



Copeland Strategic Housing Land Availability Assessment

September 2020

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BACKGROUND

The Council are producing a Strategic Housing Land Availability Assessment (SHLAA) to inform the emerging Copeland Local Plan (2017 to 2035).

The SHLAA will:

- Identify sites and broad locations with potential for development
- Assess their development potential
- Assess their suitability for housing and the likelihood of development coming forward over the plan period

The SHLAA does not state which sites should be allocated in a Local Plan and a site's inclusion in the SHLAA does not indicate that planning permission for housing will be granted. National Planning Practice Guidance (NPPG) (para 8) notes that *"the assessment needs to identify all sites and broad locations (regardless of the amount of development needed) in order to provide a complete audit of available land."*

The SHLAA is a high level assessment and it is for the Local Plan to determine the development strategy based on all the evidence available and consultee responses.

To make the process as effective and robust as possible, the Council prepared a Draft SHLAA Methodology to carry out the assessment. A workshop was held in September 2019 with developers, planning consultants and neighbouring authorities where the methodology was discussed. The 2019 Interim SHLAA and Methodology Consultation Report was made publically available (at the same time as Issues an Options consultation) in November 2019 and can be viewed on the Copeland website at:

https://www.copeland.gov.uk/sites/default/files/attachments/interm_shlaa_november19.pdf

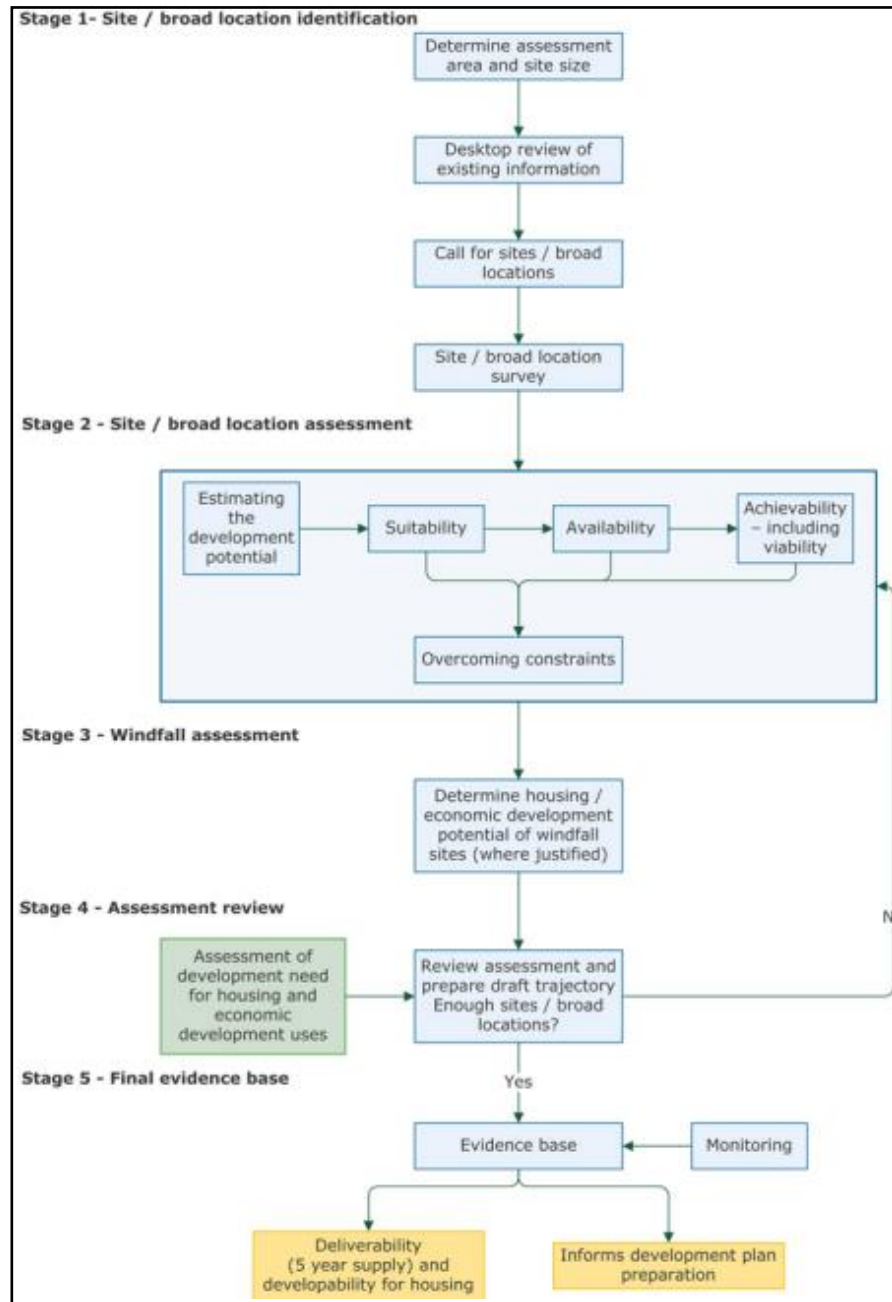
METHODOLOGY

The methodology applies the advice of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). The guidance sets out the advantages of carrying out land assessments and states what inputs and processes should lead to a robust assessment. It also recommends that developers and other key stakeholders will be involved from the early stages. The guidance presents a clear methodology flowchart that the 2020 Copeland SHLAA applies.

The methodology has been revised in light of the 2019 workshop and public consultation recommendations. It sets out how the Council has identified sites, assess availability, suitability and achievability and come to an agreed recommendation of overall site deliverability. Within each section a summary is provided setting out the methodology approaches.

Diagram 1: Identification of sites and broad locations

Source: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



Area covered by the SHLAA

The SHLAA covers the same area as the Copeland Local Plan (i.e. all of the Copeland Borough that lies outside the Lake District National Park)



- Land in the local authority's ownership
- Surplus and likely to become surplus public sector land
- Vacant and derelict land and buildings (Including Brownfield Land Register)
- Under- utilised facilities such as garages
- Large scale redevelopment and redesign of existing residential or economic areas

A separate new site search was conducted in spring 2017 following the findings of a Housing Market Intelligence report commissioned in January 2017 and the subsequent announcement that the Council could not demonstrate a five –year supply of sites.

The focus when searching for sites has been within and adjacent to the settlement boundaries (identified in the Adopted Local Plan Core Strategy 2013-2028) for the Principal Town, Key Service Centres and Local Service Centres. To a lesser degree sites have also been identified in Sustainable Rural Villages and Other Rural Villages. A hierarchy of settlements is identified in Draft Policy DS2PO 'Settlement Hierarchy' of the September 2020 Local Plan Preferred Options DPD Consultation. <https://www.copeland.gov.uk/attachments/copeland-local-plan-2017-2035-preferred-options-draft-report>

Excluded Sites

The following site typologies have been excluded from the SHLAA assessment:

- Sites below a 0.25ha threshold (HELAA Assessment -Paragraph 010 –NPPG)
- Sites where a minimum of 50% falls within flood zones 2/3, where the remaining area outside of flood zones 2/3 is less than 0.25ha (with the exclusion of town centre regeneration sites that may be acceptable through appropriate design)
- Sites within a SSSI, SPA, SAC, Ramsar
- Sites within an unsustainable and isolated location away from key services, (development would be contrary to Section 29 of the Planning and Compulsory Purchase Act which states that authorities preparing plans must do so *"with the objective of contributing to the achievement of sustainable development"* and National Planning Policy.)

To determine the sustainability of smaller settlements and assess their suitability potential for new housing a number of factors have been considered including:

- Safe walking routes must have street lighting and continuous pavement of at least 2m wide
- Frequent bus or train service that would allow a village resident working standard hours (9am-5pm) in a nearby town to travel to and from work by public transport

Assessing Availability

Where sites have been held in the Council's database for more than five years landowners have been contacted to ensure their sites are still available and to collate additional information including timescale for delivery. Consideration has also been given to the presence of any legal or ownership impediments to development e.g. ransom strips etc. which may affect the availability of a site. Sites which are unavailable have been categorised as being undeliverable. The presence of a planning permission for an alternative use does not automatically render the site unavailable. The following reason(s) have been used to determine that a site is not available:

Availability

- The site is already in an active use
- The landowner has not indicated an intention to develop or sell the site for housing
- The site is in multiple ownerships
- There are ransom strips or existing tenancies

Assessing Suitability

Paragraph 18 of the NPPG states that *“A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against the relevant constraints and their potential to be mitigated.”* It also states that sites should be assessed against current (depending on how up to date they are) and emerging plan policy (depending upon how likely these are to change).

Constraints to delivery have been assessed through a desk top study and site visits undertaken to determine suitability. Information on the following has been gathered and recorded in a SHLAA database.

- Site size, boundaries and location
- Current land use and character
- Land uses and character of surrounding area
- Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities)
- Potential environmental constraints including potential habitats
- Where relevant, development progress (e.g. ground works completed, number of units started, number of units completed)

As part of this exercise, the following information sources have also been considered:

Information sources

- Strategic Flood Risk Assessment (2018)
- Copeland Open Space Study (2020)
- Copeland Landscape Character Assessment (2020)
- EA Flood Maps
- Previous Statutory Consultee Comments

Site Visits

Site visits have been completed by the Development Management and Strategic Planning Planners. In the first instance site visits were carried out by individual officers, and followed up with internal workshops. Where the outcome remained unclear a further site visit was completed by two officers one from each team. Sites considered wholly unsuitable for housing development have been categorised as unsuitable for the following reasons:

Suitability

Flood Risk

Parts of the site are at risk from flooding and are located within FRZ2 and/or FRZ3. Allocating the site, when there are suitable alternatives to enable the delivery of the Local Plan, would be contrary

to the emerging LP Strategy and national policy (NPPF Para 155) which directs development away from areas of existing and future flood risk.

Amenity Impacts

The site would offer a poor level of residential amenity for future residents given its location in proximity to surrounding employment or industrial uses. The site is more appropriate for alternative forms of development.

Landscape Impacts

Development of the site is likely to have an adverse effect on recognised important landscape features identified in the Settlement Landscape Character Assessment.

Open space Impacts

The site has been recognised as an important open space in terms of value and/or quality in the Open Space Assessment. The emerging Local Plan protects such open spaces from development.

Settlement character Impacts

Development of the site would be harmful to the character of the settlement identified in the Settlement Landscape Character Assessment.

Unacceptable intrusion into Open Countryside

Development of the site would constitute an unacceptable intrusion into the open countryside with the site being poorly related, and poorly connected, to the existing settlement.

Impact on Trees

The site is heavily wooded, falls within an area or ancient woodland or contains a number of trees protected by Tree Preservation Order. Allocating the site for development is likely to result in pressure for the removal of trees which will lead to a loss of biodiversity. Development of such sites, where there are alternative less constrained sites available, would be contrary to paragraph 175a of the NPPF.

Highway Impacts

It is unlikely that a suitable access can be provided to the site and/or development would have an unacceptable impact upon the highway network.

Heritage Impacts

Development is likely to have an unacceptable impact upon a heritage asset or its setting.

A site survey sheet (Appendix 01) has been completed for each site visit that records on site constraints and clarifies previously identified data from the desktop study.

Stakeholder Views

Relevant council officers and external organisations have been informally consulted to gain an understanding around infrastructure constraints and other issues that may affect the suitability and achievability of a particular site. This will be an iterative process to inform site allocations.

- Copeland Flood and Coastal Defence Engineer (Flooding issues)
- Copeland Scientific Officer (Contamination/mining constraints)

- Copeland Planning Manager (Development management constraints)
- Cumbria County Council Highways (Access/highway capacity)
- Cumbria County Council Lead Flood Authority (Flood issues)
- Cumbria County Council Archaeology
- Cumbria County Council Education (Primary and Secondary education provision and/or education requirements identified in the Infrastructure Delivery Plan (IDP))
- Environment agency (Flood issues)
- Utility companies (Gas/water/drainage, electricity/sewage constraints)

Assessing Achievability

Paragraph 20 of the NPPG states that *“A site is considered achievable for development where there is a **reasonable prospect** that the particular type of development will be developed on the site at a particular point in time”* (emphasis added). A broad judgement can be made taking into account the constraints identified, any mitigation measures required and the attractiveness of the site following development. The viability of a development will be considered in greater detail during the Local Plan production through a specific viability assessment. It is proposed that a stage 2 viability assessment will be completed post consultation of the Draft Preferred Options.

Calculating development potential

Paragraph 16 of the NPPG states that *“the estimation of the development potential of each identified site can be guided by the existing or emerging plan policy including locally determined policies on density...plan makers should seek to make the most efficient use of land in line with policies set out in the NPPF”*

When determining a deliverable/developable site's housing yield consideration has been given to local and national planning policy and guidance as well as the prevailing character of the area. Where a site has planning permission, the number of dwellings approved has been used. Density has been assumed at 25/hectare of the gross site area unless planning permission is already in place that provides density data. A density of 25/hectare has been selected, as traditionally development is delivered at a lower density in Copeland. This is however an indicative figure that is designed to give a high level indication of development potential.

Approach to Broad Locations

Broad locations are larger areas of land adjacent to or outside existing settlements where significant new infrastructure would be required to support housing development. Broad locations differs from specific sites as they have no defined boundaries. National planning guidance does not define broad locations but paragraph 67 of the NPPF states that *“planning policies should identify a supply of...specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”*

This suggests that it is for the local planning authority, through consultation, to determine whether the housing requirement is met in years 6+ through the delivery of specific sites **or** broad locations (emphasis added). This decision is for the Local Plan process, not the SHLAA process.

The Council has included several larger areas unlikely to come forward ahead of years 6-10 as broad locations. Broad locations are generally 10 hectares or more.

Call for sites

The Council has issued three 'Call for Sites' requesting the submission of potential housing sites from landowners and property professionals in autumn 2008, summer 2009 and spring 2011 to inform the *Copeland Local Plan 2013-2028: Core Strategy*. In addition there was an opportunity to submit new sites in response to the Site Allocation Policies Plan Preferred Options consultation in 2015.

New sites have continued to be submitted to the Council since the Copeland Local Plan Site Allocations and Policies Plan Preferred Options consultation, which took place between January and March 2015.

A cut-off date for sites to be considered as part of the 2019 SHLAA process was set at April 2020 to allow time for the Preferred Options to be drafted. Any additional sites will be considered as part of the Preferred Options consultation. Future SHLAAs will be carried out to ensure that the authority maintains a suitable supply of deliverable sites.

Consultation

This September 2020 SHLAA Report forms part of the Evidence Base Documents being consulted on through the Copeland Preferred Options DPD consultation that runs between 21st September 2020 and 15th November 2020. Responses to the SHLAA should be made as part of the consultation exercise and should be received by the Council by **no later than 15th November 2020**.

Site Assessments

The following tables provide detail of sites ordered by settlement, and then subdivided into the following categories:

- Deliverable/Developable/Broad Location (in part or full)
- Undeliverable
- Excluded

The following data is included in the tables:

- Site Reference
- Site Name
- Settlement
- Total site size in hectares (where only part of the site is considered suitable the undeliverable area has not been deducted from the site area).

Yields have been calculated at 25dph. The calculation is indicative and in some cases identifies a much larger number of dwellings than that would actually be delivered, this is particularly relevant for larger sites and broad locations.

Where sites are considered to only be suitable in part (Part Deliverable) they have generally been subdivided and will be identified with an 'a' or 'b' at the end of the reference number. In some instances the area of the sub-divided sites have not been finalised as such yield has not been updated in the tables. Where sites have subsequently been considered suitable for allocation further detail can be found in the Preferred Options DPD that provides plans of the area of the site considered appropriate for allocation.

Where sites are not considered suitable reasons have been included as explained in the methodology under the heading 'Suitability.'

Where site have been excluded reasons have been included as explained in the methodology under the heading 'Excluded Sites'

SHLAA Site Assessments

The inclusion of any site in the assessment does not indicate that it will necessarily be allocated or successfully obtain permission for housing. Conversely, the non-inclusion of a site in the study does not necessarily prevent future residential development. Any planning applications will continue to be treated on their individual merits, having regard to the appropriate policies of the Development Plan, and other material planning considerations.

**Indicates that the site has extant or previous planning permission as such the yield has been taken from the planning application*

Whitehaven –Principal Town

The following table provides a list of sites located in Whitehaven identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

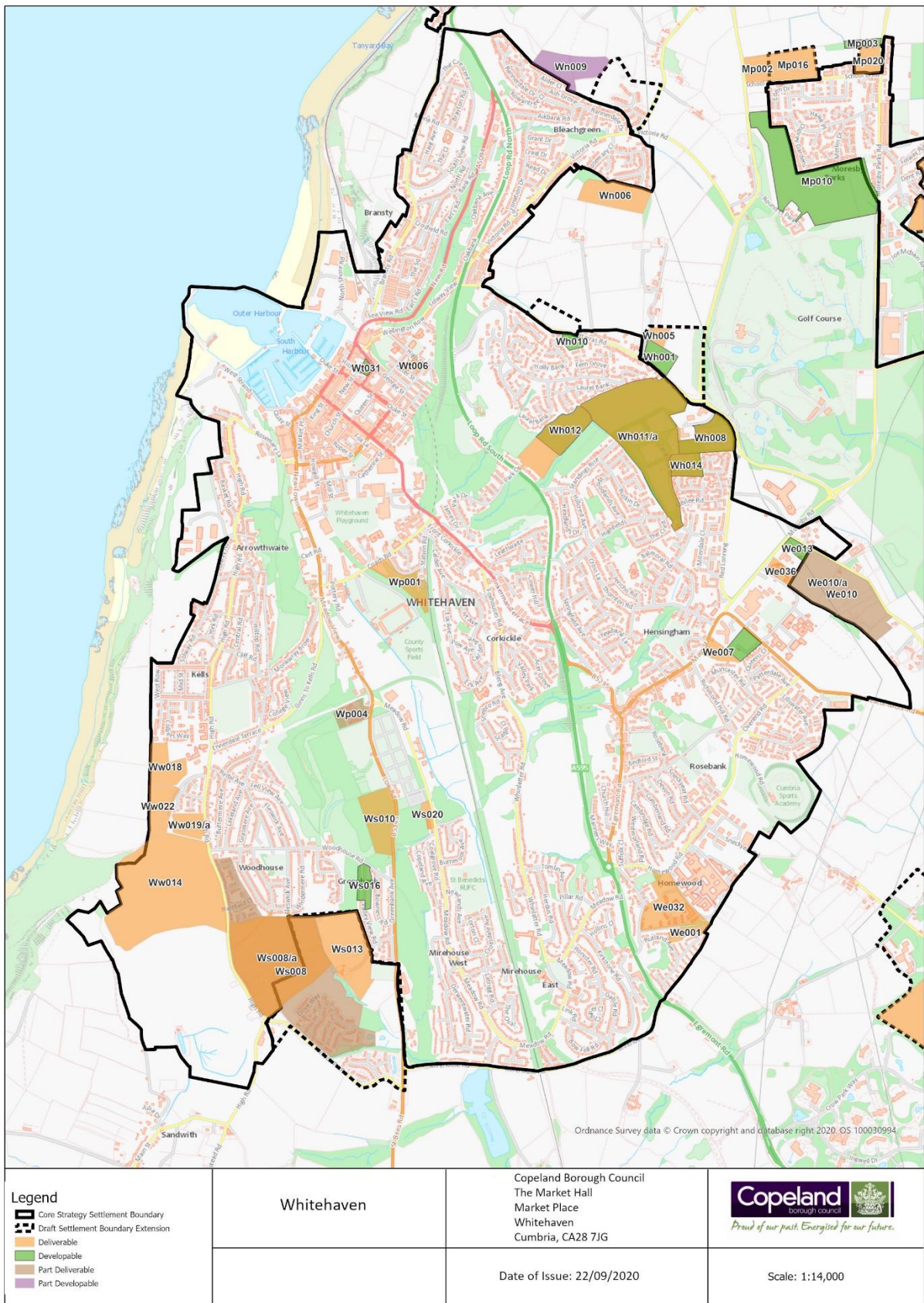
Table 1: Whitehaven Deliverable, Developable, Broad Location:

SHLAA Reference	Site Name	Site Area HA	Yield 25dph	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Location 11 to 15yrs
We001	Garage Site Rutland Avenue	0.82	20	Deliverable	yes		
We002	Sekers Factory	1.19	30	Developable		yes	
We005	Land at Homewood	12.42	311	Broad Location			yes
We007	Ivy Mill Hensingham	0.91	29*	Deliverable	yes		
We010	New Monkway	8.74		Part Deliverable	yes		
We010/a	New Monkway (rev a)	5.58		Part Deliverable	yes		
We013	Moresby Parks Road	0.59	15	Developable		yes	
We019	Homewood	38.19	955	Broad Location			yes
We022	Egremont Road Extended Area	3.67	92	Broad Location			yes
We032	Land at West Cumberland Hospital & Sneckyeat Road, Hensingham,	4.26	107	Deliverable	yes		
We036	Former Mayfield School	0.79	20	Deliverable	yes		
We039	Land north west of Keekle Terrace	16.82	420	Broad Location			yes
We040	Land off Cleator Moor Road	9.39	235	Broad Location			yes
Wh001	Harras Dyke Farm 2	1.27	10*	Developable		yes	
Wh002	Land west Harras Park Farm	2.64	66	Broad Location			yes
Wh003	Land north Harras Road	1.51	38	Broad Location			yes

SHLAA Reference	Site Name	Site Area HA	Yield 25dph	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Location 11 to 15yrs
Wh005	Land east Harras Road	0.57	14	Deliverable	yes		
Wh006	Land west of Whitehaven Golf Club	3.65	91	Broad Location			yes
Wh008	Red Lonning	2.82	71	Developable		yes	
Wh009	Wider Harras Moor Area around Harras Park Farm	54.59	1365	Broad Location			yes
Wh010	Land at Low Harras	0.54	14	Developable		yes	
Wh011	Harras Moor Stage 3	14.30	358	Deliverable	yes		
Wh011/a	Red Lonning and Harras Moor (Rev A)	23.05	576	Deliverable	yes		
Wh012	Standing Stones/Red Lonning	2.70	67	Developable		yes	
Wh014	Land east Caldbeck Road	1.36	34	Developable		yes	
Wh016	Harras Moor	5.26	132	Broad Location			yes
Wh022	Land at Harras Rd/Victoria Rd	32.00	800	Broad Location			yes
Wh023	Land south east Victoria Road	1.38	35	Broad Location			yes
Wn002	Adjacent Bay Vista	0.55	14	Broad Location			yes
Wn003	Land rear to 108 Victoria Road	1.82	45	Broad Location			yes
Wn004	Land east Victoria Road	0.73	18	Broad Location			yes
Wn006	Adjacent Bay Vista	3.26	81	Deliverable	yes		
Wn008	Harras Moor, Victoria Road, Red Lonning	10.73	268	Broad Location			yes
Wn009	Site off Rannerdale Drive (extension to existing site)	3.21		Part Developable		yes	
Wn010	North East Bay Vista	1.65	41	Broad Location			yes

SHLAA Reference	Site Name	Site Area HA	Yield 25dph	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Location 11 to 15yrs
Wn012	East of Bay Vista	7.32	183	Broad Location			yes
Wn013	Land west Bransty Road	1.70	43	Broad Location			yes
Wn020	Land off Bransty Road	19.61	490	Broad Location			yes
Wp001	Corkickle Goods Yard	2.14	54	Deliverable	yes		
Wp004	Former Lakeland Laundry	1.31		Part Deliverable	yes		
Ws008	Marchon Car Parks (Edgehill Parks)	26.15		Part Deliverable	yes		
Ws008/a	Land at Edge Hill Park RevA	14.17	354	Deliverable	yes		
Ws010	Old Welfare Home	3.38	107*	Deliverable	yes		
Ws013	Land at High House	6.24	156	Deliverable	yes		
Ws016	Vale View	1.04	26	Developable		yes	
Ws020	Former Night Club, Meadow Road	0.44	28*	Deliverable	yes		
Ws022	Former AD site	73.22	1830	Broad Location			yes
Wt006	Garage & Workshops	0.39	10	Deliverable	yes		
Wt031	Brackenthwaite and Cross Keys	0.25	6	Deliverable	yes		
Ww014	North of former Marchon Site	21.31	533	Deliverable	yes		
Ww018	Adjacent St Mary's School	2.38	59	Deliverable	yes		
Ww019/a	Land adjacent to Waters Edge	1.41	35	Deliverable	yes		
Ww022	Land west of Waters Edge Close	1.55	39	Deliverable	yes		

