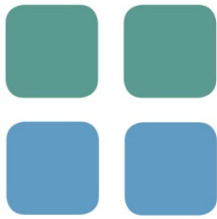
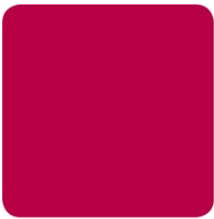




The Carlisle District Local Plan 2015-2030

Housing Site Selection

Proposed Submission Draft



CARLISLE
CITY COUNCIL



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Images courtesy of Andrew Paterson, D&H Photographers and Jason Friend

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1.0 Introduction

- 1.1 This document, together with the Sustainability Appraisal (SA), aims to demonstrate that there has been a logical approach to site selection for the allocated housing sites in the Carlisle District Local Plan 2015-2030 (proposed submission draft). The document sets out site sizes and indicative yields, draws attention in brief to issues or constraints associated with the site, sets out specific feedback from the Highways Authority, United Utilities and the Environment Agency, and gives a brief summary of each site.
- 1.2 This method of gathering data to assess sites, in tandem with the findings of the SA will continue to be used in the future, for example in subsequent SHLAA updates and Local Plan reviews.
- 1.3 All sites have undergone two stages of assessment, as follows:
 - a) Site Appraisal – in relation to the housing strategy and delivery policy in the draft Local Plan, site suitability, availability and deliverability, and other issues such as biodiversity, landscape impact, access, scale etc.
 - b) Sustainability Appraisal – appraising potential sites against a range of economic, environmental and social objectives.
- 1.4 At any stage in a site appraisal the Council may require additional information to be submitted about a potential site to enable it to be properly assessed.
- 1.5 Sites are immediately discounted if they meet any of the criteria set out in paragraph 7.1 below. For sites that remain after the initial discount, spatial strategy considerations will carry the greatest emphasis especially the annual average housing requirement as set out in the Local Plan, and the commitment to meet 70% of the District's housing need in the City of Carlisle and 30% in the rural area.

2.0 Site selection considerations

- 2.1 It is important that new development is appropriately located in relation to services, facilities and the communities that will use them. For many developments the level of public transport provision will be a key issue, as will the ease of pedestrian and cyclist access to services such as schools, doctors' surgeries, local shops and other community facilities.

2.2 However, the Plan does not seek to only limit new housing to villages which have a defined level of services. This is in response to a step change in policy in the NPPF which states at paragraph 55:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby”.

2.3 Carlisle’s rural area is characterised by groups of smaller settlements, many of which have few or no services. These settlements have in the past fallen into a ‘sustainability trap’, whereby no new development has been allowed. Housing policies in the Local Plan aim to make provision for some new housing development in these villages, subject to criteria relating to scale, design etc, and where such housing will enhance or maintain the vitality of rural communities.

2.4 The scale of new housing development is especially relevant in relation to the scale of the village in which it is proposed. Smaller villages like Raughton Head and Wreay have no more than 15 or 20 houses within them, but both have primary schools serving large rural hinterlands, and other services such as a pub or a church. However larger villages such as Scotby, Wetheral and Dalston provide homes for several hundred people, and have a much wider range of local services, and also facilities serving a much wider local area, such as a secondary school, hotel and conference centre, or employment opportunities. When selecting sites for allocation in the draft Local Plan, the Council has aimed to ensure that any new site respects the scale, form, function and character of the village.

2.5 Villages at both ends of the scale provide important services and facilities which need to be maintained. Other villages may not have their own services, but may be close to services in Carlisle, or larger settlements nearby. Therefore some sensitively designed development can be in the long-term interests of the rural community. The identification of local services has been recorded in the Rural Masterplanning work, which has resulted in detailed profiles for 22 of the larger villages within the District, as set out in section 4 below.

2.6 The degree of impact on the character and appearance of an area, the built and historic environment, biodiversity and other environmental assets / resources has been assessed. The potential of a site to provide environmental improvements will be taken into consideration. The NPPG states that decision-taking regarding such assets requires a proportionate response by local planning authorities.

2.7 With regard to heritage assets, this document records where an initial assessment has indicated that the site on which development is proposed includes, or has potential to include, heritage assets. A description of the

significance of a heritage asset affected by a development proposal will be required at planning application stage. In terms of archaeology, appropriate desk-based assessments, and, where necessary, a field evaluation, may be required at planning application stage. However, it is estimated following an initial assessment of archaeological interest only a small proportion of all planning applications nationally justify a requirement for detailed assessment.

- 2.8 The existence of constraints such as flood risk, contamination, overhead or underground power lines or major pipelines and the potential of the site to access the highway has been assessed. It should be noted that should a subsequent planning application be submitted for any of the allocated sites it will be subject to a considerably more detailed assessment.
- 2.9 The Highways Authority has provided detailed comments on specific development sites with respect to highways. Highway network capacity has been assessed for the allocated housing sites in the Local Plan. This work has been undertaken in conjunction with Cumbria County Council in the form of a 'Carlisle Local Plan Transport Study', and subsequent Carlisle Transport Improvements Study.
- 2.10 The Transport Study assesses the traffic impacts of the Local Plan allocations, and identifies locations on the highway network where there would be significant increases in congestion without mitigation. The Transport Improvements Study details suitable transport improvements which are necessary to mitigate the impact of Local Plan development. The Study sets out a package of mitigation measures which aim to reduce vehicle delay by increasing the capacity or reducing traffic demand at locations identified by the transport modelling as predicted to suffer from congestion up to 2030.
- 2.11 New development increases the pressure on existing infrastructure such as transport routes, community facilities, schools, healthcare, public utilities, open space, recreation, nature conservation sites and other green infrastructure. The capacity of local infrastructure will therefore be an important issue to consider, along with an assessment of whether adverse effects can be mitigated (for example through the use of planning obligations to secure infrastructure improvements in a timely manner and where there is an expectation that they will be provided).
- 2.12 The Council can only allocate sites for development which have a realistic chance of coming forward for development within the Plan period. The availability of a site for development is a key factor which needs to be taken into account. Land ownership and/ or assembly details are always required.

3.0 Strategic Housing Land Availability Assessment

- 3.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key piece of evidence that has supported and informed the production of the Local Plan 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 an assessment of whether there are enough potential housing sites within the District to cover the whole 15 year plan period. It will also be a useful tool, in conjunction with the monitoring of housing delivery, if allocated housing sites in the Local Plan remain persistently undeveloped, and there is a need to allocate alternative sites.
- 3.2 It was made clear through the process that putting a site forward and having it included in the SHLAA did not mean that it would be allocated for development in the Local Plan. It was also made clear that sites that were allocated would still be required to follow the normal planning process to secure planning permission.
- 3.3 The Council has encouraged the continued submission of sites for appraisal throughout the Local Plan and SHLAA process.
- 3.4 The initial SHLAA was produced in November 2011, with a first update carried out in May 2012. The most recent update is December 2014. There is a commitment to review the SHLAA on an annual basis. The aim of the SHLAA is to identify sufficient deliverable sites to meet the District's five year housing supply (+ 20%), and to identify further developable sites to meet the 10 and 15 year housing targets, considering other sources of provision, including broad locations for growth.
- 3.5 The SHLAA is intended to demonstrate that sufficient capacity exists to accommodate the numbers of new dwellings proposed in the Local Plan. It does not in any way prejudge decisions on planning applications, the allocation of sites in the Local Plan process, or decisions to be taken about preferred directions of growth.
- 3.6 Nevertheless, proposed site allocations in the Local Plan have been selected almost entirely from the SHLAA which contains sites submitted in response to all the consultation phases to date on the Local Plan. At each stage of consultation further sites have been promoted for development. These sites have been assessed to see if they provide a better alternative to existing sites, or, if they are very small in scale, whether they could contribute to the Plan's windfall allowance through the submission of a planning application.

4.0 Carlisle Strategic Housing Market Assessment

- 4.1 As the Local Plan evolved towards proposed submission draft, the evidence base has been reviewed in order to ensure that it remains robust, proportionate and credible. A SHMA was undertaken in November 2011, (the Carlisle Housing Need and Demand Study) and is therefore 3 years old. A SHMA update was therefore commissioned to provide an updated position with regards to housing need, particularly within the context of revised guidance within the recently published NPPG, together with the May 2014 release by ONS of new 2012 based subnational population projections, which form an important part of developing planning policy in relation to objectively assessed housing needs.
- 4.2 The Strategic Housing Market Assessment (SHMA) update (Sept 2014) for Carlisle aims to provide an understanding of housing requirements within the three housing market areas of the District (Carlisle Urban, Rural West and Rural East), up to 2030. It has reviewed and updated information from previous research (including the 2011 Housing Needs and Demand Study and the 2009 SHMA), with regard to affordable housing need and the mix of market and affordable housing.
- 4.3 The study is based on information from the ONS mid year population estimates, the 2011 census, 2012-based ONS subnational population projections (SNPP), and Experian economic forecast and the CLG household projections (2008 and 2011 based versions). It also covers the mix of housing required in both the affordable and market sectors, and looks at the housing requirements of specific groups.
- 4.4 The housing target in the Local Plan as it has evolved has been based on the findings in the SHMA, and its previous versions. The study highlights that population and demographic dynamics, as well as employment growth, are expected to drive demand for housing over the longer term to 2030, and as such planning policies should be developed to respond to these long-term drivers.
- 4.5 The conclusions in the SHMA update indicates a need for a housing target, including affordable housing, in the region of 480 – 565 based on past demographic trends and likely housing requirements to meet an Experian job growth forecast. With regards to the mix of housing, future market demand is likely to be focused on two and three-bedroom properties, for both open market and affordable housing, and the indicative yields for each allocated housing site are broadly based on this assumption.

5.0 Rural Masterplanning

- 5.1 The City Council in collaboration with CABE (Commission for Architecture and the Built Environment) has drawn up a joint piece of work known as Rural

Masterplanning which looks at options for new housing and other development in the rural area. The work was carried out in conjunction with parish councils and rural communities in Brampton, Longtown, Dalston and 22 of the larger villages.

- 5.2 Detailed settlement profiles have been drawn up for each village, which can be seen here:

http://www.carlisle.gov.uk/planning_and_buildings/planning_policy/rural_masterplanning.aspx

The profiles look at existing services and their capacity, for example the number of children on the school roll, frequency of the bus service, whether there is a shop or a pub and what the opening hours are, etc. Local information has been gathered as far as possible about issues such as housing, local employment, community needs, local flooding and drainage issues. Rural Masterplanning work also looks at how villages in an area relate to each other in terms of access to services, for example, in a village without a primary school, where do the children attend school; do residents use the next nearest village shop, or the local garage, or prefer to travel to a bigger settlement such as Brampton or Carlisle.

- 5.3 The local landscape character has also been assessed together with important views both in to, or out of villages, together with areas of wider landscape which frame the edge of villages. This part of the work aims to identify areas where development would be unsuitable due to its impact on the landscape.

6.0 Consultation

- 6.1 The draft Local Plan, (preferred options stage 1) was consulted on between July 29th and September 16th 2013. A preferred options stage 2 consultation, which allowed further opportunity to comment on the changes and alternative sites put forward, took place during March/April 2014. The proposed submission draft Local Plan will be consulted on for a 6 week period from 4th March 2014.

- 6.2 The consultations to date have resulted in a number of further sites being submitted for consideration for allocation for housing. In addition, further information has come to light concerning a number of sites with regard to opportunities, constraints, access etc.

- 6.3 The additional sites that were submitted have been included in a SHLAA update (2014).

- 6.4 Aside from public consultation the Plan has also been informed throughout its evolution by the Local Plan Members' Working Group. This is a cross political party group the purpose of which is to steer plan preparation through constituting a useful review and sounding board at key stages of its production. With regards to the current Proposed Submission Draft of the Local Plan, the working group

has acted to review the Plan's revised vision and objectives; a number of new and those strategic policies which have been subject to greatest change since the Preferred Options Stage Two draft of the Plan; and the proposed land use allocations proposed for inclusion within the latest draft of the Plan. The working group has proved successful in adding considerable value to the Local Plan as it has emerged.

