



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Update - December 2014



CARLISLE
CITY COUNCIL



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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 emerging Carlisle Local Plan (2015-2030), as required by the National Planning Policy Framework (NPPF). The SHLAA provides a catalogue of land that is considered to have potential for housing development. It ultimately allows us to assess whether there are enough potential housing sites within the District to cover the whole 15 year local plan period.

The primary role of the SHLAA is as follows:

- To identify sites with potential for housing;
- To assess their suitability for housing
- To identify any constraints to delivery
- To conclude whether suitable sites are achievable and available for allocation if needed.

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 upon its own merits.

To ensure that the SHLAA is considered “sound” under national planning guidance, it will seek to deliver the following outputs:

- A list of sites cross referenced to a map base
- An assessment of the deliverability and developability of each site
- The potential quantity of new dwellings that could be delivered on each site
- The identification of any constraints along with some indication of how and when these could be resolved.

This version of the SHLAA is an update to the 2012 SHLAA, and the third iteration of the assessment that Carlisle City Council has produced. The 2014 SHLAA update is available online as part of the Local Plan evidence base.

Summary of Findings

This version of the Carlisle SHLAA currently demonstrates enough deliverable and developable land to support **9,379** new houses over the 15 year plan period for the emerging Local Plan. A break down of this figure has been provided below.

	Urban	Rural	Total
Total:	6,774	2,605	9,379
Deliverable:	4,112	2,334	6,446
Developable:	2,662	271	2,933
Brownfield:	1,330	181	1,511
Greenfield:	5,444	2,424	7,868

The emerging Carlisle District Local Plan (2015-2030) was consulted on for a second stage of preferred options between March and April 2014. This draft version of the plan presented a housing target of 565 houses per year for the next 15 years, a total of 8,475 over the whole plan period. As the table above shows, land identified within the SHLAA can comfortably support this. The plan identifies a broad location for growth post 2025 to the south of Carlisle. Sites to the south of the city that have been submitted have been assessed as having potential to provide land for the Carlisle South expansion, more detailed assessment of this land will be done for the Carlisle South Masterplan. In addition to this, new dwellings will also be created through windfall and on smaller sites not considered in the SHLAA throughout the lifetime of the plan.

Land identified in the SHLAA currently shows a split of 72% of capacity being located within the Carlisle urban area and 28% available in the rest of the district. It also highlights the limited availability of previously developed land suitable for housing, with only 16% of capacity being 'brownfield' compared to 84% 'greenfield'. In the rural area only 6% of potential new houses could be located on previously developed land. In the urban area there is slightly more brownfield land with around 19% of potential new houses shown to be on brownfield land.

The Local Context

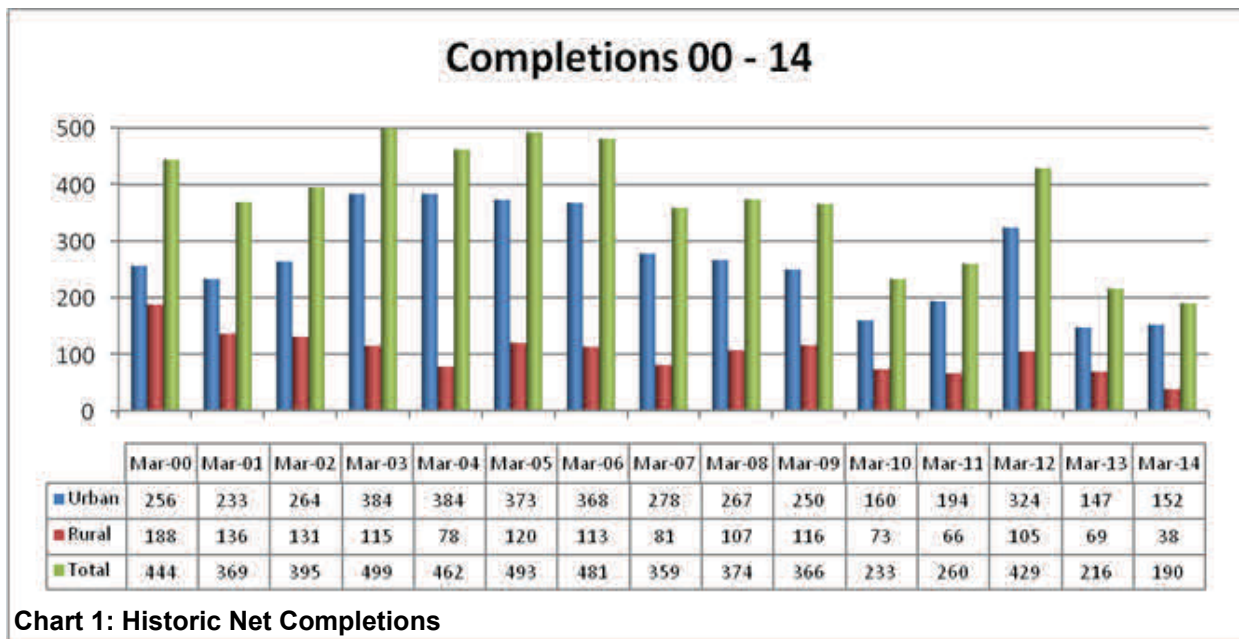
The SHLAA is used to assess whether there is the physical capacity within the district to accommodate locally derived housing targets. The Council's Housing Need and Demand Study (2011) – which is effectively the Council's Strategic Housing Market Assessment (SHMA), provides 3 options for housing targets within the emerging Local Plan 2015-2030.

1. A target based on average past construction rates at 420 homes per year (a total of 6,300 for the plan period), though this limited target would likely lead to a reduction in the resident work force overall;
2. A target aimed maintaining the current levels of the economically active workforce at 545 houses per year (8,175 for the whole plan period);
3. A target that looks to enable population and economic growth within the city at 665 new dwellings per year (9,975 for the entire plan period).

The emerging Local Plan has to date consulted on options at the upper end of this range, with the latest preferred options draft proposing an annual housing target of 665 dwellings net of clearance.

Following the publication of updated population and economic projects the Council have commissioned a refresh of the key outputs of the Strategic Housing Market Assessment (SHMA), in order to ensure that the housing target taken forward in the emerging Local Plan reflects the most up to date evidence. The updated SHMA will be published on the Council's website once completed.

The Recent Pattern of Housing Development



The chart above shows the number of net completions for Carlisle District since the start of the century. There was a sudden decline in the number of new dwellings in 2006/07 as a response to the global economic crash. As a result of these global economic problems 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, despite an optimistic 2011/12 (which saw a large number of extra care schemes completed within the district). The lowest completion rates over the entire 14 year period were recorded last year, suggesting that the effects of recession are still being felt within the District - however, when planning approvals and site commencement figures are taken into account, a more healthy picture emerges. As of April 2014 there were 401 dwellings under construction within the district, with a further 4,045 outstanding planning permissions for new dwellings waiting to be implemented. The signs of economic recovery are there, with credible potential for build rates to pick up significantly within the district over the next 12 months.

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

- Urban area average – **195** per annum
- Rural area average – **70** per annum
- District average – **266** per annum

The emerging plan seeks to encourage a greater rate of growth than this. As a result the Local Plan will need to identify a large range of housing allocations from the SHLAA in order to ensure enough land can be provided to deliver housing need.

Responding to Consultation

The SHLAA was subject to a 5 week public consultation between 28 July and 1 September 2014. The Council has considered comments received, as well as all the relevant evidence available, and has updated the SHLAA accordingly.

A schedule of comments received during consultation, along with the Council's response to each, is available online, alongside the 2014 SHLAA update, with all other past SHLAA documents and previous consultation records.

Next Steps

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

The SHLAA is a key piece of evidence that will inform policies and allocations within the emerging Local Plan (2015-2030). It supports 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 also forms the basis for choosing formal housing allocations with a lot of the initial, investigatory work regarding suitability, availability and achievability for allocations already being carried out as part of the SHLAA. It must be stressed however that it is for the emerging Local Plan process to determine which of the sites are best suited to meeting the Plan's objectives.

Methodology

The methodology has followed the National Planning Practice Guidance (NPPG), 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.

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, comprising of three distinct housing market areas, 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 the wider district. 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 or adjacent to villages and smaller settlements.

The 2014 SHLAA has been produced following an extensive process of previous consultations, building on work carried out in the 2012 SHLAA:

- The 2012 update for the SHLAA was published in September 2012
- New sites were received during two rounds of consultation on the Preferred Options of the Local Plan (2015-2030) between July-September 2013 and March-April 2014
- Consultation with key infrastructure providers on the Infrastructure Delivery Plan, which is currently in production alongside the SHLAA, helped to identify issues with infrastructure provision across the district. This has informed SHLAA assessment.
- A 5 week consultation on the 2014 SHLAA update will be held between July-August 2014

Prior to this, earlier versions of the SHLAA have seen an extensive partnership approach involving key stakeholders, the following consultation has been undertaken:

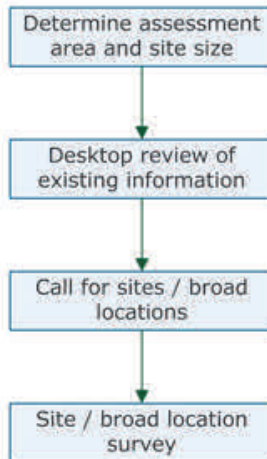
- Call for sites August 6th to October 3rd 2008. This was sent to a wide range of landowners, developers, consultants, Cumbria Travellers Programme Manager, parish councils, relevant internal departments within the Council, (e.g. Property Services), United Utilities, Environment Agency, English Heritage 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
- A 6 week consultation for the SHLAA 2014 update was held between July-September 2014

Resources

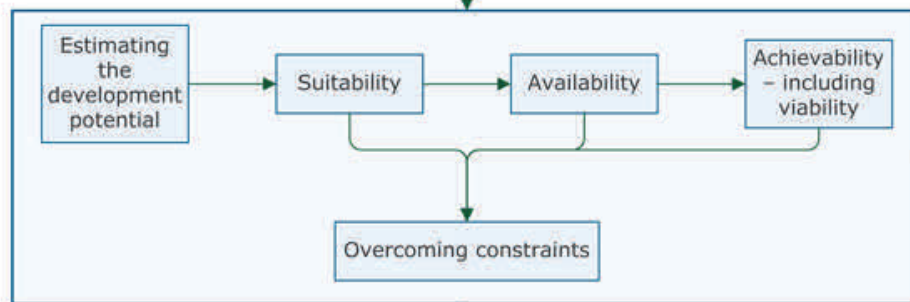
The draft SHLAA has been undertaken by the City Council's Planning Policy team, using a panel of stakeholders at various key points as set out above. Consultants Roger Tym and Partners provided an economic viability assessment of land in order to demonstrate site achievability. Their report formed the basis of the initial consultation on the SHLAA. This finalised version, with input from HDH Planning on viability and development updates the original economic viability work carried out by Roger Tym and Partners.

SHLAA Methodology:

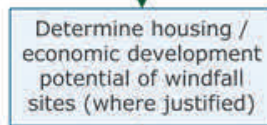
Stage 1 - Site / broad location identification



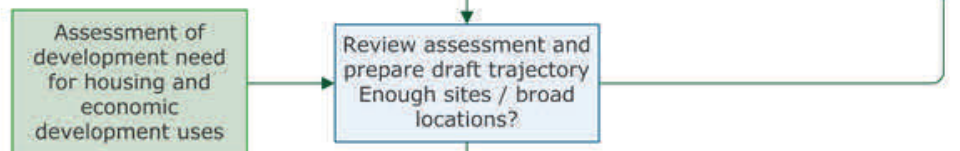
Stage 2 - Site / broad location assessment



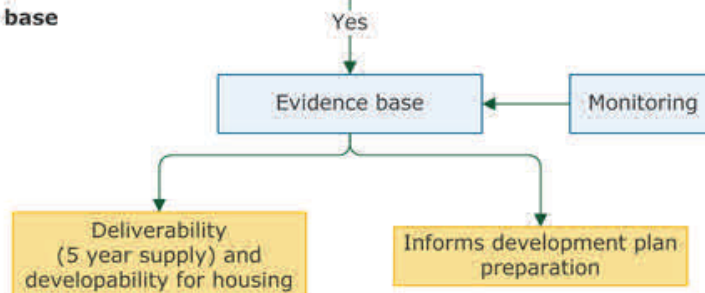
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Determining Which Sources of Sites will be Included in the Assessment

The following sources of land 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
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 clearly related to an existing settlement. In addition, land within the functional floodplain, (Zone 3b), as identified in Carlisle's Strategic Flood Risk Assessment (2011) as well as sites identified in Zone 3 on the Environment Agency's maps, have also been excluded.

The site threshold has been set at 0.4 hectares in order to ensure 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 land-owners.

Housing sites with planning permission that are under construction have not been counted in the SHLAA. They are instead considered as part of the Five Year Housing

Land Supply, which seeks to identify land that can confidently be considered to be meeting the Council’s rolling 5 year housing target. This gives a more practical picture of what is happening on the ground, in terms of development, than the SHLAA, which focuses on housing potential.

Desktop Review of Existing Information

Sites that have been identified as part of the SHLAA have been entered onto a database and mapped. The database records standard information for each site to assist in site assessments. 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.

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions not yet implemented	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals, expired permissions.	To identify sites. Records for last three years searched.
Dwelling starts and completion records	To identify current development progress
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.
National Land Use Database	To identify vacant and derelict buildings and land,
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	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land

Determining Which Sites and Areas will be Surveyed

Initially, under previous planning guidance, the Council carried out a comprehensive assessment of settlements listed in Policy DP1 of the current Local Plan (2008). This survey assessed each settlement's capacity, in both landscape and local service provision terms, to accommodate further 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.

Subsequent updates to the SHLAA have focused solely on sites submitted to the Council by landowners, planning agents and developers, and therefore those where there are firmer assurances that they are readily available. All sites received, across the entire district, have been considered through the SHLAA.

A minimum site size of 0.4 hectares has been set, and most sites under this threshold were excluded from the survey, unless it was shown that they would form part of a larger development scheme. All the sites that were submitted under the initial Call for Sites process were visited, whilst sites identified from other sources were only visited if sufficient up-to-date information was lacking.

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 has been set currently at 665 houses within the emerging Local Plan, though this may be subject to change.

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 key stakeholders 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 Policy 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. These data sources have continued to be used during subsequent SHLAA updates.

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 where public transport connections are strongest.

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. Generally a conservative estimate of 30 dwellings per hectare was used to give an approximate yield for sites, unless evidence or information suggested a more appropriate, specific yield.

Certain sites have development constraints on them which limit density, for example mature trees, topography or watercourses. Where it has been demonstrated that these would affect the yield of a site, the potential housing numbers have been reduced accordingly.

In most instances, the capacity assigned to sites is indicative. It will ultimately be through the planning application process that the acceptability of proposed yields and densities will be confirmed.

