, BR11, BR08, and BR07. The yellow region is labeled BR04. The green region is labeled BR05. Key landmarks include the Roman Tile Kilns, William Howard School, Murray Park, and the Hospital. The map also shows the River Ure and the A66 road.

BRAMPTON CP



Dalston



Aglionby

Warwick Moor

Aglionby

OC48

OC49

SC02



Blackwell

CA69

Blackwell

Carlisle Race Course

BL01



Brunstock



Buckabank



Cummersdale

CUD01

CUD03

Cummersdale

High Cummersdale Farm

Works



Cumwhinton

CUW01

CUW02

Cumwhinton



Durdar



Gilsland



Houghton

HO02

HO01

HO03



Linstock



Rockcliffe





Smithfield

SM01

Smithfield



Thurstonfield

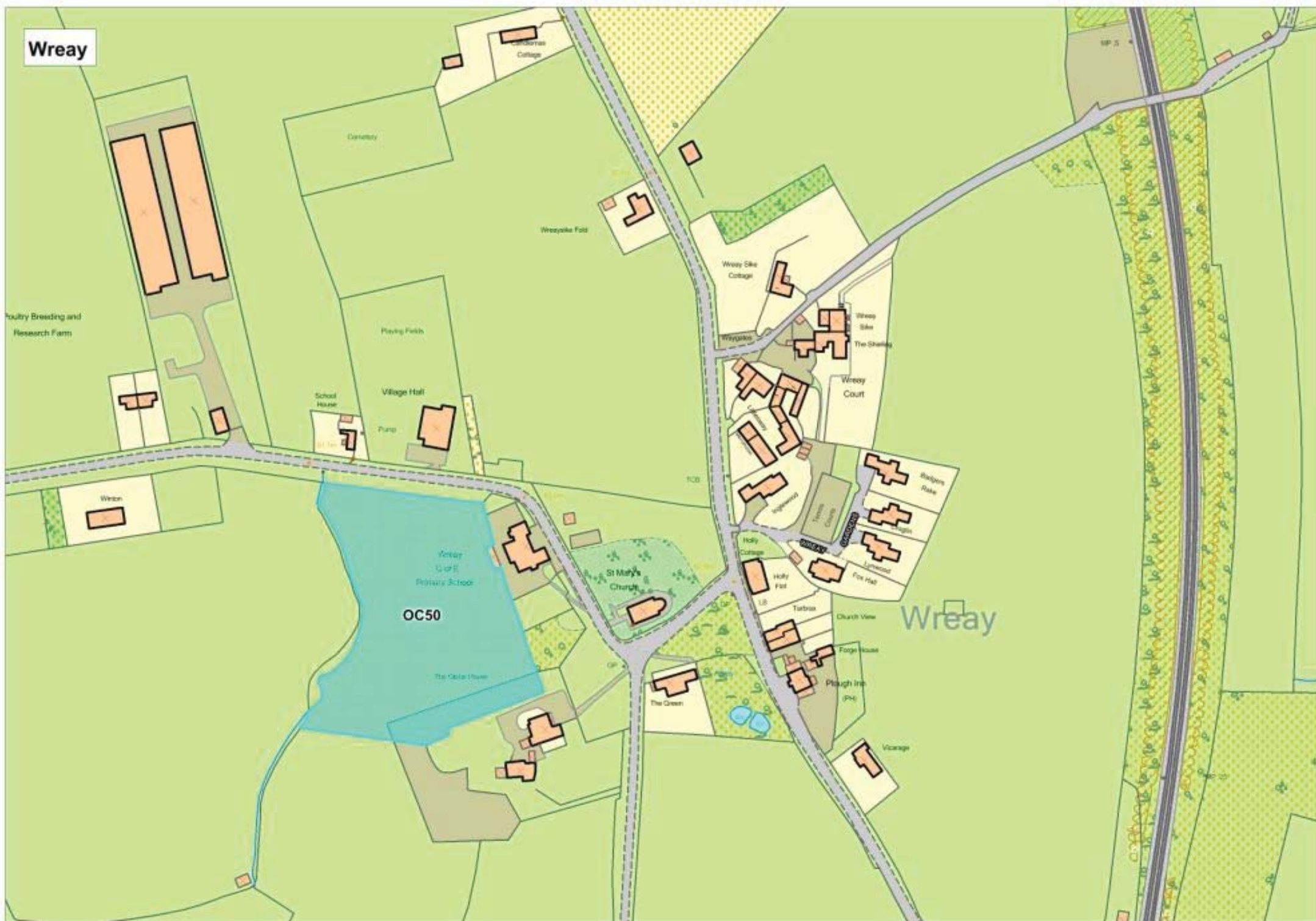


Warwick Bridge

WB02







Appendix A: 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 |
| BR06 | Garth House | Greenfield Lane | Brampton | 1.24 | 6 | | Green | high value gardens now open to public, would need to be retained to protect character of listed building |
| 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 | |
| OC33 | Adjacent to Croft House | | Burnstock | 0.75 | 4 | | Green | Likely acceptable under NPPF |
| 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 | |
| CA39 | Land at Greymoorthill | 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 | Haraby | 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 | |
| CA70 | Carleton Clinic | (Former Garlands Site) | Carlisle | 4.24 | 114 | | Brown | |
| 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 |
| 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 |
| CA10 | Land at York Gardens | Upperby | Carlisle | 11.55 | 49 | | Green | Some limited development of site may secure funding for upgrading recreational amenity |
| 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 | |
| CA22 | Land Adj to Crindledyke Estate | Crindledyke | Carlisle | 4.86 | 131 | | Green | |
| CA25 | South Western Terrace | Currock | Carlisle | 3.11 | 82 | | Brown | |
| CA64 | Hilltop Heights | London Road | Carlisle | 1.17 | 31 | | Green | Deisgn 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 | |
| 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 | | 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 |
| CA71a | Allocation at Morton | Peter Lane | Carlisle | 29.4 | 300 | 525 | Green | |
| OC07 | Land at Buckabank | Dalston | Carlisle | 2.86 | 15 | | Green | Likely to be acceptable under NPPF - supporting Dalston services |