Map 2: Whitehaven SHLAA Deliverable/Developable



Map 3: Whitehaven SHLAA Broad Location

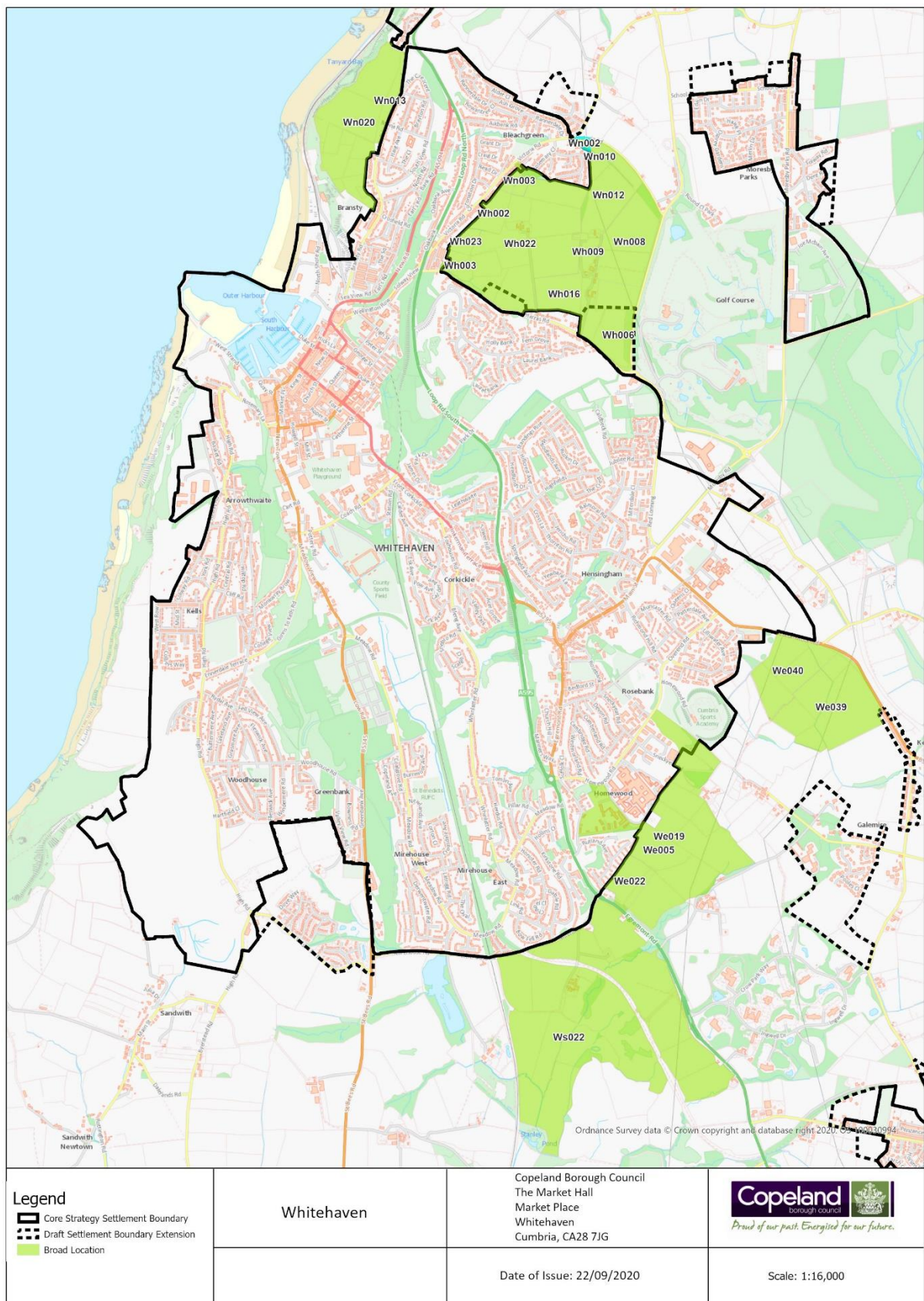


Table 2: Whitehaven Undeliverable

The following table provides a list of sites located in Whitehaven identified through the SHLAA as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
We004	Homewood Road	3.85	<ul style="list-style-type: none"> • Availability unknown • Landscape Protection
We006	Land adjacent to Athletics Stadium	1.96	<ul style="list-style-type: none"> • Amenity Issues
We008	Land west of Mitredale Close	0.70	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Amenity Issues • Settlement Character
We009	Egremont Road	1.74	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
We012	Chapel House	1.06	<ul style="list-style-type: none"> • Highways Objection • Biodiversity
We014	Egremont Road	4.19	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection
We015	Land south east Ullswater Avenue	1.40	<ul style="list-style-type: none"> • Protected Open Space • Landscape Protection
We015/a	Adjacent Copeland Pool	3.36	<ul style="list-style-type: none"> • Highways Objection • Settlement Character
We016	Land at Overend Road	0.29	<ul style="list-style-type: none"> • Highways Objection
We017	Land west Mariners Way	0.56	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection • Biodiversity value
We018	Plot 21 Ex Grazing Site	0.30	<ul style="list-style-type: none"> • Site landlocked • Highways Objection
We020	Land at Hensingham/Rosebank	1.98	<ul style="list-style-type: none"> • Protected Open Space • Landscape Protection

SHLAA Reference	Site Name	Site Area HA	Reason(s)
We021	Land at Hensingham/Overend	2.52	<ul style="list-style-type: none"> Protected Open Space
We023	Land adjacent B2595	1.31	<ul style="list-style-type: none"> Not Available Amenity Issues
We024	Industrial Estate Sneckyeat Yard	1.71	<ul style="list-style-type: none"> Availability Unknown Amenity Issues
We031	Hensingham Common	32.88	<ul style="list-style-type: none"> Availability Unknown Potential longer term employment and ground conditions Amenity Issues
We033	Land adjoining Whelpside, Hensingham	2.68	<ul style="list-style-type: none"> Contrary to Strategy Unacceptable Intrusion into O/C
We034	Land north of Woodend Gardens	7.05	<ul style="list-style-type: none"> Contrary to Strategy
We035	Land to the north of Summergrove Villas, Hensingham	4.93	<ul style="list-style-type: none"> Unacceptable Intrusion into O/C
We037	Land south of Nethervale House	4.16	<ul style="list-style-type: none"> Flooding Unacceptable Intrusion into O/C
We038	Land adjacent to Hallcroft, Hensingham	1.65	<ul style="list-style-type: none"> Highways Objection Unacceptable Intrusion into O/C
Wh015	Laurel Bank	1.52	<ul style="list-style-type: none"> Landscape Protection
Wh021	Red Lonning	0.58	<ul style="list-style-type: none"> Not Available Amenity Issues
Wn007	Land west of Highland View	2.14	<ul style="list-style-type: none"> Open Space Protection Heritage Impacts
Wn014	North East of Rannerdale Drive	5.55	<ul style="list-style-type: none"> Availability Unknown Landscape Protection
Wn016	Brisco Bank Farm	9.82	<ul style="list-style-type: none"> Landscape Protection
WN017	Brisco Bank	25.40	<ul style="list-style-type: none"> Landscape Protection

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Wn018	Land north west of Whitehaven Station	0.42	<ul style="list-style-type: none"> • Amenity Issues
Wn021	Land at Briscoe Bank Farm	0.41	<ul style="list-style-type: none"> • Availability Unknown • Unacceptable Intrusion into O/C
Wn022	Bleach Green	0.55	<ul style="list-style-type: none"> • Protected Open Space
Wp002	Newdale Yard	5.18	<ul style="list-style-type: none"> • Not Available (in active use) • Landscape Protection • Highways Objection
Wp005	Meadow View, Coach Road	5.68	<ul style="list-style-type: none"> • Availability Unknown • Flooding
Ws001	Howgill Quarry	8.90	<ul style="list-style-type: none"> • Protected Open Space • Landscape Protection
Ws002	Land at Steeple Close and Pillar Road	0.49	<ul style="list-style-type: none"> • Protected Open Space • Highways Objection
Ws003	Adjacent The Mansion, Woodhouse	3.64	<ul style="list-style-type: none"> • Landscape Protection
Ws004	Woodhouse Road/St Bees Road	0.84	<ul style="list-style-type: none"> • Landscape Protection • Biodiversity value
Ws005	Greenbank P and M Club	0.36	<ul style="list-style-type: none"> • Not available (in active use) • Amenities Issues
Ws006	Land adjacent to Bethel House	14.28	<ul style="list-style-type: none"> • Landscape Protection
Ws011	Land west Langdale Close	1.43	<ul style="list-style-type: none"> • Protected Open Space • Landscape Protection
Ws012	Land south west Bethel House	0.86	<ul style="list-style-type: none"> • Not available • Heritage Impacts
Ws014	Greenbank Playing Field	0.89	<ul style="list-style-type: none"> • Protected Open Space
Ws015	Land east Fell View Avenue	1.07	<ul style="list-style-type: none"> • Availability Unknown

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Ws017	Loweswater Road	0.61	<ul style="list-style-type: none"> • Not Available • Protected Open Space
Ws018	Valley View Road	0.33	<ul style="list-style-type: none"> • Not Available • Protected Open Space
Ws019	Woodhouse Road	0.92	<ul style="list-style-type: none"> • Not Available • Protected Open Space • Biodiversity value
Ws021	Rear of Bow Fell Road	0.67	<ul style="list-style-type: none"> • Not Available
Ws023	Haig Enterprise Park	0.26	<ul style="list-style-type: none"> • Not Available • Amenity Issues
Wt012	Timber Yard/TA Centre	0.43	<ul style="list-style-type: none"> • Not Available (In active use) • Amenity Issues
Wt015	Land at Meadow Road	9.71	<ul style="list-style-type: none"> • Landscape Protection
Wt016	Rosemary Lane	2.41	<ul style="list-style-type: none"> • Not Available • Protected Open Space • Landscape Protection
Wt017	Harbour View	0.67	<ul style="list-style-type: none"> • Protected Open Space
Wt018	Rosemary Lane	0.81	<ul style="list-style-type: none"> • Not Available • Protected Open Space • Landscape Protection
Wt020	Powbeck	11.97	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Wt022	Land at High Road	3.10	<ul style="list-style-type: none"> • Landscape Protection
Wt024	BT Depot, Ginns	0.95	<ul style="list-style-type: none"> • Not Available • Amenity Issues
Wt025	Car Park Quay Street West	0.28	<ul style="list-style-type: none"> • Not Available • Amenity Issues

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Wt026	Site off Pottery Rd	1.79	<ul style="list-style-type: none"> • Not Available
Wt029	Ginns Depot	1.07	<ul style="list-style-type: none"> • Not Available
Ww013	Land north of Pondfield Garage	0.26	<ul style="list-style-type: none"> • Landscape Protection
Ww015	North Row	2.58	<ul style="list-style-type: none"> • Landscape Protection
Ww017	North Row Kells	0.40	<ul style="list-style-type: none"> • Not Available • Landscape Protection • Highways Objection
Ww021	Land east Monkwrays Cottages	2.00	<ul style="list-style-type: none"> • Not Available • Landscape Protection
Ww025	Whitehaven Coastal Fringe	80.83	<ul style="list-style-type: none"> • Not Available • Amenity Issues • Landscape Protection

Map 4: Whitehaven SHLAA Undeliverable

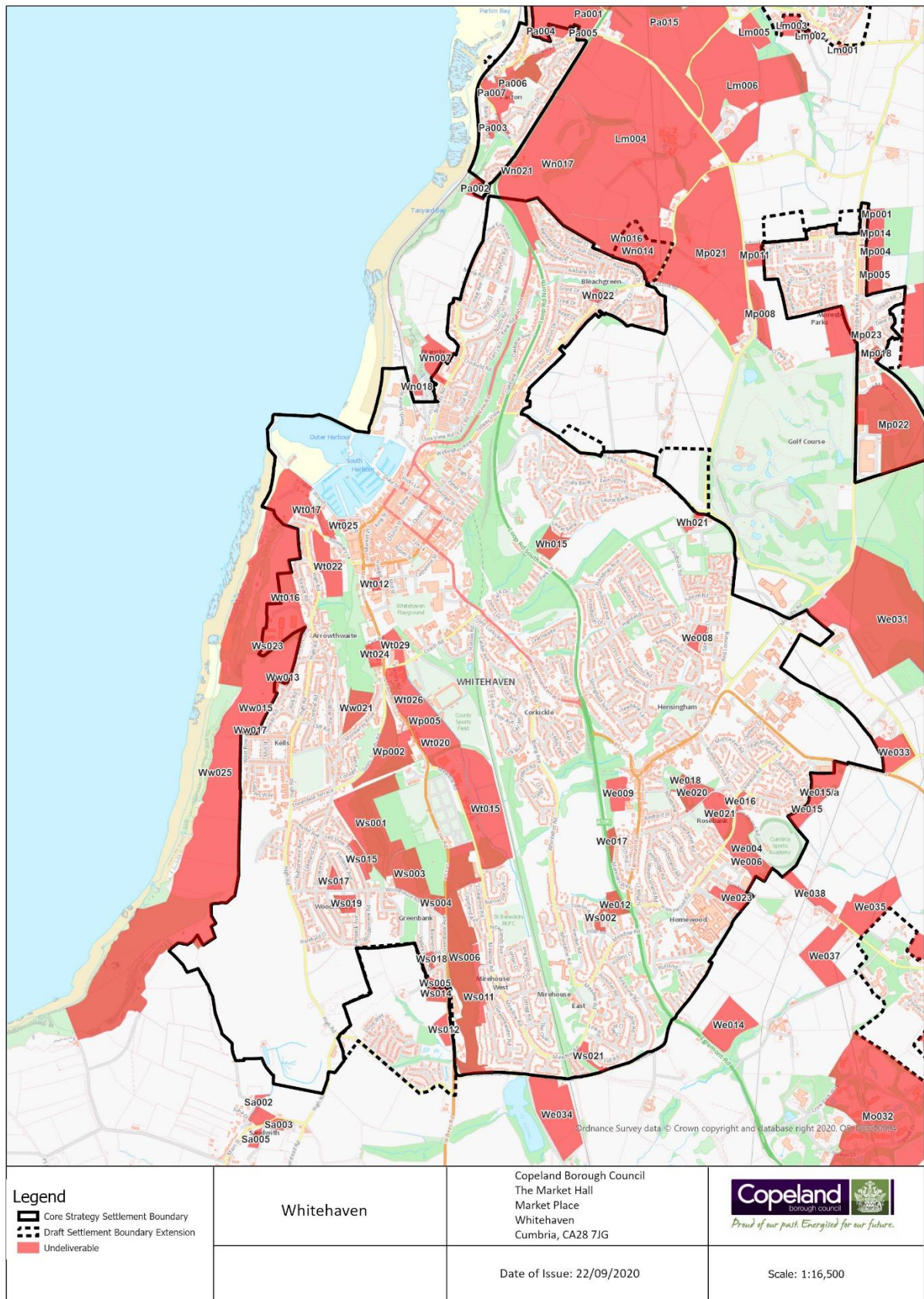
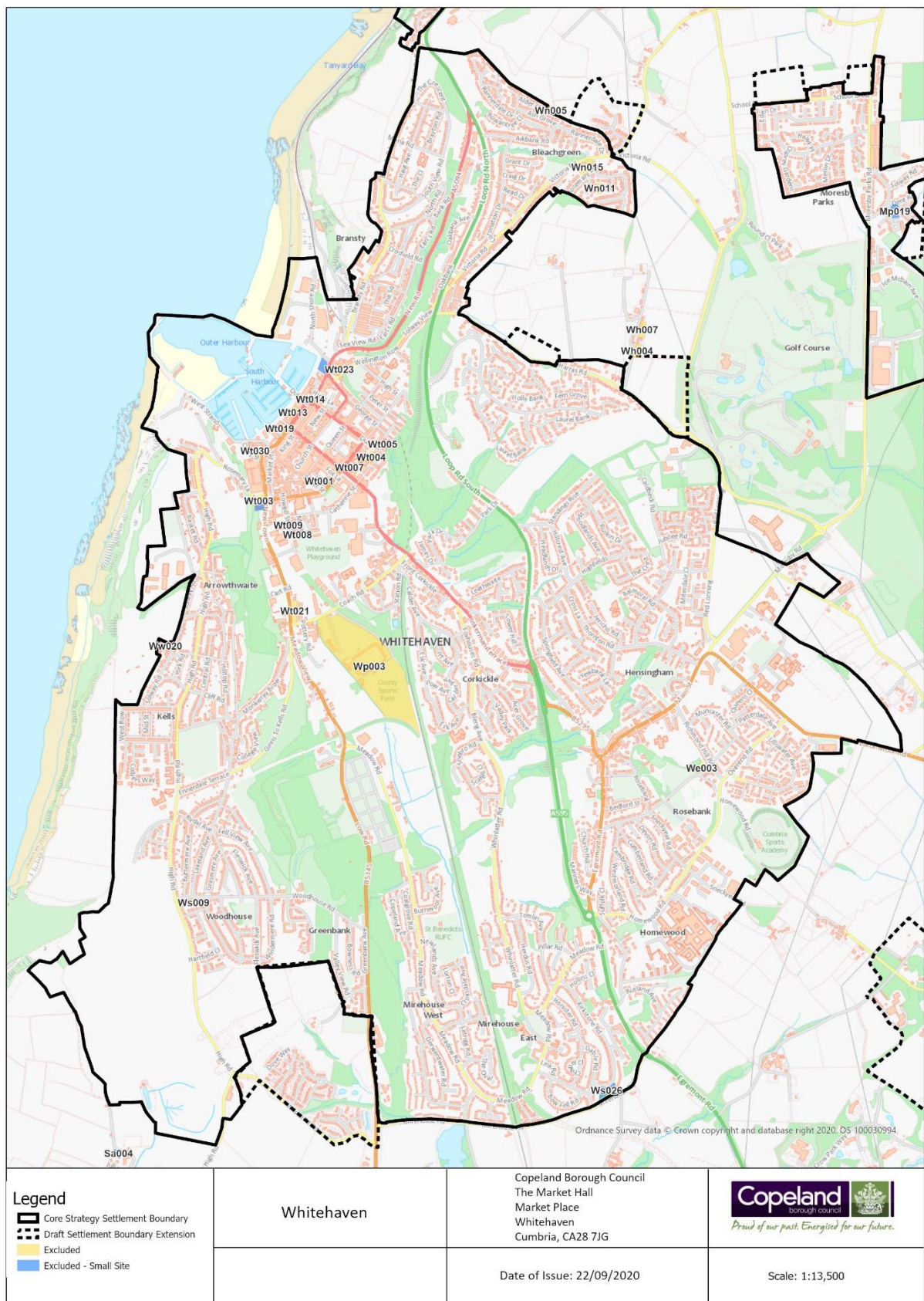


Table 3: Whitehaven Excluded

The following table provides a list of sites located in Whitehaven that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
We003	Land at Richmond Hill	Site Size	0.16
Wh004	Harras Moor	Site Size	0.15
Wh007	Harras Moor	Site Size	0.19
Wn001	Adjacent Rannerdale Drive	Development Complete	0.69
Wn005	Alder Close	Site Size	0.09
Wn011	Play Area	Site Size	0.12
Wn015	Rosemary Close Bay Vista	Site Size	0.21
Wp003	County Sports Field	Flood Risk	9.32
Ws007	Wastwater Road	Development Complete	1.76
Ws009	Land at Woodhouse Road	Site Size	0.08
Ws026	Land adjacent Kirkstone Road	Site Size	0.23
Wt001	Snooker Club	Site Size	0.05
Wt002	Albion Street	Development Complete	0.25
Wt003	Albion Street South	Site Size	0.11
Wt004	Telephone Exchange	Site Size	0.19
Wt005	Cumbria Electrical	Site Size	0.09
Wt007	Methodist Church	Site Size	0.07
Wt008	Warehouse	Site Size	0.05
Wt009	Joinery Works	Site Size	0.04
Wt010	Former Foundry	Site Size	0.13
Wt011	YMCA/Steve's Paints	Development Complete	0.27
Wt013	Mark House	Site Size	0.16
Wt014	Duke St/Tangier St	Site Size	0.02
Wt019	Marlborough Street	Site Size	0.08
Wt021	Cockpit	Site Size	0.24
Wt023	Bus Works	Site Size	0.11
Wt027	Former Bus Depot	Site Size	0.18
Wt028	Bus Station	Development Complete	0.15
Wt030	Car Park Quay Street East	Site Size	0.15
Ww016	Kells School	Development Complete	2.55
Ww019	Former Rhodia Offices	Development Complete	1.81
Ww020	Pondfield Garage	Site Size	0.05

Map 5: Whitehaven SHLAA Excluded



Key Service Centre Sites

- Cleator Moor
- Egremont
- Millom

Cleator Moor

The following table provides a list of sites located in Cleator Moor identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 4: Cleator Moor Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield 25dph	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Cm001	Land at Bowthorn Road	0.35	8*	Deliverable	yes		
Cm004	Land at Parkside Road	9.69		Part Developable		Yes	
Cm007	Land opposite Trumpet Terrace	0.97	24	Deliverable	Yes		
Cm008	Ehenside School	8.41		Part developable		Yes	
CM008/b	Former Ehenside School site	1.38	35	Developable		yes	
Cm012	Adjacent Mill Hill Phase 1	2.30	66*	Deliverable	Yes		
Cm025	Land at Mill Hill	8.84		Part deliverable	Yes		
Cm025/a	Land at Mill Hill (2)	1.38	65*(includes part of CM025)	Deliverable	Yes		
Cm026	Land North West of Mill Hill	2.81	65*	Deliverable	Yes		
Cm028	Site at Jacktrees Road	4.66		Part Deliverable	Yes		

SHLAA Reference	Site Name	Site Area HA	Yield 25dph	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Cm029	Land off Birks Road, Ennerdale View, Cleator Moor	3.06	67*	Deliverable	Yes		
Cm038	Adjacent Allotments, Holden Place	0.40	10	Deliverable	Yes		
Cm061	Frizington Road West	4.82		Part Developable		Yes	
CM082	Land adjacent Dent Road	3.12	78	Developable		yes	
Cm082/a	Land adjacent to Dent Road Rev A	3.91		Part Developable		yes	
Cm093	Land adjacent to Mantara, Birks Rd	0.36	5*	Deliverable	Yes		
CM094	Jacktrees Road Opportunity Site	8.39		Part Developable		yes	