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 now, and have a realistic 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, and such intentions were not affected by any adjoining or adjacent land interests.

- **Developable** – sites in a suitable location for housing development, with a reasonable prospect that they will be available and could be viably developed at a specific point in time; i.e. an assessment of whether the site is actually likely to be developed.

Factors 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 summary 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 sent in subsequently since the last SHLAA update had been published. A large number of the newer sites had also been received in response to recent preferred options consultations on the emerging Local Plan. For these sites it is assumed that there are no legal or ownership constraints, and the sites are therefore available for development. Land owners of proposed allocations in the emerging Local Plan were also contacted in early 2014 to confirm that they were still interested in bringing their sites forward for development. Many responded by confirming they were still interested in these allocated sites, but also in other sites they had submitted to the SHLAA. This information has been used to ensure assessments of site availability are up to date.

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 instructed consultants HDH Planning and Development to carry out economic viability modelling of the new sites for the 2014 update, this builds on and updates economic viability assessment work carried out by Roger Tym and Partners in 2010.

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. The SHLAA, like the Local Plan and other evidence, has therefore taken a longer term, strategic view.

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 discounted. Where they have been assessed as significant enough to potentially jeopardise an otherwise economically viable site, but there is a degree of confidence they can be overcome in the Plan period, then that site has been classed as developable rather than deliverable.

Monitoring and Review

The SHLAA is not a one-off study, and updating it to reflect new sites and changes in the circumstances of existing sites will be part of a rolling programme and an integral part of the Annual Monitoring Report process. It will also serve as a pool of sites to be considered for allocation through the monitoring framework of the emerging Local Plan once it is adopted, in the event monitoring supports further allocations are necessary.

Identifying and Assessing the Housing Potential of Broad Areas

Carlisle South is identified as a broad location for growth as a major, mixed-use urban extension within the emerging Local Plan (2015-2030). It is anticipated that major new development will take place from 2025 onwards. The SHLAA now includes a special classification to identify land that may have the potential to contribute to the Carlisle South urban expansion, provided that the land doesn't otherwise suffer from any insurmountable physical or ownership constraints. Currently this classification will only look to include land that has been submitted to the Council by landowners, developers or planning agents. Further land in Carlisle South will likely be identified in due course.

Carlisle South will be subject to an extensive Master planning process in order to ensure that development there is brought forward comprehensively and in a logical fashion. This work will begin in earnest once the emerging Local Plan has been adopted. The SHLAA will continue to play a similar role for the Master planning process as it does for the Local Plan, in that it will provide a pool of potential housing sites that will be considered for allocation and development within the Carlisle South broad location for growth.

Settlement Maps

The following pages provide a series of maps showing the location of SHLAA sites within the various settlements and wards 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 commence within the final 6 – 15 years of the plan period. Sites are coloured as follows:



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



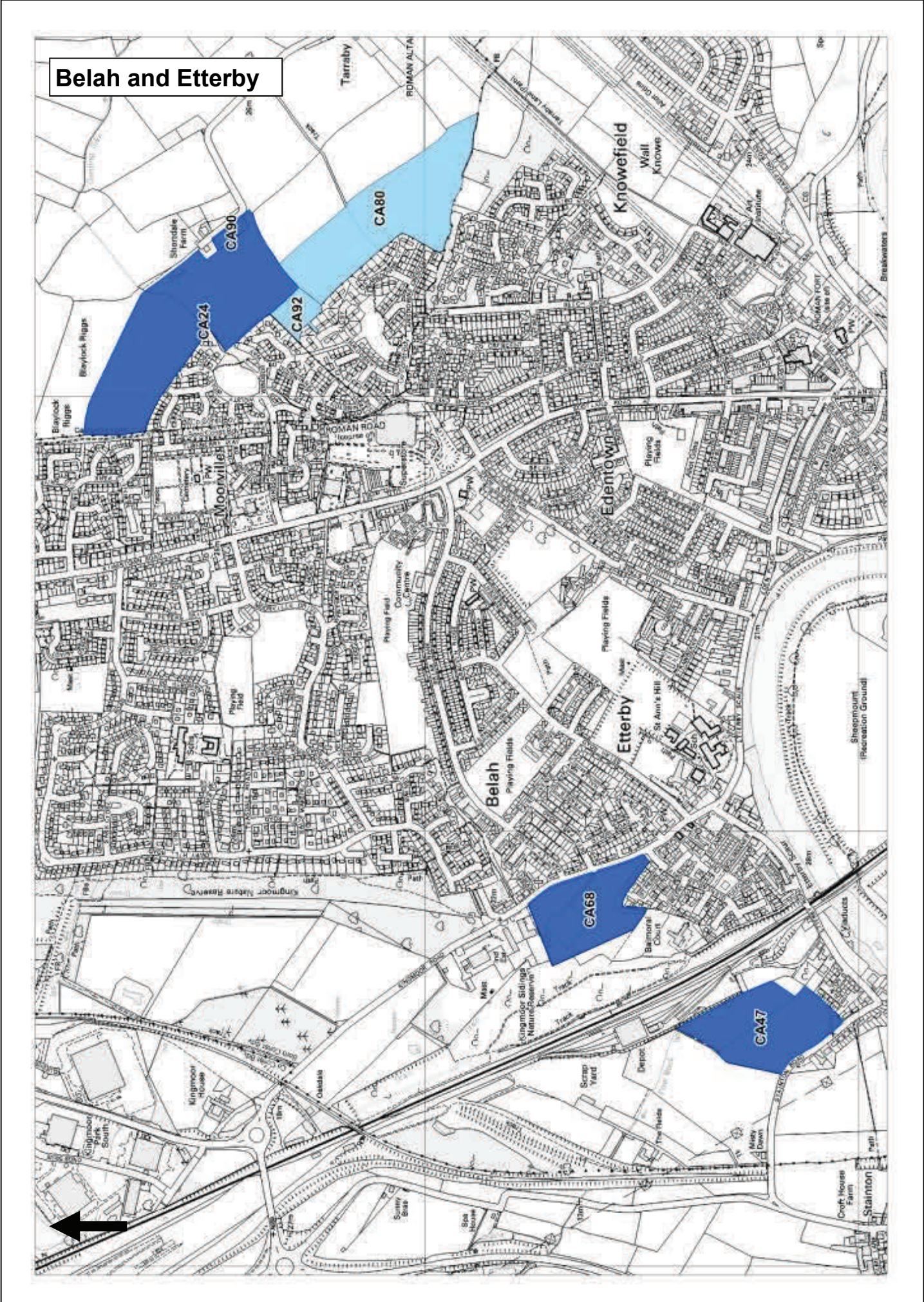
: **Developable (6-15 Years after Local Plan adoption)**

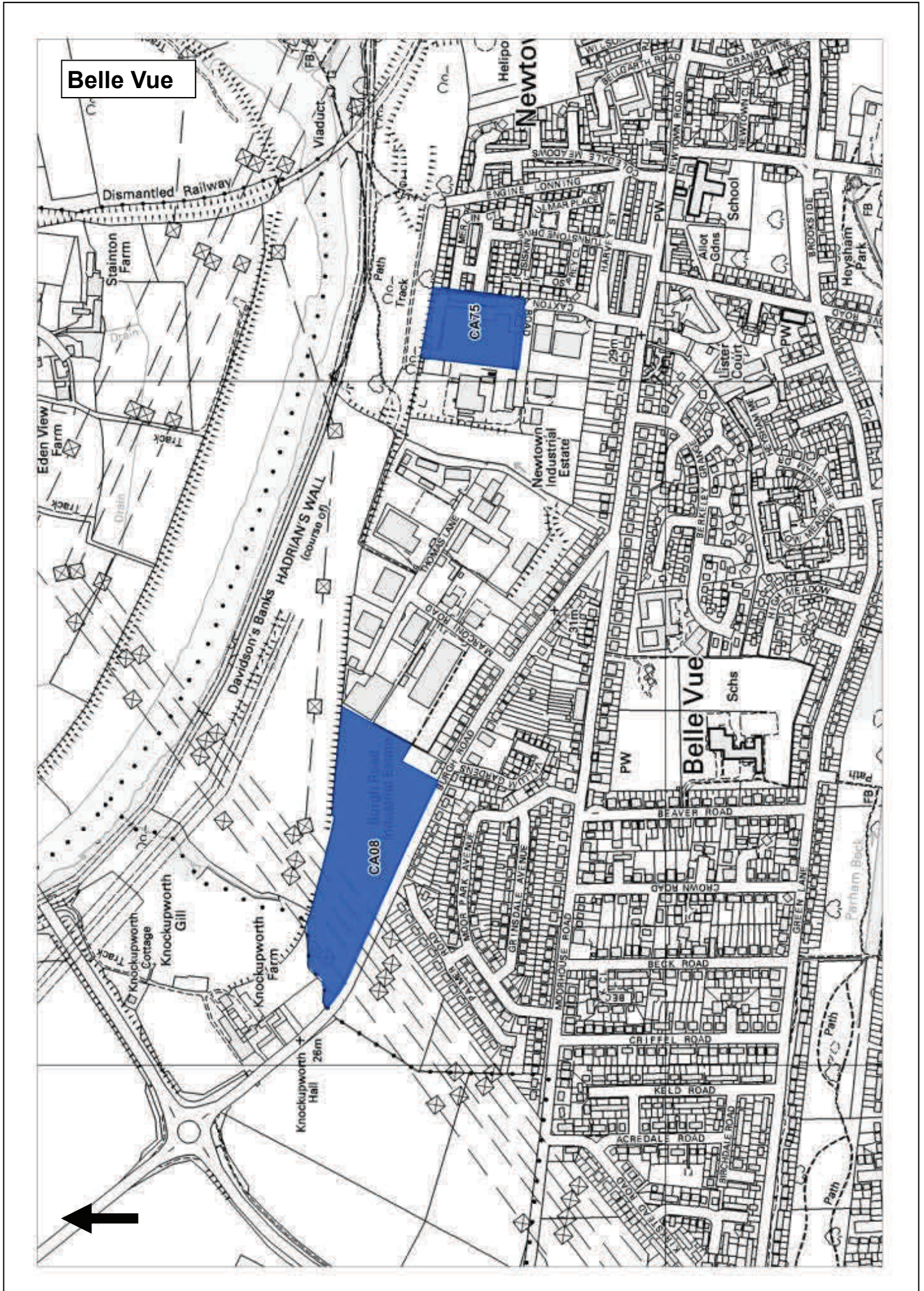


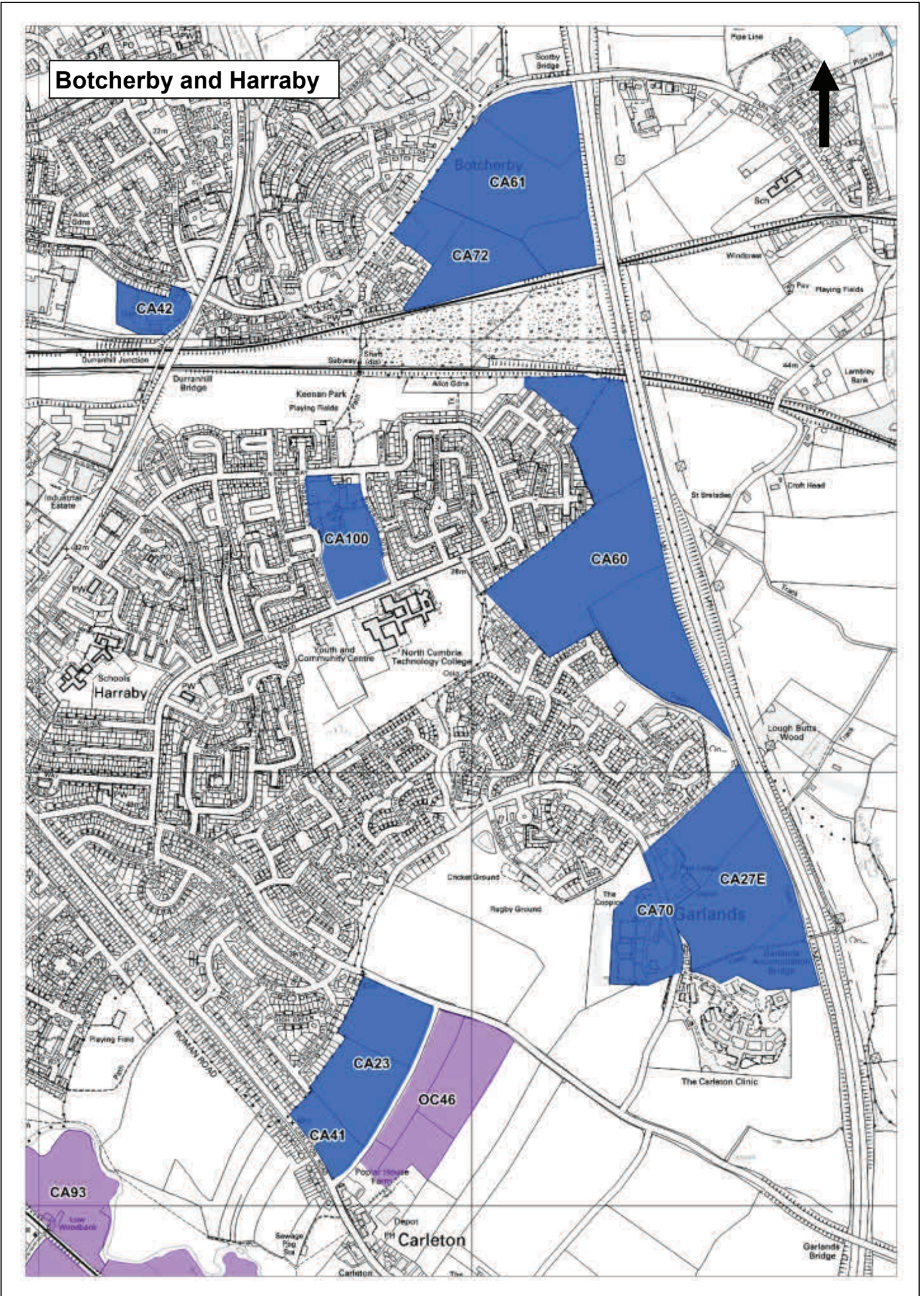
: **Sites Identified for the Carlisle South Urban Expansion (post 2025)**