| 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 | | Green | |
| GI01 | Land/Property at The Bridge Inn | | Gilsland | 0.28 | 6 | | Brown | Flood risk will be a constraint |

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|------|-----------------------------------|------------------|------------|------|-----|--|--|-------|--|
| HO01 | Land north of Houghton | | Houghton | 7.66 | 62 | | | Green | |
| HO03 | Hadrians Camp | Houghton Road | Houghton | 28.6 | 124 | | | Brown | not all of site will be developable due to scale and wildlife concerns |
| 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 | | | Green | 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 | Oil Pipe runs through site - could be a significant constraint |
| SC04 | Site Off Broomfallen Road | Broomfallen Road | Scotby | 1.5 | 49 | | | Green | |

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|------|---------------------------------------|-----------------------|-------------------|------|----|--|-------|---|
| SC05 | Land behind Scotby Village Hall | | Scotby | 1.71 | 56 | | Green | |
| WB02 | Corby Hill Road | Corby Hill | Warwick Bridge | 2.19 | 36 | | Green | Numbers limited due to landscape impact347881 |
| WE01 | Land Adj Wheatsheaf Gardens | Wheatsheaf Gardens | Wetheral | 0.61 | 20 | | Green | |
| WE02 | Land Adj Playing Fields | Wheatsheaf Gardens | Wetheral | 2.96 | 78 | | Green | |

Appendix B: 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 |
| OC48 | Aglionby Grange | Holme Lane | Aglionby | 0.42 | 3 | Green | Likely acceptable under NPPF |
| BL01 | Land to the East of Durdar Road | Dudar Road | Blackwell | 4.09 | 120 | 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 | |
| CA30 | Land Adj to West House | Wigton Road | Carlisle | 1.38 | 45 | Green | Only developable with CA7 and CA35 |
| 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 | |
| CA54 | Land at Greymoorthill | Kingstown | Carlisle | 3.96 | 107 | Green | Only developable in conjunction with CA39 |
| CA56 | Bousteads Grassing Depot | Rome Street | Carlisle | 1.06 | 35 | Brown | |
| CA65 | Land at Harraby Green Road | Harraby Green Road | Carlisle | 1.61 | 16 | Green | Flood risk a major constraint on site |
| 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 |
| 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 |