7.0 Viability

- 7.1 The Harman guidance 'Viability Testing Local Plans' states that a development can be said to be viable if, after taking account of all costs, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed.
- 7.2 HDH Planning and Development has undertaken a Local Plan Viability Study on behalf of the City Council. The study focuses on development viability of the policies in the Local Plan to ensure that the level of affordable housing and other policy requirements are appropriate, and that the policies in the Local Plan do not generally render development unviable. Potential housing sites have been modelled, and high level appraisals have been carried out of sites included in the SHLAA update.
- 7.3 The Study reports on a number of financial development appraisals for a representative range of sites, and uses these to assess whether development, generally, is viable. The appraisals are representative of typical development in the District, and are based on Preferred Options policy requirements. They include testing of a range of scenarios including different levels of affordable housing.
- 7.4 The Local Plan Viability Study concluded that cumulative impact of policies within the Local Plan does not threaten or put the delivery of the plan at risk. However, it is identified that it will be necessary for the Council to continue to be flexible over the implementation of policies as not all sites will be able to bear the full policy requirements. However, the study recommends that the Local Plan maintains the policies as drafted.

8.0 Site selection – background and tables

- 8.1 Sites that have been submitted for consideration for their potential for housing development are immediately discounted in the following circumstances:
- sites located in the open countryside; (this includes sites which may be close to a settlement, but poorly related to it);

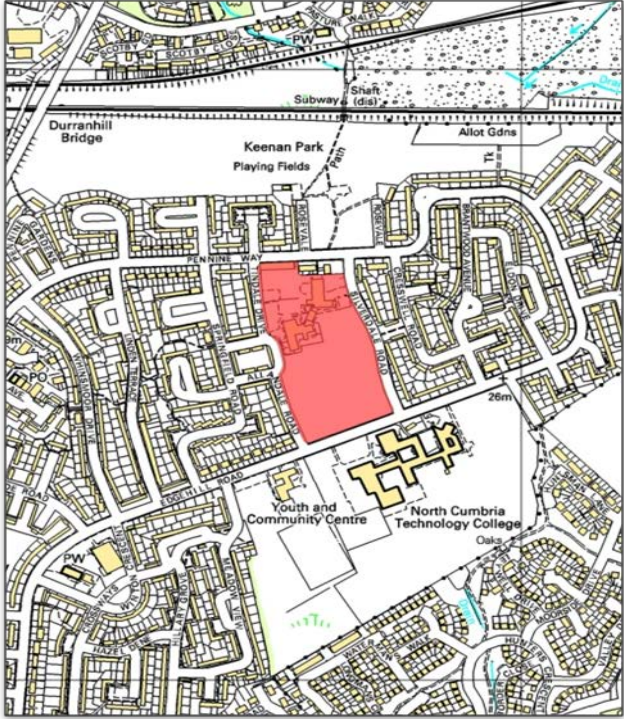
- sites of less than 0.4 ha;
- sites with no obvious means of access and no evidence to suggest that access can be achieved;
- sites where the Highways Authority has raised significant objections;
- sites where there is no realistic prospect of the landowner making it available;
- sites located within areas of high flood risk as shown on Environment Agency maps;

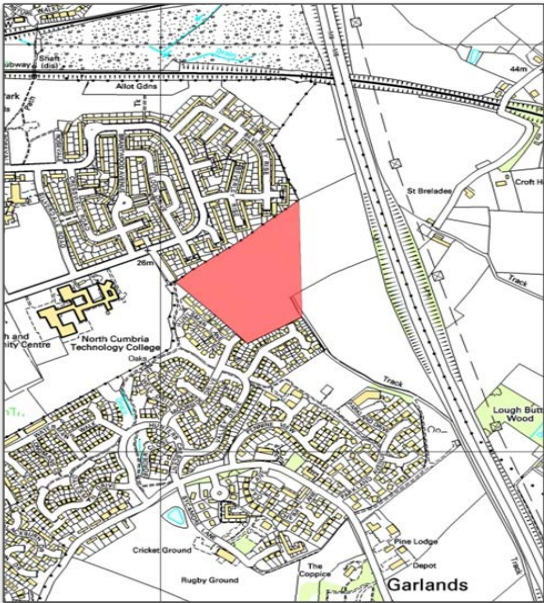
The NPPF sets out a sequential approach to the allocation of land for development in order to steer new development to areas with the lowest probability of flooding. Therefore the Local Plan will only seek to allocate land for future housing within areas of the lowest flood risk.

8.2 It is anticipated that the sites set out in this document (and allocated for housing in the Local Plan) will be developed over the Plan period 2015 – 2030. Pre-application discussions and enquiries are encouraged with the Council's Development Management team.

8.3 In the event that any site remains undeveloped towards the end of the Plan period the Council will contact the landowner with the aim of identifying any barriers to development and facilitating the development of the site. However, ultimately the Council will remove sites that remain continually undeveloped, and allocate other sites considered suitable.

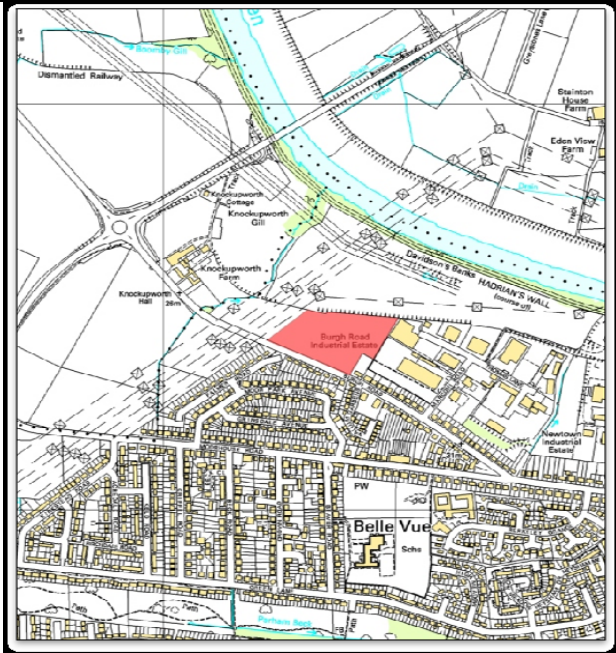
Site name: U 1 and U 2 – land to the south-east of Junction 44 of the M6, Carlisle.		
Site size: 8.03 and 6.54ha	Indicative yield: U 1 – 217; U 2 - 200	Projected delivery of allocations: U 1: yrs 0 – 5; U 2: yrs 6 - 10
Highways issues: the Highways Authority has indicated that the sites would need significant infrastructure works to create access off A7/C1022 signalised junction. Consideration should also be given to the development providing alternative access arrangements to the James Rennie School in order to help resolve school traffic related problems.		
Flood zone: the site lies within flood zone 1		
Biodiversity – (including proximity to designated site): 2.5 km from River Eden SAC. The land is agricultural grassland, and is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.	Impact on heritage assets: The course of a Roman road is indicated along western boundary of site. An archaeological evaluation in the form of an appropriate desk based assessment (and where necessary a field evaluation) will be required at the planning application stage.	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Flat site – limits types of SUDs that can be used; • Some recent surface water flooding on California Rd so any development here should incorporate a solution to limit surface water flows to the south of the site; • Ideally should drain to the east but not a show stopper to drain to the north; • Water course on site should be left uncovered – road crossings fine – can be piped under the road section but not for the whole length; • Most obvious drainage option would be into School Sike. 		
Other constraints: Primary school capacity issues in north Carlisle. Tree Preservation Order 207 on northern boundary of site. Public footpaths along northern (FP 109002 and 120001) and eastern (FP 132012 and 132020) boundary of site. These will need to be taken into account in the design and layout.		
Summary: U 1 was considered for housing in two previous local plans. At the last Local Plan Inquiry the site was assessed as having good access, no flooding issues and low biodiversity interest. The Inspector concluded that sufficient land had been included in the 2008 Local Plan and there was no need to allocate the site at that time. However, it was recommended that the site should be reconsidered as a potential allocation in the future. U 1 and U 2 are located immediately adjacent to each other. The two sites would need an integrated approach to development, to ensure that access, design and other infrastructure requirements are delivered successfully. Both sites are available now. This is a sustainable location for development due to its accessibility to a wide range of services and facilities in Carlisle City Centre and the wider area covered by the City, and good transport connections to the CNDR and the M6, and large employment areas in the north of the City.		

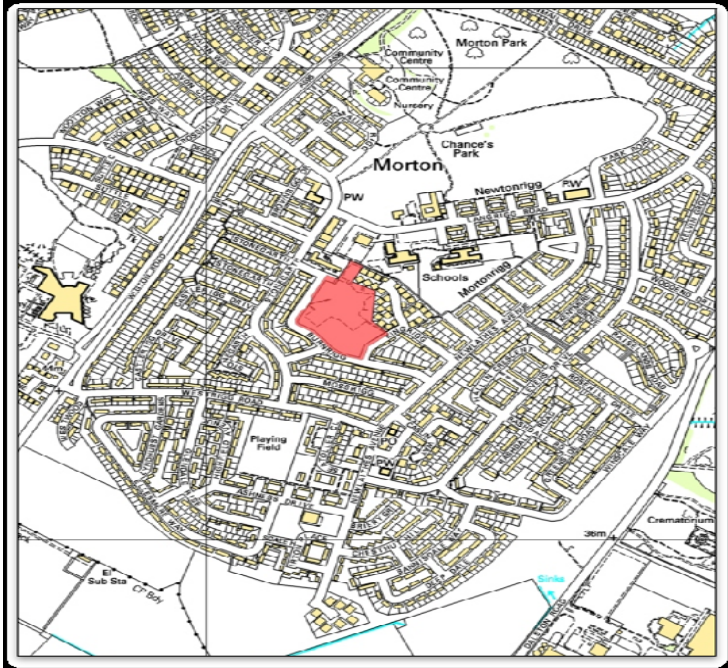
Site name: U 3 – site of current Pennine Way Primary School, Pennine Way/Edgehill Road, Harraby, Carlisle.		
Site size: 3.57ha	Indicative yield: 112	Projected delivery of allocation: yrs 6 - 10
Highways issues: access is achievable from Pennine Way and Edgehill Road. The Arnside Way/Eastern Way junction may need improvement.		
Flood zone: No		
Biodiversity – (including proximity to designated site): no national or local designations apply to the site. School playing fields – low biodiversity value.		Impact on heritage assets: None
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Significant surface water flooding issues within the site boundary – need to be managed on site; • Historic records show flooding has been a problem in the area so needs careful approach to drainage; • Could be significant cumulative impacts from concentration of allocations in the area draining into Durranhill Beck; • Run-offs will need to be limited – storage of flood/rain water to be required to control run-offs. 		
Other constraints:		
<p>Summary: In order to fulfil plans to provide more primary school places in the City, Pennine Way primary school has expansion plans for an increased intake of pupils. This will require redevelopment and relocation of the school onto the adjacent site to the south. The school redevelopment is due to be completed by September 2015. The site that is vacated is available for development, and is located in a neighbourhood that benefits from a range of local services and facilities including public transport, primary school, churches, open space, play areas and a good range of neighbourhood shops.</p>		


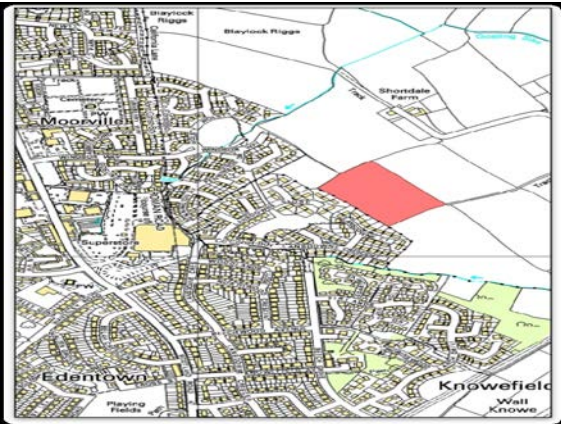
Site name: U 4 - Land north of Moorside Drive/Valley Drive		
Site size: 4.96	Indicative yield: 140	Projected delivery of allocation: yrs 6 - 10
Highways issues: the Highways Authority has indicated that this scale of development would need a link road from Edgehill Road to Moorside Drive. Extension of suburban bus services would also be required.		
Flood zone: the site lies within flood zone 1		
Biodiversity – (including proximity to designated site): no national or local designations. Site currently used as agricultural land (arable) so likely to be species and habitat poor. No trees although hedges border the site.		Impact on heritage assets: none
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • localised surface water flooding to west of site, around Moorside drive – needs to be taken into consideration; • should connect to the watercourse as far down as possible ; • cumulative impact on Durranhill Beck (culverted) 		
Other constraints: site will require noise attenuation measures due to proximity of M6 to east.		
<p>Summary: this site was allocated for housing in a previous Local Plan, as part of a larger allocation, which is now fully developed and known as Carlton Grange. The 2008 Local Plan omitted this site in error, although at the Local Plan Inquiry the Inspector considered that the site should be reviewed through the next (current) Local Plan process. The land is available, relates well to existing urban form, and is located in a neighbourhood that benefits from a range of local services and facilities including public transport, primary school, churches, open space, play areas and a good range of neighbourhood shops.</p> <p>Careful consideration will need to be given to the design and layout of the site to ensure that the boundaries between the existing housing and the new development integrate in design terms, whilst giving adequate separation distances.</p>		