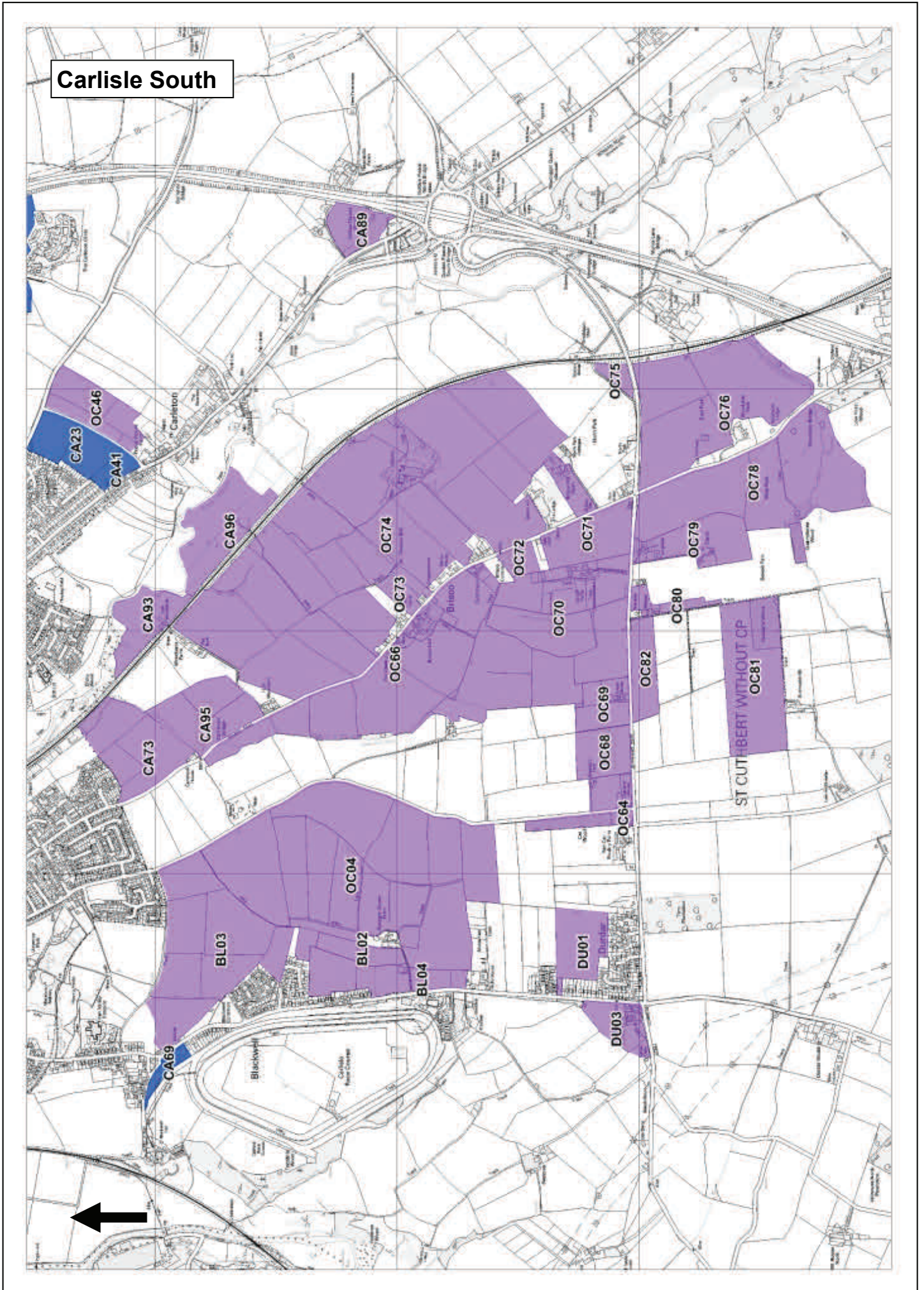
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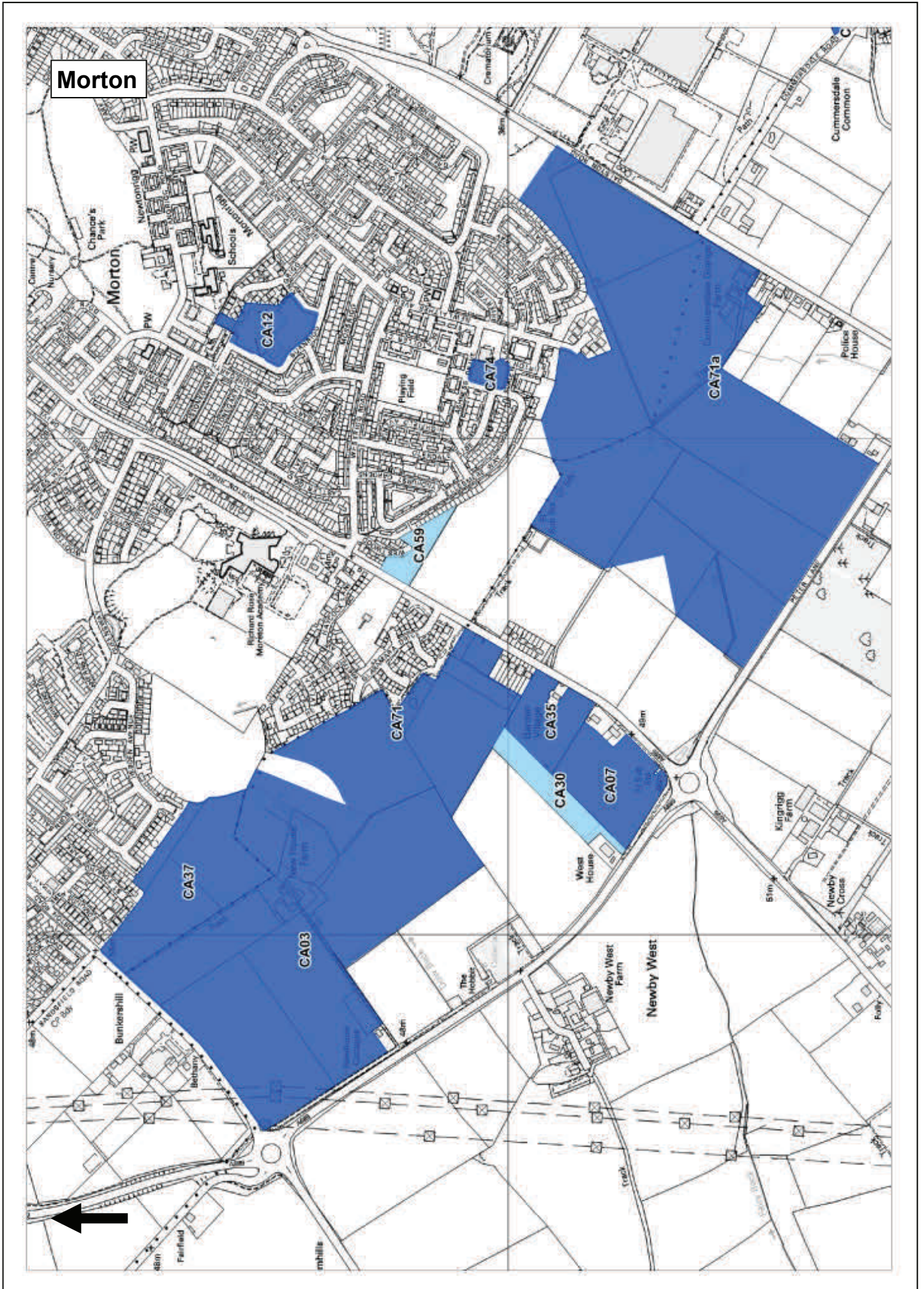