Map 6: Cleator Moor SHLAA Deliverable/Developable

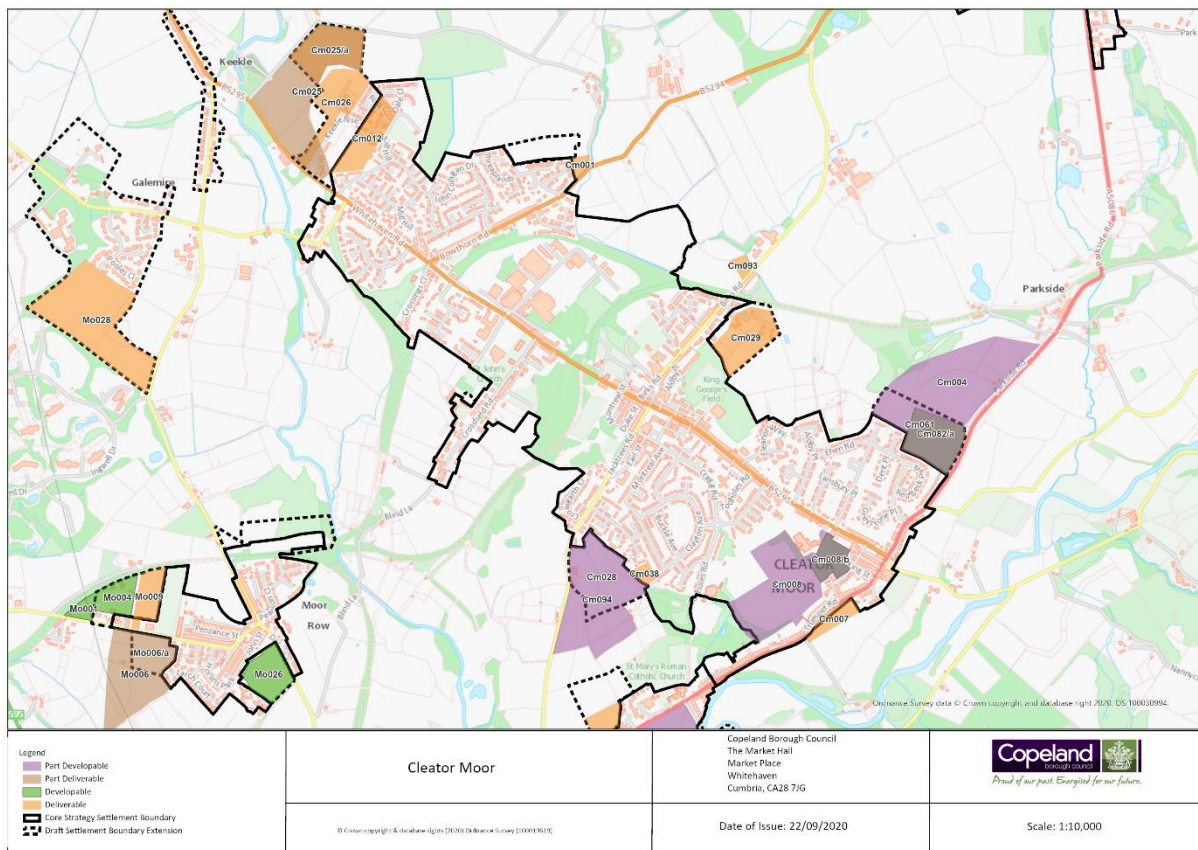


Table 5: Cleator Moor Undeliverable

The following table provides a list of sites located in Cleator Moor identified through the SHLAA as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason
Cm002	Land adjacent to Birks Road	7.09	<ul style="list-style-type: none"> • Highways Objection • Settlement Character
Cm006	Land rear of Birks Road	0.33	<ul style="list-style-type: none"> • Landscape Protection • Highways Objection
CM008/a	Former Ehenside School fields	6.58	<ul style="list-style-type: none"> • Landscape Protection (Green wedge)
Cm009	Land east Sanderson Park	2.12	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Flooding
Cm010	Land to North East Mill Hill	0.80	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Flooding
Cm011	Land north Threaplands	1.82	<ul style="list-style-type: none"> • Availability Unknown
Cm013	Land south west Bowthorn Farm	5.38	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Settlement Character
Cm018	Dentholme, Cragg Road	0.33	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space
Cm019	North Millhill Farm	5.76	<ul style="list-style-type: none"> • Landscape Protection (Green wedge)
Cm024	Land at Jack Trees Road	2.77	<ul style="list-style-type: none"> • Landscape Protection
Cm027	Cleator Gate/ Jacktrees South	0.88	<ul style="list-style-type: none"> • Contrary to Strategy
Cm031	Birks Road 2	1.56	<ul style="list-style-type: none"> • Not Available • Amenity Issues • Settlement Character
Cm032	Land adjacent to the Ewe and Lamb, Padstow	0.71	<ul style="list-style-type: none"> • Site Landlocked
cm035	Land South of Keekle House	0.55	<ul style="list-style-type: none"> • Not Available • Landscape Protection • Flooding

SHLAA Reference	Site Name	Site Area HA	Reason
Cm039	Former allotments, Crossfield Road	1.05	<ul style="list-style-type: none"> • Availability Unknown • Contrary to Strategy • Protected Open Space • Highways Objection • Settlement Character
Cm041	Land south Birks Farm	3.81	<ul style="list-style-type: none"> • Not Available • Site Landlocked
Cm043	Land north Parkside Road	4.06	<ul style="list-style-type: none"> • Not Available • TPO on site • Site Landlocked
Cm044	Todholes Farm, Ennerdsale Road	1.48	<ul style="list-style-type: none"> • Not Available • Protected Open Space
Cm045	Rear Crossings Close	0.91	<ul style="list-style-type: none"> • Not Available • Protected Open Space • Highways Objection • Flooding
Cm046	Land south Cleator Moor Cycle Track	1.18	<ul style="list-style-type: none"> • Not Available • Highways Objection
Cm047	Land south Parkside Road	5.84	<ul style="list-style-type: none"> • Landscape Protection
Cm048	Land west Birks House	5.86	<ul style="list-style-type: none"> • Not Available • Highways Objection
Cm049	Land off Trumpet Road	4.01	<ul style="list-style-type: none"> • Not Available • Highways Objection • Unacceptable Intrusion into O/C
Cm050	Land at Aldby Place	14.50	<ul style="list-style-type: none"> • Not Available • Site Landlocked • Highways Objection
Cm051	Allotment Gardens	1.47	<ul style="list-style-type: none"> • Not Available • Protected Green Space • Landscape Protection
Cm052	Land at Mill Hill	0.37	<ul style="list-style-type: none"> • Not Available • Highways Objection • Flooding
Cm054	Railway land, Bowthorn Road	0.97	<ul style="list-style-type: none"> • Not Available • Highways Objection

SHLAA Reference	Site Name	Site Area HA	Reason
			<ul style="list-style-type: none"> Flooding
Cm055	Land at Field 8586	2.16	<ul style="list-style-type: none"> Not Available Landscape Protection
Cm057	Whinney Hill North, Whitehaven Road	0.29	<ul style="list-style-type: none"> Landscape Protection Highways Objection
Cm059	Frizington Road East	3.12	<ul style="list-style-type: none"> Settlement Character Biodiversity Value
Cm060	Land south Montreal Cottage	1.93	<ul style="list-style-type: none"> Not Available Highways Objection
CM063	Land at Mill Hill Farm	0.89	<ul style="list-style-type: none"> Not Available Contrary to Strategy Settlement Character
Cm064	Birks Road	1.29	<ul style="list-style-type: none"> Not Available Landscape Protection
Cm065	Land south Mill Hill Farm	4.48	<ul style="list-style-type: none"> Not Available Flooding
Cm066	Land south east Brewery Industrial Estate	6.46	<ul style="list-style-type: none"> Not Available Flooding
Cm067	Land South Lane End Barn	4.23	<ul style="list-style-type: none"> Not Available Highways Objection Amenity Issues
Cm068	Field close to Bowthorn Road	1.46	<ul style="list-style-type: none"> Not Available Highways Objection Settlement Character
Cm069	Land west of Crowgarth Close	2.88	<ul style="list-style-type: none"> Landscape Protection Highways Objection
Cm070	Land south of Delray, Whinney Hill	3.28	<ul style="list-style-type: none"> Highways Objection Flooding
Cm071	Land north east Keekle Grove	3.22	<ul style="list-style-type: none"> Landscape Protection Flooding Settlement Character
Cm072	Land south Norbeck Park	2.66	<ul style="list-style-type: none"> Not Available Biodiversity Value

SHLAA Reference	Site Name	Site Area HA	Reason
			<ul style="list-style-type: none"> • Landscape Protection • Highways Objection • Flooding
Cm073	Land west Cleator Moor Bowling Club	4.23	<ul style="list-style-type: none"> • Not Available • Landscape Protection
Cm074	Land west Crossfield Farm	1.64	<ul style="list-style-type: none"> • Not Available • Landscape Protection
Cm075	Land rear Old Vicarage	2.32	<ul style="list-style-type: none"> • Not Available • Landscape Protection
Cm076	Land west Danmark , Jacktrees Road	1.13	<ul style="list-style-type: none"> • Not Available • Landscape Protection (Green wedge) • Unacceptable Intrusion into O/C
Cm077	Land West Birks Road	2.15	<ul style="list-style-type: none"> • Not Available • Highways Objection
Cm078	Land east Keekle Meadows Road	2.80	<ul style="list-style-type: none"> • Not Available • Highways Objection • Flooding
Cm079	Land North John Colligan Drive	4.35	<ul style="list-style-type: none"> • Not Available • Highways Objection • Settlement Character
Cm080	Land west Bowthorn Farm	2.02	<ul style="list-style-type: none"> • Not Available • Highways Objection • Settlement Character
Cm081	Land rear 48 Crossfield Manor	2.90	<ul style="list-style-type: none"> • Not Available • Landscape Protection
Cm083	Galemire	6.25	<ul style="list-style-type: none"> • Not Available • Landscape Protection
Cm084	Leconfield Industrial Estate	14.46	<ul style="list-style-type: none"> • Amenity Issues
Cm086	Leconfield Street Extension	6.22	<ul style="list-style-type: none"> • Not Available • Amenity Issues
Cm088	Land rear of Buckle Avenue	0.73	<ul style="list-style-type: none"> • Protected Open Space

SHLAA Reference	Site Name	Site Area HA	Reason
CM091	Land behind Frizington Road	1.11	<ul style="list-style-type: none"> • Settlement Character
CM092	Land adjacent to Ashlea	2.20	<ul style="list-style-type: none"> • Contrary to Strategy • Unacceptable Intrusion into O/C

Map 7: Cleator Moor SHLAA Undeliverable

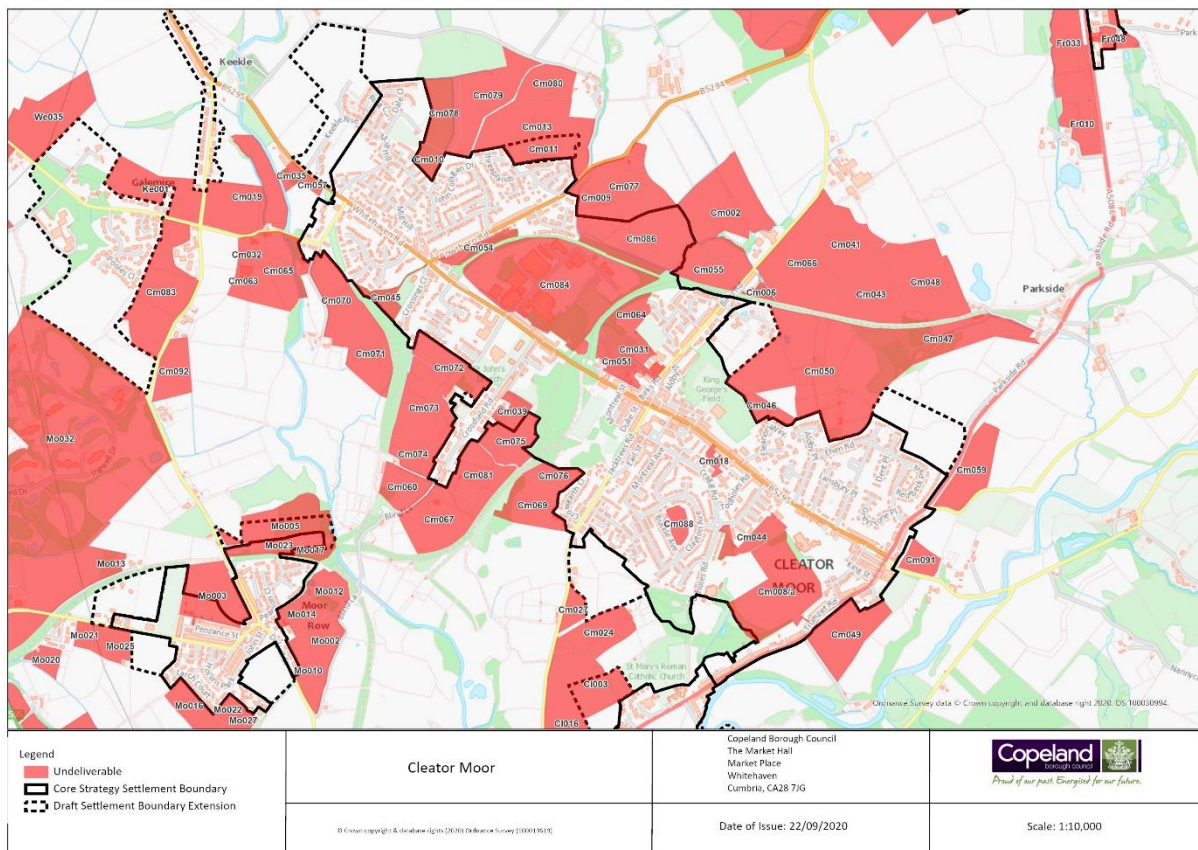
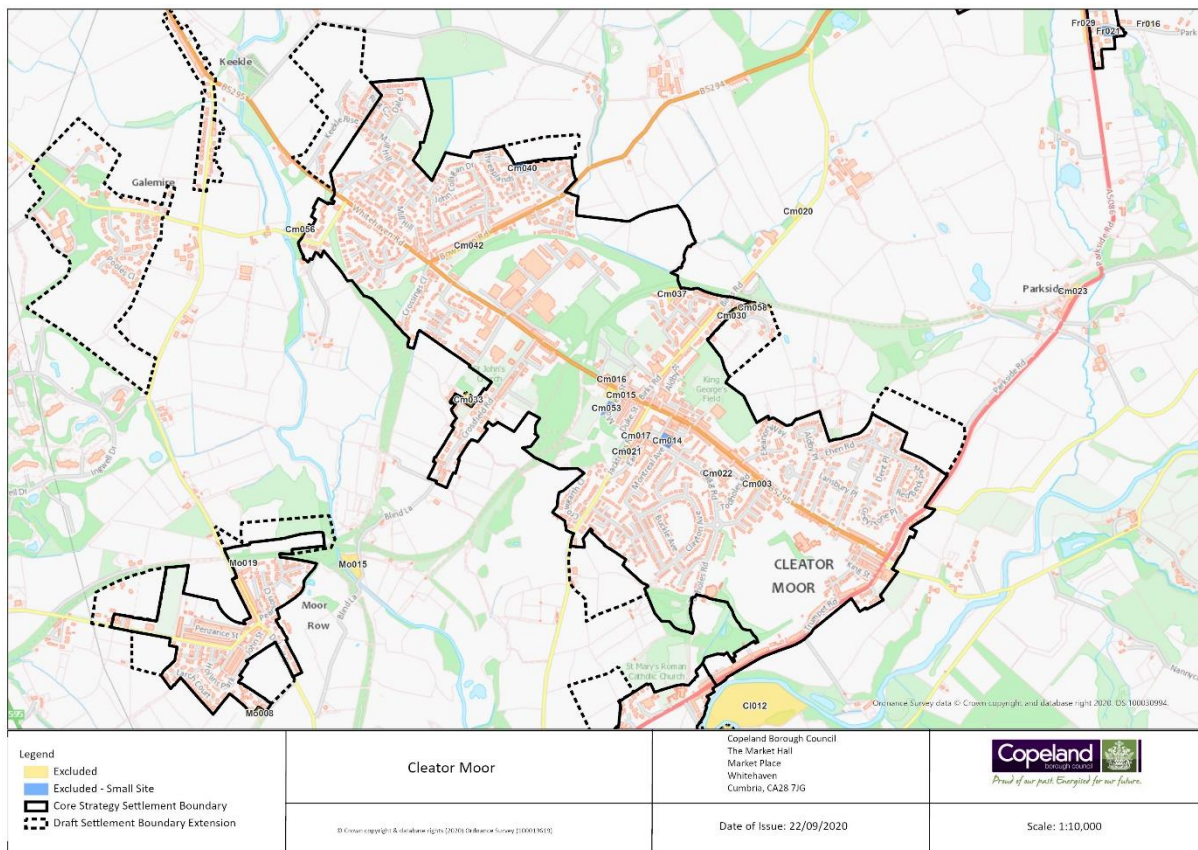


Table 6: Cleator Moor Excluded

The following table provides a list of sites located in Cleator Moor that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Cm003	Former Methodist Church, Ennerdale Road	Site Size	0.10
Cm014	Market Street	Site Size	0.18
Cm015	Conservative Club, High Street	Site Size	0.01
Cm016	Adjacent Jobcentre, High Street	Site Size	0.04
Cm017	Columba Club, Market Street	Site Size	0.03
Cm020	Land Close to Existing Factory	Site Size	0.16
Cm021	Garage Site, Jacktrees Road	Site Size	0.08
Cm022	Dentholme	Site Size	0.05
Cm023	Parkside Road	Site Size	0.14
Cm030	Land off Birks Road	Site Size	0.05
Cm033	Land off Crossfield Road	Site Size	0.12
Cm034	Adjacent Mill Hill Phase 2	Development Complete	2.17
Cm037	James Street Allotments	Site Size	0.18
Cm040	Adjacent 20 Threaplands	Site Size	0.10
Cm042	Bowthorn Road	Site Size	0.17
Cm053	Land at Montreal Street	Site Size	0.07
Cm056	Whinney Hill South, Whitehaven Road	Site Size	0.17
Cm058	Vale View, Birks Road	Site Size	0.21
Cm087	High Street	Site Size	0.18

Map 8: Cleator Moor SHLAA Excluded



Egremont

The following table provides a list of sites located in Egremont identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 7: Egremont Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield 25dph	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Eg003	Land at Melrose	2.93	73	Deliverable	yes		
Eg004	Former allotments, Brisco Mount	0.30		Part Developable		yes	
Eg007	Adjacent Daleview Gardens, Uldale View	7.74		Part Deliverable	yes		
Eg008	Gulley Flatts West	2.28	57	Deliverable	yes		
Eg023	Sandholes	0.89	29*	Deliverable	yes		
Eg024	Orgill Infants School, Southey Avenue	0.64	16	Developable		yes	
Eg025	Gulley Flatts East, Queens Drive	3.26	82	Deliverable	yes		
Eg027	Land at Howbank Farm A	0.82	9*	Deliverable	yes		
Eg032	North of Pickett How	1.32	33	Deliverable	yes		
Eg036	Land adjacent to the Willows	2.07	52	Deliverable	yes		
Eg040	Land south Baybarrow Road	2.23	56	Developable		yes	
Eg044/A	Land South of Baybarrow and adjacent to Sandholes	17.85		Part Developable		yes	
Eg048	Land off Baybarrow Road	9.08		Part deliverable	yes		

SHLAA Reference	Site Name	Site Area HA	Yield 25dph	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Eg050	Playing fields at Ashlea Road	2.26	57	Deliverable	yes		
Eg051	Land at Uldale View	11.37		Part Deliverable	yes		
Eg052	Land at East Road	0.46	9*	Deliverable	yes		

Map 9: Egremont SHLAA Deliverable/Developable

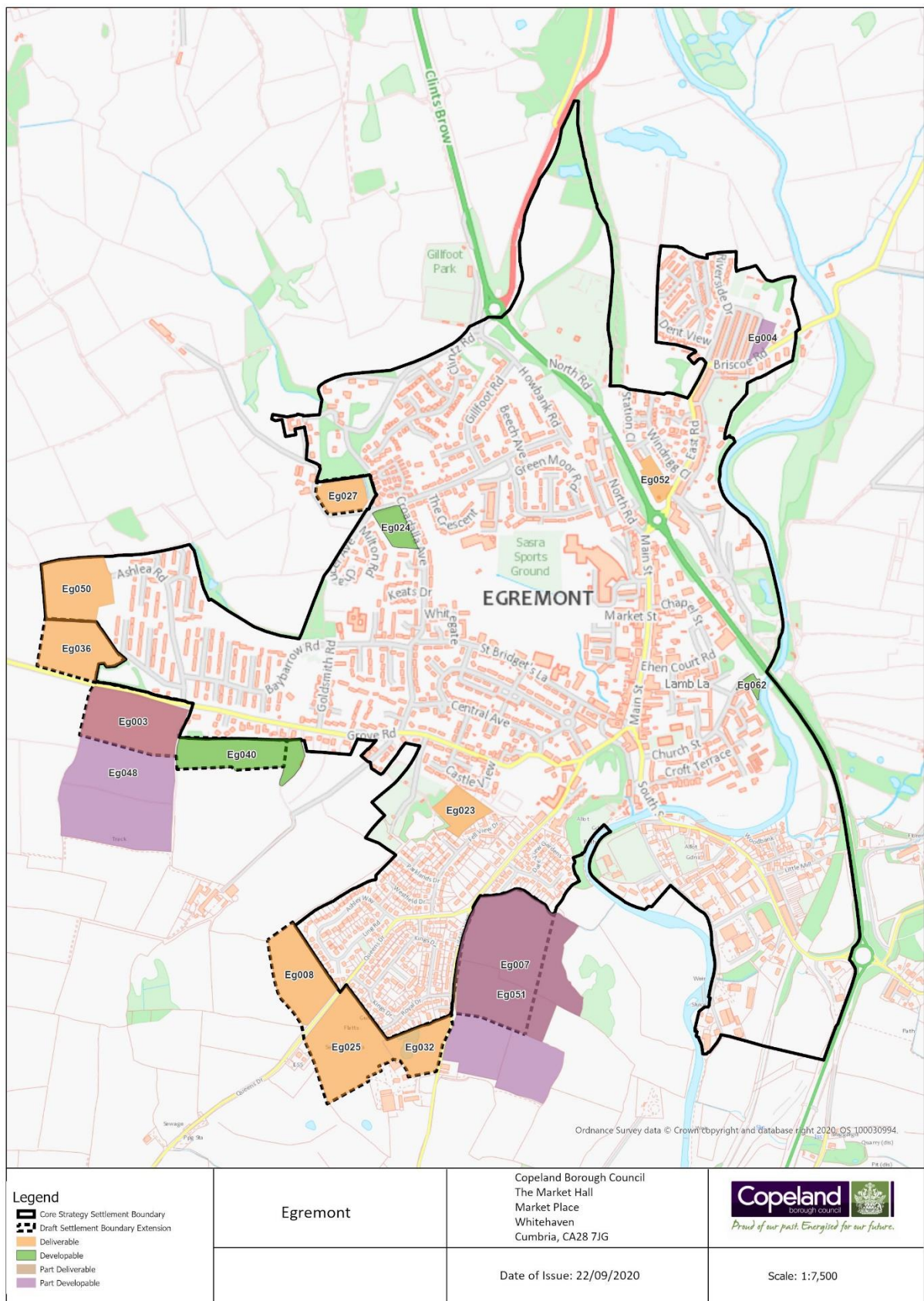


Table 8: Egremont Undeliverable

The following table provides a list of sites located in Egremont identified through the SHLAA as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason
Eg001	Land north Rowntree Gardens	1.80	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection
Eg004/a	Land at Briscoe Mount	0.84	<ul style="list-style-type: none"> • Amenity Issues
Eg006	Egremont North Phase 2	1.46	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Heritage Impacts •
Eg011	Council Depot, Chapel Street	0.26	<ul style="list-style-type: none"> • Not Available • Amenity Issues
Eg013	Land off Gillfoot Park	9.67	<ul style="list-style-type: none"> • Landscape Protection • Highways Objection • Settlement Character
Eg014	Ashlea Road	0.87	<ul style="list-style-type: none"> • May be suitable as green space within the larger area of development. • Amenity Issues
Eg015	Land west Orgil Junior School Playing Field	3.75	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character
Eg018	Land south Brisco Road	2.58	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Flooding
Eg019	Adjacent Toll Bar House	0.46	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Highways Objection
Eg021	St Thomas's Cross	2.13	<ul style="list-style-type: none"> • Availability Unknown
Eg026	Land at Howbank Farm F	3.81	<ul style="list-style-type: none"> • Availability Unknown • Unacceptable Intrusion into O/C
Eg028	Land at Howbank Farm E	6.08	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Settlement Character
Eg029	Land adjacent Clintside, Woodend	0.46	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection

SHLAA Reference	Site Name	Site Area HA	Reason
Eg031	Land at Howbank Farm	1.73	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Settlement Character
Eg033	Land at Howbank Farm B	4.89	<ul style="list-style-type: none"> • Highways Objection • Unacceptable Intrusion into O/C
Eg034	Land west of Dent View	1.97	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Landscape Protection
Eg035	Land north Clints Brow	3.55	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character
Eg038	Egremont Furthest North (A5086)	3.10	<ul style="list-style-type: none"> • Protected Open Space
Eg039	Land at Howbank Farm	2.59	<ul style="list-style-type: none"> • Highways Objection
Eg041	Bridge End	0.43	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Highways Objection
Eg042	Queens Drive	7.37	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character • Unacceptable Intrusion into O/C
Eg043	Whangs Quarry	1.93	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues • Settlement Character
Eg044	Adjacent Sandholes	7.14	<ul style="list-style-type: none"> • Highways Objection
Eg045	Land to west Whangs Quarry	1.20	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Settlement Character
Eg046	Land at Thornlea, Carleton	0.35	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Eg049	Land to the south and west of Dent View	5.60	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection
EG053	Bridge End Extension	2.96	<ul style="list-style-type: none"> • Amenity Issues
Eg054	Chapel Street Car Park	0.39	<ul style="list-style-type: none"> • Not Available
Eg055	Bridge End Extension South	2.20	<ul style="list-style-type: none"> • Amenity Issues

SHLAA Reference	Site Name	Site Area HA	Reason
Eg056	Begargill Quarry North	11.93	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Eg057	Begargill Quarry South	12.44	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Eg058	Clintz Road and Gillfoot Road	0.40	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space
Eg059	Land adjacent to Howbank Road	1.32	<ul style="list-style-type: none"> • Not suitable for development sink hole on site
Eg064	Council Depot, Chapel Street	0.26	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issue
Eg065	Land north east of Pickett How Farm	3.67	<ul style="list-style-type: none"> • Settlement Character • Unacceptable Intrusion into O/C

Map 10: Egremont SHLAA Undeliverable

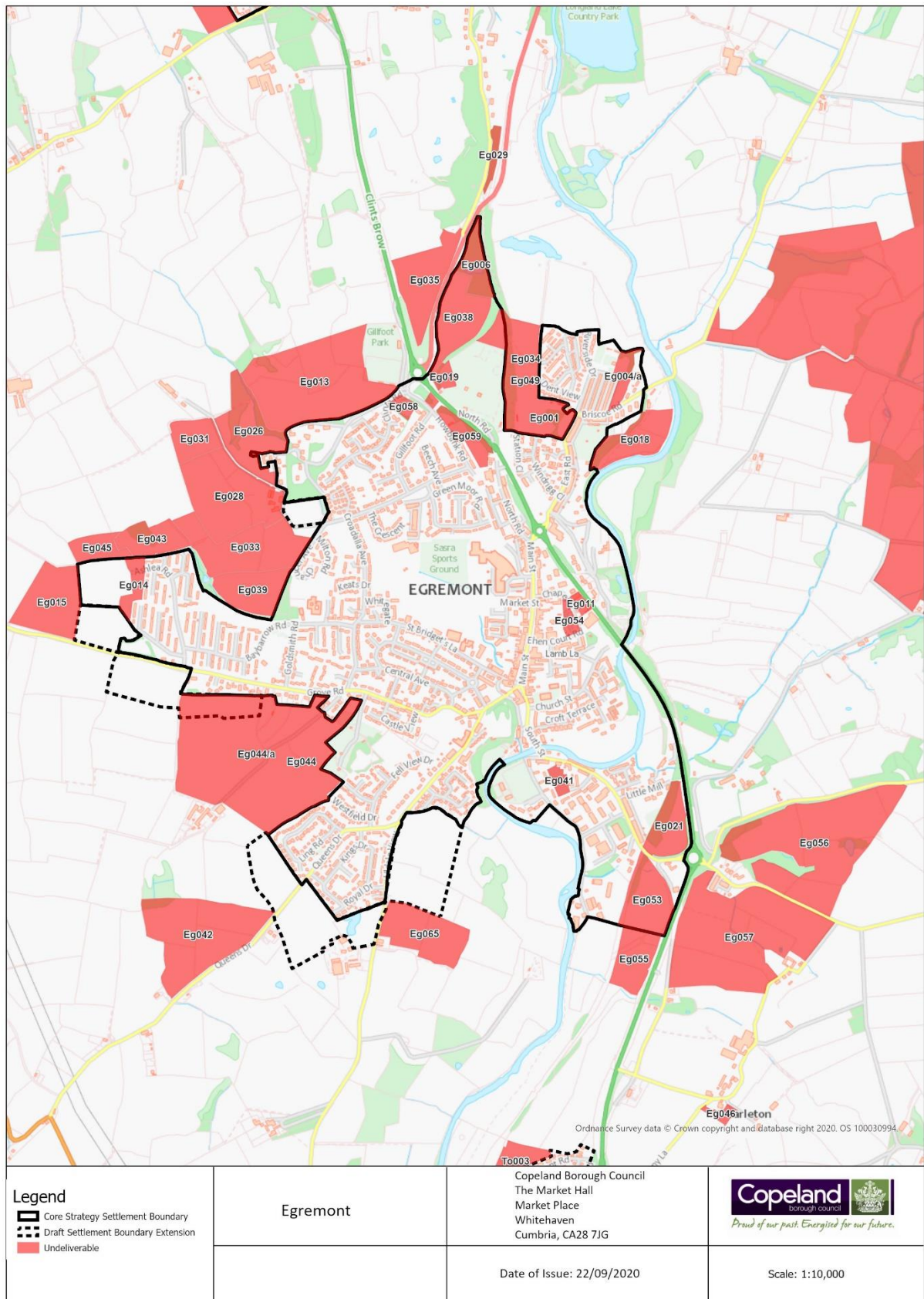
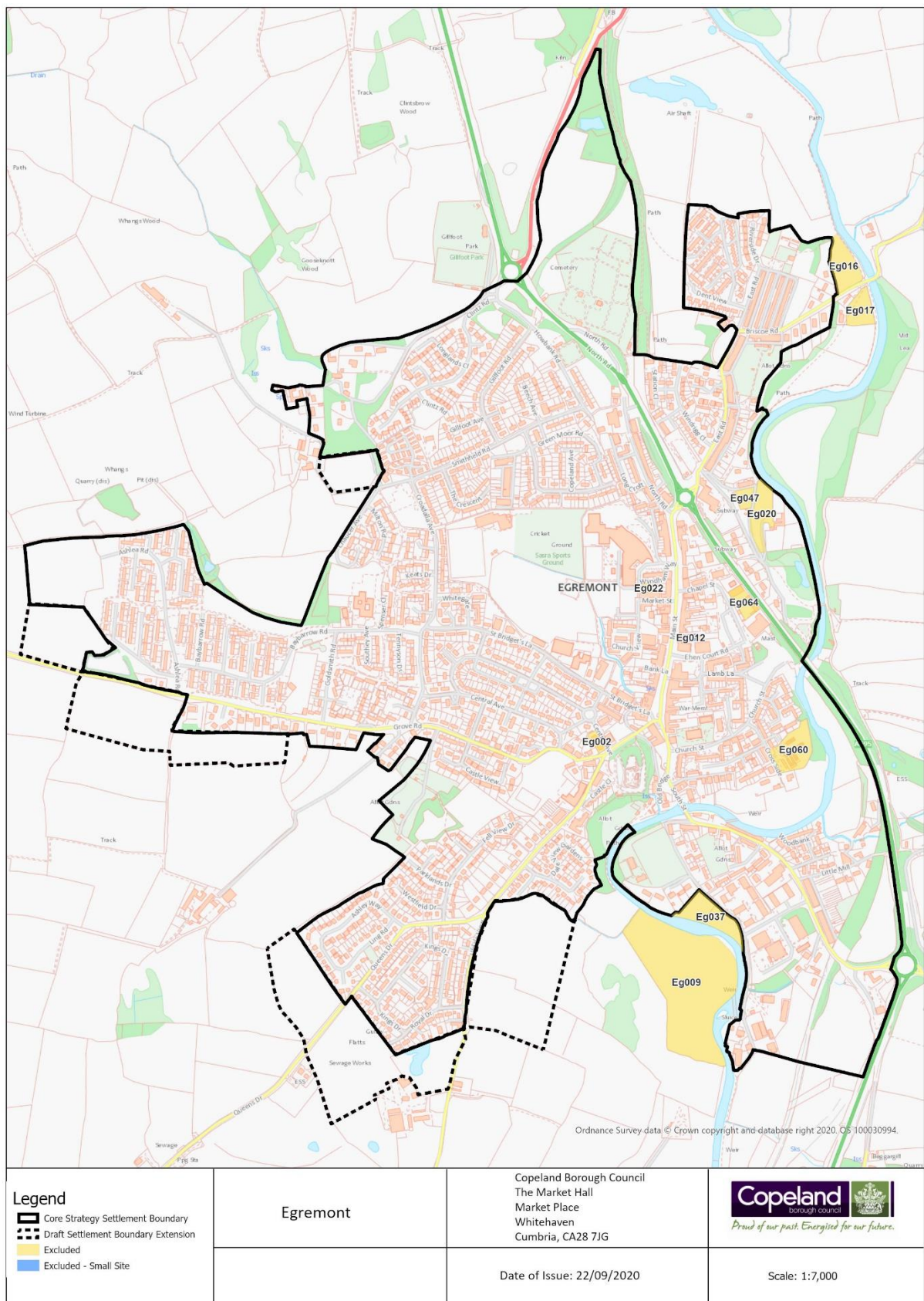


Table 9: Egremont Excluded

The following table provides a list of sites located in Egremont that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Eg002	Masonic Hall	Site Size	0.09
Eg005	Woodend	Site Size	0.11
Eg009	Land North West Ennerdale Mill	Flood Risk	4.78
Eg010	Gillfoot Mansion	Development Complete	3.75
Eg012	Rear of No 33 Main Street	Site Size	0.03
Eg016	Land east Brisco Road	Flood Risk	0.57
Eg017	Land at The Stables, Brisco Road	Flood Risk	0.39
Eg020	High Mill	Flood Risk	0.54
Eg022	Wyndham Way	Site Size	0.05
Eg037	Land south Bleach Green	Flood Risk	0.71
Eg047	Wyndham Terrace	Site Size	0.16
Eg060	Beck Green Nursery	Flood Risk	0.67
Eg062	Beck Green	Site Size	0.15

Map 11: Egremont SHLAA Excluded



Millom

The following table provides a list of sites located in Millom identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 10: Millom Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Mi001	Back of Gammerscroft	4.28	107	Deliverable	yes		
Mi008	Land south Derwentwater Close	1.53	38	Deliverable	yes		
Mi022	Adjacent Lowther Rd Estate	1.02	25	Deliverable	yes		
Mi026	Moor Farm	6.79	170	Deliverable	yes		
Mi030	Former Highways Depot	0.39	8*	Deliverable	yes		
Mi031	Land north Back Bay View	1.04	26	Developable		yes	
Mi041	Station Yard	0.62	28*	Deliverable	yes		
Mi048	Back Bay View	0.35	9	Developable			yes

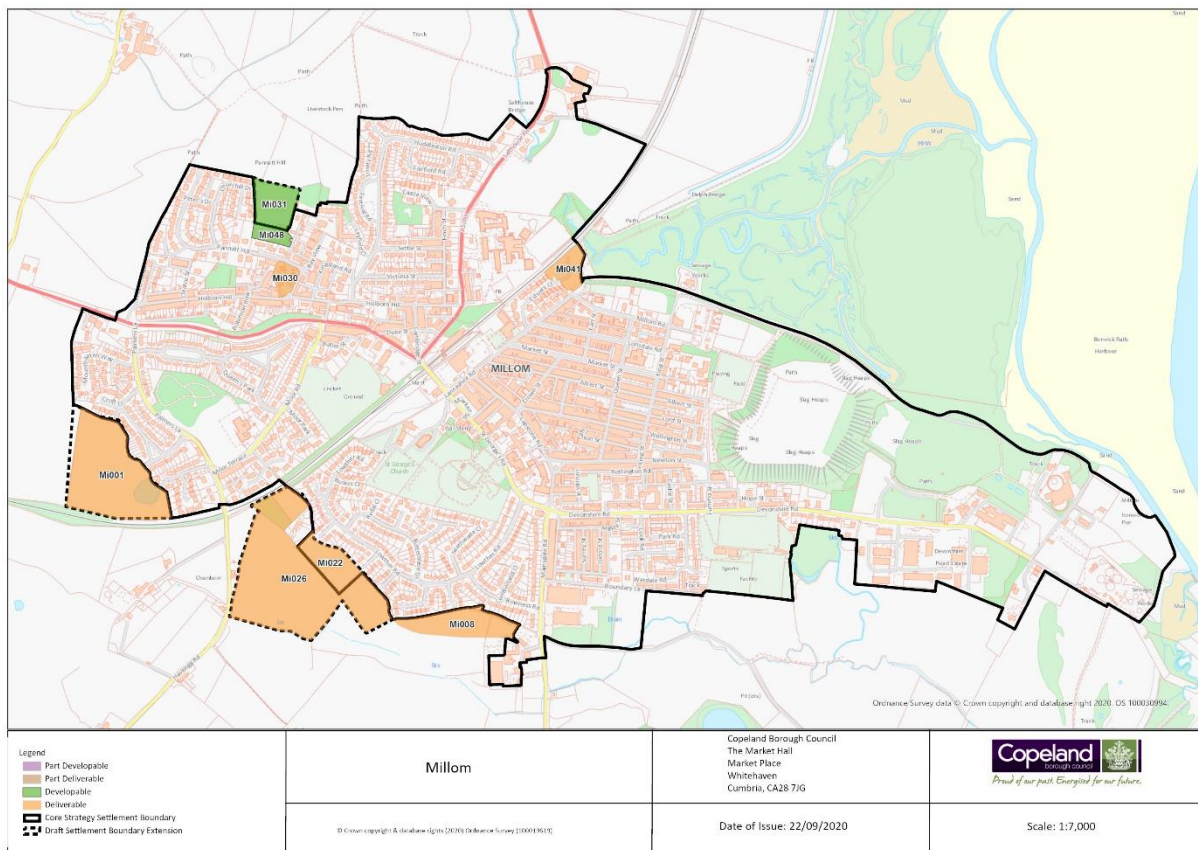
Map12: Millom SHLAA Deliverable/Developable

Table 11: Millom Undeliverable

The following table provides a list of sites located in Millom identified through the SHLAA as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason
Mi004	Land north Cross House,	0.58	<ul style="list-style-type: none"> • Landscape Protection (Green wedge)
Mi005	Land north Meadowfield Drive	3.08	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge)
Mi006	Land west Pannatt Hill	1.69	<ul style="list-style-type: none"> • Landscape Protection (Green wedge) • Highways Objection
Mi007	Rear of Mountbatten Way	4.49	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge)
Mi009	Land east Oxenbrow Bungalow, Woodon Tops	2.08	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge)
Mi011	Land rear Bridge Café	0.98	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mi012	Land to rear (West) Quarry House	0.46	<ul style="list-style-type: none"> • Availability Unknown
Mi013	Land west Trinity Road	1.14	<ul style="list-style-type: none"> • Access issues • Landscape Protection
Mi015	Field north east Churchill Drive	2.02	<ul style="list-style-type: none"> • Access issues • Landscape Protection
Mi018	Land adjacent Station Road	0.27	<ul style="list-style-type: none"> • Availability Unknown • Biodiversity value – heavily wooded
Mi020	Adjacent Marsh House	0.29	<ul style="list-style-type: none"> • Availability Unknown • Biodiversity value
Mi021	Ref CU218816 North West Millom	9.36	<ul style="list-style-type: none"> • Green wedge • Protected Open Space • Landscape Protection
Mi023	Former Ironworks	1.96	<ul style="list-style-type: none"> • Availability Unknown • Suitable

SHLAA Reference	Site Name	Site Area HA	Reason
Mi024	Land at St Georges Residential Home Grounds	0.25	<ul style="list-style-type: none"> • Availability Unknown • Biodiversity value
Mi027	Crook Field	1.31	<ul style="list-style-type: none"> • Flooding
Mi028	Adjacent to Stella Terra	0.38	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mi038	Millom Tip	7.76	<ul style="list-style-type: none"> • Availability Unknown • Former landfill • Highways Objection
Mi042	Millom Pier	3.09	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Mi043	Land south west street Georges Road	0.37	<ul style="list-style-type: none"> • Amenity Issues
Mi045	Devonshire Road	1.11	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues

Map 13: Millom SHLAA Undeliverable

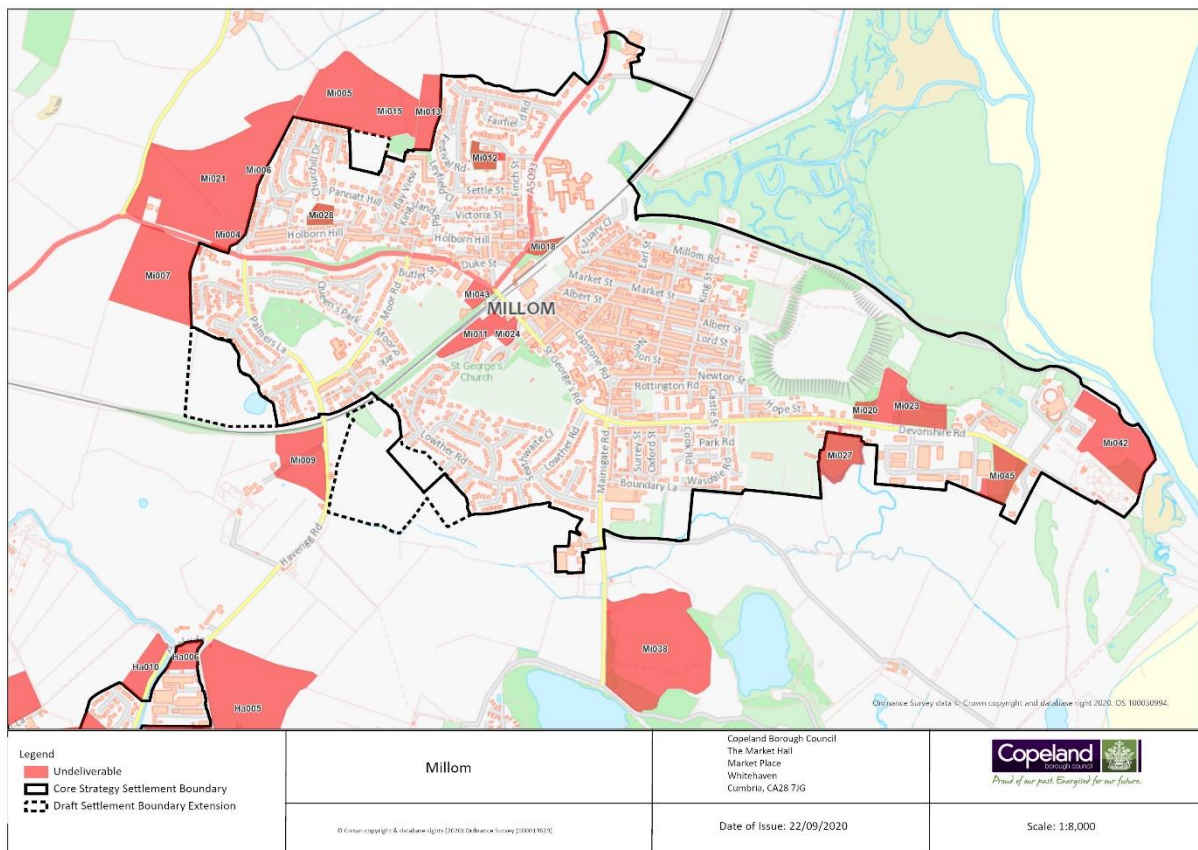
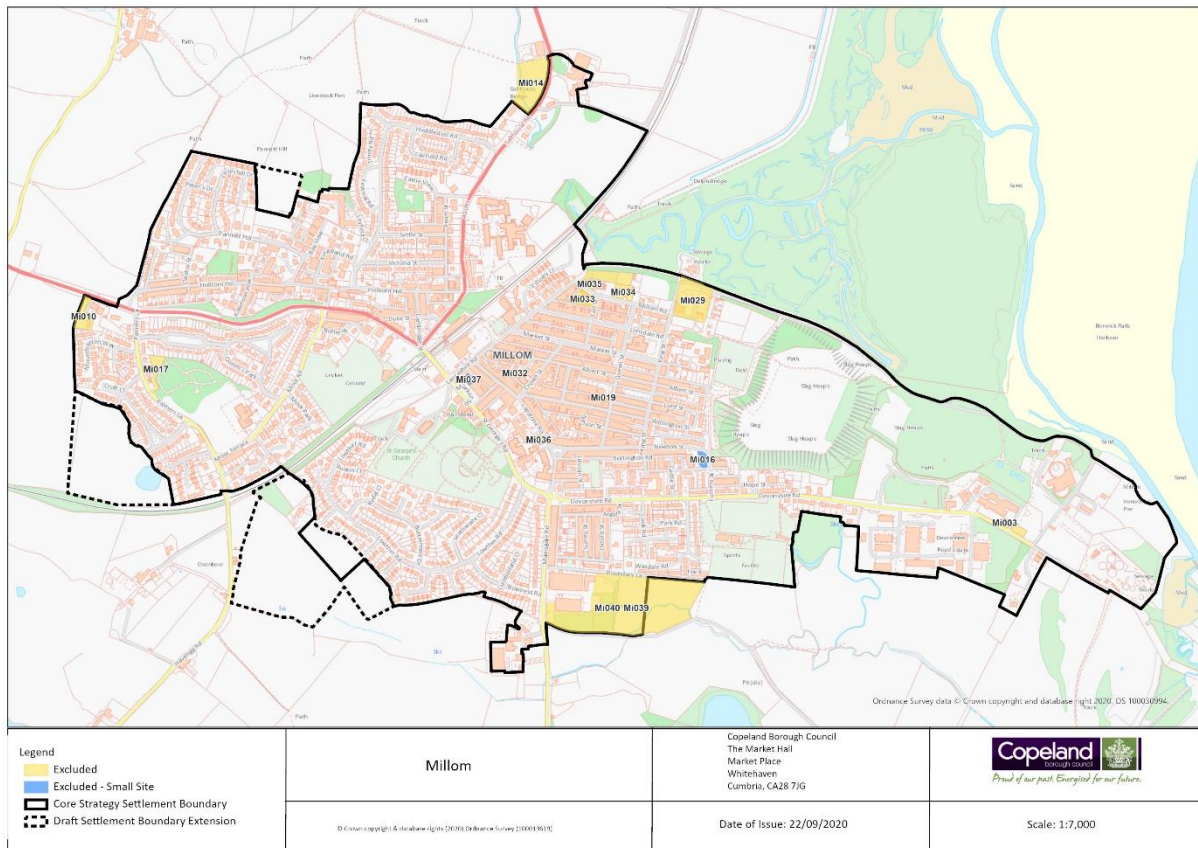


Table 12: Millom Excluded

The following table provides a list of sites located in Millom that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Mi002	Borwick Rails	Site Size	0.07
Mi003	Borwick Rails 1	Site Size	0.05
Mi010	Land at Mountbatten Way	Site Size	0.21
Mi014	Land north east Tiedro	Flood Risk	0.81
Mi016	Land at Newton Street	Site Size	0.08
Mi017	Land to rear of Palmers Lane	Site Size	0.15
Mi019	Queen Street	Site Size	0.04
Mi025	Millom Road	Flood Risk	0.29
Mi029	Foundry Road Garage King Street	Flood Risk	0.77
Mi032	Former Works	Site Size	0.03
Mi033	Former Council Depot	Site Size	0.18
Mi034	Compound C G Ashburner	Site Size	0.15
Mi035	Former Highways Depot	Site Size	0.06
Mi036	Adjacent St Georges Hall	Site Size	0.03
Mi037	1-3 Market Square	Site Size	0.04
Mi039	Mainsgate Road	Flood Risk	3.23
Mi040	Adjacent Mainsgate Road Factory	Flood Risk	2.40

Map 14: Millom SHLAA Excluded



Local Service Centres:

- Arlecdon & Rowrah
- Bigrigg
- Cleator
- Distington & Common End
- Drigg & Holmrook
- Frizington & Rheda
- Haverigg
- Seascale
- St Bees
- Thornhill