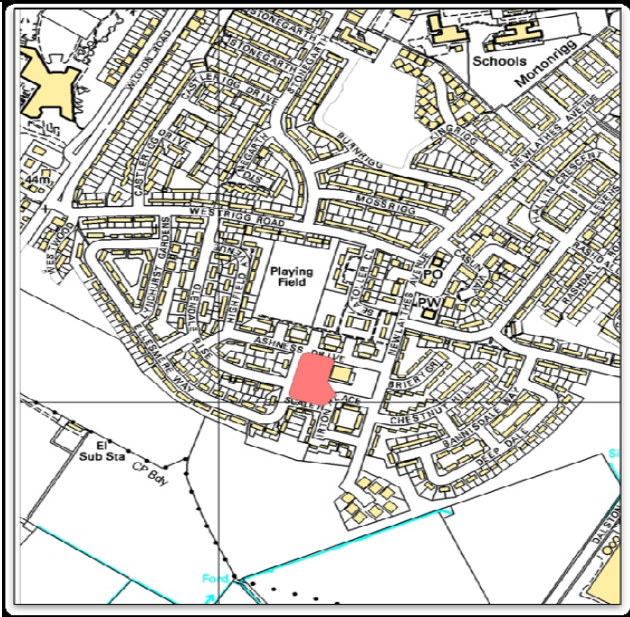
Site name: U 5 – Land between Carleton Road and Cumwhinton Road, Carlisle.		
Site size: 7.25ha	Indicative yield: 204	Projected delivery of allocation: yrs 0 - 5
Highways issues: due to traffic issues associated with the standard of the existing access/lack of visibility onto London Road, an improved two way access such as the upgrading of Sewells Lonning to Local Access Road Standard will be required. The site also has poor accessibility and would require the provision of new bus stops and a developer contribution towards an increased frequency bus service.		
Flood zone: the site lies within flood zone 1		
Biodiversity – (including proximity to designated site): no national or local designations within or adjacent to site. Grazing land but good roadside hedgerows and some hedgerows within the site.	Impact on heritage assets: none	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Run-off rate should be QBAR if the site has to drain to the north. More straight forward to take it south to the Petteril; • UU request no surface water to sewer. 		
Other constraints: the unclassified road on the south-eastern boundary of the site is single track only and one way from London Road in a northwards direction.		
Summary: the site is physically and visibly well connected to the existing built edge of Carlisle, and benefits from some existing landscaping in the form of mature hedgerows on its northern, eastern and southern boundaries, and within the site. The single track unclassified road on the south eastern boundary of the site forms an effective edge between the edge of Carlisle, and Carleton Village to the south. London Road and Carleton Road both have a frequent and regular bus service, and there are neighbourhood shops at both Petteril Bank Road and Central Avenue. The nearest school is Petteril Bank community school at Burnett Road, which is approximately 1.3 km away.		

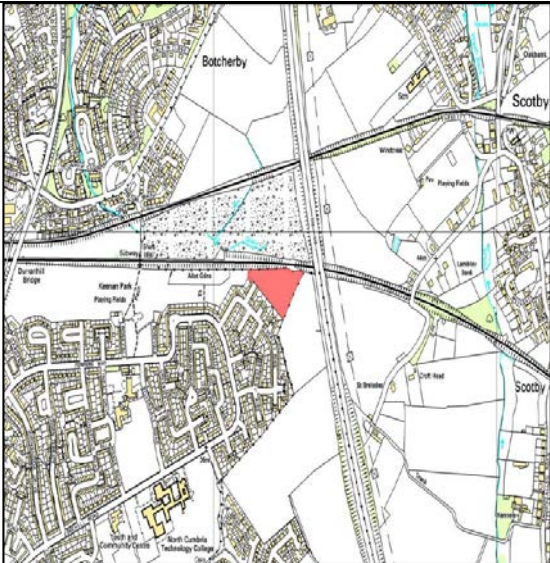
Site name: U 6 – Land at Garden Village, west of junction of Wigton Road/Peter Lane		
Site size: 6.08ha	Indicative yield: 169	Projected delivery of allocation: yrs 6 - 10
Highways issues: the landowner has indicated that the site will be accessed onto the A595 (Wigton Road) and states that the details of this access have been agreed with the Highways Authority. The Highways Authority has confirmed that satisfactory access is available off Wigton Road. The site would require the provision of new bus stops and potentially a developer contribution towards an increased frequency of bus service.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: no national or local designations within or adjacent to the site. However, Fairy Beck lies adjacent to the site and is a tributary which ultimately discharges into the River Eden SAC/SPA. Mature hedgerows within and on boundary of site, especially along north western boundary of site. Some mature trees in hedgerows.	Impact on heritage assets: none	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Drainage into either Dow Beck or Fairy Beck possible; • Should aim for standard greenfield run-off rates; • SUDs system on site desirable; • No surface water flooding problems on site; • Fairy Beck – possible cumulative impact issues with Morton development (Though Morton has SUDs included in plans so shouldn't be a problem). 		
Other constraints: sensitive design required to integrate new development with four existing houses on south eastern edge of site.		
Summary: the site lies adjacent to a housing site to the north which is currently under construction, and a previous Local Plan allocation to the east which has planning permission for a district centre including a food store, petrol filling station, cafe, crèche, landscaping and car parking. It is immediately adjacent to the Carlisle Northern Development Route, giving good access to the large employment areas and supermarkets in the northern part of Carlisle. It is also close to local services, including a large secondary school, and has good access to public transport.		


Site name: U 8 – land north of Burgh Road, Carlisle		
Site size: 2.83 ha	Indicative yield: 66	Projected delivery of allocation: yrs 0 - 5
Highways issues: the Highways Authority has raised no particular issues with this site. Access is achievable from the C2042 Burgh Road, although some upgrading of the current 40mph restriction section will be necessary, together with bus infrastructure provision. The size of the site is unlikely to cause any significant traffic impacts.		
Flood zone: no, although Flood Zone 2 lies within 100 m of the northern boundary of the site.		
Biodiversity – proximity to designated site: site lies within 200m of River Eden SSSI, SAC. However, the proposal is not likely to have a significant effect on the interest features for which the designated sites has been classified, subject to satisfactory measures to control run off during construction and completion of the site.	Impact on heritage assets: site lies within 150 m of Hadrian’s Wall Military Zone World Heritage Site (WHS). However, the WHS is not physically in evidence in this location. The NPPF states that not all elements of a WHS will necessarily contribute to its significance. It is not considered that development in this location would cause harm or loss of the WHS.	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • No major issues – small flooding issues further down but not on this site; • Drain straight into Eden. 		
Other constraints: Multiple overhead high voltage power lines immediately adjacent to western boundary of site.		
Summary: the site lies directly opposite an established housing area, and to the west of a small industrial estate, separated from the road by a row of houses. The site is visibly and physically well related to the urban form of this part of Carlisle. It has good access onto the western bypass and the employment areas to the north of the City. It is also close to a number of primary schools, and other local services and facilities. The power lines form a physical boundary to the western edge of Carlisle, and the development of this site would have limited landscape impact. The mature hawthorn hedge along the road frontage to the site should be retained except for a section to be removed for access.		

Site name: U 9 – site of former Morton Park Primary School, Burnrigg, Carlisle		
Site size: 1.67 ha	Indicative yield: 54	Projected delivery of allocation: yrs 6 - 10
Highways issues: no particular issues with the site considering previous use. Localised upgrade work will be needed to surrounding network.		
Flood zone: no		
Biodiversity – proximity to designated site: no local or national designations apply within or adjacent to the site.	Impact on heritage assets: none	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • No major issues; • Drainage into Dow Beck 		
Other constraints: Tree Preservation Order 245 applies within the site.		
<p>Summary: this is the site of a former primary school which closed a number of years ago and has been demolished, leaving a cleared site. It lies within an established housing area, almost immediately adjacent to Newlaithes Junior school, and in close proximity to neighbourhood shops, public open space, a community centre, and good public transport links into Carlisle City Centre. The surrounding housing is predominantly two storey semi-detached, although there are a number of bungalows on the eastern boundary of the site. The character of the area is nonedescript, and therefore this site offers the potential to improve the environment of the area through good design.</p>		

Site name: U 10 – land off Windsor Way, Carlisle. U 11 – land east of Lansdowne Close/Lansdowne Court.		
Site size: U 10 -10.88 U 11 - 2.50	Indicative yield: U 10 - 300 U 11 - 75	Projected delivery of allocation: U 10: 0 – 5; U 11: 6 - 10
Highways issues: Highways Authority has expressed some concern over traffic generation, and indicated that a loop road would be required so that a bus service can access the site and the adjoining housing area. Capacity issues are likely with M6 junction 44 and onto Scotland Road, as well as major junctions to the north of Carlisle. Tarraby Lane is not of sufficient standard to serve the development.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site:	Impact on heritage assets: it is likely that archaeological remains will be encountered on the site, and appropriate measures will be required to record these remains. An archaeological evaluation in the form of an appropriate desk based assessment (and where necessary a field evaluation) will be required at the planning application stage.	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Gosling Sike – EA has indicated that they are proposing to bid for a flood storage basin to the north east of this site on Gosling Beck. This will help alleviate existing flooding problems on the culvert behind Pennington Drive – the EA would be looking for a contribution from a developer towards this as further development could exasperate the problem; • SUDs storage already proposed for the area; • Contribution from development towards SUDs plans would be desirable; • Contributions would need to clearly demonstrate relationship of development with the SUDs scheme. 		
Other constraints: public footpath 132011 partially borders the north eastern boundary of the site. Primary school capacity in the northern part of the City.		
<p>Summary: the site lies adjacent to an area of established housing, where the landscape has the capacity to absorb some further development. The site is close to local facilities and services including public transport. Additional housing in north Carlisle could help to contribute towards the funding of additional primary school places through the building of a new primary school.</p> <p>Careful consideration needs to be given to the relationship/boundary between the two sites, to ensure that the future development of U 11 is not prejudiced.</p>		
		

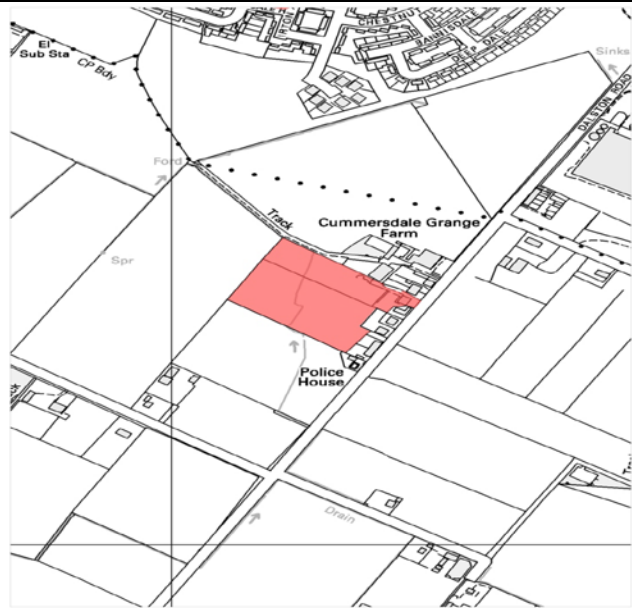
Site name: U 12 - land to the rear of the Border Terrier, Ashness Drive/Ellesmere Way, Carlisle		
Site size: 0.4 ha	Indicative yield: 18	Projected delivery of allocation: yrs 0 - 5
Highways issues: acceptable with minimal works. Footway fronting site required.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: no nationally or locally designated sites within or adjacent to the area		Impact on heritage assets: none
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • UU have issues with sewer flooded properties in this area (considered a High Risk area); • future development should ensure that surface water run-off into sewers is severely restricted; • Potential issues can be overcome if regulated to greenfield run-off rates. 		
Other constraints: Border Terrier public house lies on the eastern boundary of the site. Any future development will have to address the need to mitigate against potential noise disturbance from this use. Mobile phone mast lies adjacent to north eastern corner of site.		
<p>Summary: The site lies in an established area of housing close to neighbourhood shops, a primary school, and public open space. The character of the immediate area is nondescript, and therefore this site offers the potential to improve the environment of the area through good design. There are a number of semi-mature trees within the site, some of which could be retained, as this is an area with very little mature landscaping. The site is owned by a registered provider and as such a large proportion of affordable housing could be delivered on this site.</p>		

Site name: U 13 – land east of Beverley Rise, Harraby, Carlisle		
Site size: 1.2 ha	Indicative yield: 30	Projected delivery of allocation: yrs 6 - 10
Highways issues: acceptable in principle. Local widening of existing access road needed.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: there are no local, national or international designations which apply within or adjacent to the site. The site is agricultural grazing land with some hedgerows and trees which are likely to provide habitats for wildlife.	Impact on heritage assets: the site lies immediately adjacent to the Carlisle/Settle line Conservation Area. The special interest of the CA lies in the corporate architectural styles of the buildings along the route, the mainly civil engineering works, and the scenic nature of the route. There are no buildings associated with the line at this point, and the line can not be seen as an element in the wider landscape, as it is screened by trees.	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Bounded by railway embankment – drainage pipes should go to the south; • run-off rates will need to be restricted to QBAR (greenfield) 1 in 200 run-off rates (2 year rainfall event); • Drainage into Durranhill Beck - need to be wary of cumulative impact in this area – potentially need a masterplan approach towards Durranhill Beck. 		
Other constraints: noise attenuation measures will be required along eastern boundary of site due to proximity of M6 motorway. Boundary treatment will be required along northern boundary of site for safeguarding from Carlisle/Settle railway line. This line is also designated as a conservation area.		
Summary: the site is adjacent to an established area of housing which has good local facilities including a primary school which is soon to be redeveloped in order to allow it to expand and take an increased pupil intake. There is also a good range of neighbourhood shops at Central Avenue, and open space and community facilities nearby. The eastern part of the site should be used for open space, tree planting and other noise attenuation measures, as a buffer from the M6 motorway.		