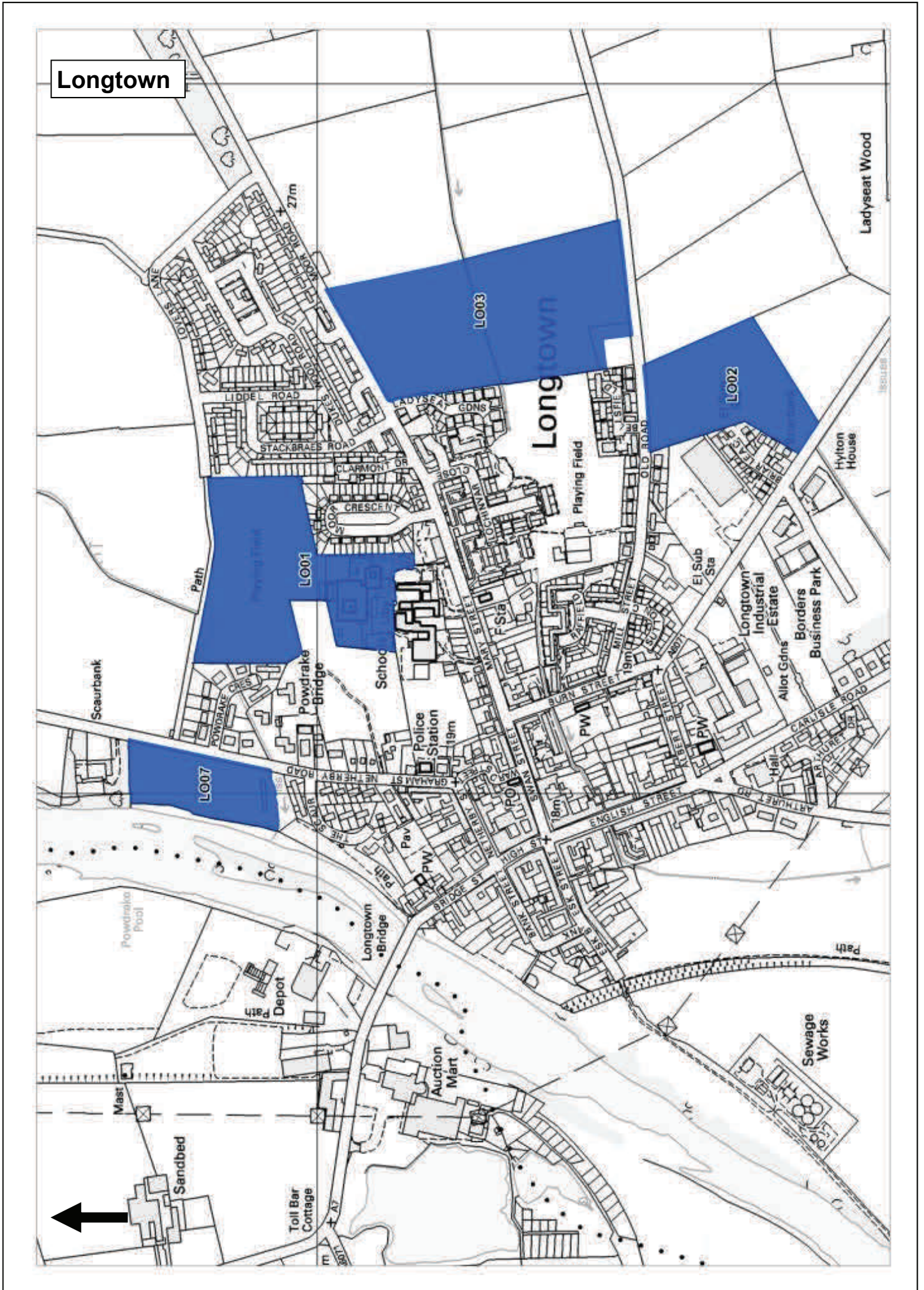


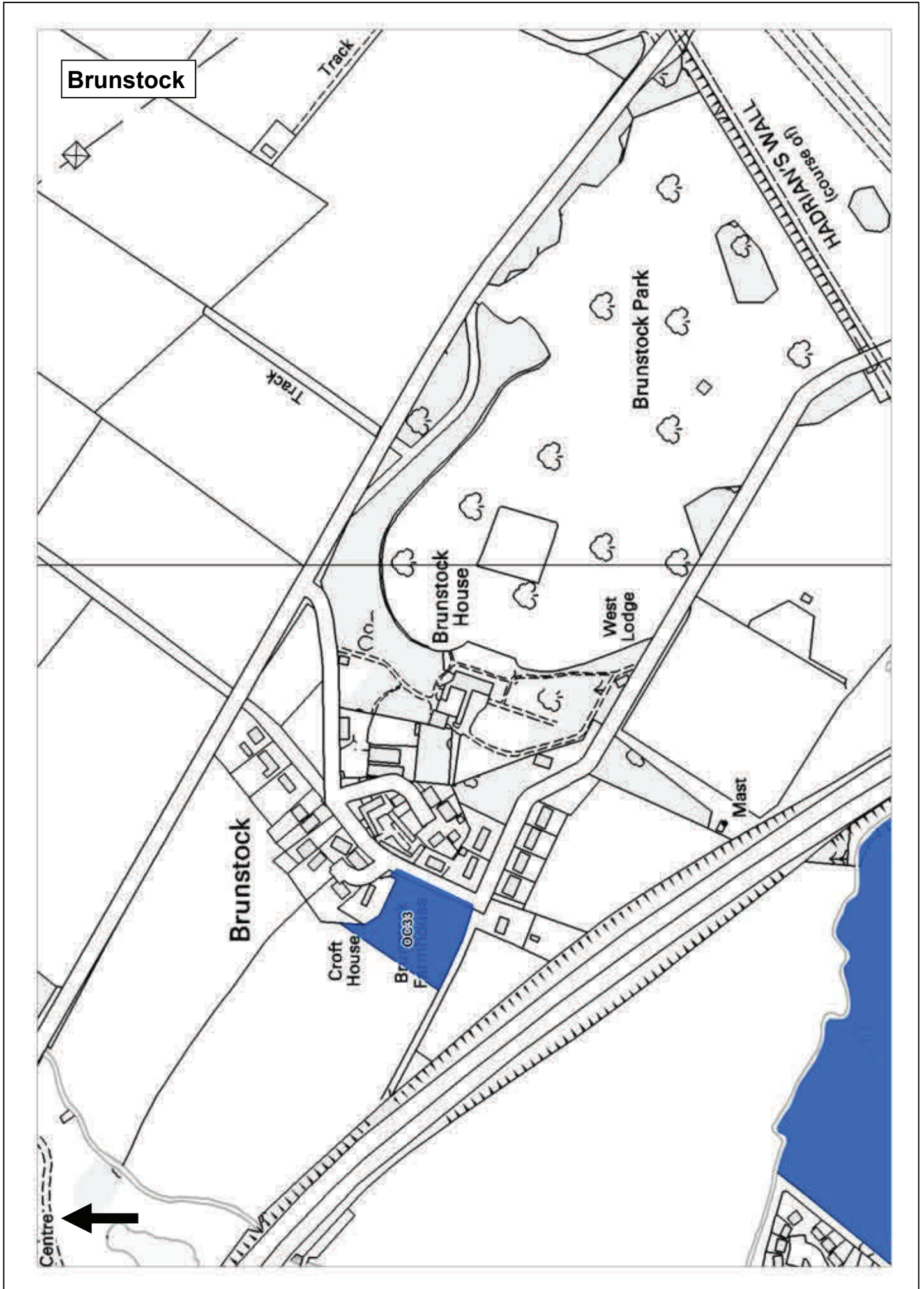


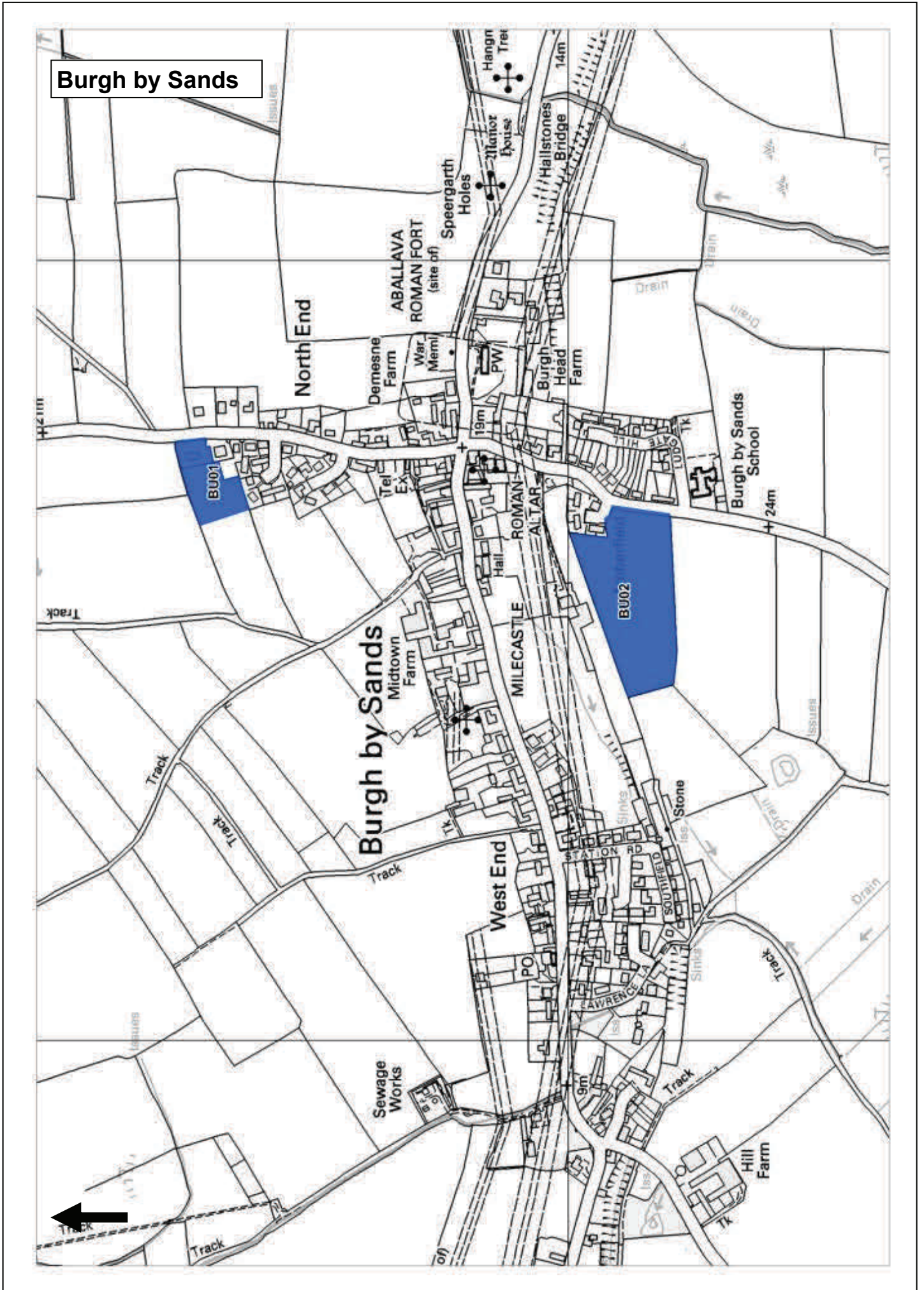
Castle and Denton Holme

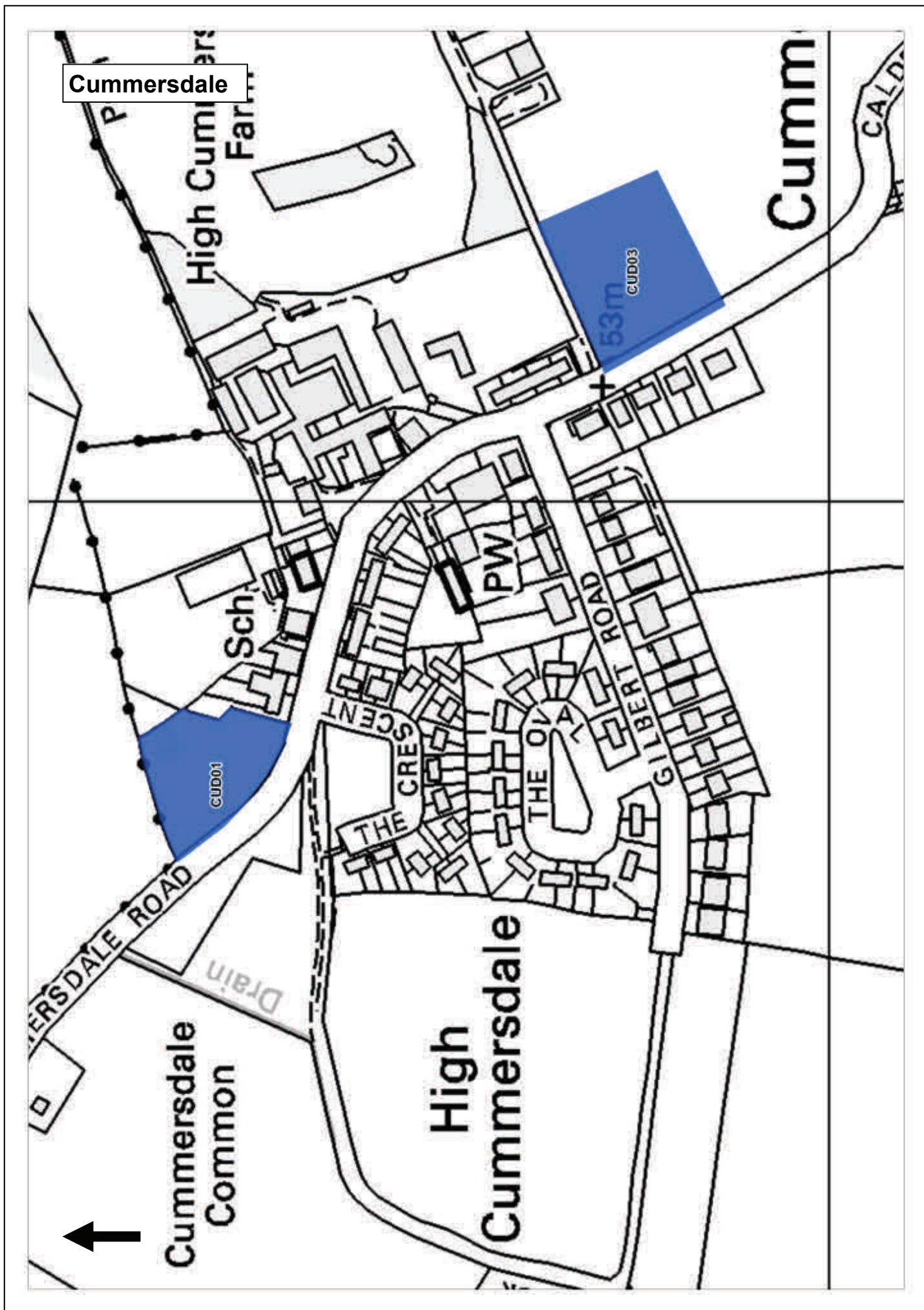


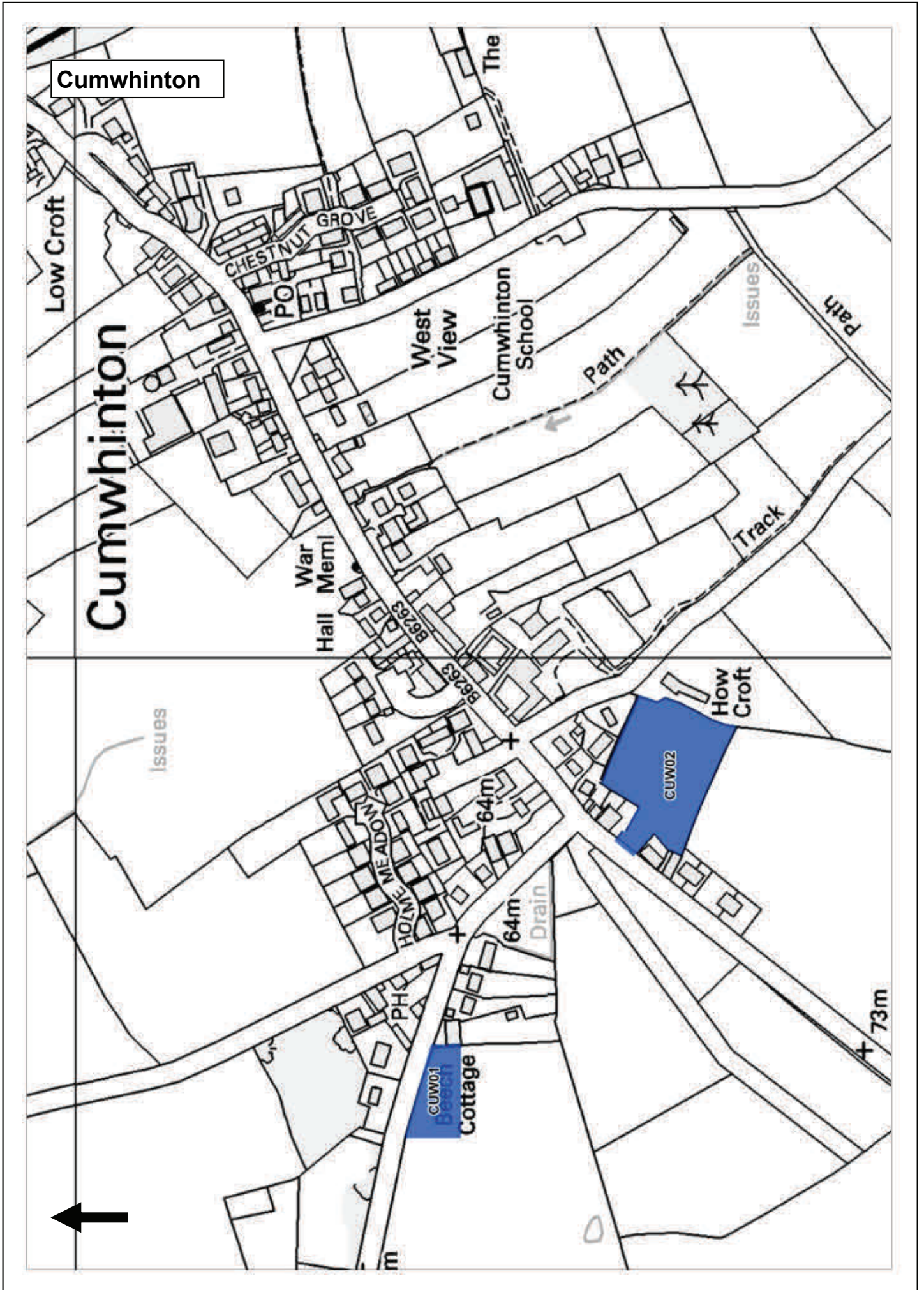




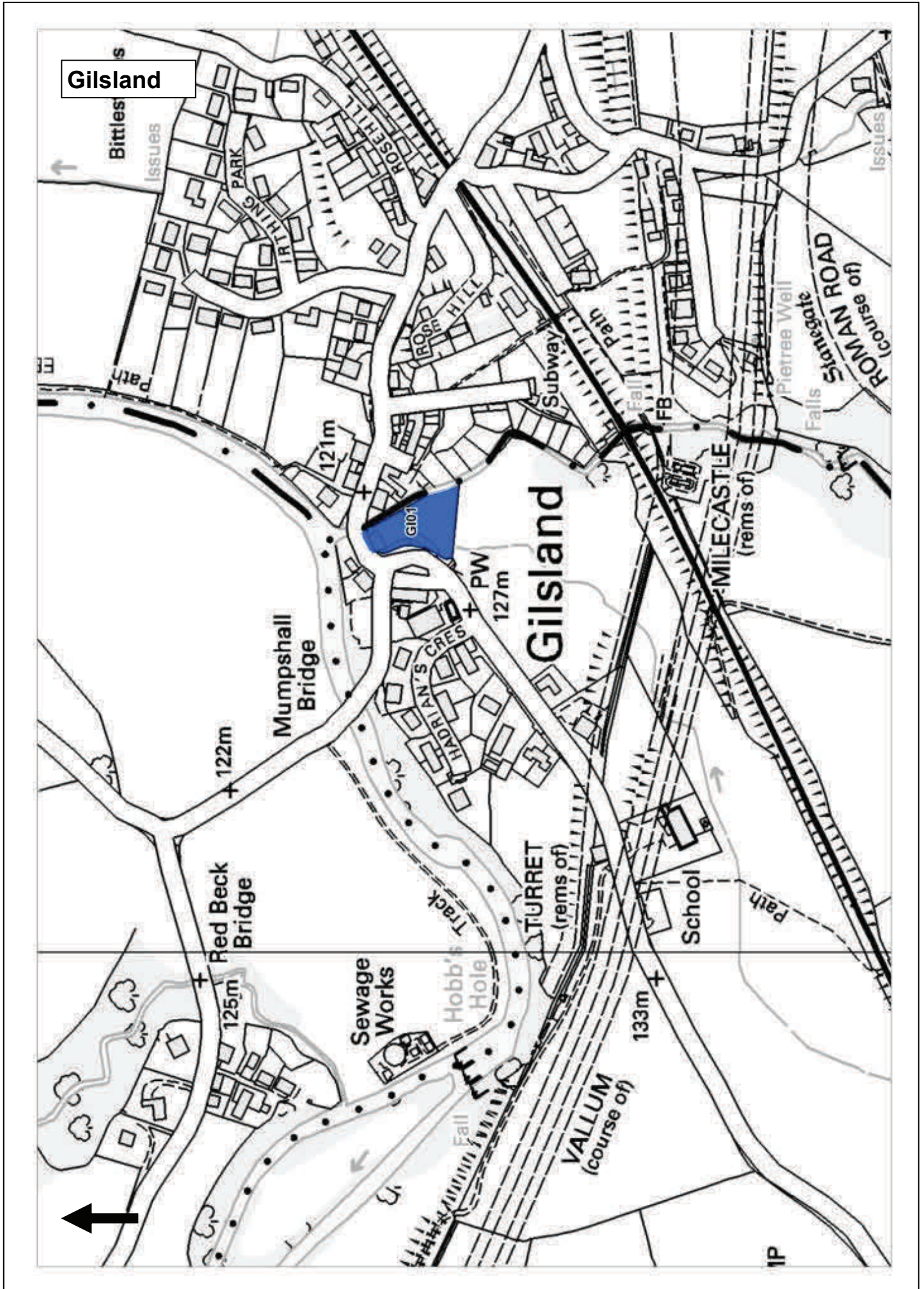


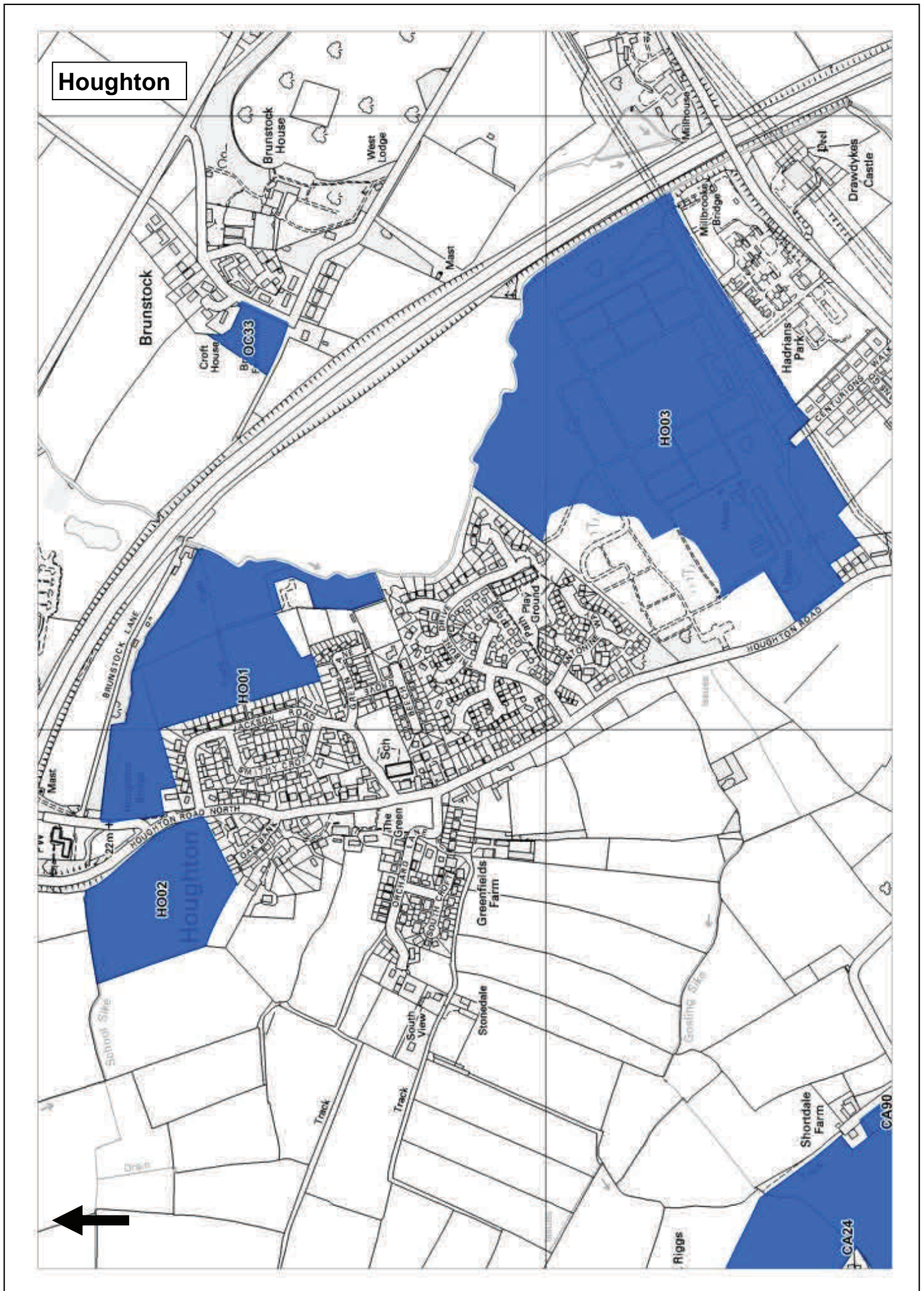


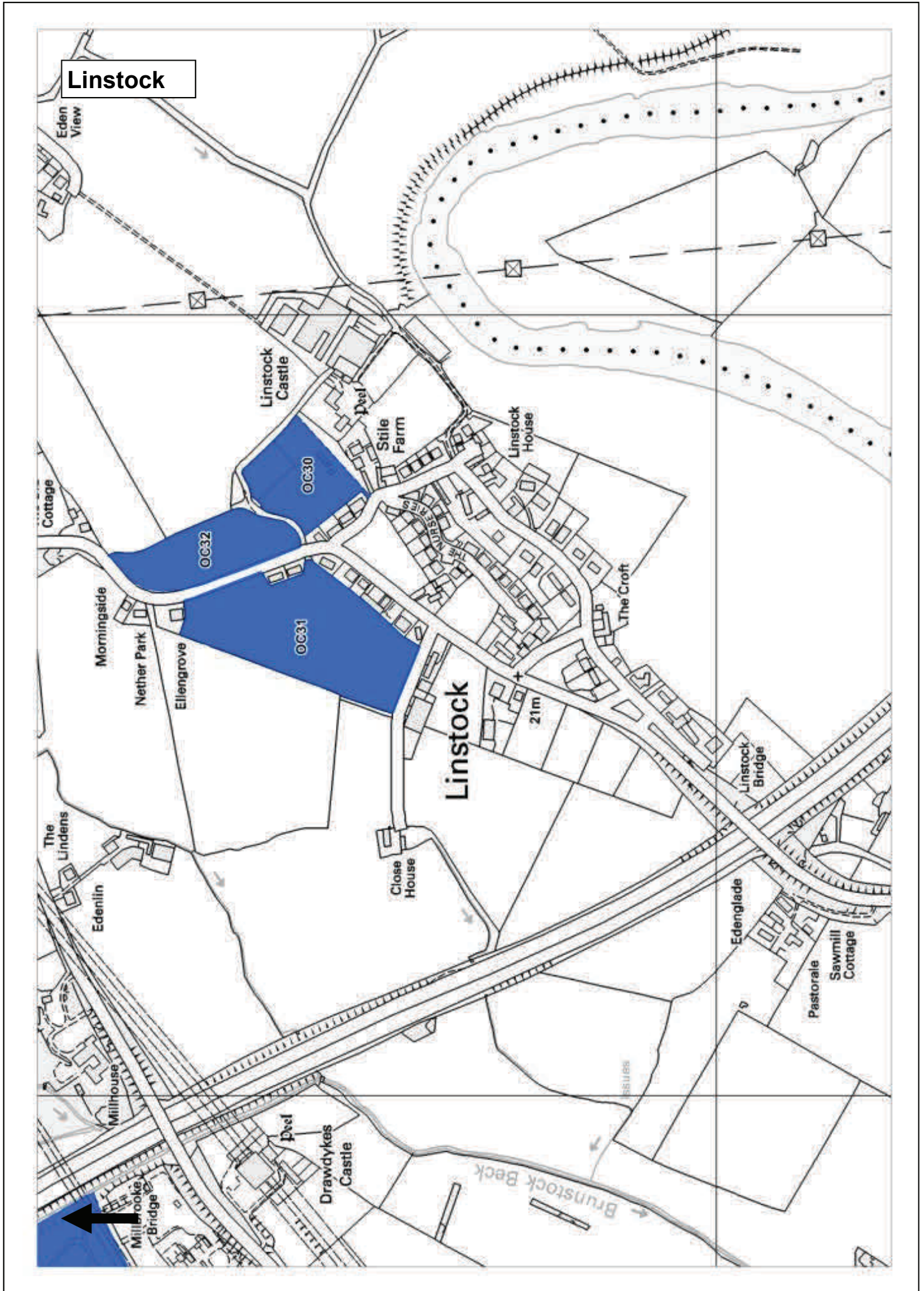


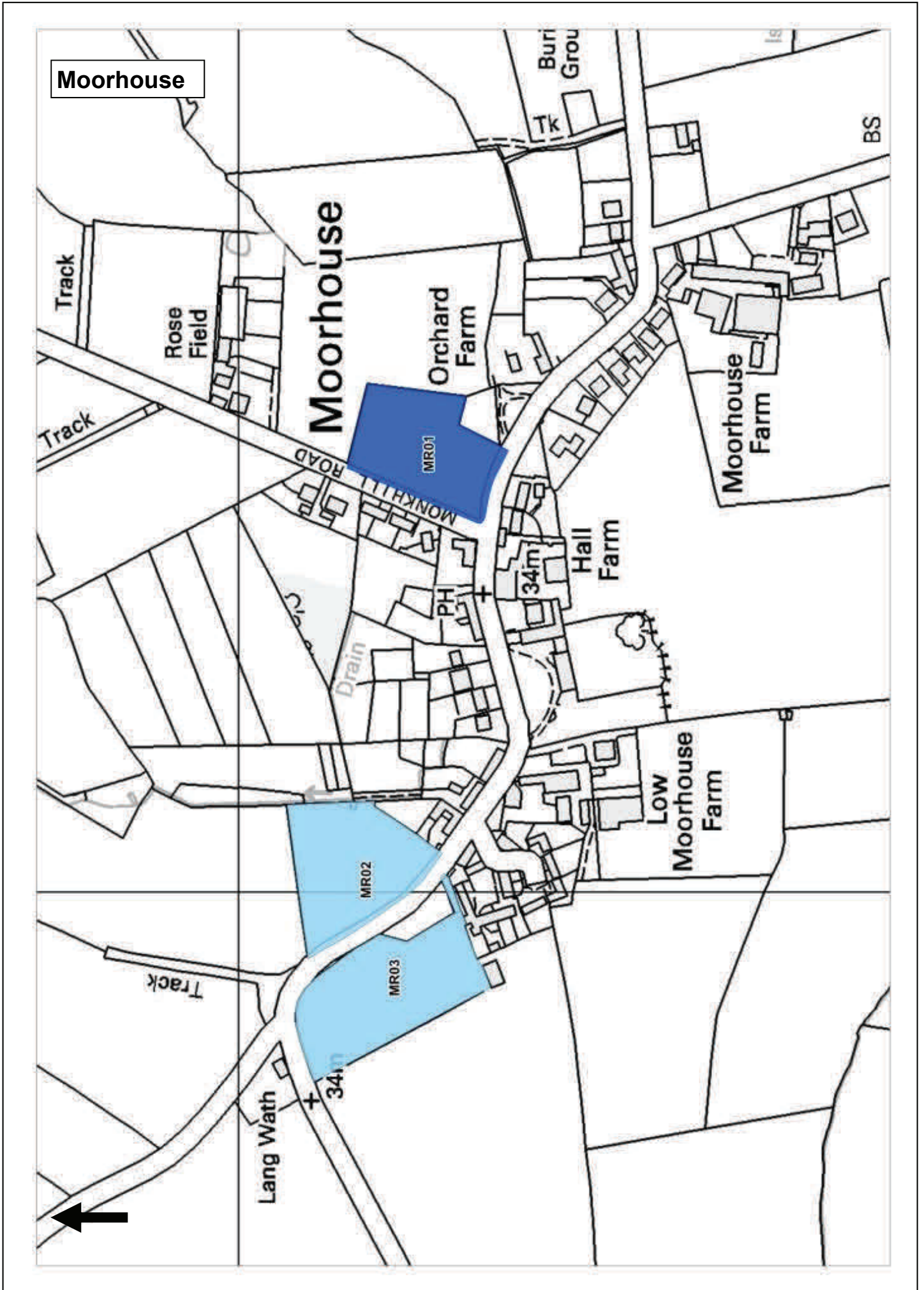


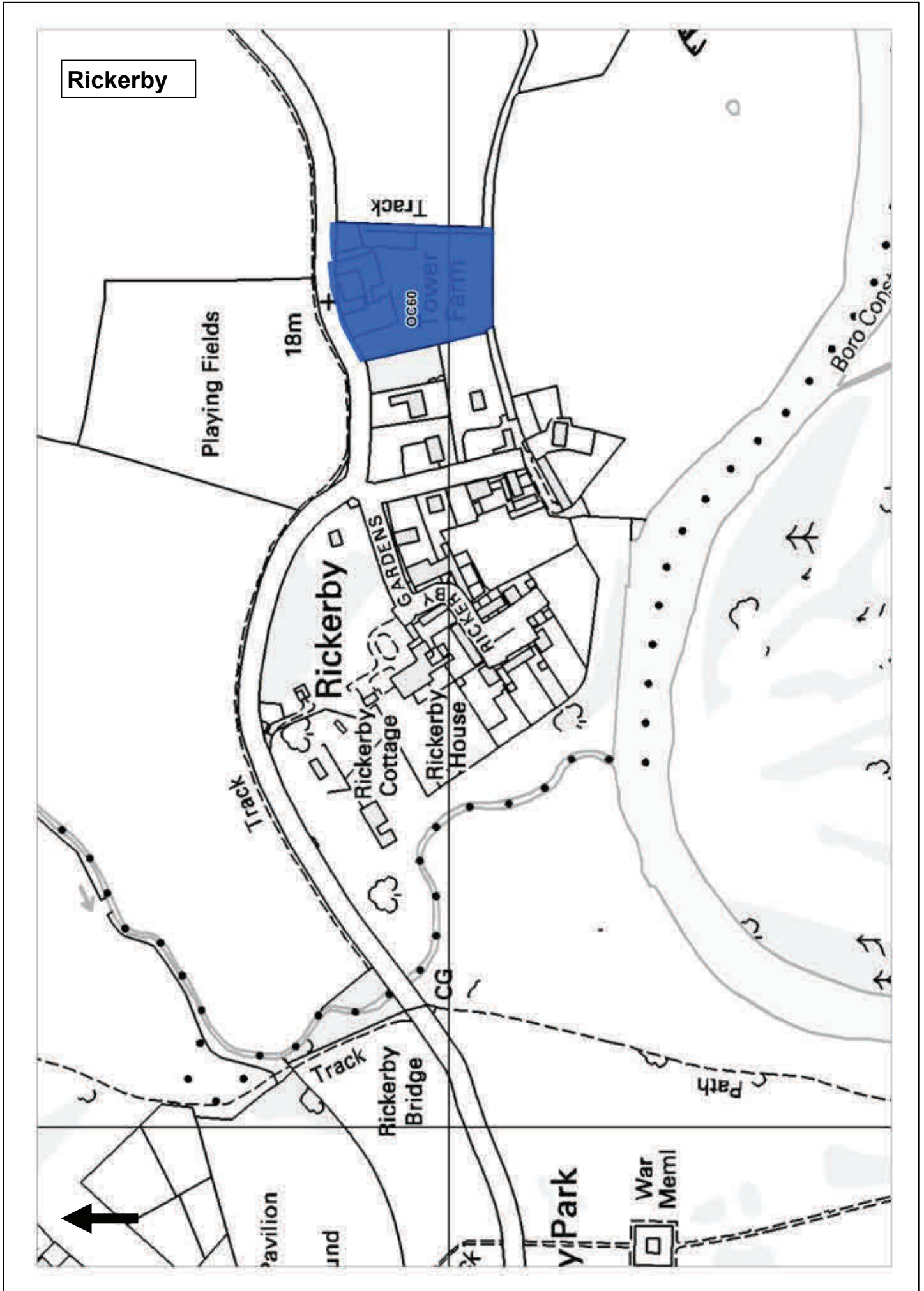


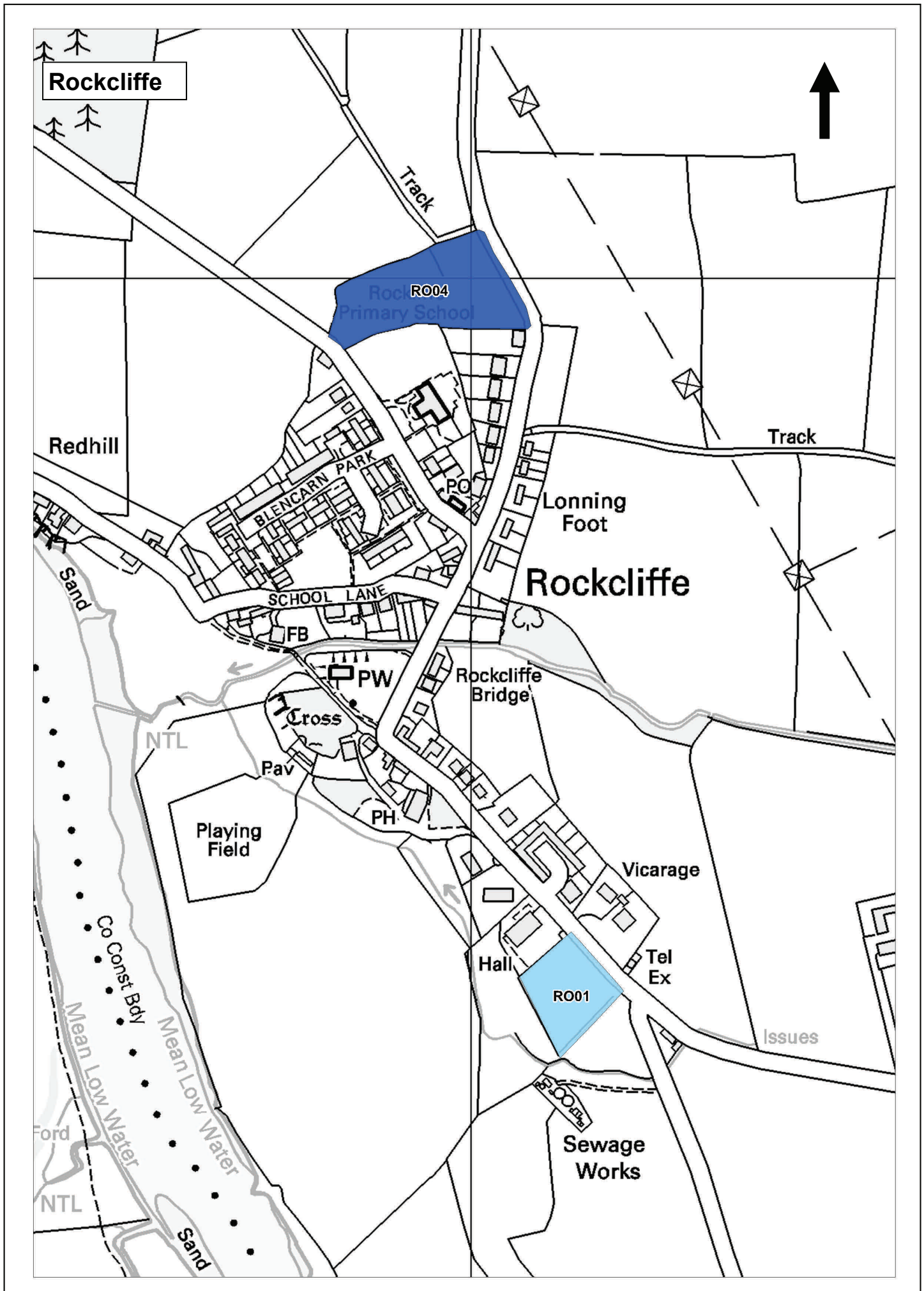


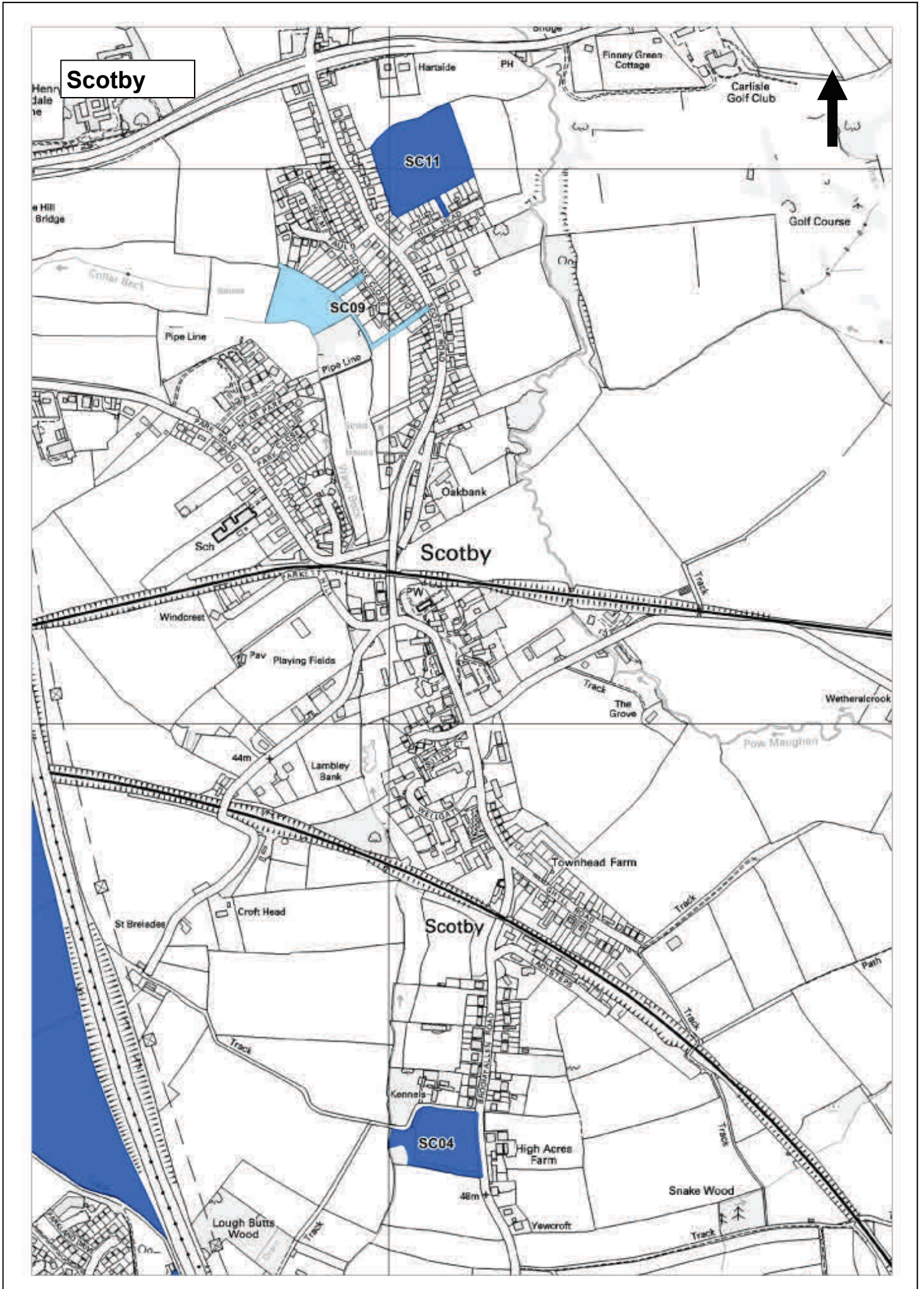


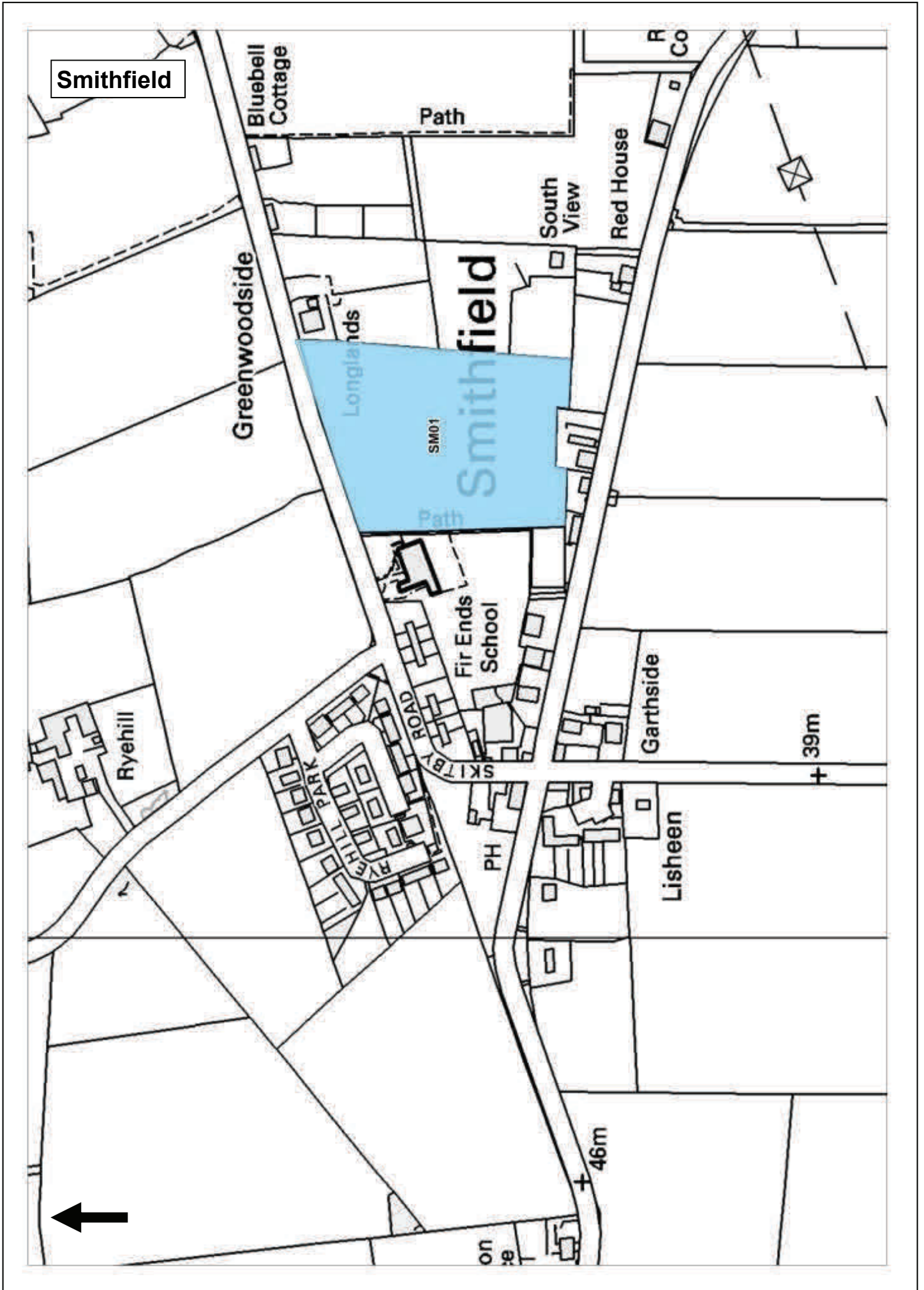


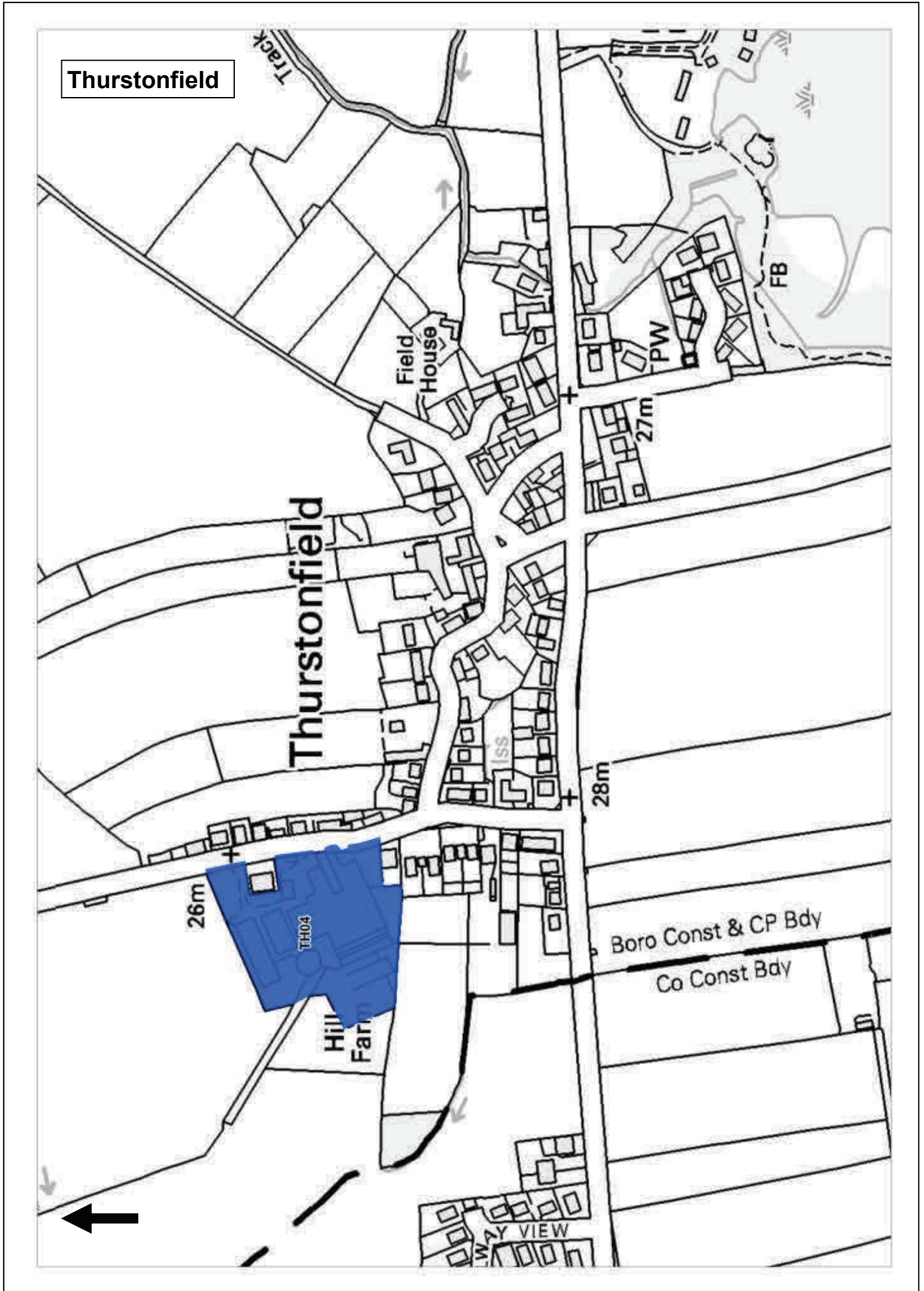


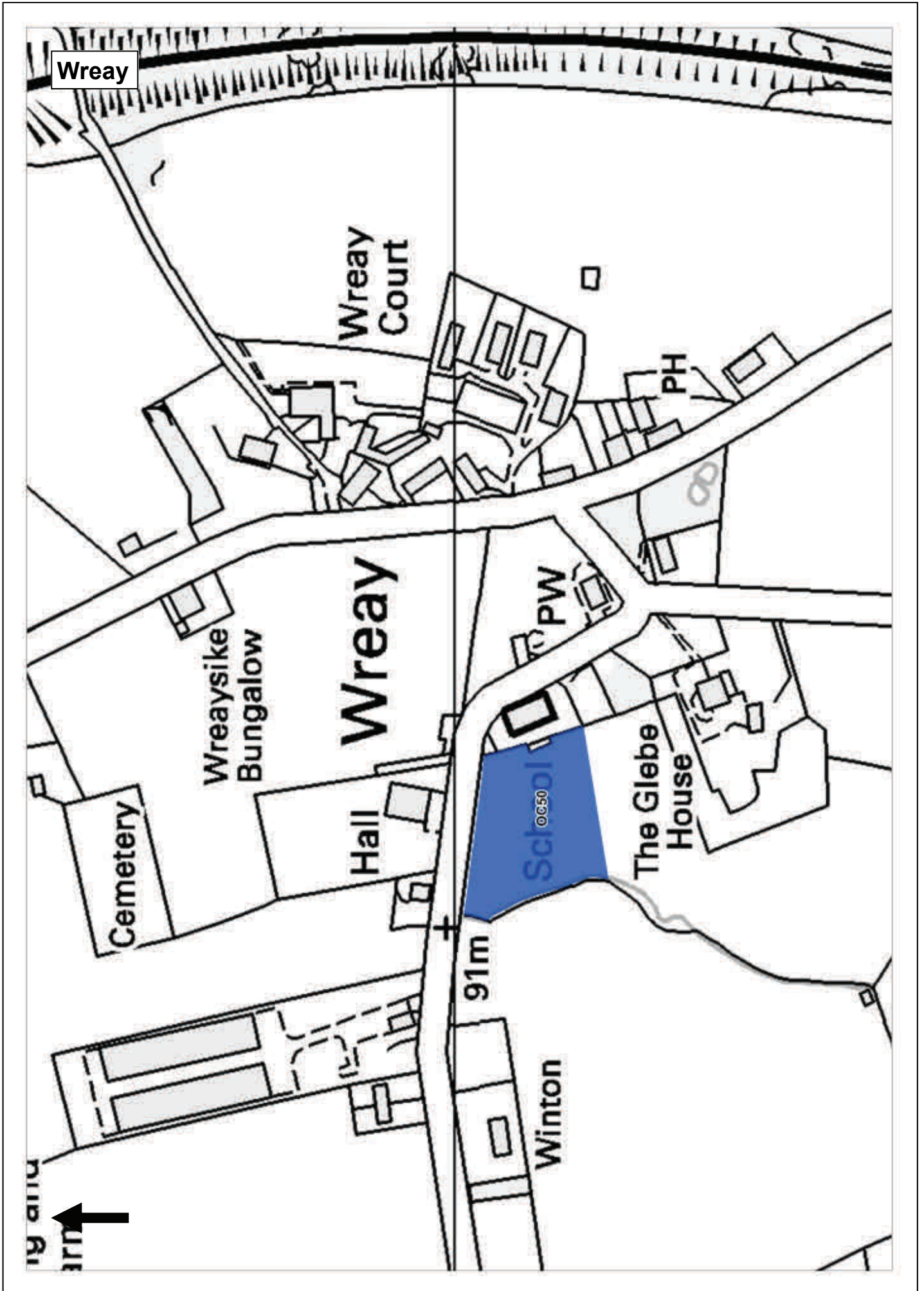












Appendix A: Deliverable Sites

Ref	Site	Settlement	Area Ha	Deliverable Capacity	Developable Capacity	Type	Comment
BR01	Land North of Old Church Lane	Brampton	6.21	168		Green	
BR03	Land Adj Garth House	Brampton	5.66	153		Green	Right of way must be retained within development
BR07	Land Adj Gelt	Brampton	0.76	25		Green	
BR08	Land West of Kingswater Close	Brampton	2.13	65		Green	Right of way across site would need to be retained
BR11	Land at Elmfield	Brampton	13.63	300	100	Green	
BR14	Greenhill	Brampton	5.43	163		Green	Some support for site in recent rural master planning. Irregularly shaped, access may prove tricky.
BU01	Land at Highfield	Burgh by Sands	0.59	10		Green	Potential for low density development of a high standard of design to reflect location within Solway Coast AONB.
BU02	Land south of Amberfield	Burgh By Sands	2.22	66		Green	
OC33	Adjacent to Croft House	Burnstock	0.75	4		Green	Likely acceptable under NPPF
CA03	New House Farm	Carlisle	24.6	300	58	Green	
CA07	Land at Garden Village	Carlisle	3.15	77		Green	
CA08	Land/Property at Burgh Road	Carlisle	4.05	66		Green	
CA24	land at Windsor Way	Carlisle	10.58	100	200	Green	
CA23	Land to the rear of Farbrow Road	Carlisle	5.77	180		Green	
CA35	Land at Garden Village	Carlisle	1.9	62		Green	
CA37	Land adj Hebden Ave	Carlisle	5.59	151		Green	
CA39	Land at Grey-moorhill	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	Carlisle	29.23	300	650	Green	
CA41	Land at Carleton	Carlisle	1.47	48		Green	
CA47	Land at Stainton Road	Carlisle	4.6	124		Green	Unlikely that whole of site would be developed
CA60	Land at Beverley Rise	Carlisle	10.74	299		Green	Proximity of motorway may cause noise issues - screening required
CA68	Land at Stainton Road	Carlisle	3.9	63		Green	
CA70	Carleton Clinic	Carlisle	4.24	114		Brown	
CA27E	Land at Garlands	Carlisle	10.85	267		Green	