Arlecdon and Rowrah

The following table provides a list of sites located in Arlecdon and Rowrah identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 13: Arlecdon and Rowrah Deliverable, Developable, Broad Location:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Ar005	Adjacent Sun Inn	0.45	11	Deliverable	Yes		
Ar009	Arlecdon Road Rear	1.50	38	Deliverable	Yes		
Ar018	Park Road	0.38	10	Deliverable	Yes		
Ar021	Land to North of Ravenstone and Copper Beaches	2.05	51	Deliverable	Yes		

Map 15: Arlecdon and Rowrah SHLAA Deliverable/Developable

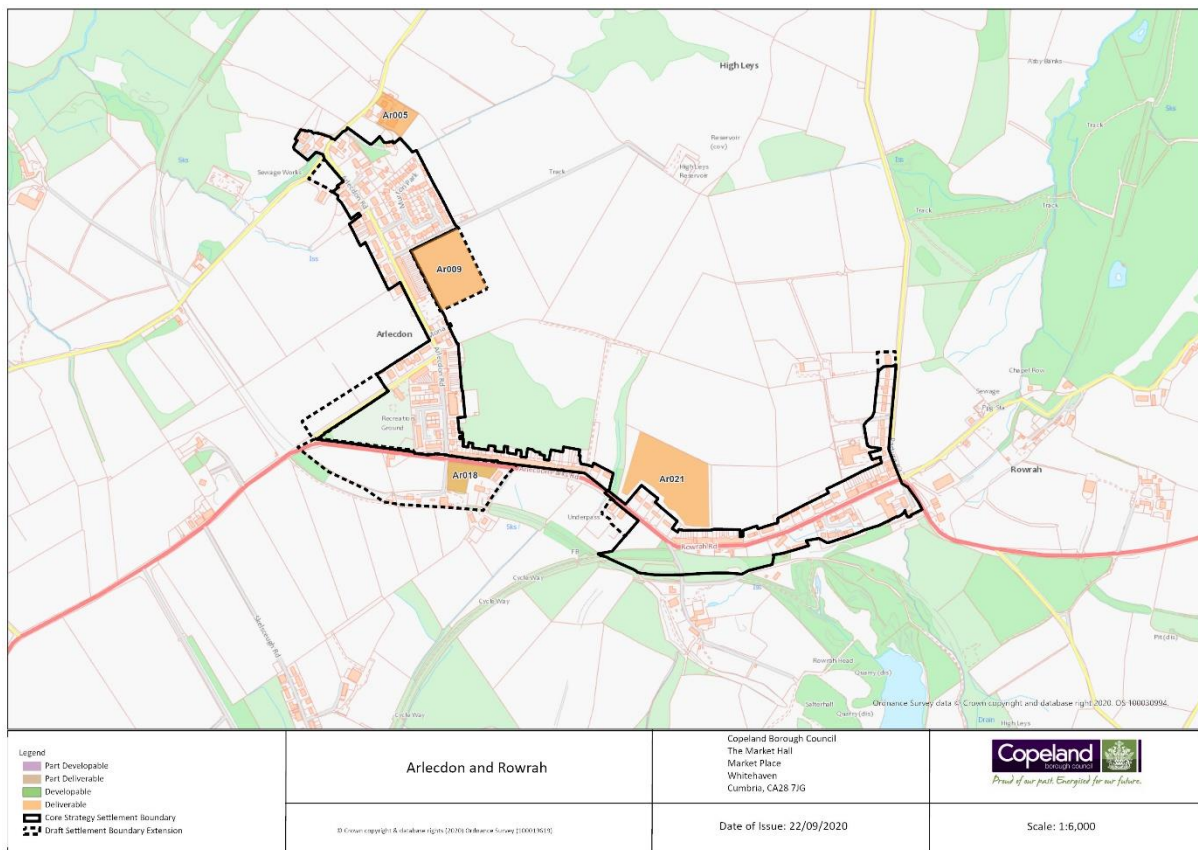


Table 14: Arlecdon and Rowrah Undeliverable

The following table provides a list of sites located in Arlecdon and Rowrah identified through the SHLAA as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason
Ar001	Goods Yard Rowrah Road	2.04	<ul style="list-style-type: none"> Protected Open Space Highways Objection
Ar002	Land adjacent Park Thwaite (East)	1.14	<ul style="list-style-type: none"> Availability Unknown Settlement Character
Ar003	Land to north Woodland,	3.12	<ul style="list-style-type: none"> Availability Unknown Landscape Protection Highways Objection Settlement Character Biodiversity value
Ar004	Land to south east The Kiln	0.84	<ul style="list-style-type: none"> Availability Unknown Landscape Protection Highways Objection Settlement Character
Ar006	Land at Arlecdon Cottage	0.79	<ul style="list-style-type: none"> Settlement character Unacceptable Intrusion into O/C
Ar007	Land to south of Arlecdon Parks Farm	1.96	<ul style="list-style-type: none"> Availability Unknown Settlement character Landscape Protection Highways Objection
Ar008	Land adjacent Barwise Road	0.58	<ul style="list-style-type: none"> Availability Unknown
Ar010	Land to rear Hound Inn	1.73	<ul style="list-style-type: none"> Not available
Ar011	Arlecdon Park Road	1.11	<ul style="list-style-type: none"> Not available
Ar013	Land north Rowrah Road	2.99	<ul style="list-style-type: none"> Availability Unknown Highways Objection
Ar015	Land on corner of Chapel Row	3.02	<ul style="list-style-type: none"> Availability Unknown Highways Objection Settlement Character
Ar016	Land to north east Woodland, Pasture Road	1.83	<ul style="list-style-type: none"> Availability Unknown Settlement Character
Ar017	Land north Fell View Stables	1.47	<ul style="list-style-type: none"> Availability Unknown Landscape Protection Highways Objection Settlement Character

SHLAA Reference	Site Name	Site Area HA	Reason
Ar019	Land at Chapel Row	1.30	<ul style="list-style-type: none"> • Not available • Amenity Issues • Settlement Character
Ar022	Field 5264 Waterloo Terrace	0.34	<ul style="list-style-type: none"> • Availability Unknown • Contrary to Strategy • Settlement Character
Ar023	Land off Rowrah Road	3.10	<ul style="list-style-type: none"> • Landscape Protection • Highways Objection
Ar025	Land south west Arlecdon Road	5.50	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character.
Ar028	Arlecdon Park Road	1.16	<ul style="list-style-type: none"> • Highways Objection • Settlement Character
Ar029	Land to rear Hollins Green	1.42	<ul style="list-style-type: none"> • Landscape Protection • Settlement Character
Ar030	Land north Barwise Row	2.60	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Settlement Character
Ar032	Land adjoining the Vicarage	2.17	<ul style="list-style-type: none"> • Contrary to Strategy • Settlement Character • Unacceptable Intrusion into O/C

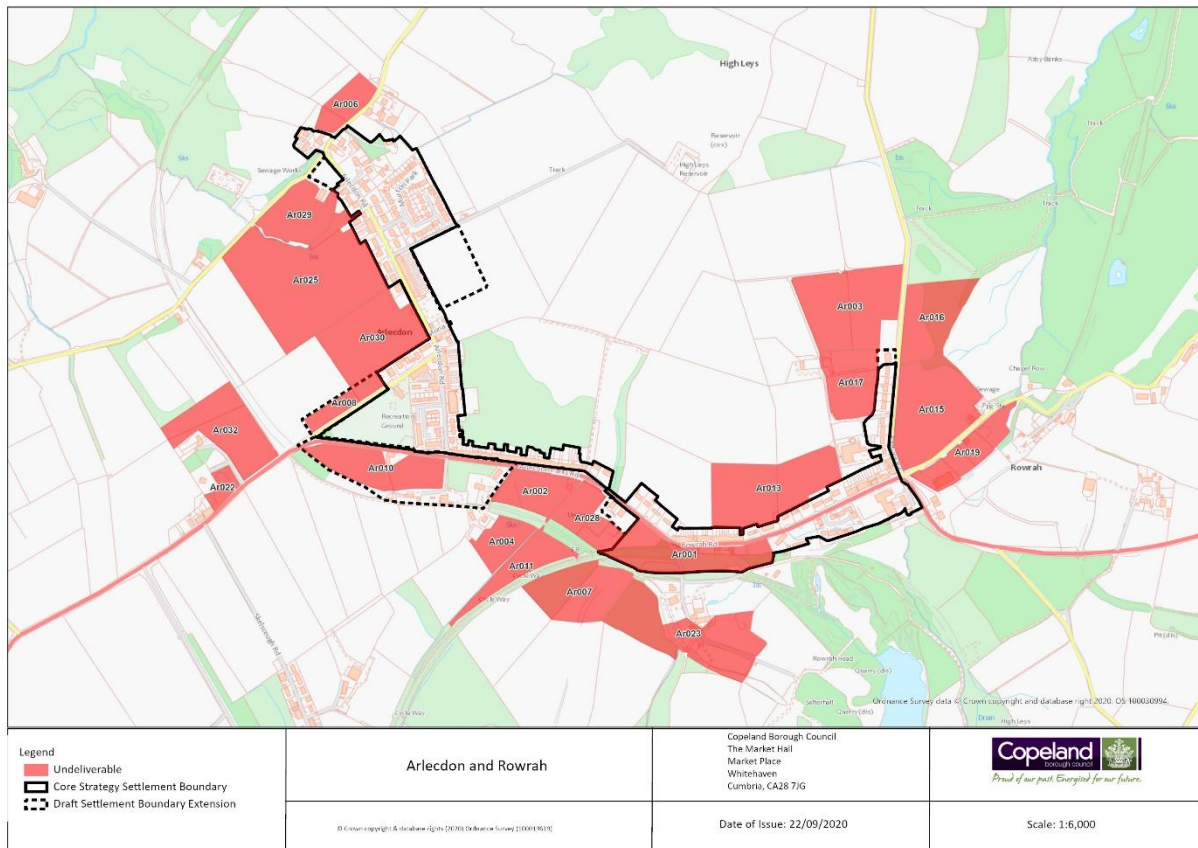
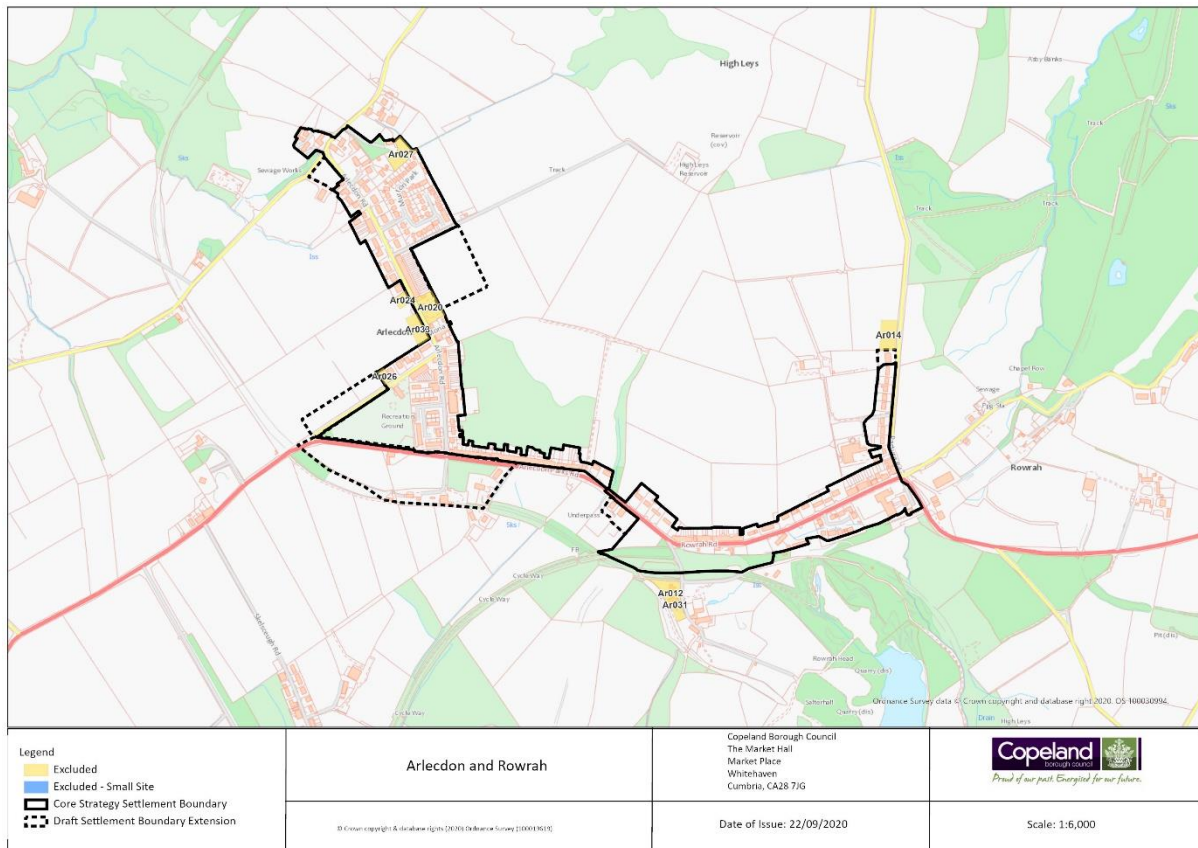
Map 16: Arlecdon and Rowrah: Undeliverable

Table 15: Arlecdon and Rowrah Excluded

The following table provides a list of sites located in Arlecdon and Rowrah that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Ar012	Corletts Garage	Site Size	0.24
Ar014	Pasture Road	Site Size	0.21
Ar020	Garage Site Arlecdon Road	Site Size	0.23
Ar024	Land adjacent to Thorn Bank	Site Size	0.07
Ar026	Adjacent Raltri	Site Size	0.05
Ar027	Arlecdon House	Site Size	0.20
Ar031	Rowrah Hall Garage	Site Size	0.16
AR033	Land to West of Mona Street	Site Size	0.17

Map 17: Arlecdon and Rowrah SHLAA Excluded

Bigrigg

The following table provides a list of sites located in Bigrigg identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 16: Bigrigg Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Bi001	Land north of Springfield Gardens	2.60	65	Deliverable	Yes		
Bi002	Western Extension - Jubilee Gardens	2.48		Part Developable		Yes	
Bi002/a	Land behind Jubilee Gardens	0.74	19	Developable		Yes	
Bi009	Springfield Farm	4.50		Part Deliverable	Yes		
Bi009/a	Springfield Farm (a)	4.40		Deliverable	Yes		
Bi010	Land adjacent Springfield Lodge	2.41	60	Developable			Yes
Bi012	Land surrounding Woodland opposite Captains Rest, Springfield Road	3.15	79	Developable		Yes	

Map 18: Bigrigg SHLAA Deliverable/Developable

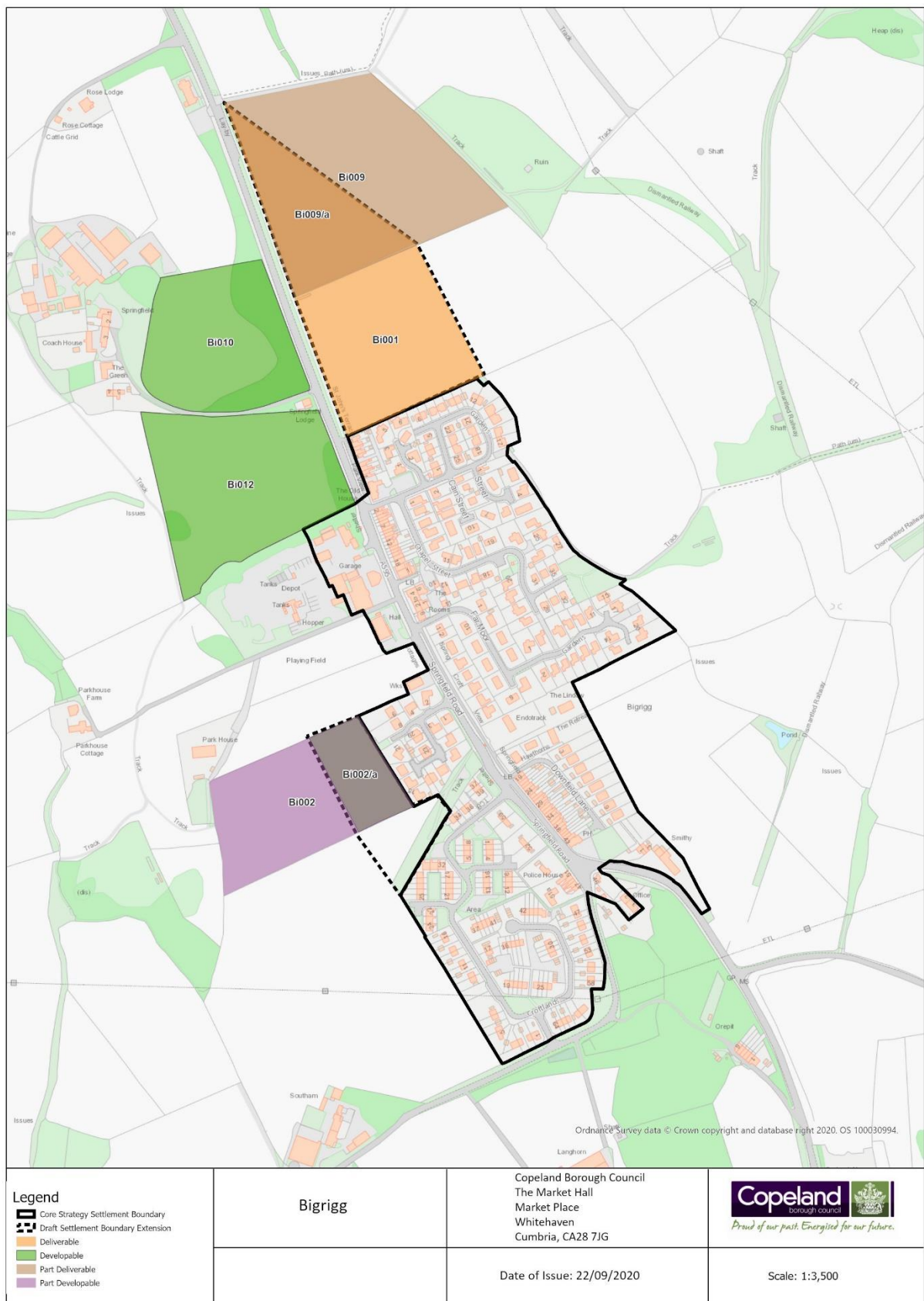


Table 17: Bigrigg Undeliverable

The following table provides a list of sites located in Bigrigg identified through the SHLAA as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Bi004	Land to rear of Croftlands	2.16	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character
Bi005	Land to south Office Cottages	0.93	<ul style="list-style-type: none"> • Availability Unknown • Biodiversity value
Bi006	Land to the rear of Peel Gardens	1.96	<ul style="list-style-type: none"> • Not Available
Bi007	Land south Peel Gardens	1.97	<ul style="list-style-type: none"> • Access • Highways Objection
Bi008	Land east of Springfield Gardens	4.09	<ul style="list-style-type: none"> • Site Landlocked • Highways Objection • Settlement Character
Bi011	Land north of Springfield Gardens	4.78	<ul style="list-style-type: none"> • Settlement Character • Unacceptable Intrusion into O/C
Bi013	Land opposite St Johns Church	3.78	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character
Bi016	Land adjacent to Shaw Farm	0.67	<ul style="list-style-type: none"> • Availability Unknown • Contrary to Strategy • Landscape Protection • Settlement Character
Bi018	Former railway - Bank End View	0.67	<ul style="list-style-type: none"> • Availability Unknown • Access
Bi019	Land to the rear of the Village Hall	1.51	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Amenity Issues

Map 19: Bigrigg SHLAA Undeliverable

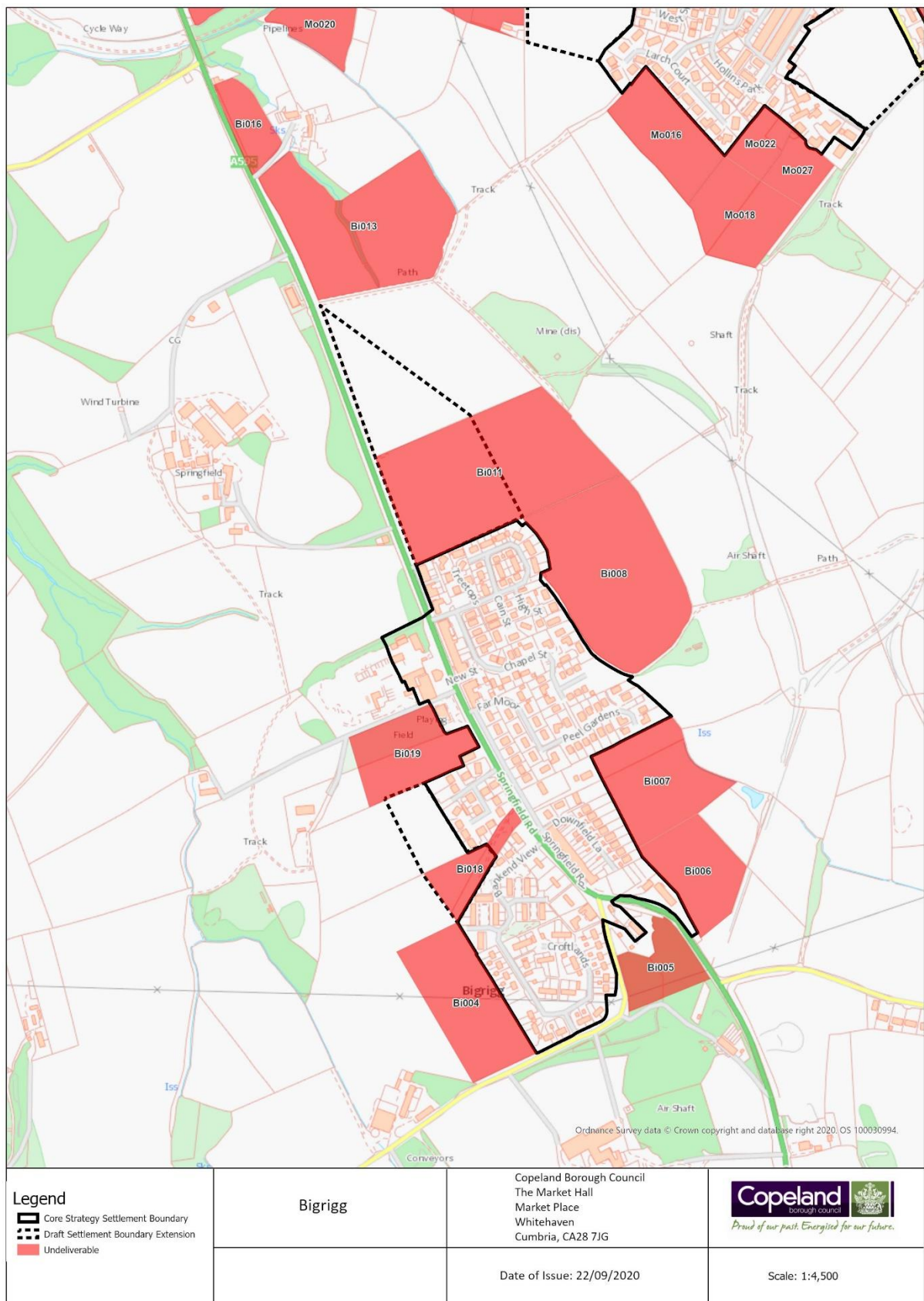
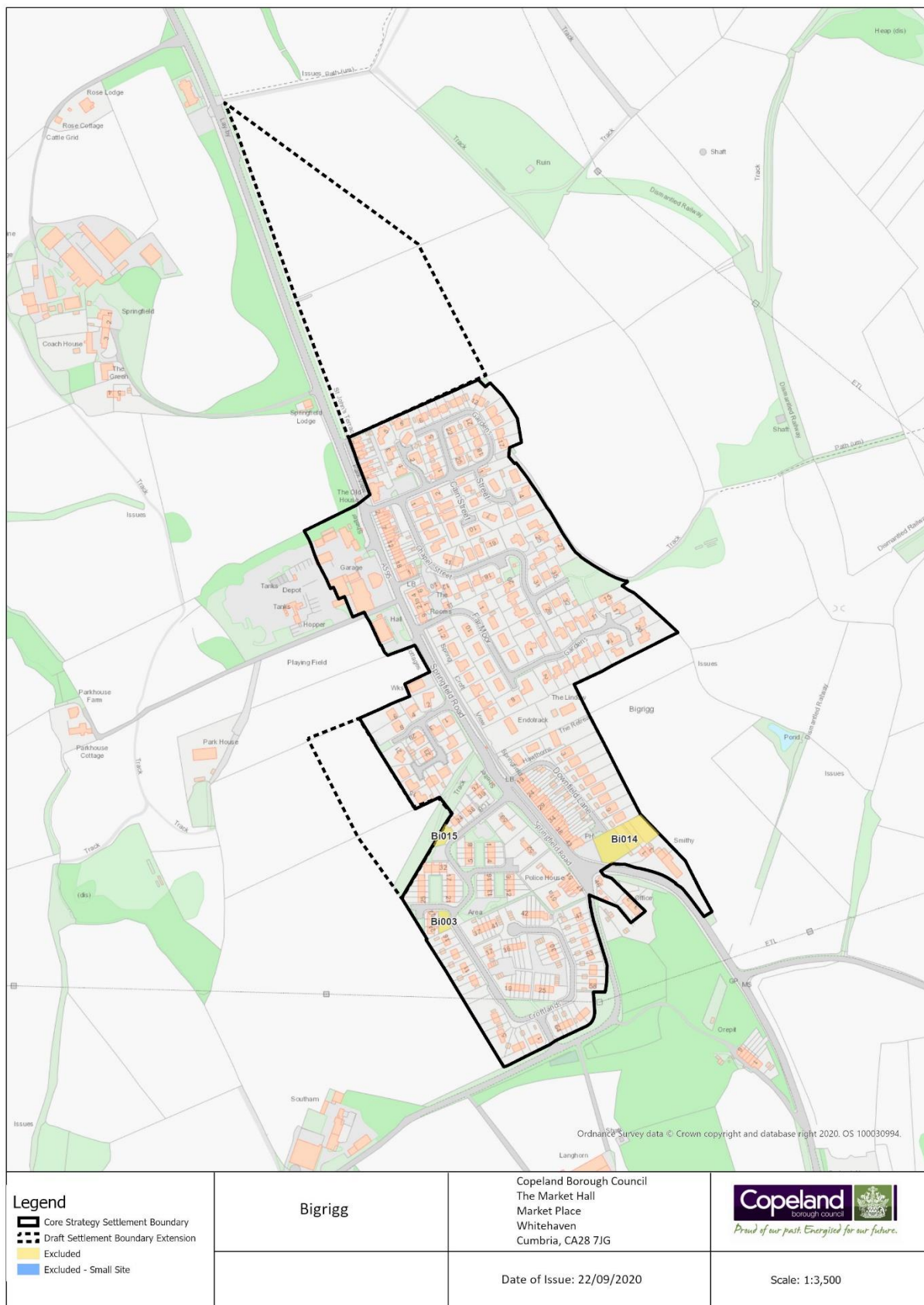