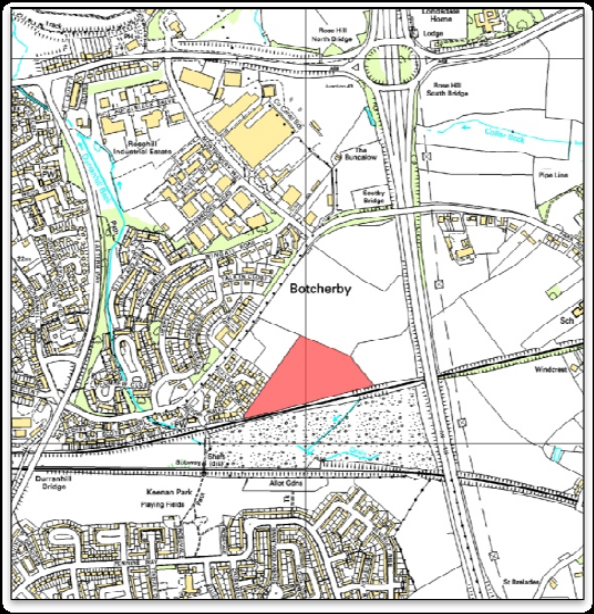
Site name: U 14 – land north of Carleton Clinic, east of Cumwhinton Drive, Carlisle. U 19 – land at Carleton Clinic, Cumwhinton Drive, Carlisle		
Site size: U 14: 4.2 ha U 19: 2.9 ha	Indicative yield: U 14:126 U 19: 40	Projected delivery of allocation: U 14 yrs 6 – 10; U 19 yrs 0 – 5.
Highways issues: the Highways Authority has advised that Cumwhinton Drive at this point is a private road and would require upgrading to local distributor road standard. The development of the sites should be linked to ensure satisfactory linkage to the A6. The traffic modelling results being carried out by Cumbria County Council to inform the Local Plan should be considered for junction capacities.		
Flood zone: no		
Biodiversity – proximity to designated site: U19 has large numbers of mature trees especially on the periphery of the site, which are protected by a TPO.	Impact on heritage assets: none	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Drainage into Durrhill Beck • Reasonable opportunities for a number of SUDS features • Needs to limit drainage due to cumulative impact. 		
Other constraints: The M6 motorway lies close to the eastern boundary of U14. Noise attenuation measures will be required. TPO 247 applies to all the significant trees on the perimeter of U19, thereby limiting the developable area of the site. There are also three attractive, substantial, sandstone three storey buildings within the site which should be retained.		
Summary: the Carleton Clinic has a long term development strategy, which was first implemented during previous local plan periods as the facility consolidated its operations when parts of the site become surplus to clinical requirements. The former Garlands Hospital site to the north and west of these sites is now completely redeveloped for housing and recreation uses. Both these sites lie in parkland setting which must be maintained as part of any redevelopment.		
		

Site name: U 15 – former dairy site, Holywell Crescent, Botcherby, Carlisle		
Site size: 1.51 ha	Indicative yield: 66	Projected delivery of allocation: yrs 0 - 5
Highways issues: no highways issues		
Flood zone: no		
Biodiversity – proximity to designated site: the information submitted with the planning application recorded that the majority of the habitats on site are of low conservation interest in terms of vegetation. However, there was some potential for birds to use the trees/scrub, and therefore removal of such vegetation should not be undertaken during the breeding season.		Impact on heritage assets: none
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Minor flooding issues in the area but development has permission 		
Other constraints: site lies adjacent to gas pipeline		
Summary: the site has planning permission for 66 houses (planning application ref: 13/0655). The site was previously identified as a Primary Employment Area to reflect its most recent use as a dairy. Paragraph 22 of the NPPF advises that local planning authorities should avoid the long term protection of employment land where there is no realistic prospect of it coming forward for that purpose. The development of this site for housing would re-use a brownfield site in a sustainable location close to local services and facilities including a primary school. It is also well related to other areas of housing and large areas of open space at both Keenan Park and Melbourne Park.		

Site name: U 16 - land at Deer Park, Belah, Carlisle		
Site size: 3.83 ha	Indicative yield: 100	Projected delivery of allocation: yrs 0 - 5
Highways issues: no issues raised		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: immediately to the west of the site lies the Kingmoor Sidings County Wildlife Site, which is also designated as a Local Nature Reserve. It contains a series of small ponds which support a population of Great Crested Newt. As an old railway siding, the succession of habitats colonising this site has resulted in a high species diversity.		Impact on heritage assets: none
United Utilities and Environment Agency comments: drainage is achievable and there are no major surface water issues.		
Other constraints: public footpath 109397 crosses the site in a north westerly direction from Kingmoor Road, and must be retained and protected as part of the development. TPO 181 applies to a number of groups and individual trees within the site. These trees must be retained and protected as part of the development. There is potential to incorporate them as part of the open space requirement for the site. They are significant, mature parkland trees which will required adequate separation distances from any new development in order for them to be effectively protected.		
Summary: the site is allocated for mixed use development in the adopted 2008 Carlisle District Local Plan. In response to the second consultation on the preferred options draft Local Plan, the site has again been promoted for development. The site sits well within the urban form of Carlisle in this area, being bounded to the south, east and west by existing development. There will be a need for a buffer between any new housing and the small industrial estate to the north of the site, to minimise the potential for any loss of amenity for future residents. In addition, a further landscape buffer will be required on the western boundary of the site adjacent to the Local Nature Reserve. There is a roadside hedgerow which should be retained as far as possible, allowing for necessary sight lines from the site access.		

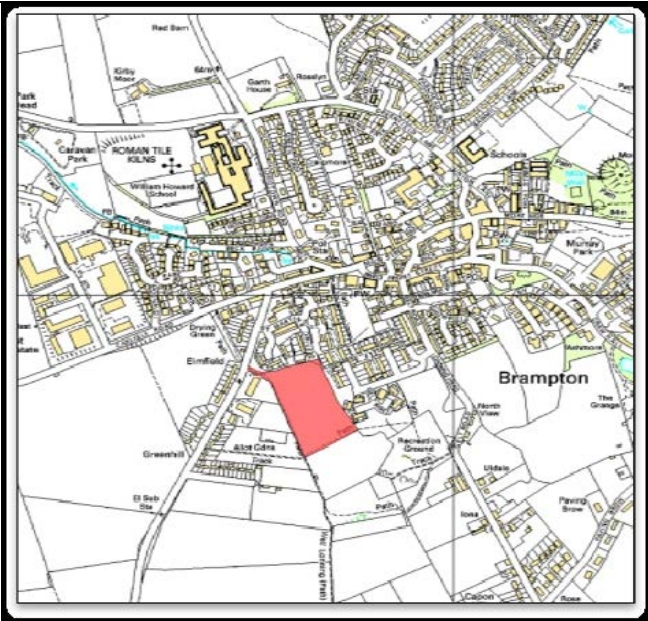
Site name: U 17 - land to the south-west of Cummersdale Grange Farm.		
Site size: 2.43 ha	Indicative yield: 60	Projected delivery of allocation: yrs 6 – 10
Highways issues:		
Flood zone: the site lies within flood zone 1.		
<p>Biodiversity – proximity to designated site: Fairy Beck is a tributary of the Caldeu which forms part of the River Eden and Tributaries Site of Special Scientific Interest (SSSI) and River Eden Special Area of Conservation (SAC). The SSSI contains features of interest which are of national importance and is notified under Section 28 of the Wildlife and Countryside Act 1981, as amended. The SAC status of the River is due to the fact that the area contains features of interest that are of European importance and are defined by the Conservation (Natural Habitats & c) Regulations 1994, as amended. The hedgerows on the site may have potential as bird and bat roosting sites, and measures will be required to ensure the protection of these species.</p>	<p>Impact on heritage assets: there is potential for unknown archaeological remains on site. The site has in the past been subject to an archaeological geophysical survey. Results show that it is highly unlikely that archaeological remains of national importance survive. The site should be subject to a programme of archaeological evaluation to be consistent with the requirements of the planning permission for the wider surrounding area. Where archaeological remains survive, these should be recorded.</p>	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Fairy Beck, which is classified as main river, borders part of the northern boundary of the site; • the site must be drained on a separate system with only foul drainage connected to the foul sewer. 		
Other constraints: the site is almost entirely surrounded by land subject to an extant planning permission (09/0413), for residential, employment and public open space. Careful consideration will need to be given as to how this site can integrate into this wider area.		
<p>Summary: this site forms part of a larger housing, retail, employment and open space allocation in the 2008 Local Plan. In November 2010 outline planning permission was granted for the allocation, but excluded this site. As such it is almost entirely enveloped by land subject to the planning permission. In addition, the land to the south, bounded by Peter Lane, has approval for reserved matters and is under construction.</p>		

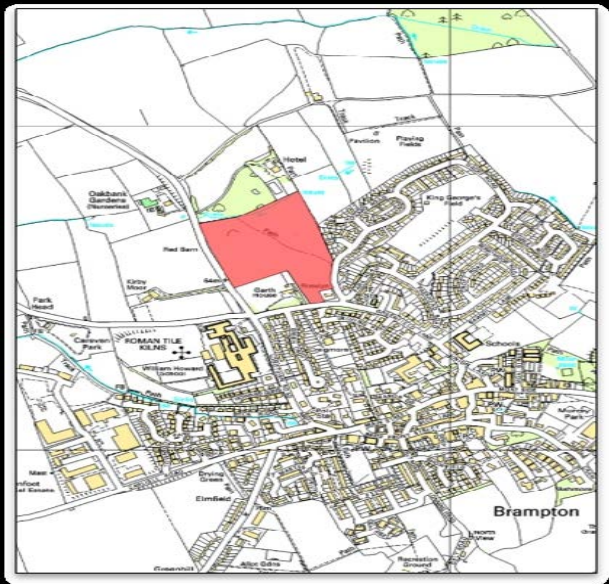
Site name: U 18 – land opposite Rosehill Industrial Estate		
Site size: 10.5 ha	Indicative yield: 150	Projected delivery of allocation: yrs 0 - 5
Highways issues:		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: there are hedgerows bordering the site, and a number of isolated stretches of hedgerows within the site which could provide roosting, feeding or nesting sites for birds or bats etc. These should be evaluated as part of any planning application. There is a semi-mature tree belt along the south side of Durranhill Road. This should be retained.		Impact on heritage assets: none
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> Durranhill Beck – there are capacity issues further downstream. Need to be sure that development here won't exasperate that situation. 		
Other constraints: significant noise attenuation measures will be required along the eastern boundary of the site between the edge of the development and the M6 motorway. At least 40% of the eastern part of the site should be set aside for this purpose.		
Summary: this site was allocated in the 2008 Local Plan for a premier pedigree livestock centre. However, it is no longer needed for this use and has instead been promoted for housing. The site is well located on the edge of Carlisle in terms of accessing a range of services and facilities, and the wider road network. The site will require considerable noise attenuation measures from the M6, and mitigation measures for traffic impact, as there are traffic issues on auction days at Borderway Mart.		