CA72	Durranhill	Carlisle	4.75	100		Green	Approval on part of site for 49 houses - rest of site could accommodate another 100
CA09A	Property at 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	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	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	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	Carlisle	0.04	2		Brown	Very small site not of strategic value, Site has been in residential use in the past
CA12	Former Morton Park Primary School	Carlisle	1.67	54		Brown	
CA20	Land at Victoria Place	Carlisle	0.48	17		Brown	
CA71	Land off Wigton Road	Carlisle	8.78	200		Green	
CA49	Land at Nelson Street	Carlisle	2.84	85		Brown	Site has previous outline permission despite flood issues - Office building on part of site to be retained for continued use by owner
CA69	Carlisle Race-course	Carlisle	1.24	42		Brown	Full permission and likely grant funding suggest site is deliverable
CA71a	Allocation at Morton	Carlisle	36.68	300	525	Green	
OC07	Land at Buckabank	Carlisle	2.86	15		Green	Likely to be acceptable under NPPF - supporting Dalston services
CA42	Former Dairy	Carlisle	1.51	49		Brown	Planning approval on site - employment site no longer viable
CA31	Former Laings Site	Carlisle	1.12	38		Brown	
CA75	Newtown Industrial Estate	Carlisle	1.4	40		Brown	Former print works has been marketed for past 18 months. The site is identified in the Employment Sites Review as a site suitable for alternative use i.e. residential.
CA90	Land at Shortdale Farm	Carlisle	0.28	8		Green	Though below SHLAA size threshold, could have potential as part of CA24, though not on its own.
CA74	Land adjacent to the Border Terrier	Carlisle	0.4	12		Green	Riverside homes
CA54	Land at Grey-moorhill	Carlisle	3.96	200		Green	Only developable in conjunction with CA39
OC23	Kingmoor Park	Carlisle	10.59	300		Brown	Employment use proving to be no longer viable. Housing development could be investment required to tidy the site up
CA61	Land Opp Rosehill Industrial Estate	Carlisle	10.5	159		Green	While this site is achievable, it is prudent to wait and review likelihood of employment development coming forward first
CA100	Site of Pennine Way Primary School	Carlisle	3.46	103		Brown	School is set to move across the road, freeing up this site for potential residential development in the future
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	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 Nook Lane	Dalston	5.23	85		Green	
GI01	Land/Property at The Bridge Inn	Gilstrand	0.28	6		Brown	Flood risk will be a constraint
HO01	Land north of Houghton	Houghton	7.66	62		Green	