| CA53 | Land at Rome Street | Rome Street | Carlisle | 3.42 | 98 | Brown | This site may have long term potential |
|------|-------------------------------|-------------|------------|-------|-----|-------|--|
| OC18 | Land at Harker Roads End | Harker | Carlisle | 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 |
| OC23 | Kingmoor Park | Harker | Carlisle | 10.59 | 300 | Brown | Employment use proving to be no longer viable. Housing development could be investment required to tidy the site up |
| 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 |
| 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 | |
| WE03 | Land Adj Hallmoor Court | | Wetheral | 1.16 | 38 | Green | |
| OC50 | Land adjacent to Wreay School | | Wreay | 1.16 | 7 | Green | Can only be considered deliverable if treatment works are expanded |

Appendix C: Discarded Sites

| Ref | Site | Street | Settlement | Area (Ha) | Comment |
|--------|--------------------------------|-----------------|------------|-----------|--|
| 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 |
| BR10 | Land off Edmondson Close | Edmonson Close | Brampton | 9.61 | Landscape impact, unsuitable topography, environmental impact, access |
| OC12 | Land at Hawksdale Bridge | | Buckbank | 3.1 | Access constraints - Highways consider site unfeasible |
| 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 defenses 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 Durrannahill | Durrannahill | 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 |

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|-------|-----------------------------------|-----------------|------------|-------|---|
| CA29 | Land at Moorhouse Road | Moorhouse Road | Carlisle | 6.51 | Overhead cables physically constrain site making it unsuitable for residential development |
| 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 | Durrannahill | Carlisle | 0.68 | Located within industrial estate - unlikely to ever be developable as housing |
| OC05 | Land off Peter Lane | Peter Lane | 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 accomodation, 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 |
| CA38 | Land at Beaumont Road | Beaumont Road | Carlisle | 2.28 | Flood Zone 3B |
| OC34 | West of King Acre | | Corby Hill | 1.85 | Poorly related to settlement |

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|-------|------------------------------------|----------------|---------------------|-------|---|
| OC36 | Kingswood Educational Study Centre | Greensyke | Cumdivock | 2.47 | Unustainable location |
| CUD02 | Site at High Cummersdale | | Cummersdale | 3.82 | Poorly related to settlment, 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 | Unustainable 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 | Unustainable location |
| HA01 | Bothy Cottage | | Hayton | 0.37 | Unustainable location, site too small to be considered strategic |
| OC29 | Low Allenwood Farm | Broadwath | Heads Nook | 0.4 | Unustainable 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 | Unustainable Location |
| OC38 | Land at Townhead | | Houghton | 0.31 | Poorly related to settlement |
| OC25 | Adjacent to Yew Tree Farm | Fenton | How Mill | 1.7 | Unustainable location |
| OC27 | Yew Tree Farm | | How Mill | 2.38 | Unustainable Location |
| OC24 | The Old Station Warehouse | | Kirkandrews on Eden | 0.41 | Unustainable 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 stratgic |
| OC16 | Adjacent to Arthuret House | Arthuret Road | Longtown | 4.38 | Poorly related to settlement |
| LR01 | Carricks Yard | Carricks Court | Low Row | 0.44 | Unustainable Location |
| MO01 | Monkhill Farm | | Monkhill | 0.44 | Unustainable location, on the course of Hadrian's Wall |
| OC47 | Land at Orton Grange | | Orton Grange | 1.03 | Unustainable location |
| OC19 | Factory Premises | Haithwaite | Penton | 0.67 | Unustainable location |

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|-------|-------------------------------|-------------|----------------|------|--|--|
| 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 | Not strategic - likely only 1 house would be suitable | |
| OC13 | Lonning Garth | Lamley Bank | Scotby | 0.41 | too small to be considered in SHLAA | |
| OC40 | Land at Lambley Bank | | Scotby | 1.18 | Number of houses permissible on site would not be strategic | |
| 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 | Not strategic, likely only one house would be suitable | |
| 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 | |
| TH02 | Land at Chapel Lane | Chapel Lane | Thurstonfield | 1.67 | Impact on residential amenity, impact on settlement, unsustainable location | |
| 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 | |
| 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 | |
| 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 | |