Table 18: Bigrigg Excluded

The following table provides a list of sites located in Whitehaven that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Bi003	Parcel one of two Bankend View	Site Size	0.03
Bi014	Adjacent Smithy Cottages	Site Size	0.21
Bi015	Parcel two of two Bankend View	Site Size	0.03

Map 20: Bigrigg SHLAA Excluded



Cleator

The following table provides a list of sites located in Cleator identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 19: Cleator Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
CI003	Adjacent field at Flish Meadows	3.17	19*	Part Developable		Yes	
CI004	Flish Meadows	1.20	30	Deliverable	Yes		
CI005	Kangol Site	3.80		Part developable		yes	
CI009	Church Street	0.38	5*	Deliverable	yes		
CI011	Land to North of Church Street	8.06	9*	Part Deliverable	yes		
CI019	Cleator Gate	0.30	7	Deliverable	yes		

Map 21: Cleator SHLAA Deliverable/Developable

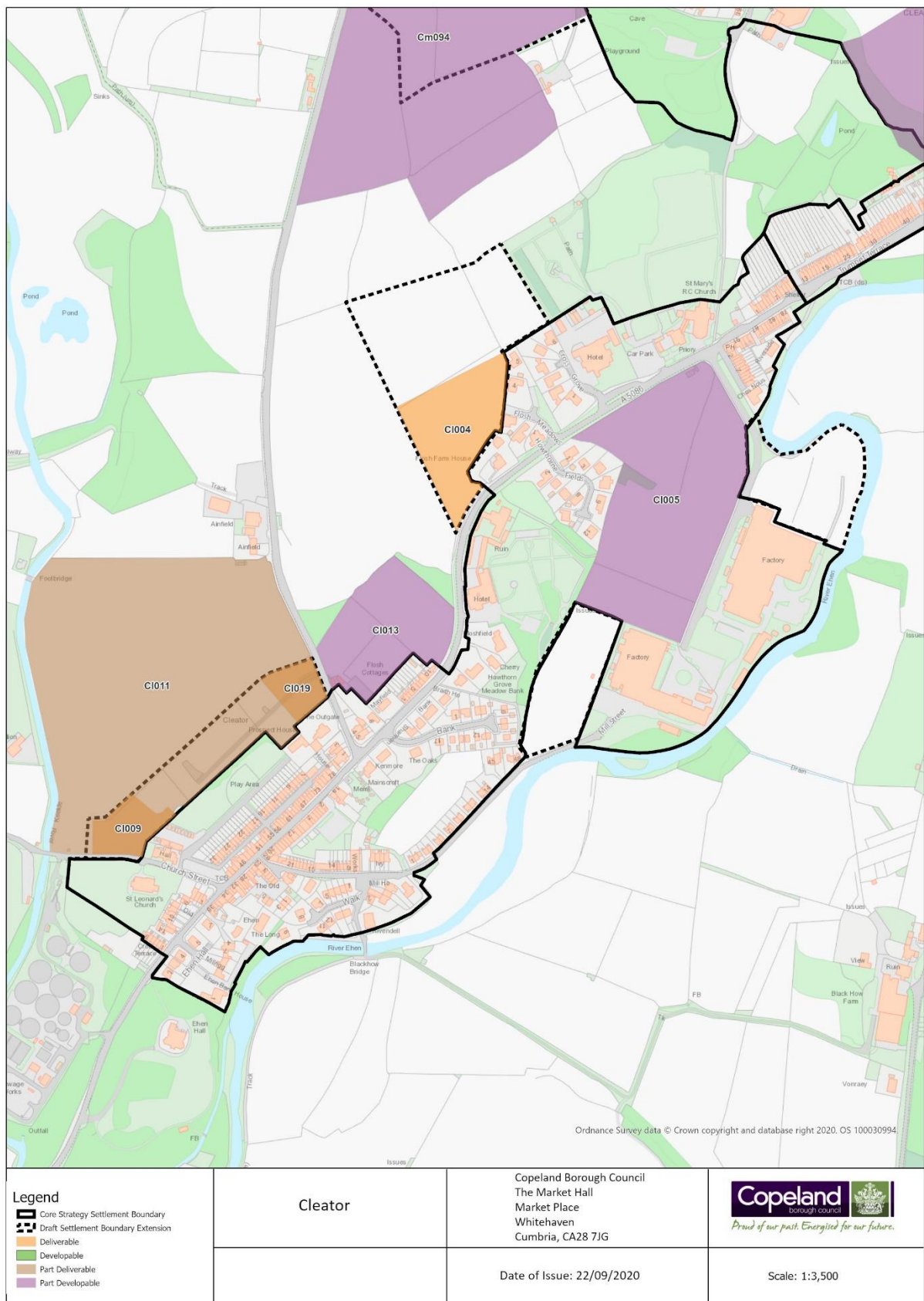


Table 20: Cleator Undeliverable

The following table provides a list of sites located in Cleator identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
CI002	North of Ennerdale Hotel	0.48	<ul style="list-style-type: none"> • Highways Objection • Biodiversity value
CI010	Adjacent Ennerdale Hotel, Main Street	0.40	<ul style="list-style-type: none"> • Biodiversity value
CI013	Land north Flish Cottages	1.46	<ul style="list-style-type: none"> • Availability Unknown • Heritage Impact
CI015	Main Street	0.30	<ul style="list-style-type: none"> • Not Available • Highways Objection
SCI016	Jacktrees South	5.68	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection
CI018	Cleator Mills	2.21	<ul style="list-style-type: none"> • Availability Unknown • Flood risk
CI023	Jacktrees South	2.35	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection

Map 22: Cleator SHLAA Undeliverable

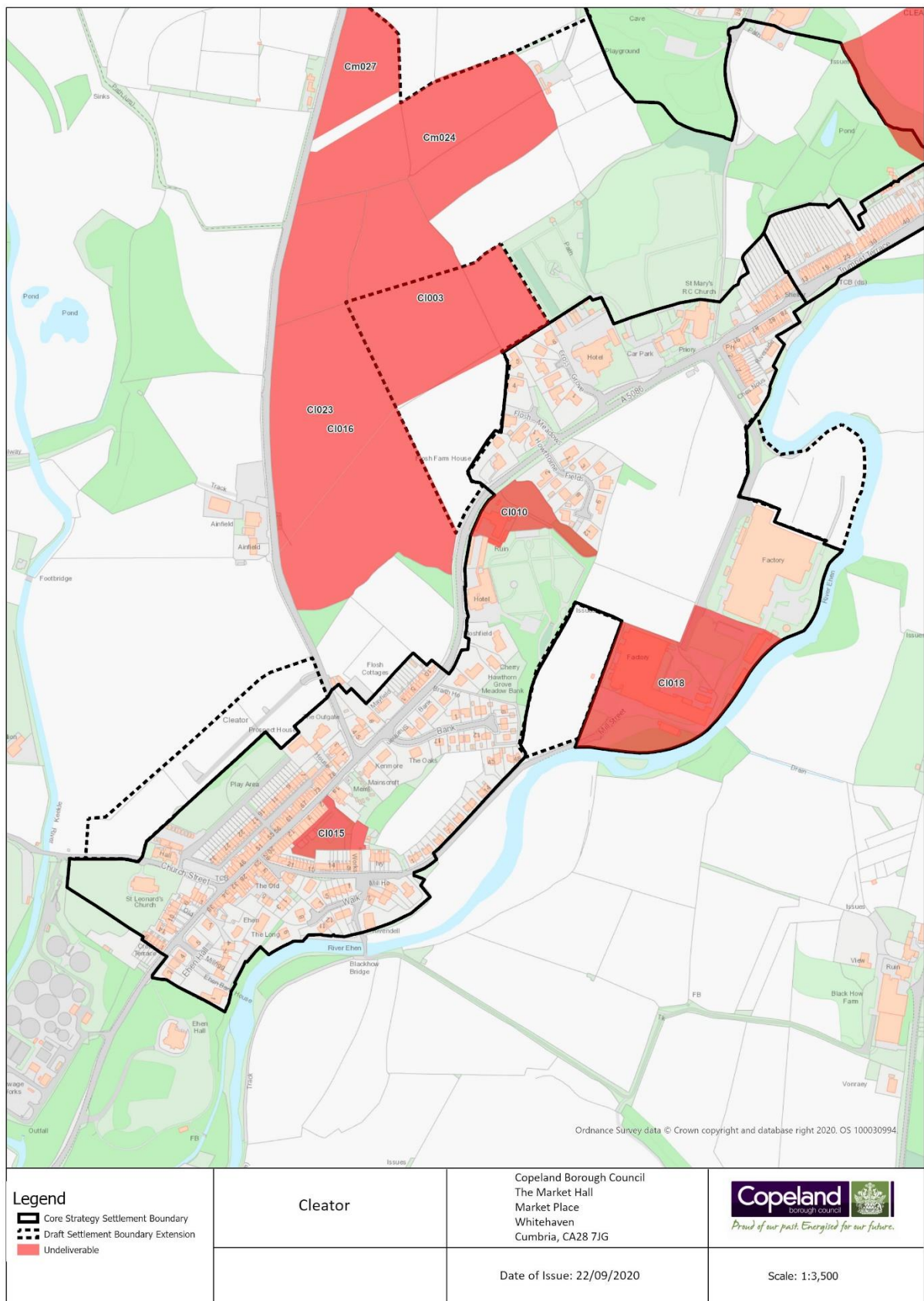
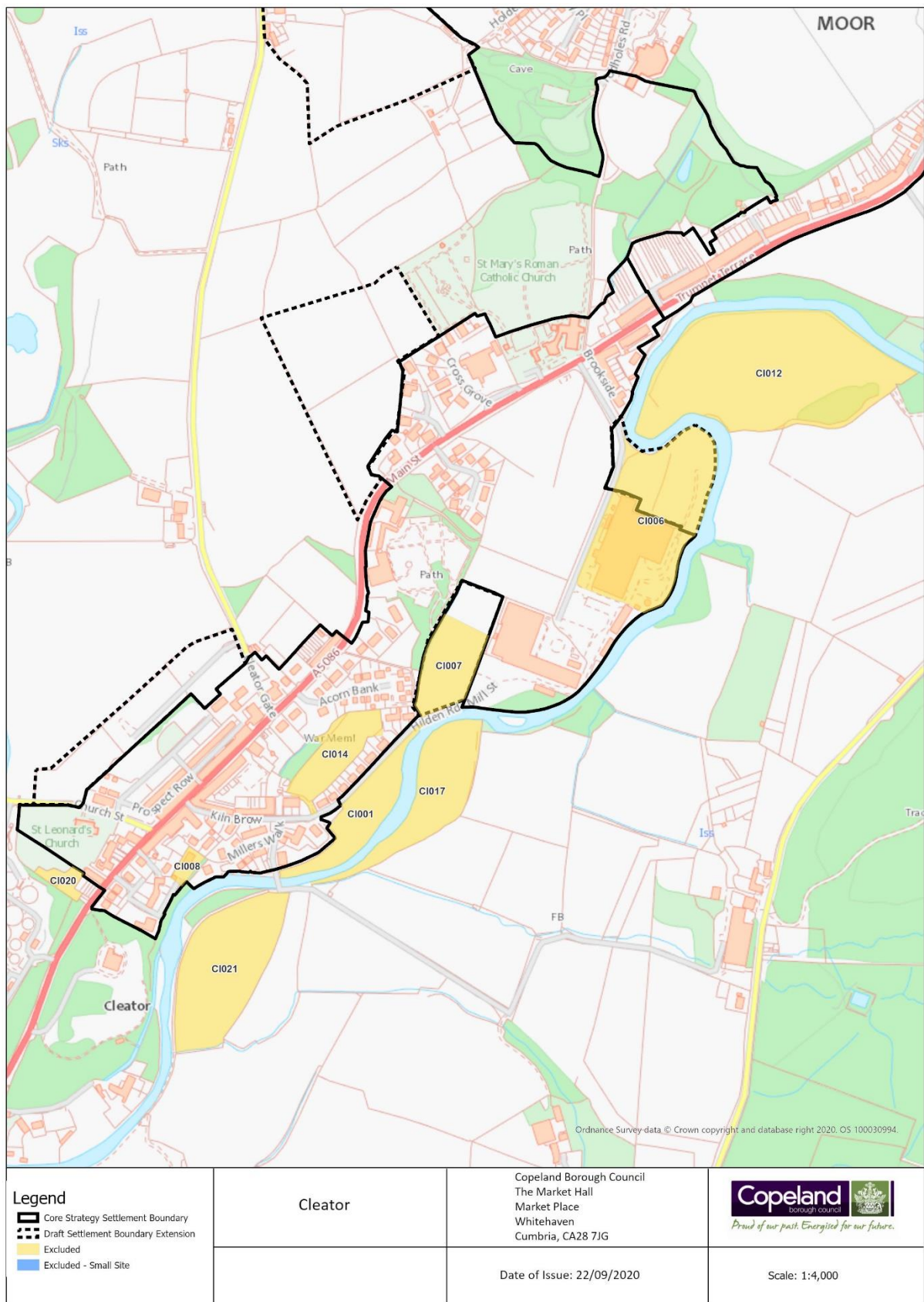


Table 21: Cleator Excluded

The following table provides a list of sites located in Cleator that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
CI001	Land south 14 Hilden Road	Flood Risk	0.81
CI006	Former Kangol Factory, Cleator Mills	Flood Risk	2.52
CI007	Land south west of Cleator Mills	Flood Risk	0.75
CI008	Ehen Bank	Site Size	0.10
CI012	North east former Kangol factory	Flood Risk	4.05
CI014	Hilden Road	Flood Risk	0.65
CI017	Land south Mill Street	Flood Risk	1.19
CI020	Land at Croft Terrace	Site Size	0.14
CI021	Land south Millers Walk	Flood Risk	1.81

Map 23: Cleator SHLAA Excluded



Distington & Common End

The following table provides a list of sites located in Distington and Common identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 22: Distington Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Di001	Ennerdale View, Barfs Road	0.37	10*	Deliverable	yes		
Di003	Former concrete mixing depot	2.58	52*	Deliverable	yes		
Di006	Land Off Ennerdale View / Barf Road	1.84	25*	Deliverable	yes		
Di013	Land south Old Prospect Works	2.42		Part Deliverable	yes		
Di013/A	Land south of Prospect Work Rev a	1.21		Deliverable	yes		
Di016	Chapel Street	0.55	11	Deliverable	yes		
Di021	Land north east of The Coppers	0.67		Part Developable		yes	
Di030	Furnace Row	2.25	45	Developable		yes	
Di031	Rear of Central Garage	1.38		Part Developable		yes	
Di033	Cleared Housing	2.56	51	Developable		yes	
Di035	Land South of Tollbar Houses	0.65	13	Deliverable	yes		

Map 24: Distington and Common End SHLAA Deliverable/Developable

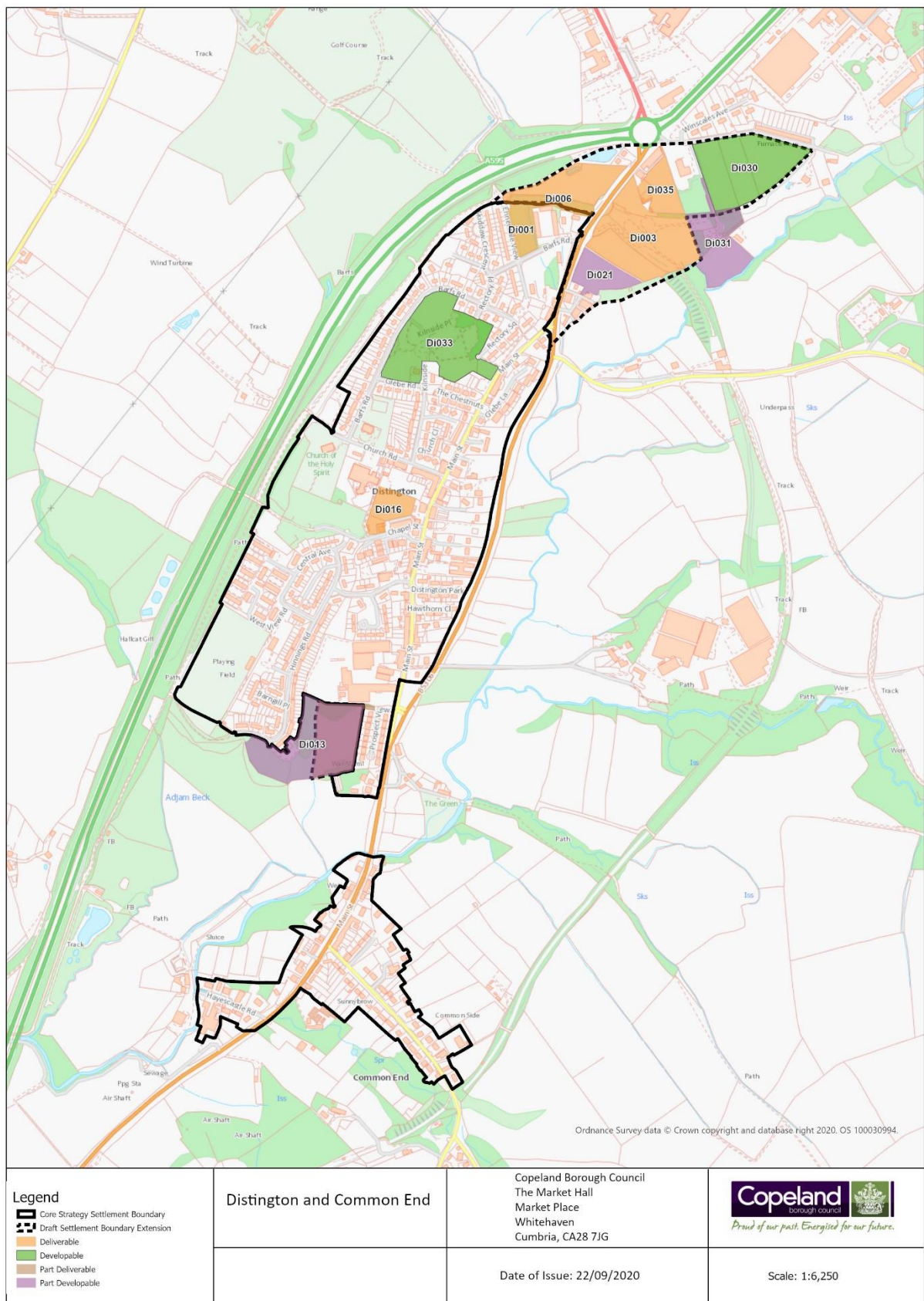


Table 23: Distington and Common End Undeliverable

The following table provides a list of sites located in Distington and Common End identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Di002	Hinnings Farm	2.14	<ul style="list-style-type: none"> • Availability Unknown • Protected Green Space
Di004	Land south Mill Cottages	1.37	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Flooding
Di007	Barfs Road	1.63	<ul style="list-style-type: none"> • Not Available • Flooding
Di009	Land at Beckside Farm	0.52	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Flooding
Di015	Land north Hayescastle Road	0.61	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Amenity Issues
Di017	Land south west Common Side	0.91	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Di018	Land south Swallow Mount	0.36	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Di020	Land at Howgate	1.16	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge)
Di022	Land north east Swallow Hill	0.61	<ul style="list-style-type: none"> • Availability Unknown • Contrary to Strategy • Highways Objection • Biodiversity value • Unacceptable Intrusion into O/C
Di023	Land north west Common Side	0.76	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge) • Highways Objection
Di024	Land north east Belle Vue Crescent	0.83	<ul style="list-style-type: none"> • Availability Unknown • No access, identified in LCA as Green Wedge • Landscape Protection • Highways Objection

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Di025	Land south Greenacres, Main Street	1.98	<ul style="list-style-type: none"> • LCA – Green Wedge • Landscape Protection • Flooding
Di026	Land to north west Wellington House	1.16	<ul style="list-style-type: none"> • Availability Unknown • Green Wedge • Landscape Protection
Di027	Land south Hinnings Road	2.51	<ul style="list-style-type: none"> • Availability Unknown • Green Wedge • Landscape Protection
Di028	Land at Howgate	2.08	<ul style="list-style-type: none"> • Availability Unknown • Contrary to Strategy • Landscape Protection (Green wedge) • Unacceptable Intrusion into O/C
Di029	Common End	1.46	<ul style="list-style-type: none"> • Not Available
Di032	Central Garage	0.75	<ul style="list-style-type: none"> • Not Available • Amenity Issues
Di034	Land adjacent to 1 Boot Brow	5.33	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge)