HO03	Hadrians Camp	Houghton	23.09	124		Brown	not all of site will be developable due to scale and wildlife concerns
HO02	Land at 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	Longtown	2.95	80		Green	
LO03	Land Between Moor Rd & Old Rd	Longtown	7.08	153		Green	
LO07	Land to the South	Longtown	1.76	46		Green	
LO01	Former Lochinvar	Longtown	3.56	136		Green	New development should look to retain sports
MR01	Land at Monkhill Rd	Moorhouse	0.8	10		Green	
OC60	Land at Tower Farm	Rickerby	1.28	10		Green	
RO04	Land north of Rockcliffe School	Rockcliffe	1.15	7		Green	
SC04	Site Off Broom-	Scotby	1.5	28		Green	
SC11	Land off Hill Head	Scotby	2.38	40		Green	
TH04	Hill Farm	Thurstonfield	1.4	10		Green	Could have potential, but Thurstonfield is very limited in terms of services - questionable sustainable location
WB06	Land to the South of Warwick Bridge	Warwick Bridge	2.7	80		Green	north quarter of site may have potential - rest of site encroaches too far into the countryside and would not be suitable.
WB02	Corby Hill Road	Warwick Bridge	6.97	66		Green	Numbers limited due to landscape impact - site now combined with previous WB09 (land off Hurley Rd)
WE08	Land off Plains Road	Wetheral	5.69	170		Green	
WE07	Land west of Steele's Bank	Wetheral	1.66	50		Green	Wetheral
WE03	Land Adj Hallmoor Court	Wetheral	1.16	38		Green	
WE01	Land Adj Wheat-sheaf Gardens	Wetheral	0.61	20		Green	Deliverable
WE02	Land Adj Playing	Wetheral	2.96	30		Green	Achievable
OC50	Land adjacent to Wreay School	Wreay	0.5	10		Green	

Appendix B: Developable Sites

Ref	Site	Settlement	Area Ha	Developable Capacity	Type	Comment
BR04	Brampton Infant School	Brampton	0.25	9	Brown	
CA30	Land Adj to West House	Carlisle	1.38	45	Green	Only developable with CA7 and CA35
CA33C	Land at Botchergate	Carlisle	0.23	7	Brown	Some noise issues with surroundings
CA51	Depot at London Road	Carlisle	1.99	64	Brown	Significant clearance costs likely on site
CA67	St Nicholas	Carlisle	0.2	7	Brown	Site currently has permission for a hotel - this may mean it has to come out of the SHLAA
CA59	Amenity Land off Wigton Road	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
OC18	Land at Harker Roads End	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
CA80	Land adj Lansdowne Crescent	Carlisle	7.2	216	Green	Large site. Education issues in the north of the city
CA92	Land off Lansdowne Close	Carlisle	0.73	21	Green	Should only be considered as part of CA24 - in different ownership to CA24 so negotiations may knock this back further into the plan period
CA25	South Western Terrace	Carlisle	3.11	82	Brown	