Site name: U 20 – land south of Durranhill Road, Botcherby		
Site size: 3.32 ha	Indicative yield: 70	Projected delivery of allocation: yrs 6 – 10
Highways issues: access will be from Durranhill Road, through the adjacent development know as Barley Edge, where an access road has been created to serve this site. A shared footpath/cycle link should be provided along the railway corridor to Keenan Park cycle path which will help to provide a more direct link to local services.		
Flood zone: the site lies within Flood Zone 1. Surface water drainage needs careful consideration.		
Biodiversity – proximity to designated site: no local, national or international designations apply within or adjacent to the site. TPO 254 applies along the north western boundary of the site and any new development would have to comply with the Council's adopted SPD Trees and Development.	Impact on heritage assets: Chapel Brow, a Grade II listed building sits on the opposite side of Durranhill Road. However, this proposed development will not detract from the setting of the listed building as new housing development (Barley Edge) exists between the site and the building. Potential for unknown archaeological remains to survive. Therefore recommended that site should be subject to archaeological evaluation and recording, secured by a planning condition on any planning application.	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Small area of surface water flooding to the east of the site; • Durranhill Beck – there are capacity issues further downstream. Need to be sure that development here won't exasperate that situation. 		
Other constraints: TPO 254 along the north western boundary of the site. The Carlisle to Newcastle railway line forms the southern boundary of the site.		
Summary: this site is the remaining portion of a larger site that was allocated in the previous Local Plan for housing. The principle of the development of this site was accepted by the Inspector at the last Local Plan Inquiry. The land to the west is currently being developed and is nearing completion. There is an existing regular bus service along Durranhill Road, and the site is close to local services and facilities, including primary schools and an employment area at Rosehill. The indicative yield reflects a density which takes account of the constraints imposed on the site by the need for adequate distances between proposed new dwellings and the TPO trees, and the railway line.		

Site name: U 21 – former Laings Site, Stanhope Road, Carlisle		
Site size: 1.2 ha	Indicative yield: 50	Projected delivery of allocation: yrs 6 - 10
Highways issues: the Highways Authority has advised that Stanhope Road is a local distributor road and there may be a need to improve it's junctions with Wigton Road and Dalston Road.		
Flood zone: no		
Biodiversity – proximity to designated site: no local, national or international designations apply within or adjacent to site. Dow Beck runs along the north western boundary of the site and ultimately drains into the Caldew and then the River Eden, which is a SSSI and SAC but the proposal would not be likely to have a significant effect on the SAC. The proposal is also not likely to adversely affect the additional nature conservation interests of the SSSI. However, safeguards would need to be put in place regarding surface water run off.		Impact on heritage assets: no heritage or archaeological issues.
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Surface water flooding around edge of site – but may affect access; • Brownfield site – unlikely to reach greenfield run-off standards, but a betterment in run off rates should be sought through development; • 8m buffer from Dow Beck (culverted) main river required. 		
Other constraints:		
<p>Summary: This site is cleared and has been unused for a significant period of time. It is surrounded by security fencing, and its development would provide the opportunity to improve the environment of the local area. It was allocated in the previous Local Plan for mixed use, with up to 70% of the site earmarked for residential. This is a densely built up area, with restricted access to open space. As such the Council would expect quality open space to be provided within the site.</p> <p>Planning permission has been granted subject to a S106 agreement on the adjacent land for a retail development for Aldi. The planning officer's report on the application has been written in the context of the allocated site being redeveloped for residential. The proposed store will take its access direct from Dalston Road, and the plans propose a single access for the whole site, with the access for the store designed with this in mind.</p>		

Site name: R 1 – land south of Carlisle Road, Brampton		
Site size: 9.7 ha	Indicative yield: 250	Projected delivery of allocation: yrs 0 - 5
Highways issues: the Highways Authority has advised that this site is well positioned just to the west of the town centre and therefore close to local facilities. However, there are likely to be town centre parking and school muster time issues with this scale of development, which will require mitigation measures.		
Flood zone: the site lies within flood zone 1. There may be some surface water flooding issues within the site.		
Biodiversity – proximity to designated site: there are no local, national or international designations which apply within or adjacent to the site. Substantial roadside hedgerows (although species poor), should be retained as far as possible, with the exception of where their removal is required for site access sightlines.	Impact on heritage assets: there is a grade II listed building (Green Lane House) on Greenhill. However the building lacks a strong presence as it is partly single storey and is screened by mature roadside trees. It is also not visible from the proposed housing site as it is separated from the site by a row of two story semi detached houses, (Elmfield). Therefore the development of this site will not harm the setting of the listed building. The north eastern corner of the site lies 100m from the boundary of the Brampton Conservation Area. The CA is not visible from the site. New development should not directly imitate the existing development in this are, but should be well designed with respect for the local context, and have its own well established character and appearance.	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • No apparent flooding issues; • Possible opportunities for infiltration SUDs due to sandy soil (this has been done in the locality). 		
Other constraints:		
Summary: This site lies on the western approach to Brampton and integrates well with the built form of the town, having housing and other established development on two sides. Development in this area attracted some support through the Rural Masterplanning work. The scale of the site means that a significant proportion of much needed affordable housing will be delivered. There is also good potential to include public open space within the site, and there will be a need for landscaping incorporating native species to soften the edge of the development and help it to integrate with adjacent housing. The site is close to a frequent bus service, and local primary and secondary schools. The town centre lies within walking distance, and, being the next largest centre after Carlisle, has a wide range of local services and facilities. The site also includes an allocation for a medical centre. Brampton Medical Practice has indicated the need to expand and relocate to purpose built premises in order to meet current clinical standards.		

Site name: R 2 – land west of Kingwater Close, Brampton		
Site size: 2.31 ha	Indicative yield: 60	Projected delivery of allocation: yrs 6 - 10
Highways issues: the Highways Authority has indicated that the site is well related to the town centre, but that access would require obtaining rights over third party land. The adjoining land owner from Kingwater Close and Gelt Rise is Riverside. Discussions with Riverside have led to agreement in principle for access over their land to facilitate this development.		
Flood zone: the site lies within flood zone 1.		
Biodiversity – proximity to designated site: no local, national or international designations apply within or adjacent to the site. TPO 225 covers land immediately adjacent to the north west corner of the site. There are mature hedgerows around the boundary of the site.	Impact on heritage assets: there is a Grade II listed building (Green Lane House) adjacent to the western boundary of the site. The property operates as a private residential care home, and is part single/part two storey. There have been a variety of extensions over recent years, and there are a number of outbuildings. On the eastern boundary of the plot, between the building and the proposed development site there is a mature hawthorn and beech hedge, which stands on a 1 metre mound. This partially obscures the building from the adjacent site. It is considered that the adjacent site can be developed whilst still preserving the setting of this listed building.	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • No apparent flooding issues; • Possible opportunities for infiltration SUDs due to sandy soil (this has been done in the locality). 		
Other constraints: there is a public footpath running along the western boundary of the site which connects with Greenhill.		
Summary: the site is well related to the built form of Brampton in this location, and the landscape has the capacity to absorb additional development without significant impacts. The land is surplus public sector land, which the government has identified as a valuable source of land to achieve the building of new homes. The town centre lies within walking distance, and, being the next largest centre after Carlisle, has a wide range of local services and facilities.		

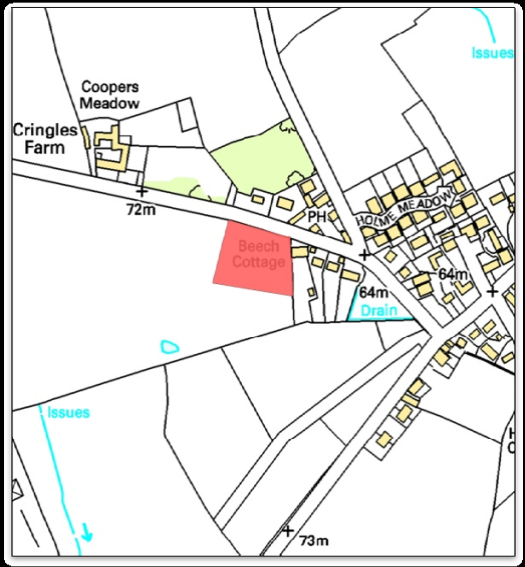
Site name: R 3 – land north of Greenfield Lane, Brampton		
Site size: 5.66 ha	Indicative yield: 140	Projected delivery of allocation: yrs 6 - 10
Highways issues: the Highways Authority has indicated that a development of this size would require a link road to Local Access standards. Direct access to properties from the A6071 (Brampton to Longtown Road) would not be permitted. A public footpath passes through the site.		
Flood zone: the site lies within Flood Zone 1.		
Biodiversity – proximity to designated site: no local, national or international designations apply within the site. However, there are a number of mature trees within the site, and a low roadside hedgerow which is predominantly hawthorn. The trees and the hedgerow are likely to provide feeding corridors and roosting sites for birds.	Impact on heritage assets: the Grade II listed Garth House lies adjacent to the south western corner of the site. However, a dense tree screen which is protected by a TPO separates the two sites. As such the listed building has a very limited presence, and its setting is defined by the mature tree boundary. Development of this site would be unlikely to cause harm to the setting of the listed building. The site lies within the buffer zone of Hadrian's Wall World Heritage Site. The buffer zone protects the visual setting of the WHS, but at this point there is no intervisibility between the WHS and the allocation.	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Main river abuts site to north – 8m buffer required; • The site could drain into river in the north. 		
Other constraints: TPO 217 applies to trees on the eastern boundary of Garth House. These mature trees will require adequate separation distance from any new development as set out in the adopted SPD Trees and Development.		
Summary: the site integrates fairly well into the built form of the edge of Brampton, and has the potential to enhance the approach to Brampton in this location through well designed and laid out housing, and sensitive boundary treatment, especially along the Brampton to Longtown road frontage. The small beck which lies on the northern boundary of the site is classified as 'Main River' and as such there is an 8 m exclusion zone within which no development can take place. This will provide an opportunity to create a landscape buffer and potentially some open space between the site and the property to the north, Oakwood Park Hotel. Care will need to be taken to protect or divert the route of the public footpath to ensure that it continues to provide a safe and attractive route for pedestrians. The town centre lies within walking distance, and, being the next largest centre after Carlisle, has a wide range of local services and facilities, including a primary and secondary school. Brampton has good public transport links to Carlisle. The site therefore lies in a sustainable location.		