Map 25: Distington and Common End SHLAA Undeliverable

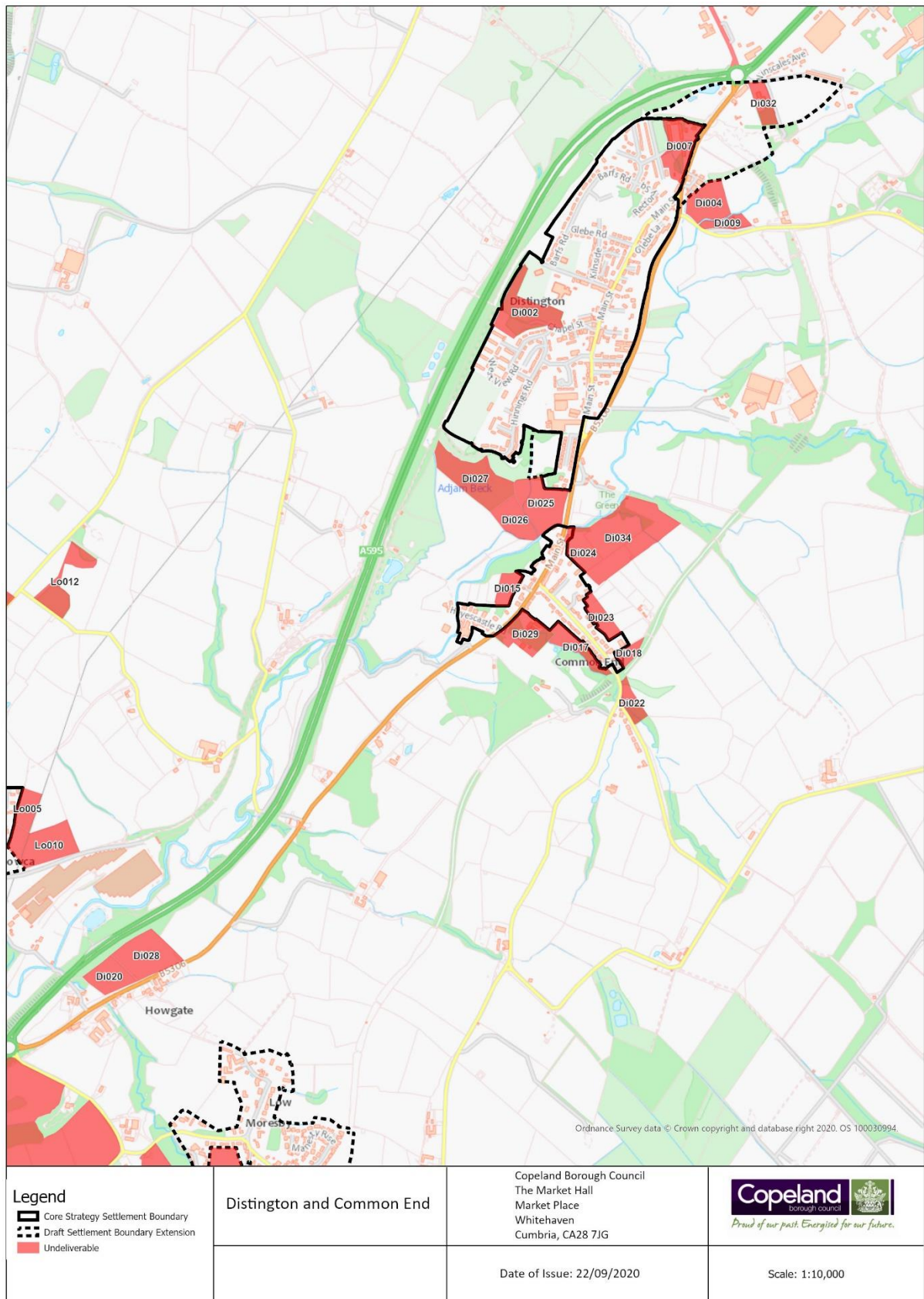
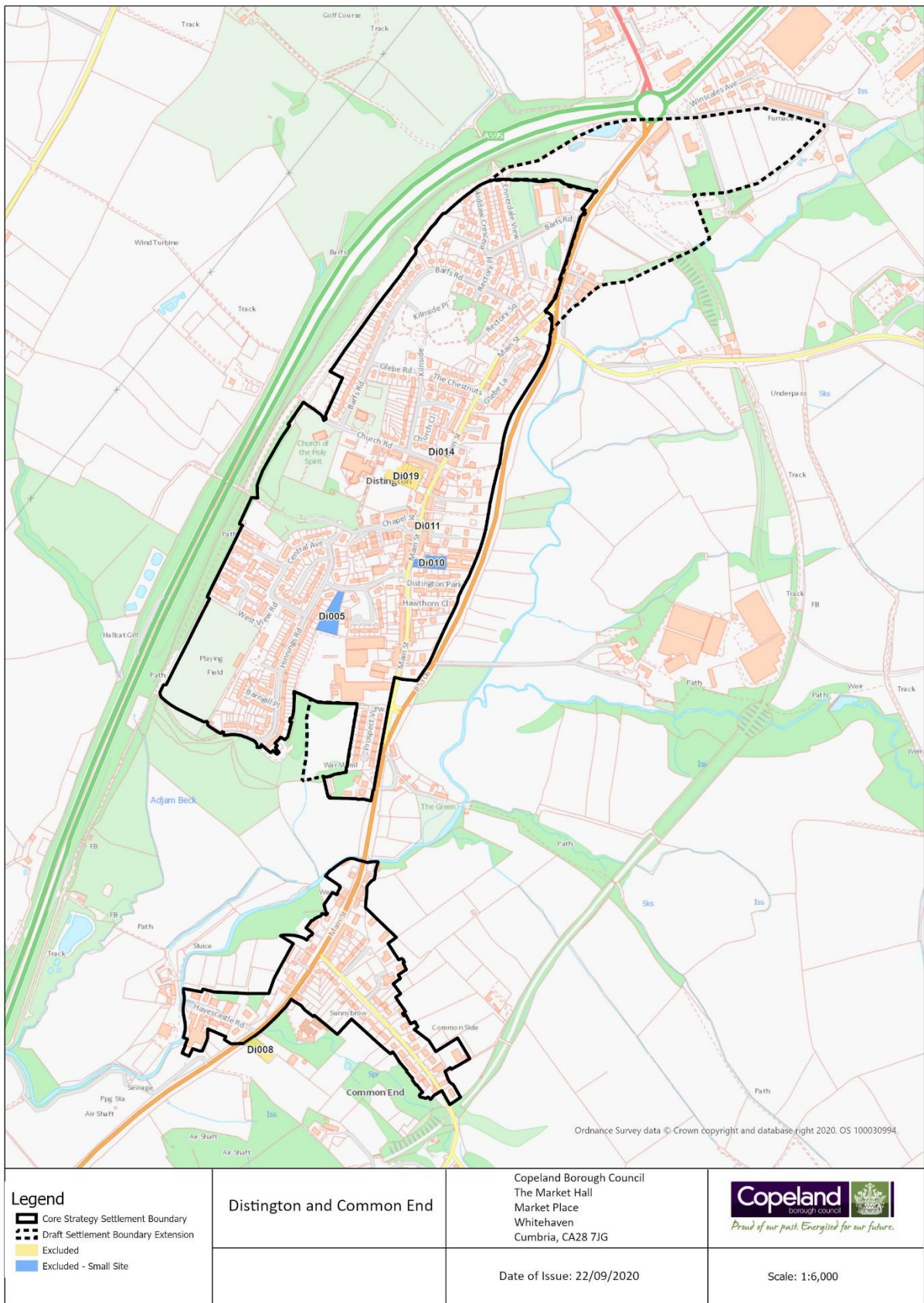


Table 24: Distington and Common End Excluded

The following table provides a list of sites located in Distington and Common End that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Di005	Land at Hinnings Road	Site Size	0.22
Di008	Castle View, Common End	Site Size	0.12
Di010	Car Park, Main Street	Site Size	0.14
Di011	101 Main Street	Site Size	0.03
Di012	Rear Old School	Development Complete	0.16
Di014	Old Hall, Main Street	Site Size	0.01
Di019	Car Park British Legion	Site Size	0.24

Map 26: Distington and Common End Excluded



Drigg and Holmrook

The following table provides a list of sites located in Drigg and Holmrook identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 25: Drigg and Holmrook Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Dh003	Land east of Cloudbase, Drigg	1.22		Part Developable		yes	
Dh004	Land north Meadowbrook, Drigg	1.30	32	Developable		yes	
Dh010	Land at Holmrook	2.82		Part Deliverable	yes		
Dh011	Land east of Misslethwaite, Drigg	0.46		Part Developable		yes	
Dh012	Wray Head, Station Road	0.87	22	Deliverable	yes		

Map 27: Drigg and Holmrook SHLAA Deliverable/Developable

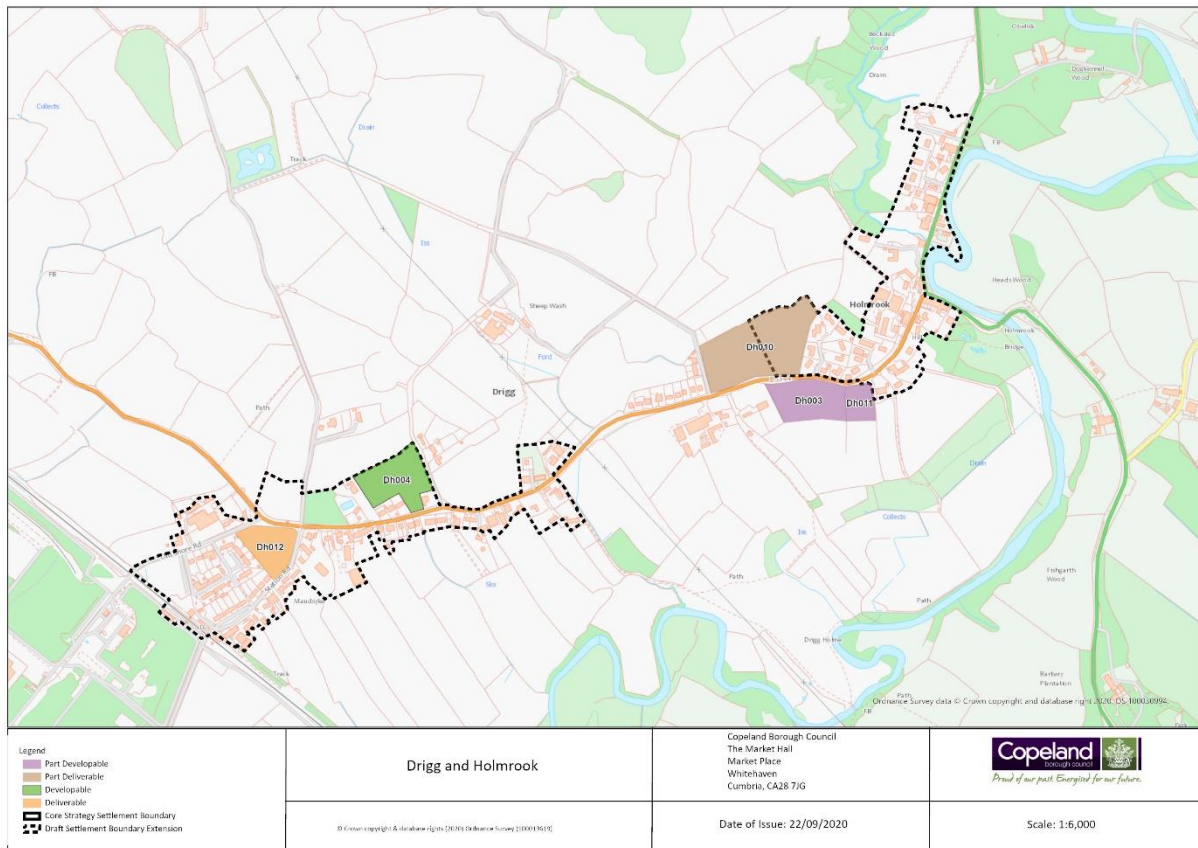
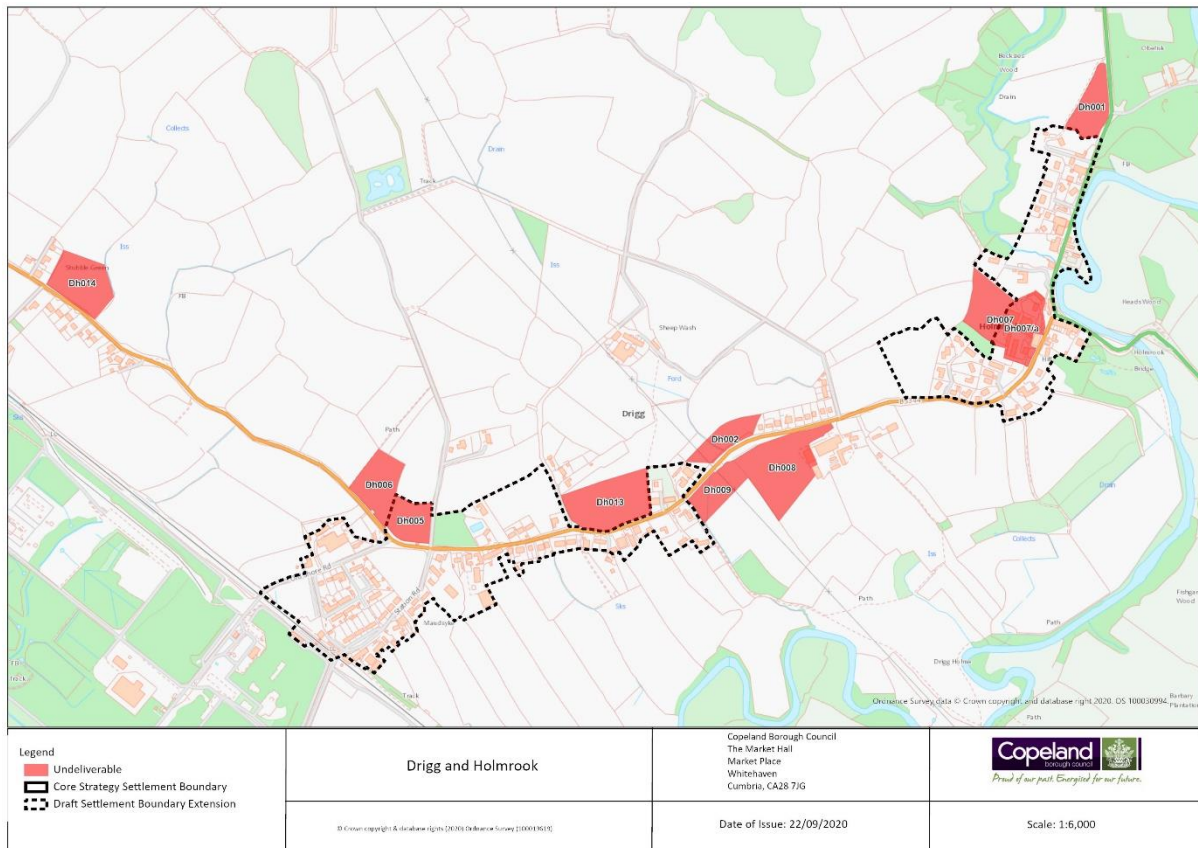


Table 26: Drigg and Holmrook Undeliverable

The following table provides a list of sites located in Drigg and Holmrook identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Dh001	Land north Lutwidge Arms, Holmrook	0.81	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Dh002	Land north east Church Style Farm, Drigg	0.67	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge)
Dh005	Land north Wray Head, Drigg	0.71	<ul style="list-style-type: none"> • Availability Unknown • Unacceptable Intrusion into O/C
Dh006	Land north east Ashlea, Drigg	0.99	<ul style="list-style-type: none"> • Availability Unknown • Unacceptable Intrusion into O/C
Dh007	Land at Hill Farm, Holmrook	1.00	<ul style="list-style-type: none"> • Settlement Character
Dh007/a	Land at Hill Farm, Holmrook (a)	1.60	<ul style="list-style-type: none"> • Highways Objection • Settlement Character
Dh008	Land to north west Hill Green Airwave Communication station	1.93	<ul style="list-style-type: none"> • Availability Unknown • Access • Settlement Character
Dh009	Land north east Holmglade Pump	0.75	<ul style="list-style-type: none"> • Landscape Protection
Dh013	Land north Drigg Parish Hall	1.65	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character • Biodiversity value
DH014	Land east of Stubble Green	1.20	<ul style="list-style-type: none"> • Settlement Character • Unacceptable Intrusion into O/C

There are zero sites in Drigg and Holmrook excluded from the SHLAA process:

Map 28: Drigg and Holmrook SHLAA Undeliverable

Frizington & Rheda

The following table provides a list of sites located in Frizington and Rheda identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 27: Frizington and Rheda Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Fr001	Rheda Park	0.88	9*	Deliverable	yes		
Fr004	Rheda Park	0.87	9*	Deliverable	yes		
Fr006	Lonsdale Farm	1.35	34	Developable		yes	
FR007/A	Land South of Weavers Ave Rev A	3.72		Part deliverable	yes		
Fr023	Land south Newton, Frizington	0.45	11	Deliverable	yes		
Fr032	Land East of Frizington Road	0.89		Part Developable		yes	
Fr037	Land north of Priory Close	2.16	54	Developable		yes	
Fr041	North park	6.61	55*	Part developable	yes		
Fr043	Land at Griffin Close	1.24	31	Deliverable	yes		

Map 29: Frizington and Rheda SHLAA Deliverable/Developable

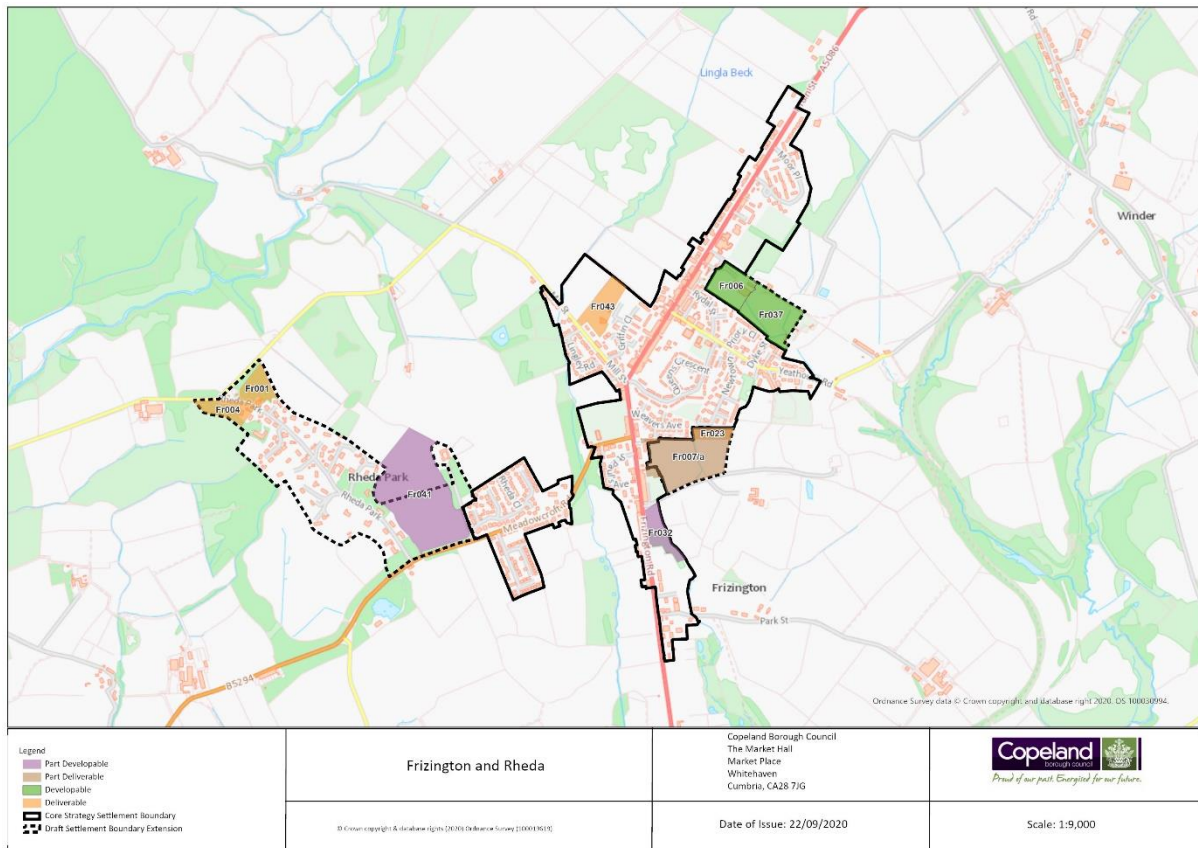


Table 28: Frizington and Rheda Undeliverable

The following table provides a list of sites located in Frizington and Rheda identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Fr005	Land Close to Rheda	5.30	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
Fr007	Land south Weavers Avenue	3.05	<ul style="list-style-type: none"> • Highways Objection
Fr008	Land west Lingley Fields	0.59	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection • Settlement Character
Fr009	Land south west Lingley Road	0.84	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection • Settlement Character
Fr010	Land north east Beckside,	2.09	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Settlement Character
Fr014	Allotment Site	0.43	<ul style="list-style-type: none"> • Not Available • Highways Objection
Fr015	Mid- Town Farm	0.41	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Settlement Character
Fr017	Land North of Weavers Avenue	0.35	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space
Fr018	South Park	10.98	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character • Unacceptable Intrusion into O/C
Fr019	Workshop Site/Industrial Estate	0.92	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Fr020	Land south west St Paul's Avenue	1.93	<ul style="list-style-type: none"> • Availability Unknown • Green Wedge • Landscape Protection
Fr022	Land north west Steelbank Farm	1.14	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection

			<ul style="list-style-type: none"> • Settlement Character • Biodiversity Value
Fr024	Land south Rivendell	0.83	<ul style="list-style-type: none"> • Highways Access
FR024/A	Land South of Rivendell Rev A	2.22	<ul style="list-style-type: none"> • Highways Access
Fr025	Land at Howgate Farm Frizington	2.16	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Settlement Character
Fr028	Land north west Frizington Motors	1.44	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Biodiversity Value • Settlement Character
Fr030	Fourmat Hill Bleakhouse	6.38	<ul style="list-style-type: none"> • Unacceptable intrusion into the O/C • Site Landlocked • Highways Objection • Biodiversity value
Fr031	Land at Hollowdyke Farm, Frizington Road	0.50	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge) • Settlement Character
Fr033	Land West of Frizington Road	4.76	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection (Green wedge) • Highways Objection • Settlement Character
Fr034	Land South West of Mowbray Farm	3.99	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Highways Objection • Settlement Character
Fr036	Lingley Fields Extension	0.96	<ul style="list-style-type: none"> • Not Available • Landscape Protection • Highways Objection
Fr038	Trafalgar Square	0.31	<ul style="list-style-type: none"> • Not Available
Fr039	Land at Howgate Farm	2.19	<ul style="list-style-type: none"> • Landscape Protection • Unacceptable Intrusion into O/C • Availability unknown
Fr042	Land adjacent 53 Mill Street	0.45	<ul style="list-style-type: none"> • Amenity Issues

			<ul style="list-style-type: none"> • Settlement Character
FR044	Land west Chatanooga, Frizington Road	1.12	<ul style="list-style-type: none"> • Not Available • Landscape Protection • Highways Objection
FR045	Land north Weavers Avenue	0.35	<ul style="list-style-type: none"> • Not available • Protected Open Space
FR046	Land at North Park, Rheda	3.31	<ul style="list-style-type: none"> • Landscape Protection (Green wedge)
FR047	Land adjacent to Longdale	0.81	<ul style="list-style-type: none"> • Landscape Protection • Settlement Character
FR048	Kenmare Tyres	0.86	<ul style="list-style-type: none"> • Landscape Protection • Amenity Issues
FR049	Land adjacent to East Lodge	3.56	<ul style="list-style-type: none"> • Landscape Protection (Green wedge)