OC53	Heathlands Industrial Estate	Carlisle	10.22	306	Brown	Continued employment use may be preferable? Risk buildings to fall into further disrepair however if housing not allowed on site.
CA50	Middle Farm	Carlisle	27.84	300	Green	
CA22	Land Adj to Crindledyke Estate	Carlisle	4.86	131	Green	Due to location, site is unlikely to come forward within the next 5 years
OC35	Former Harker Garden Centre	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
MR02	Land North of Low Moorhouse Fauld	Moorhouse	0.87	25	Green	major road improvements required could hamper the viability of this site
MR03	Land at Moorhouse Courtyards	Moorhouse	1.02	30	Green	major road improvements required could hamper the viability of this site
RO01	Land Adj Rockcliffe Memorial Hall	Rockcliffe	0.89	18	Green	Within flood zone 2 - mitigation measures may affect deliverability
SC09	Land behind Scotby Road	Scotby	1.35	40	Green	
SM01	Land Adj Fir Ends School	Smithfield	2.58	7	Green	

Appendix C: Carlisle South Broad Location for Growth

Ref	Site	Street	Settlement	Area Ha
BL02	Scuggar House Farm	Blackwell	Blackwell	2.65
BL01	Land to the East of Durdar Road	Dudar Road	Blackwell	4.09
BL04	Site of Race Course Car Park	Durdar Rd	Blackwell	3.59
BL03	Land at Blackwell	Scalegate Rd	Blackwell	24.7
CA95	Land near Woodbank Farm	Brisco Rd	Brisco	5.96
OC74	Land to the north and east of Brisco	Brisco Rd	Brisco	104.7
OC66	Land west of Brisco	Brisco Rd	Brisco	43.04
OC73	Land at Brisco Farm	Brisco Rd	Brisco	1.41
OC72	Land north of Ash Leigh	Brisco Rd	Brisco	1.63
OC71	Land east of Lough Farm	Newbiggin Rd	Brisco	6.8
OC75	Land east of North Park	Newbiggin Rd	Brisco	1.11
OC76	Land east of Woodside Park	Newbiggin Rd	Brisco	26.07
OC78	Land at West Park and Quarryholes Wood	Newbiggin Rd	Brisco	27.65
OC69	Greenmarsh	Newbiggin Road	Brisco	4.12
OC70	Lough Farm	Newbiggin Road	Brisco	21.17
OC79	Land at Saw Pit Wood	Newbiggin Road	Brisco	7.09
OC80	Land at Wilstan	Wood Lane	Brisco	1.84
CA94	Low Wood Bank Farm		Brisco	2.61
CA93	Low Wood Bank Farm		Brisco	5.4
OC46	Poplar House		Carleton	6.48
CA96	Land adj River Petteril		Carleton	9.1
CA73	Land off Brisco Road	Brisco Road	Carlisle	10.85
CA89	Land at Yellow Quarry Wood		Carlisle	3.77
DU03	Land at Durdar Farm	Durdar Road	Durdar	3.9
OC68	Land east of Knackers Yard	Newbiggin Rd	Durdar	4.41
OC82	Land west of Standale	Newbiggin Rd	Durdar	4.31
OC64	Land at Red Cat House	Newbiggin Road	Durdar	2.22
OC67	Oakland House	Newbiggin Road	Durdar	2.49
OC04	Scuggar House		Durdar	62.73
DU01	467 Durdar Road		Durdar	5.8
OC81	Land at Faulders Whins		Durdar	15.01