Site name: R 4 – site of former Lochinvar School, Mary Street, Longtown		
Site size: 3.56 ha	Indicative yield: 106	Projected delivery of allocation: yrs 6 - 10
Highways issues: access should be via either upgraded Lovers Lane (PRoW) or Mary Street. Preservation of access and parking for community buildings, green space etc would be required.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: no local, national or internationally designations apply within or adjacent to the site. There are a number of mature trees adjacent to the entrance to the site.		Impact on heritage assets: none
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Main river crosses the north west boundary of the site. 8m clearance applies; • the site is flat and will drain to the north. As this is brownfield site, any development should result in a betterment in run-off rates. 		
Other constraints: any future development needs to be sensitive to the location of the retained playing fields to the east of the site.		
<p>Summary: this site was the former Lochinvar School which closed some years ago after being declared surplus to requirements by the Education Authority. The school buildings have been cleared leaving a brownfield site. The site is well contained within the existing built form of Longtown, and is almost enveloped by surrounding housing and community buildings. Care will be needed in any layout to minimise disturbance to the community buildings, and to integrate the development with the retained playing fields to the east.</p>		

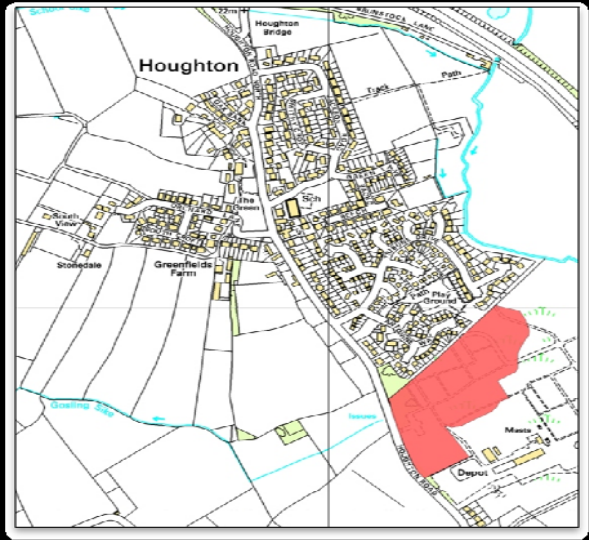
Site name: Land off Old Road, Longtown	
Site size: 2.96 ha	Indicative yield: 60
Highways issues: none raised at this point.	
Flood zone: the site lies within flood zone 1	
Biodiversity – proximity to designated site: no designations apply within or adjacent to the site. The land is agricultural grassland, and is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.	Impact on heritage assets: the site lies within the boundary of a much larger area which is on the English Heritage register of Historic Battlefields, (Battle of the Solway Moss). The purpose of the register is to offer battlefields protection and to promote better understanding of their significance.
United Utilities and Environment Agency comments: no major surface water issues.	
Other constraints: electricity sub station located within site. Ministry of defence Safeguarding Zone. Site lies within boundary of Battle of Solway Moss, Historic Battlefield Site.	
<p>Summary: the site will need to maximise its opportunities to integrate with the built form of Longtown in this location, in particular housing and employment uses to the north and west of the site. Whilst Longtown is the third largest settlement in the District, it lacks a secondary school, and pupils travel either to Carlisle or Brampton. However, there is a good level of other services and facilities available in the town, including a primary school, health centre, community centre, shops and employment areas.</p> <p>As part of the rural masterplanning work that was undertaken to assess the capacity of rural settlements to absorb new housing development, where it would be acceptable to the community, the report for Longtown found that the area south of Old Road could accommodate housing. The settlement profile further reports that, ‘Development of some of these areas could contribute to balancing the physical extent of the town, be designed to provide more variety in size and type of house, and contribute to bringing green infrastructure and connections (wildlife, cycle, footpath) from the countryside into the town.</p>	

Site name: R 6 - land west of Amberfield, Burgh by Sands		
Site size: 1 ha	Indicative yield: 25	Projected delivery of allocation: yrs 6 - 10
Highways issues:		
Flood zone: the site lies within flood zone 1		
<p>Biodiversity – proximity to designated site: the site lies 2 km from the Upper Solway Flats and Marshes SSSI, SPA, SAC and Ramsar site.</p>	<p>Impact on heritage assets: the site lies within the buffer zone of Hadrian’s Wall Military Zone World Heritage Site. As such any development will have to be assessed on its impact on the outstanding universal value of the WHS, and particularly on key views, into and out of it.</p> <p>The site also lies adjacent to the Burgh by Sands Conservation Area boundary. This boundary is marked by a screen of dense tree and hedge cover, giving limited views into our out of the CA. The CA at this point is mainly either private or public open green space, with very few buildings. New development will be expected to harmonise with the grain of the CA, and respond to the local form, context and character.</p>	
<p>United Utilities and Environment Agency comments:</p> <ul style="list-style-type: none"> • Surface water flooding is an issue at various points throughout the village; • Need careful consideration of how it is intended to address surface water issues; • Surface water run-off must not exacerbate any existing problems. 		
Other constraints:		
<p>Summary: this site was submitted in response to the stage 2 consultation on the Local Plan. It has the potential to be developed with minimal landscape impact, and is well located in terms of providing safe access in relation to the village primary school. It lies outside the boundaries of the Solway Coast AONB, Burgh by Sands Conservation Area, and the Hadrian’s Wall Military Zone World Heritage Site. The Rural Masterplanning exercise resulted in support for some additional housing in this area, particularly as there was recent housing in this area already.</p>		

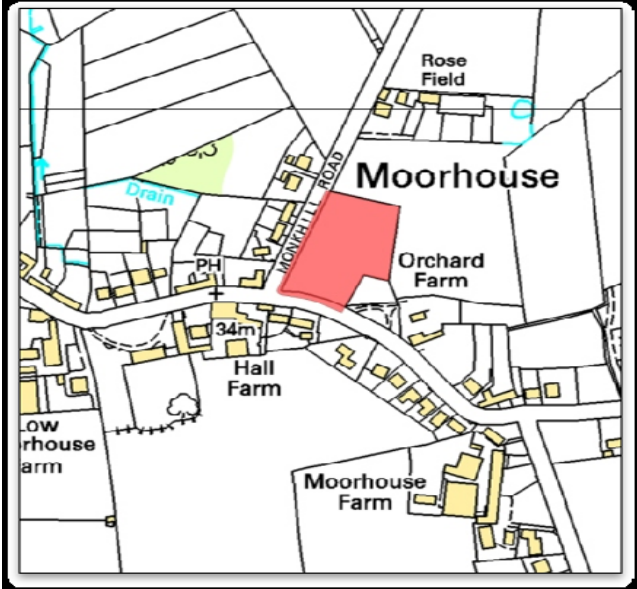
Site name: R 7 – land east of Cummersdale Road, Cummersdale.		
Site size: 0.38 ha	Indicative yield: 14	Projected delivery of allocation: yrs 0 – 5
Highways issues: the Highways Authority has indicated that the site is a logical extension to the village. The only constraint highlighted is that the site lies on a bend, and as such the development will need to be set back to provide the requisite visibility splays, which could impinge significantly on the site.		
Flood zone: the site lies within flood zone 1.		
Biodiversity – proximity to designated site: no local, national or international designations apply within or adjacent to the site. The site lies within 500m of the River Caldew, which is part of the River Eden SSSI and SAC.	Impact on heritage assets: The Spinners Arms is a Grade II listed building which is separated from the eastern boundary of the site by four houses. The development of the site is unlikely to have an impact on this building.	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> Flat land so would look to see SUD measures incorporated including green roofs, green water recycling and water butts which will be able to drain at source. 		
Other constraints: a number of mature trees are located along the northern boundary of the site.		
Summary: this small site represents a logical extension to the village. During previous consultation on the Plan both the Parish Council and the members of the local community have expressed support for its development. It is considered that the site will not increase traffic flow through the village, and that its scale and location relate well to the existing village form. Cummersdale has a primary school, pub, village hall, and is located close to the edge of Carlisle. Two large employers are located close by, Pirellis and the Stead McAlpin Mill.		

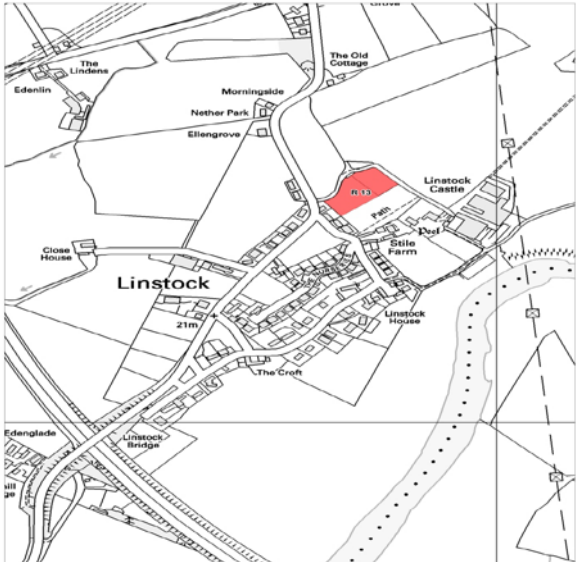
Site name: R 8 – land adjacent to Beech Cottage, Cumwhinton		
Site size: 0.6 ha	Indicative yield: 15	Projected delivery of allocation: yrs 0 - 5
Highways issues: the Highways Authority has not raised any highways issues		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: no local, national or international designations apply within the site. There is potential for a range of species to be present within the vicinity of the site		Impact on heritage assets: none
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • foul drainage can connect to the public sewer via a pumping station; • capacity exists in the existing sewage network to accommodate the foul flow from the development; • surface water to be disposed of via soakaways. 		
Other constraints:		
<p>Summary: this site has the benefit of planning permission for 15 dwellings, including three affordable bungalows and one dwelling for an elderly person, subject to the signing of a section 106 agreement. The S106 is intended to secure the affordable element, and financial contributions for children’s play facilities and an education contribution. The principle of development on this site is therefore acceptable, as set out in planning application report 12/0856.</p>		 <p>The map shows the site location relative to surrounding features. Beech Cottage is highlighted in red. To the north are Cringles Farm and Coopers Meadow. A drain is shown to the east of the site. Distances are marked: 72m from Cringles Farm, 64m from the drain, and 73m from another point. The word 'Issues' is written in blue in two locations on the map.</p>

Site name: R 9 – land west of How Croft, Cumwhinton.		
Site size: 0.76 ha	Indicative yield: 20	Projected delivery of allocation: yrs 6 - 10
Highways issues: no significant highways issues. The access will need to comply with adoptable road criteria. A speed survey will be needed to inform the splay requirements.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: there are no local, national or international designations which apply within or adjacent to the site.	Impact on heritage assets: none	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> potential land drainage issues which will require further investigation. 		
Other constraints:		
Summary: this small site lies at the western end of a village which has a primary school, pub, village hall and small post office and shop. There is also an hourly bus service to Carlisle, and quick access to junction 42 of the M6. It is therefore considered to be a sustainable location for development. The site is well contained within the landscape and relates well to the built form of the village in this location.		

Site name: R 10 – land at Hadrian's Camp, Houghton. 12/0610	
Site size: 5.1 ha	Indicative yield: 96
Highways issues: the Highways Authority has not raised any significant issues with the proposal, subject to satisfactory visibility splays being provided onto Houghton Road, and no properties being accessed directly from Houghton Road.	
Flood zone: the site lies within flood zone 1.	
Biodiversity – proximity to designated site: Natural England has commented as follows: The watercourses - Brunstock Beck and Gosling Sike - both discharge in to the River Eden and Tributaries SSSI and SAC. We advise that sufficient pollution prevention measures will need to be designed into the detailed drainage design, and employed on site during the construction period, in order to not impact on the interest features of the designated river.	Impact on heritage assets: English Heritage has commented that it is likely that this site can be developed without unacceptable impact on the World Heritage Site, subject to a height limit of no more that 2 ½ storeys.
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> only foul drainage connected into the foul sewer - foul water must discharge into the manhole located at Brampton Old Road; surface water drainage to discharge into either a soakaway/infiltration or watercourse; land drainage or subsoil drainage water must not be connected into the public sewer; and the connection of highway drainage from the proposed development to the public wastewater network will not be permitted; the Environment Agency requires a greenfield rate of discharge. 	
Other constraints: whole site is designated as a County Wildlife Site	
Summary: this brownfield site has planning permission for 96 houses (12/0610) and is located adjacent to a village which has a good range of local services and facilities including a primary school, village hall, church and shop. Houghton lies less than two miles from Carlisle and there is a regular bus service. There is potential to develop this site with limited impact on the landscape, and create needed new housing which will support local facilities and transport networks. There is a substantial roadside hedge which should remain except for where removal is required for visibility splays. This hedge will provide the site with established landscape screening, and help integrate the site into the landscape and the southern edge of the village.	

Site name: R 11 – Kingmoor Park, Harker Estate, Low Harker, Carlisle		
Site size: 10.7 ha	Indicative yield: 300	Projected delivery of allocation: yrs 6 - 10
Highways issues: would require cycle path along C1015/1022. Site has poor accessibility and would potentially require a developer contribution to improve bus service frequency. Any development would require a Transport Assessment and Travel Plan. Improvements will be required to enhance pedestrian and cycle facilities linking the site to nearby schools etc.		
Flood zone: the site lies within flood zone 1. Approximately 5- 10% of the site is shown on 1:100 year surface water mapping to be at risk of flooding		
Biodiversity – proximity to designated site: no local, national or international designations apply within or adjacent to the site. However, the 'Main River' which runs along the southern boundary of the site drains to the River Eden and Tributaries SSSI and SAC.	Impact on heritage assets: none	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • Likely surface water issues on site; • Main rivers border site – 8m buffer zones will be required; • Potential for surface water flooding on south west corner – would need to be careful with the layout to this part of the site – may provide the opportunity for open space here • Could cause surface water issues for any potential future land use to the south. 		
Other constraints: brownfield site. Some contamination may be likely.		
<p>Summary: the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The Employment Land Review shows that there is currently an oversupply of employment land in Carlisle. The buildings on the site are outdated and pose maintenance problems for modern employment uses.</p> <p>Although there are few local services in Harker, there are a variety of industrial units (used car sales, sheds, curtains and blinds etc) and the site lies within 1.5 km of junction 44 of the M6, and the northern relief road, giving quick and easy access to Carlisle. The site is therefore considered to present an opportunity for the sustainable redevelopment of a brownfield site and to make a positive contribution to the local environment through good design and layout.</p>		

Site name: R 12 – land east of Monkhill Road, Moorhouse		
Site size: 0.8 ha	Indicative yield: 10	Projected delivery of allocation: yrs 6 - 10
Highways issues: the Highways Authority has indicated that there may be a gradient issue, but that the development is acceptable from a highways point of view in principle. Junction spacing will need to be considered.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: no designations apply within or adjacent to the site. The roadside hedgerow is likely to provide a habitat for wildlife and should be retained after taking into account access arrangements.	Impact on heritage assets: Grade II listed building (Fairfield) opposite southern boundary of the site. Any development on this site will be expected to minimise any adverse impact on the listed building and its setting.	
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • There have been drainage issues within Moorhouse in the past; • UU developed a first time sewerage project here but consideration would need to be given to surface water and where it might discharge to – this doesn't rule out the development but it may be hard to find a suitable place to drain. 		
Other constraints: mature tree within centre of site should be retained and protected. Tree should be incorporated within layout to provide focal point and mature landscape element.		
Summary: <p>The site is centrally located within the village, and has the potential to provide a mix of housing of a scale appropriate to the village. There are approx 70 properties in Moorhouse, therefore an additional 10 houses would be an appropriate number.</p> <p>The village has a very limited level of services and facilities, including a public house, a private former Quaker burial ground, two small areas of open space, and a post box. However, the village is part of a cluster of villages including Thurstonfield, Monkhill, Great Orton, Burgh by Sands and Kirkbampton (this last village is in Allerdale District). There are primary schools at the latter three villages, with the Burgh by Sands school operating at approx half its capacity. Some housing at Moorhouse could help sustain services in this village cluster, in line with paragraph 55 of the NPPF.</p>		

Site name: R 13 – Linstock North, land north west of Stile Farm, Linstock		
Site size: 0.67 ha	Indicative yield: 10	Projected delivery of allocation: yrs 6 - 10
Highways issues: the road along the north west boundary of this site would need to be upgraded to shared access way standards.		
Flood zone: the site lies within flood zone 1.		
<p>Biodiversity – proximity to designated site: the site lies within 250 metres of the River Eden and Tributaries SSSI and SAC. Sufficient pollution prevention measures will need to be designed into the detailed drainage design, and employed on site during the construction period, in order to not impact on the interest features of the designated river.</p>	<p>Impact on heritage assets: Grade II* listed building, Linstock Castle, used as farmhouse, formerly tower house, lies close to the south eastern boundary of the site. The walls contain large blocks of red sandstone from Hadrian's Wall. The Castle does not have a particularly strong presence on the northern edge of the village as it is partially screened by trees. The site also lies within the Hadrian's Wall World Heritage Site Buffer Zone.</p> <p>A careful and well considered design solution will be required to protect views of the Castle and to minimise any adverse impact on the listed building and its setting.</p> <p>Any development proposal for the site should be developed with an awareness of the rural context of the site, the WHS buffer Zone designation, and the need to compliment the setting of the Grade II* listed Tower House.</p>	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Minor risk of surface water flooding; • Opportunity to look to land to the south east to discharge water. 		
Other constraints: low voltage power lines cross the site. Transformer located in southern corner of field. Telephone wires also cross the site.		
<p>Summary: Linstock has limited local services and facilities although it has a village hall and a village green with a children's playground. However, the village has good accessibility to Carlisle, being less than 2.5 km away. Carlisle can be accessed through Rickerby Park, which includes a designated off road pedestrian and cycle route from The Beeches to the entrance of Rickerby Park, or via the roundabout on the A689. There is also a regular bus service. New housing development has previously been limited in Linstock by planning policy and the need for a sewer upgrade to allow homes to connect to mains sewerage. The upgrade was completed in 2008. The site integrates well with the built form and scale of the village, and has the potential to provide housing in a sustainable location with good access to a wide range of services and facilities within Carlisle. The NPPF advocates that in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. An additional 10 houses over the next 10-15 years is considered to be an appropriate scale of development for the village.</p>		

Site name: R 14 – land at Tower Farm, Rickerby		
Site size: 0.8 ha	Indicative yield: 10	Projected delivery of allocation: yrs 0 - 5
Highways issues: the Highways Authority has advised that there are no major issues with the site. A speed survey will be required to inform the visibility splay requirement.		
Flood zone: the site lies within flood zone 1		
<p>Biodiversity – proximity to designated site: no local, national or international designations apply within the site. However, the land lies within 150 m of the River Eden and Tributaries SSSI and SAC. Sufficient pollution prevention measures will need to be designed into the detailed drainage design, and employed on site during the construction period, in order to not impact on the interest features of the designated river.</p>	<p>Impact on heritage assets: the site lies within the Rickerby Conservation Area. As such, the development of this site should harmonise with the grain of the CA by respecting historic layout, road patterns and land form etc. New development should not directly imitate existing, but should be well designed with respect for its context, and have its own well established character and appearance. New development should also protect important views into and out of the area.</p> <p>The Old School House, and Wayside and Old School Cottage are grade II listed buildings which lie approx 100m from the western boundary of the site. However, a large new bungalow has been constructed between the site and The Old School House, effectively resulting in neither listed building being visible from the site.</p> <p>The existing buildings on the site, while not statutorily listed, are nonetheless designated heritage assets by virtue of their setting within the conservation area. The Nineteenth Century stables and barns on the site would be expected to be incorporated creatively into any development of this sensitive site, effectively a gateway to the Rickerby Conservation Area.</p>	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Small amount of surface water flood risk susceptibility • Drain to the south and/or west 		
Other constraints: TPO 191 covers a number of trees on the western boundary of the site.		
<p>Summary: Rickerby is an attractive small village which lies close to the edge of Carlisle. There is a dedicated off road cycling and walking route between Rickerby and Rickerby Park. The site is therefore considered to be in a sustainable location with good access to the large range of services and facilities which Carlisle offers. The majority of the village to the west of this site lies within flood zones 2 and 3, and therefore there is little scope for further development. The scale of development proposed on this site is considered appropriate for the size of the village. There are a number of attractive barns within the site which reflect the local vernacular style in this location. They should be retained as part of the development, and converted whilst retaining their character.</p>	<p>The map shows the layout of Rickerby village and the proposed development site. The River Eden flows along the bottom and left sides. To the west of the site are Rickerby House and Rickerby Cottage. To the east is the Tower Farm site, highlighted in red. Further east are the Playing Fields and a Track. A distance of 18m is marked between the site and the Playing Fields. The village center is labeled 'Rickerby' and includes 'GARDENS' and 'RICKERBY'.</p>	

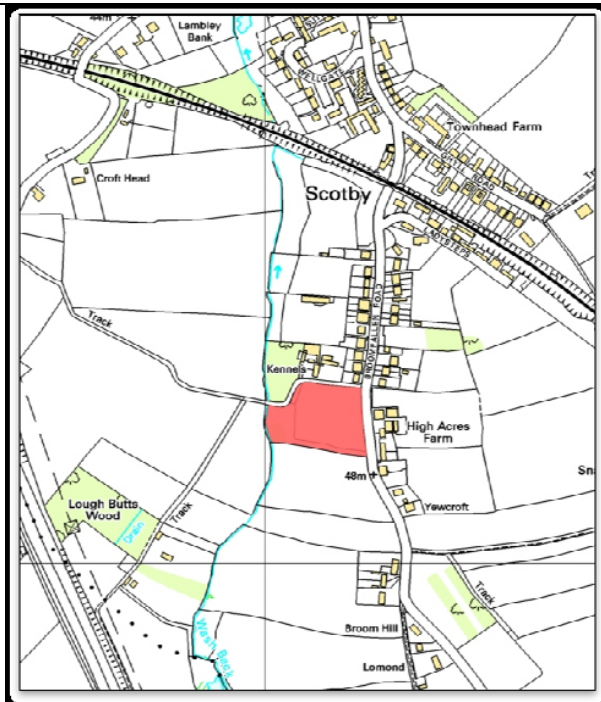
Site name: R 15 - land north of Hill Head, Scotby		
Site size: 2.4 ha	Indicative yield: 50	Projected delivery of allocation: yrs 6 - 10
Highways issues: the proposed access will require upgrading to be wide enough for two way traffic and pedestrian footways. No other highways issues raised, other than some junction capacity testing may be required.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: the site lies within 150 m of Powmaughan beck which is a tributary of the River Eden and Tributaries SSSI and SAC. Development must ensure no adverse impact on the interest features of the designated site.	Impact on heritage assets: an unscheduled archaeological site lies approximately 50m to the east of the site.	
United Utilities and Environment Agency comments: potential drainage issues on site.		
Other constraints: the North Western Ethylene Pipeline (indicated in pink) lies to the east of the site, and is operated by Essar Oil (UK) and is a significant pipeline asset of strategic importance in the supplies of oil and gas from the North sea. The pipeline is classified by the Health and Safety executive as a major accident hazard pipeline (MAHP) and as such is subject to land use planning constraints.		
<p>Summary: this site sits squarely behind a mixture of houses and bungalows on Scotby Road, and bungalows along the northern side of Hill Head. Careful design of the development will be required to prevent loss of amenity to the occupiers of the bungalows along Hill Head, and in particular those properties adjacent to the proposed access. It is likely that only single storey dwellings will be permitted along the southern boundary of the site to achieve these aims.</p> <p>The Rural Masterplanning exercise for Scotby indicated that <i>“a small area could be infilled in the north east, exercising care to minimise impact onto the A69 and encroachment into the shallow valley”</i>.</p>		

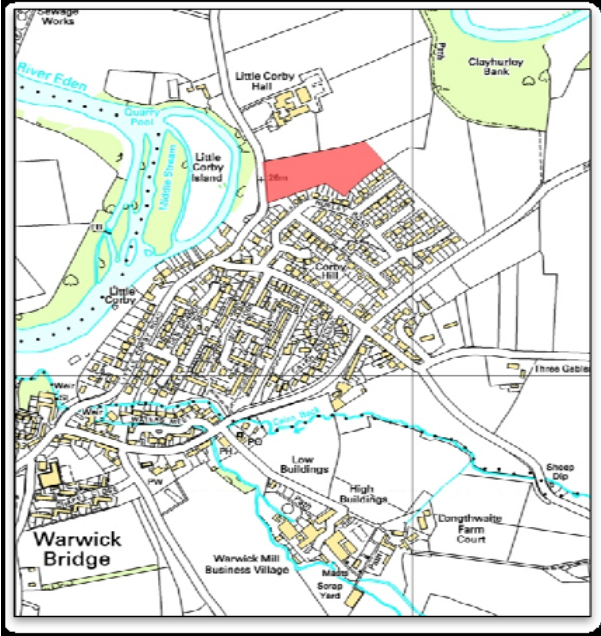
Site name: R 16 – land at Broomfallen Road, Scotby		
Site size: 1.5 ha	Indicative yield: 28	Projected delivery of allocation: yrs 0 - 5
Highways issues: There are no fundamental issues with the proposed development. A 1.8m width footway should be provided within the site and a pair of gates provided across the access to prohibit cattle entering the site when herded along the County highway.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: no local, national or international designations apply within or adjacent to the site. A key issue is that a length of hedgerow is removed for access to the site. This must be undertaken outside of the bird nesting season. The area is especially important for protected species such as yellowhammer, spotted flycatcher and tree sparrow. Some form of appropriate compensatory planting should be undertaken so as to avoid a net loss of hedgerow biodiversity.	Impact on heritage assets: there is an unscheduled archaeological site to the north and south of this site. It is therefore recommended that an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development.	
United Utilities and Environment Agency comments:		
Other constraints: public bridleway 138049 runs along the northern and north western boundary of the site.		

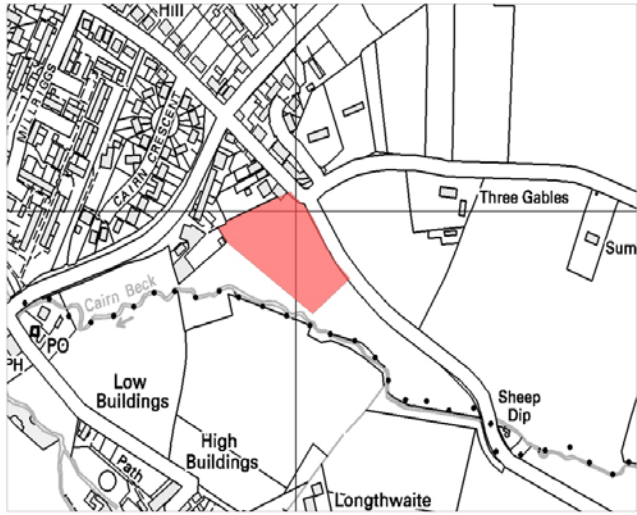
Summary: the site has planning permission (12/0790) for 28 affordable houses including 7 affordable, subject to completion of a S106 agreement to secure the provision of affordable units, open space, community transport, education and waste bins.