Appendix D: Discounted Sites

Ref	Site	Settlement	Area Ha	Reason
OC48	Aglionby Grange	Aglionby	0.42	Aglionby Grange is not considered a sustainable location for development
OC90	Land right of village access	Aglionby	0.56	Location and setting mean site unlikely to deliver strategic numbers of dwellings
OC49	Land adjacent to Stone Bank	Aglionby	0.59	Location and setting mean site unlikely to deliver strategic numbers of dwellings
OC03	South View Farm	Beaumont	1.09	Unsustainable Location
BR02	Land at The Grange	Brampton	0.79	Physical and environmental constraints on site
BR05	The Irthing Centre	Brampton	1.21	Important employment land that should be retained
BR09	Land at the Grange	Brampton	1.52	Physical and Environmental constraints on site - unacceptable harmful impact on the conservation area
OC11	Land at Quarry Bank Lane	Brampton	0.16	Unsustainable Location, Site too small to be considered in SHLAA
OC41	Field 2974	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	Brampton	9.61	Landscape impact, unsuitable topography, environmental impact, access
BR13	Land between Quarry Bank & A69, Brampton	Brampton		Developable area below 0.4Ha - not strategic
BR06	Garth House	Brampton	1.24	Impact on listed building mean the potential of this site is too small to be considered in the SHLAA
BR15	Land east of Stanley Road	Brampton	3.5	No clear means of access/poorly related to settlement
BR16	Land east of King George's Field	Brampton	16.33	No clear means of access/poorly related to settlement
BR17	Land north of Howard Road	Brampton	3.33	No clear means of access/poorly related to settlement
OC83	Land west of Brunstock	Brunstock	9.86	Inappropriate scale for village
OC52	Land at Buckabank	Buckabank	1.39	No access
OC51	Land at Eller's Mill	Buckabank		Poor access, detached from settlement
OC12	Land at Hawksdale Bridge	Buckbank	3.1	Access constraints - Highways consider site unfeasible
BU03	Land to rear of North End	Burgh by Sands	1.8	Major historical constraints, poor access
CARG01	Adjacent to West End Farm	Cargo	0.45	Poorly related to settlement
OC84	Land at Croft House	Cargo	5.56	Site size is currently too large for village - may be appropriate at smaller scale
OC44	Fairhaven	Carleton	0.45	Poorly related to settlement
CA45	Land adjacent to Carleton Farm	Carleton	1.59	Waste water works and access physically constrain site making it unviable
CA01	Mitchell Dryers	Carlisle	1.03	Employment area not suitable for residential, within Floodzone 3a
CA02	Riverside Way	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	Carlisle	0.67	Employment Area not suitable for residential, within Floodzone 3a
CA05	Land at Durrhill	Carlisle	11.67	Unlikely to ever be developable
CA06	Land off California Road	Carlisle	2.34	Poorly related to settlement, poor access
CA16	Land at 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	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	Carlisle	0.45	Employment Area not suitable for residential, Floodzone 3a

CA29	Land at Moorhouse Road	Carlisle	6.51	Overhead cables physically constrain site making it unsuitable for residential development
CA33A	Land at Botchergate	Carlisle	0.37	Employment Area not suitable for residential
CA33B	Land at Botchergate	Carlisle	0.43	Employment Area not suitable for residential
CA33D	Land at Botchergate	Carlisle	0.16	Employment Area not suitable for residential
CA43	Land at Knockupworth Farm	Carlisle	20.3	Overhead cables physically constrain site making it unsuitable for residential development
CA44	Land at Knockupworth Farm	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	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	Carlisle	0.55	Unacceptable loss of important open space, Developable area below 0.4.Ha
CA57	Cecil Street Car Park	Carlisle	0.53	Unacceptable loss of car park
CA66	4B Brunel Way	Carlisle	0.68	Located within industrial estate - unlikely to ever be developable as housing
OC05	Land off Peter Lane	Carlisle	2.87	Unsustainable Location
OC06	Land at Harker	Carlisle	11.36	Landscape Impact
OC14	Griershill Farm	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	Carlisle	1.01	Unsustainable location, access constraints
CA27C	Land at Garlands	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	Carlisle	0.95	Unsuitable topography, impact on SSSI/SAC, Highway Constraints
CA36N	Land adj Etterby Road	Carlisle	1.02	Site has permission - no longer suitable for SHLAA
CA13	Former HK Campbell School	Carlisle	0.89	Site has permission for 39 houses no longer suitable for SHLAA construction well underway
CA38	Land at Beaumont Road	Carlisle	2.28	Flood Zone 3B
CA86	Land at Wood Street	Carlisle		Site is below 0.4Ha
CA85	Land to the rear of Hollywell Crescent	Carlisle		Riverside - Landlocked, loss of amenity land, backland, too small for allocation. DISCARD
CA83	Garages off Creighton Ave	Carlisle		Site is below 0.4Ha
CA81	Amenity land off Whernside	Carlisle	0.28	Site is below 0.4Ha
CA78	Land to the rear of Reeth Road	Carlisle	0.65	Loss of amenity area and impact on neighbouring residents
CA84	Amenity Land off Toronto St	Carlisle	0.3	Site is below 0.4Ha
CA87	Land to the rear of Ennerdale Avenue	Carlisle	0.3	Site is below 0.4Ha
CA88	Land to the rear of Ennerdale Avenue	Carlisle	0.39	Site is below 0.4Ha
CA82	Amenity Land to the rear of Winscale Way	Carlisle	0.45	
CA77	Land to the rear of Raiselands	Carlisle		Visually and physically valuable amenity land, playground - backland development. Main River identified along south eastern boundary of site. 8 m clearance would be required.
CA79	Land at Greta Avenue	Carlisle		Main constraint identified as Main River along south eastern boundary of site. 8m clearance required therefore insufficient area of site remains for development.
CA14	Former Belah School	Carlisle	2.72	Land no longer available for residential development
CA56	Bousteads Grassing Depot	Carlisle	1.06	Floodzone 2 - unsuitable for residential development

CA53	Land at Rome Street	Carlisle	3.42	Floodzone 3a - unsuitable, despite extant permission (permission considered unlikely to be developed)
CA65	Land at Harraby Green Road	Carlisle	1.61	Flooding issues (Zone 3)
CA10	Land at York Gardens	Carlisle	11.55	Heavily constrained site - effectively landlocked, historic land-fill, loss of open space
CA52	Former Head Post Office (HPO)	Carlisle	0.21	Developed as a hotel
CA34	Land adj Hammonds Pond	Carlisle	11.09	Development underway
CA63	Former Penguin Factory	Carlisle	0.7	Development underway
CA91	Land west of Lords Way	Carlisle		surrounding employment uses do not suit residential development of site, access through industrial estate unacceptable.
CA76	Land to the south of Chertsey Mount	Carlisle	0.53	Access of Tyne Street unachievable. No access through hotel site. No suitable access.
CA64	Hilltop Heights	Carlisle	1.17	Poor access, poor relationship to existing uses - unacceptable in isolation
CA97	Hilltop Hotel	Carlisle	1.08	Ownership unclear - Cannot be assumed to be available
CA98	Land south of Carleton Clinic	Carlisle	8.81	Poorly related to settlement - significant adverse landscape impact.
CA99	Land at Cummersdale Grange Farm	Carlisle	0.31	Below 0.4Ha
CA11	Former North Cumbria Technology College	Carlisle	12.21	Site to be redeveloped as new Pennine Way Primary School - no longer available for residential development
OC34	West of King Acre	Corby Hill	1.85	Poorly related to settlement
OC86	Old School House	Cotehill	0.17	Site is below 0.4Ha
OC36	Kingswood Educational Study Centre	Cumdivock	2.47	Unsustainable location
CUD04	Land west of The Oval, Cummersdale	Cummerdale	3.1	Site would encroach too far into open countryside. Site entrance is poorly related to settlement.
CUD02	Site at High Cummersdale	Cummersdale	3.82	Poorly related to settlement, major access constraints
CUD05	Land to North East of High Brow Nelson	Cummersdale	5.17	Removed from settlement, unsuitable location
CUD06	Land to east of 41 Gilbert Road	Cummersdale	9.44	Removed from settlement, unsuitable location
OC54	Land North adjoining Brow Nelson House	Cummersdale	8.1	Removed from settlement, unsuitable location
OC61	Land at Grace Lane	Cummersdale	1.74	Discount - detached from settlement in open countryside
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	Cumwhinton	0.51	Unsustainable Location
CUW06	0003 - 0004	Cumwhinton	4.9	Landscape impact
CUW05	Land between Beech Tree Farm & Swallow Barn	Cumwhinton	0.43	Surface water flooding issues, poor drainage, landscape impact on open setting, overly prominent
DA02	Town Head Road	Dalston	0.54	Poorly related to settlement
DA04	Land at Dalston	Dalston	1.73	Poorly related to settlement
DU02	445 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
DA03	Land between Town-head Road and Station Road	Dalston	5.57	Under construction
OC28	Field No 4104	Fenton	3.73	Unsustainable location
OC87	Land at Harker Farm	Harker	7.92	Unacceptable encroachment into open countryside
OC88	Land at Kingmoor Park	Harker	4.14	Unacceptable encroachment into open countryside - may have scope as greenspace for neighbouring pdl development

HA01	Bothy Cottage	Hayton	0.37	Unsustainable location, site too small to be considered strategic
OC63	Land at Townhead	Hayton	0.81	Unacceptable landscape impact
OC29	Low Allenwood Farm	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	Site is below 0.4Ha
HO05	Land off Orchard Gardens	Houghton	0.34	Site is below 0.4Ha
HO04	Land to the rear of Orchard Gardens	Houghton	0.13	Site is below 0.4Ha
OC62	Hadrians Gardens Playing Field	Houghton	0.74	Impact on Hadrian's Wall World Heritage Site - Loss of play area/green space
OC25	Adjacent to Yew Tree Farm	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
OC55	Old Grove	Linstock	2.72	Detached from settlement
WB07	Land at Little Corby Hall	Little Corby	1.26	totally unsuitable in isolation. Even if WARW1 comes forward however, access may prove an insurmountable constraint.
LO04	Borders Business Park	Longtown	7.78	Detached and poorly related to settlement
LO05	Land at Netherby Road	Longtown	6.88	Poorly related to settlement
LO06	Land at Mill Street	Longtown	0.16	Too small to be considered strategic
OC16	Adjacent to Arthuret House	Longtown	4.38	Poorly related to settlement
LO08	Land off Lochinvar Close	Longtown		Flood issues on green area - developable area below 0.4Ha
OC85	Land west of Low Crosby	Low Crosby	4.95	Poorly related/detached from settlement - significant adverse landscape impact.
LR01	Carricks Yard	Low Row	0.44	Unsustainable Location
MO01	Monkhill Farm	Monkhill	0.44	Unsustainable location, on the course of Hadrian's Wall
MR04	Land north of 12 Moorhouse Courtyards	Moorhouse	0.11	Site is below 0.4Ha
OC47	Land at Orton Grange	Orton Grange	1.03	Unsustainable location
OC19	Factory Premises	Penton	0.67	Unsustainable location
OC22	Land adjacent to The Beeches	Penton	0.64	Unsustainable location
OC56	Land at Rickerby	Rickerby	1.04	Significant - major encroachment into open countryside
RO03	Lonning Foot	Rockcliffe	0.06	Site is below 0.4Ha
RO05	Land to the north of Rockcliffe	Rockcliffe	3.2	Land no longer available for development
RO02	Land at Lonning Foot	Rockcliffe	0.28	Access too narrow - widening only possible by taking land from existing gardens.
RO06	Land at Rockcliffe, Site C	Rockcliffe	3	Poor access - improvements required would make this unviable
OC08	Field 2979	Scotby	0.43	Not strategic - likely only 1 house would be suitable
OC13	Lonning Garth	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 hosue would be suitable
SC12	Land to the rear of Wheelbarrow Court	Scotby	0.96	The proposed access is unable to accommodate two way traffic. No prospect of overcoming this constraint.
SC14	Land at Townhead Farm	Scotby	6.49	Unacceptable landscape impact

SC13	Land to the south of Scotby	Scotby	1.37	Detached from Scotby, in an area with very low density - not suitable
SC02	Field at Hillhead	Scotby	5.02	Ethylene pipe runs through site - buffer zone would render it for the most part undevelopable
SC01	Land behind Scotby Road	Scotby	1.25	No evidence of an achievable access
SC05	Land behind Scotby Village Hall	Scotby		Under construction
SC10	Land off Scotby Road	Scotby	1.34	Proximity to A69 junction - highways believe this is show stopper
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
OC89	Land at Talkin	Talkin	0.18	Redrawn site boundary - below 0.4Ha
OC57	Land adj Little Bobbington	The Knells	0.75	The Knells would not be suitable for this scale of development
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	Thurstonfield	0.9	Impact on residential amenity, impact on settlement, unsustainable location
TH05	Land at Brookside House	Thurstonfield		Developable part of site below 0.4Ha
OC09	Sand Pit	Townhead	0.12	Site is below 0.4Ha
OC26A	Land at Burnrigg	Warwick Bridge	0.39	Site is below 0.4Ha
OC26B	Land at Burnrigg	Warwick Bridge	0.28	Site is below 0.4Ha
WB01	Opposite Downgate Centre	Warwick Bridge	3.25	Conflicting land uses
WB04	Longthwaite Farm Court	Warwick Bridge	0.29	Site is below 0.4Ha
WB08	Land at Chapel Close	Warwick Bridge	0.32	Site is below 0.4Ha
WB10	Land at Longthwaite Farm	Warwick Bridge	0.63	Significant adverse landscape impact - this side of Longthwaite rd is undeveloped, has a different feel to the west side. Unacceptable landscape impact.
WB05	Land at Troutbeck	Warwick Bridge		Floodrisk is major constraint, also unacceptable landscape impact
OC91	Land adjacent to Bluffs Croft	Warwick on Eden	3.19	Site constrained by proximity to A69 and open landscape. Deliverable potential here unlikely to be a strategic consideration
WE04A	Land at Plains Road	Wetheral	1.84	Landscape impact
WE04B	Land at 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
WE09	Land west of Wetheral Abbey	Wetheral	3.52	Impact on listed building would be unacceptable, access is not suitable, landscape impact would also be unacceptable for development on this prominent, open field.
OC58	Land adj Woodlands House	Wetheral Pasture	0.38	Site is below 0.4Ha
OC65	Land adjacent to Wreay School (II)	Wreay	0.6	Impact upon listed building, impact of scale upon village setting
OC59	Land north & east of Village Hall, Wreay	Wreay	2.87	Unacceptable impact upon the historic core of the village