The NPPF states that in order to promote sustainable development in rural areas, housing should be located where it will enhance and maintain the vitality of rural communities.

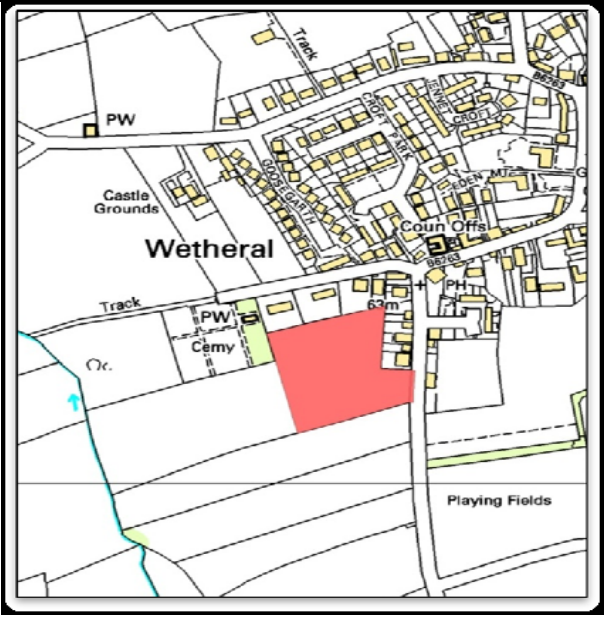
The site is located in a sustainable location close to the centre of Scotby, public transport links and the city of Carlisle. Scotby village has a range of services (school, public house, church, village hall, playing fields etc) and the proposal would create an opportunity to support these existing rural facilities. The site is well contained as it is bounded by residential dwellings to the north and east with Wash Beck to the west. In such circumstances it is considered that the proposal would not result in a prominent intrusion into the countryside nor would it result in settlements merging.



Site name: R 17 – Warwick Bridge/Little Corby North		
Site size: 1.55 ha	Indicative yield: 45	Projected delivery of allocation: yrs 0 - 5
Highways issues: the Highways Authority has indicated that pedestrian linkages to the Hurley Road Estate would be essential, as would improvements along Little Corby Road.		
Flood zone: the site lies within flood zone 1.		
<p>Biodiversity – proximity to designated site: there are no local, national or international designations which apply within the site. However, the River Eden and Tributaries SSSI and SAC lies within 100m of the site. Appropriate measures will need to be taken to ensure that foul and surface water drainage does not impact on the interest features of the designated river.</p>	<p>Impact on heritage assets: Grade II listed Little Corby Hall lies 100 m north of the site. The Hall was built in 1702 from dressed red sandstone, with end walls of brick/part rendered. This is an attractive building in an open setting which has a strong presence in this location. There is clear visibility from the proposed housing site to Little Corby Hall. In order to preserve the setting of the listed building, the density of development on the site has been reduced to give scope for better design. The site presents an opportunity to enhance the approach to Corby Hill with a development that reflects local design better than the post war estate development that currently forms its northern edge. Any development here would need to have full regard to the setting of Corby Hall, which until post war years, enjoyed an isolated location, set apart from the small hamlet of Little Corby.</p>	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Relatively flat site; • Drain into watercourse to the west; • Drainage across the highway not an issue. 		
Other constraints:		
<p>Summary: Warwick Bridge/Little Corby is considered a sustainable location for development as it has a good range of local services and facilities including a primary school, shop, Warwick Mill business village and a doctor's surgery. This site is well related to the built form of the village in this location, and its development will have minimal impact on the landscape. The field pattern is such that the development would be bordered by existing mature hedges, which could be reinforced with additional planting to maintain biodiversity opportunities and give a softer, more rural boundary to the development. Whilst it is recognised that most of the services and facilities in Warwick Bridge lie on the south side of the A69, there is a signalled crossing at the light controlled junction at the northern end of the village, and three further pedestrian crossings with refuges in the middle of the A69. The village also has good public transport connections with Carlisle and Brampton, there being two buses an hour in the daytime.</p>		

Site name: R 18 - land to the south of Corby Hill to Heads Nook road, Corby Hill		
Site size: 1 ha	Indicative yield: 30	Projected delivery of allocation: 6 – 10 yrs
Highways issues: none raised to date		
Flood zone: the course of Cairn Beck/Trout Beck lies just south of the southern boundary of the site and the corridor of the beck lies within flood zones 2 and 3.		
Biodiversity – proximity to designated site: the site is located just under 500 m from the River Eden and Tributaries SSSI/SAC. Trout Beck which crosses the site is a tributary of this designated site. Development must ensure no adverse impact on the special interest features of the designated site from run off etc.	Impact on heritage assets: unlikely to impact on the setting of Warwick Mill Main Mill and High Buildings listed buildings.	
United Utilities and Environment Agency comments: area around Trout Beck classified as flood zone 2 and 3. Trout Beck classified as 'main river', 8 metres clearance required either side.		
Other constraints:		
<p>Summary: this is a small part of a larger, long narrow site which was originally submitted for consideration. The original site as a whole protrudes eastwards out of the village, and has open countryside on two sides, and the easternmost section is not particularly well related to the rest of the village in this location.</p> <p>However, the north western part of the site is better related to the built form of the village in this location. Feedback from public consultation indicated some support for a site on this side of the A69, which was seen as more accessible to the majority of the local services within the village, including the surgery, shop and primary school and business park.</p>		

Site name: R 19 – Wetheral South		
Site size: 2.2 ha	Indicative yield: 60	Projected delivery of allocation: yrs 6 - 10
Highways issues: the Highways Authority has not raised any issues regarding this site.		
Flood zone: the site lies within flood zone 1		
<p>Biodiversity – proximity to designated site: there are no local, national or international designations within or adjacent to the site, although the River Eden and Tributaries SSSI and SAC lies 350 m from the edge of the site. Appropriate measures will need to be taken to ensure that foul and surface water drainage does not impact on the interest features of the designated river. There are a number of hedgerows within and on the boundary of the site which are likely to provide habitats and feeding areas for birds.</p>	<p>Impact on heritage assets: Grade 1 listed Wetheral Priory and Gatehouse lies 250 metres from the site. There are also two scheduled ancient monuments within the Wetheral Abbey Farm cluster. The land rises steeply to the west of the listed building, blocking views of the heritage asset from the wider landscape. The roofs of the westernmost houses on The Glebe are only just visible. It is unlikely that development of the proposed site would adversely impact the character and setting of the listed building. Wetheral Conservation Area boundary lies adjacent to part of the northern boundary of the site. The CA at this point has a range of designs and sizes of two storey properties, finished in stone, render and brick, in a compact layout. New development will be expected to harmonise with the local context both within and adjacent to the CA.</p>	
<p>United Utilities and Environment Agency comments:</p> <ul style="list-style-type: none"> Historically lack of WWTW capacity has been an issue with new development; Initial assessment of capacity at WWTW has been revised. Monitoring has shown the situation is not as bad due to the brewery permission in Great Corby not being implemented; Foul connections can potentially connect now; Increasing the capacity is in the UU funding plan – expected delivery of improved works 2020 (starting in 2015, this will upsize the works to take additional flow); Some surface water flood risk within area to adjacent properties – the run off across the site would need to be managed to prevent this; 		
Other constraints:		
<p>Summary: Wetheral is considered a sustainable location for development as services and facilities include a doctors' surgery, church, hotel, restaurant, shop, playing fields and railway station with trains to Carlisle and Newcastle. However, the village lacks a primary school. The proposed site is bordered on two sides by housing, and whilst the landscape is flat and fairly enclosed, there is potential to integrate any new development with the existing built form of the village, and through good design establish an attractive edge to the village. There is a mature tree belt which partially divides the site from the playing fields to the south. Additional planting could be undertaken to create a more natural framework for the development. Development would have to preserve or enhance the characteristics of the adjacent conservation area. The issues with WWTW capacity in the village will make it unlikely that this site could be developed until years 6 – 10 of the Plan period, (2020 – 2025).</p>		

Site name: R 20 – land west of Steele’s Bank, south of Ashgate Lane, Wetheral		
Site size: 1.6 ha	Indicative yield: 40	Projected delivery of allocation: yrs 0 - 5
Highways issues: the Highways Authority has not raised any issues regarding this site.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: there are no local, national or international designations within or adjacent to the site, although the River Eden and Tributaries SSSI and SAC lies 450 m from the edge of the site. Appropriate measures will need to be taken to ensure that foul and surface water drainage does not impact on the interest features of the designated river. There are a number of hedgerows within and on the boundary of the site which are likely to provide habitats and feeding areas for birds and other wildlife.		Impact on heritage assets: none
United Utilities and Environment Agency comments: <ul style="list-style-type: none"> • The main issue in Wetheral is lack of sewer capacity; • Initial assessment of capacity at WWTW has been revised. Monitoring has shown the situation is not as bad due to the brewery permission in Great Corby not being implemented; • Foul connections can potentially connect now; • Increasing the capacity is in the UU funding plan – expected delivery of improved works 2020 (starting in 2015, this will upsize the works to take additional flow); • Some surface water flood risk within area to adjacent properties – the run off across the site would need to be managed to prevent this; 		
Other constraints: mature tree belt around the perimeter of Wetheral Cemetery. Adequate distances must be maintained between the trees and any new development, in accordance with the adopted SPD Trees and Development.		
Summary: Wetheral is considered a sustainable location for development as services and facilities include a doctors' surgery, church, hotel, restaurant, shop, playing fields and railway station with trains to Carlisle and Newcastle. However, the village lacks a primary school. The proposed site is bordered to the north and east by housing, and whilst the landscape is flat and open, there is potential to integrate any new development with the existing built form of the village, and through good design establish an attractive edge to the village. There are a number of bungalows on the boundary of the site and it is important that their privacy and amenity are protected through the design of any new development. The density of the development has been reduced in order to allow the design and layout of the site to have a softer transition between established housing and the open fields.		

Site name: R 21 – land west of Wreay School, Wreay		
Site size: 0.7 ha	Indicative yield: 10	Projected delivery of allocation: yrs 0 - 5
Highways issues: The Highways Authority has indicated that whilst there are no access issues with the site, there is no public transport serving the village.		
Flood zone: the site lies within flood zone 1		
Biodiversity – proximity to designated site: there are no local, national or international designations which apply within or adjacent to the site. There are good roadside hedgerows which are likely to provide habitats and feeding area for birds etc.	<p>Impact on heritage assets: Wreay is a notable location thanks to its association with local architect and landowner Sarah Losh 1785-1853. A number of listed buildings are in proximity to this proposed site, all by her hand. These include St Mary's Church, which is Grade II* listed, located on the opposite side of the road to the south eastern corner of the site. Associated with this are a number of other listed structures in the vicinity of the Church including the Grade II Mausoleum. There is a mature tree belt which provides some screening of the site from some of these structures. Any development would have to respect, and not cause harm to the character and setting of these listed buildings.</p> <p>To the immediate north of the site is the Grade II Pompeian Cottage, built in 1830 by Sarah Losh as a school master's house, and a replica of a house excavated at Pompeii.</p> <p>The site is sensitive given its high density of listed structures and also the relative low-density of Wreay as a whole. Any design should be of extremely high quality and fully respond to the sensitivity of its surroundings.</p>	
United Utilities and Environment Agency comments:		
<ul style="list-style-type: none"> • Main river runs down western side of site – 8m buffer would be required. • Watercourse would provide point of discharge. 		
Other constraints:		
<p>Summary: Wreay is considered to be a sustainable location for development as it currently supports a primary school with spare pupil capacity, a village hall, a pub and a church, all located centrally within the village. It is approximately 3 miles from Carlisle. Whilst most of the housing is clustered loosely around the central area of the village, there are a number of scattered properties located along the four approach roads which converge within the village. The size of the allocated site and the low site capacity of 10 given in the Plan will allow a development which complements the existing village form, at a density which reflects that of surrounding development. Access to the highway is possible on the northern edge of the site. There are a number of mature trees, and a hedge, between the site and the Grade II* listed church in the centre of the village.</p>	