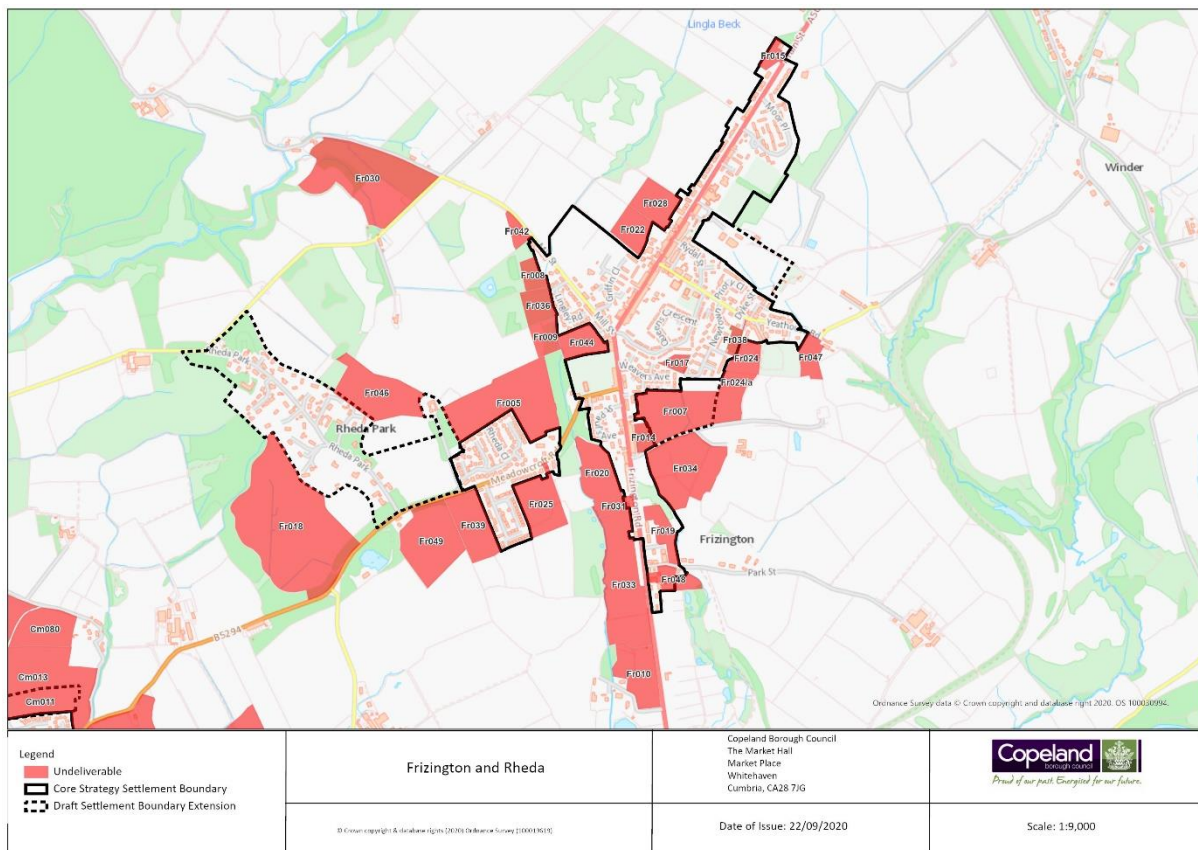
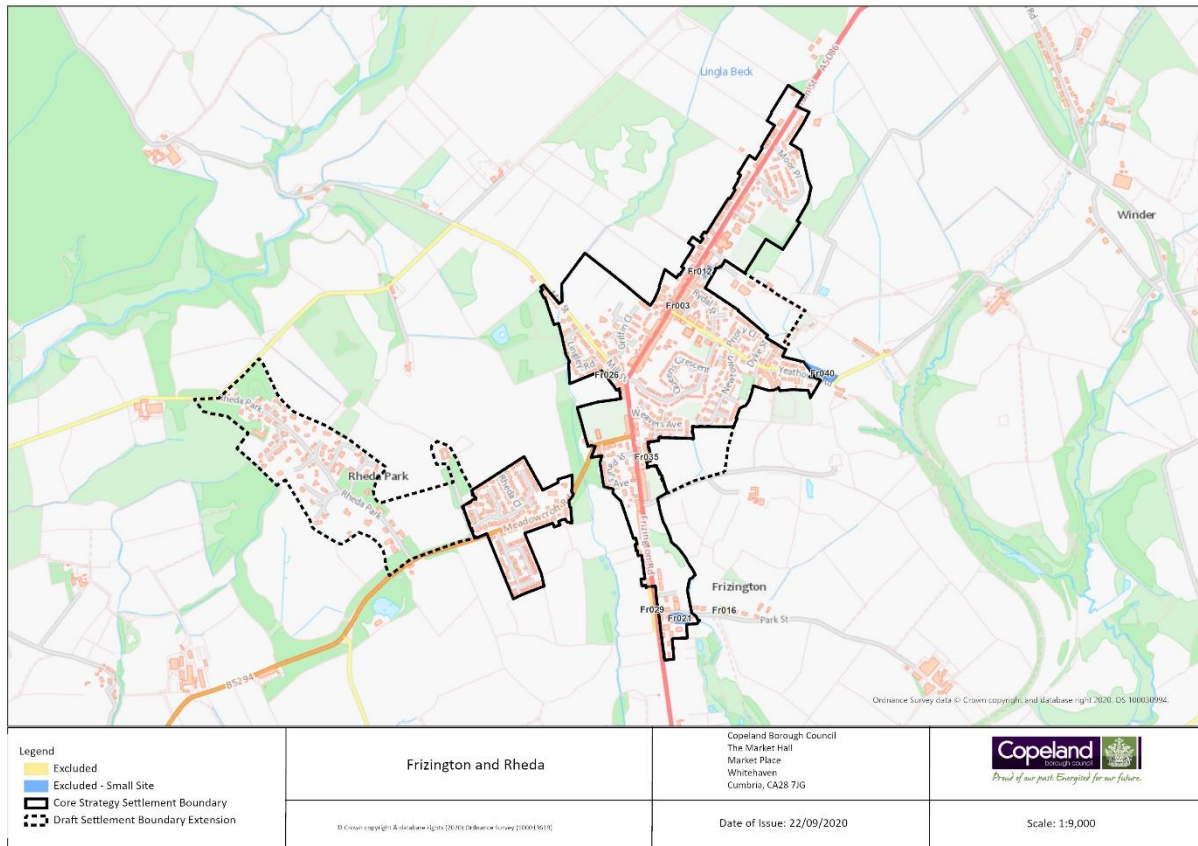
Map 30: Frizington and Rheda SHLAA Undeliverable

Table 29: Frizington and Rheda Excluded

The following table provides a list of sites located in Frizington and Rheda that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Fr002	Chapel Autos, Main Street	Site Size	0.02
Fr003	Adjacent 129 Main St, Frizington	Site Size	0.01
Fr012	Council Chambers	Site Size	0.02
Fr013	Garage Site, Behind Council Chambers	Site Size	0.06
Fr016	Land off Parks Street	Site Size	0.08
Fr021	Adjacent Avondale, Park Street	Site Size	0.17
Fr026	Mill Street Garage Site	Site Size	0.03
Fr027	Lingla Gardens	Development Complete	1.37
Fr029	Land opposite Parkgate	Site Size	0.16
Fr035	Adjacent Glendarvel, Main Street	Site Size	0.06
Fr040	Land North West of Yeathouse Road	Site Size	0.25

Map 31: Frizington and Rheda SHLAA Excluded



Haverigg

The following table provides a list of sites located in Haverigg identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 30: Haverigg Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Ha017	Poolside	3.03	81*	Deliverable	yes		

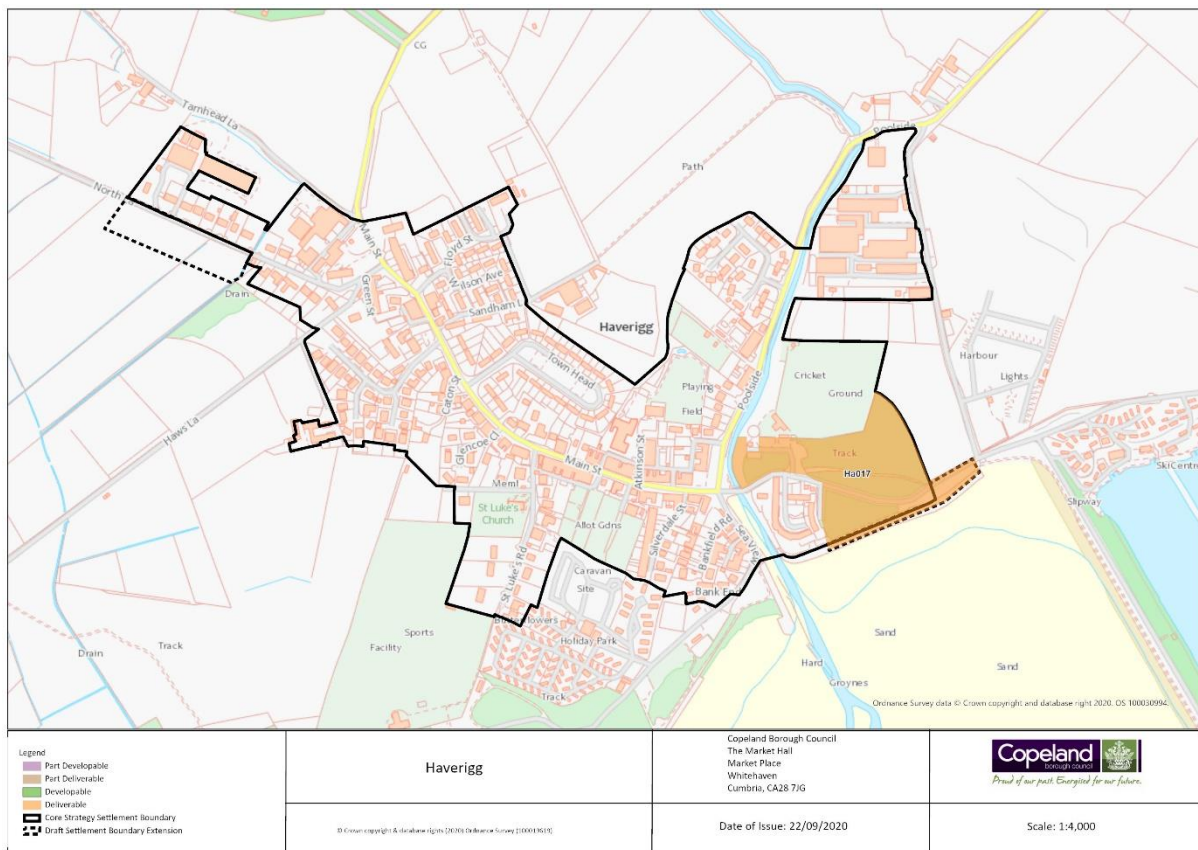
Map 32: Haverigg SHLAA Deliverable/Developable

Table 31: Haverigg Undeliverable

The following table provides a list of sites located in Haverigg identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Ha001	Land to the West of Newlands Cottage	0.96	<ul style="list-style-type: none"> • Not Available
Ha002	Adjacent Cricket Club	2.69	<ul style="list-style-type: none"> • Availability Unknown • Flooding
Ha003	Land to rear Stable Hills	1.14	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Ha004	Land north of Sandham Farm	1.19	<ul style="list-style-type: none"> • Not Available
Ha005	Land to east of Moor Moss Lane	7.63	<ul style="list-style-type: none"> • Availability Unknown • Part in active use • Landscape Character (Green Wedge)
Ha006	Port Haverigg Car Centre	0.52	<ul style="list-style-type: none"> • Availability Unknown
Ha008	Land south St Lukes Road	1.02	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection
Ha009	North of Floyd Street	0.44	<ul style="list-style-type: none"> • Not Available
Ha010	Land north east Willowside Park	0.94	<ul style="list-style-type: none"> • Availability Unknown
Ha011	Allotments	0.96	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space
Ha012	Land adjacent Sandham Farm	1.08	<ul style="list-style-type: none"> • Availability Unknown • Appears Landlocked • Highways Objection • Flooding
Ha013/a	Land south Scale Hook (a)	1.68	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Flooding • Settlement Character
Ha013/b	Land south Scale Hook (a)	1.01	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
Ha015	Land west Richmond Gardens	0.62	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Ha016	Land south North Lane	0.88	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection

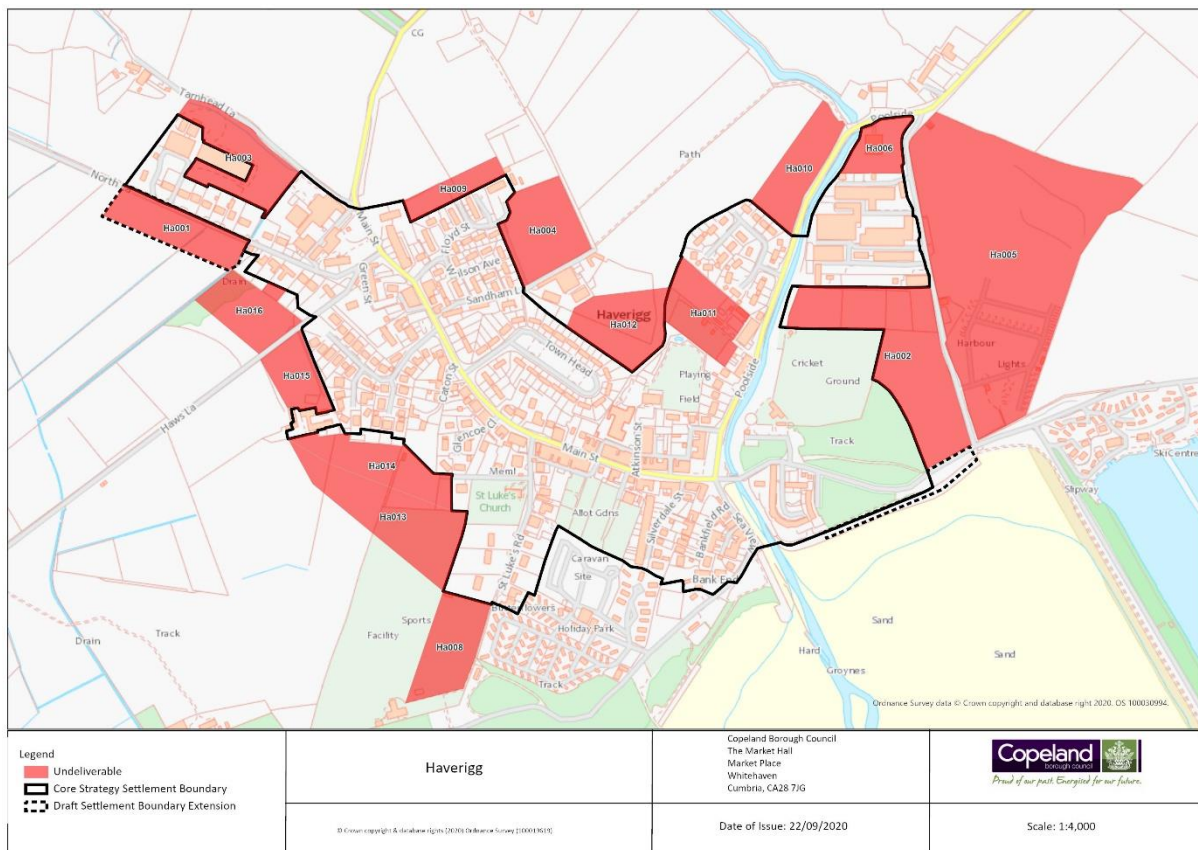
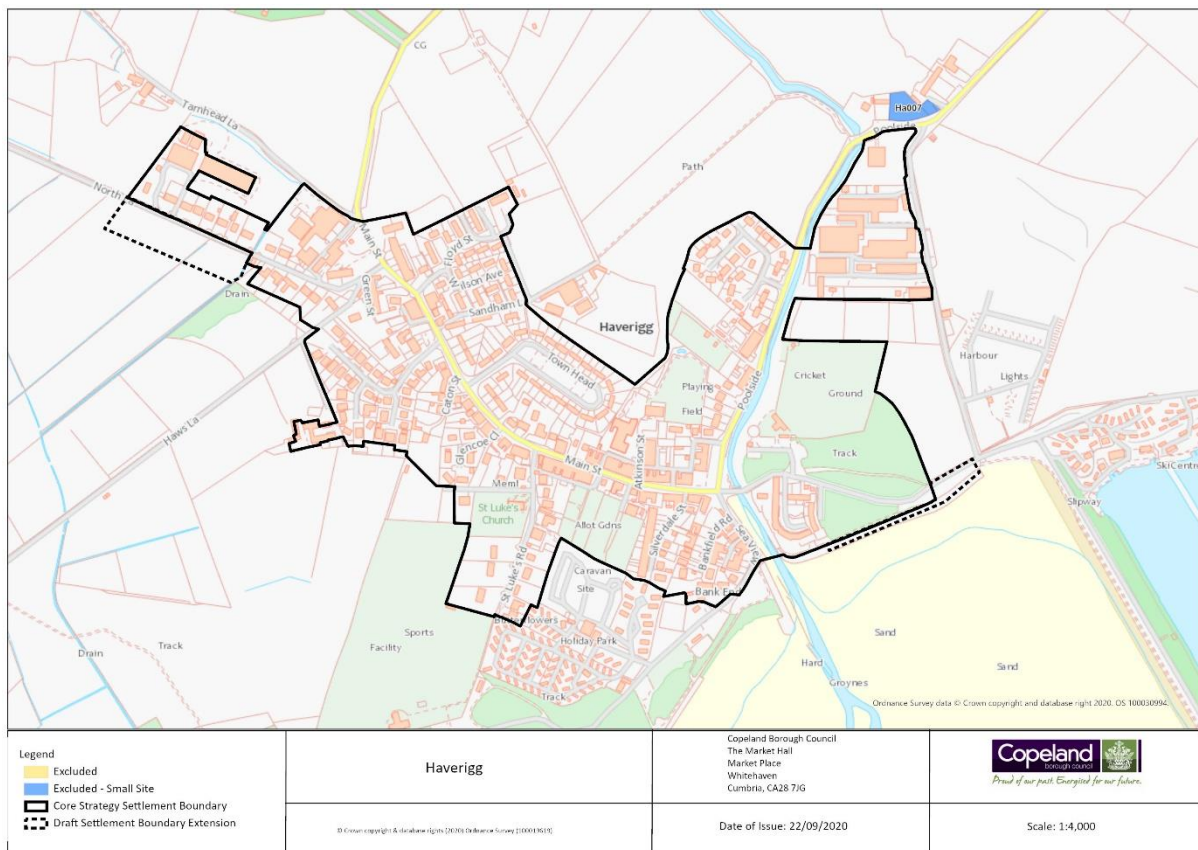
Map 33: Haverigg SHLAA Undeliverable

Table 32: Haverigg Excluded

The following table provides a list of sites located in Haverigg that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Summary Box	Reason for Exclusion	Site Area HA
Ha007	Poolside	Excluded	Site Size	0.19

Map 34: Haverigg SHLAA Excluded

Seascale

The following table provides a list of sites located in Seascale identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 33: Seascale Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Se004	Swang Farm	0.56	14	Deliverable	yes		
Se024	Fairways Extension	0.88	33*	Deliverable	yes		
Se030	Land to West of Santon Way	2.31	58	Deliverable	yes		

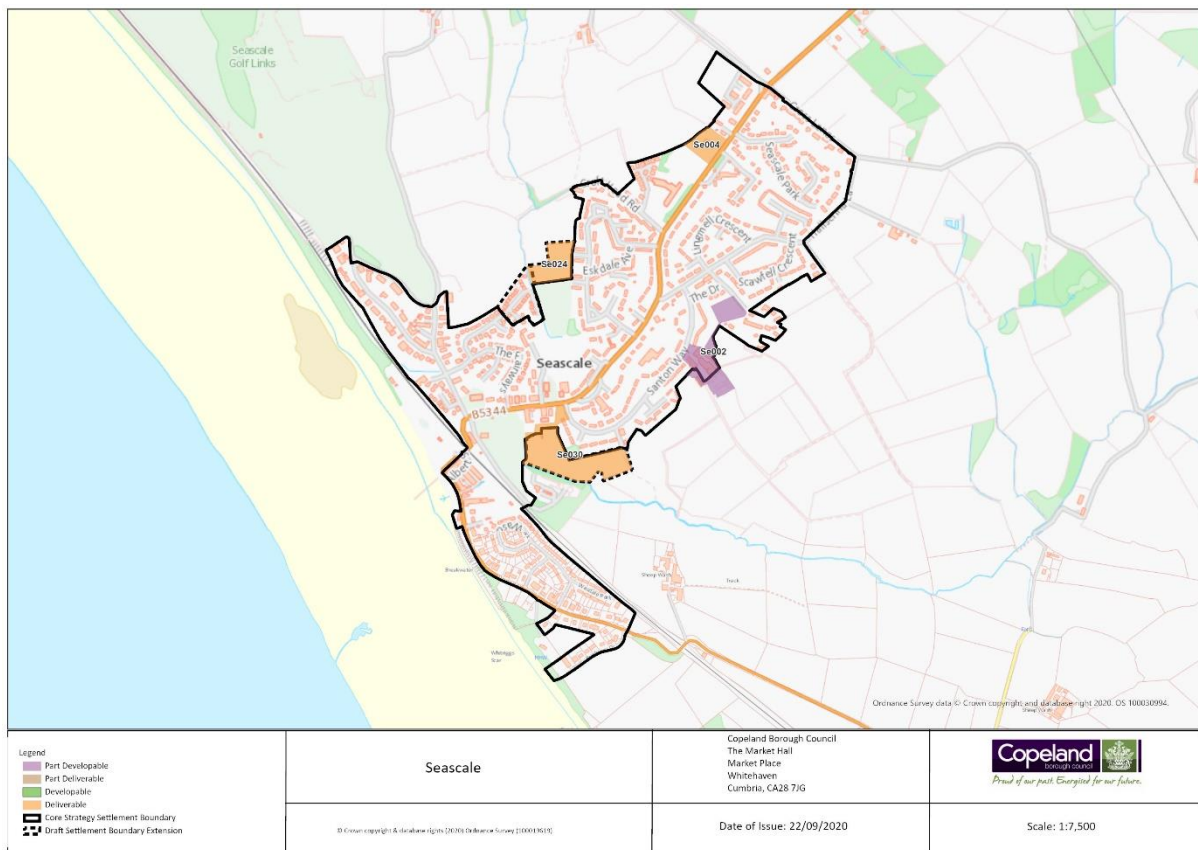
Map 35: Seascale Deliverable/Developable

Table 34: Seascale Undeliverable

The following table provides a list of sites located in Seascale identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Se001	Land east of Routensyke	5.64	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Highways Objection • Heritage Impacts
Se002	Land North of Meadow Vale,	1.45	<ul style="list-style-type: none"> • Not Available
Se003	Land at Bailey Ground Farm (South)	25.97	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Highways Objection • Flooding
Se005	Land South of Lane Head Farm	10.30	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked
Se006	Town End Farm East	1.28	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection • Flooding
Se007	Land at Bailey Ground (North)	1.07	<ul style="list-style-type: none"> • Not Available • Highways Objection
Se007/A	Land to South West of Black How Farm	0.83	<ul style="list-style-type: none"> • Highways Objection
Se009	Land at Bailey Grounds Farm	6.12	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Flooding
Se010	Rear Wansfell Hotel	0.31	<ul style="list-style-type: none"> • Availability Unknown • Open Space Protection
Se013	Land at Combe Park	3.49	<ul style="list-style-type: none"> • Availability Unknown • Flooding
Se015	Black How	0.40	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Se016	Land east of Meadow Vale	0.51	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Biodiversity value

Se017	Land surrounding Acrelands Farm	12.99	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Highways Objection
Se018	Fernstock Hill (1)	1.13	<ul style="list-style-type: none"> • Access
SE018/a	Fernstock Hill	1.07	<ul style="list-style-type: none"> • Access
Se019	Land north east The Croft	0.56	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Se020	Land at Whitriggs Farm	2.47	<ul style="list-style-type: none"> • Availability Unknown • Flooding • Unacceptable Intrusion into O/C
Se021	Land south east Seascale Water Treatment Works	1.44	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Se022	Land north Links Crescent	1.31	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Biodiversity value
Se023	Land at Crofthead	0.72	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
Se025	Land north west Meadowcroft	1.51	<ul style="list-style-type: none"> • Not Available
Se026	Land adjacent Seascale Workshop	1.92	<ul style="list-style-type: none"> • Landscape Protection • Highways Objection • Amenity Issues
Se027	Land adjacent Seascale Workshop	2.73	<ul style="list-style-type: none"> • Amenity Issues
Se028	Land at Swang Farm	0.73	<ul style="list-style-type: none"> • Amenity Issues
Se029/a	Land at Yottenfews (rev a)	0.95	<ul style="list-style-type: none"> • Amenity Issues
Se032	Land to west of Cross Lanes Workshops	5.90	<ul style="list-style-type: none"> • Highways Objection

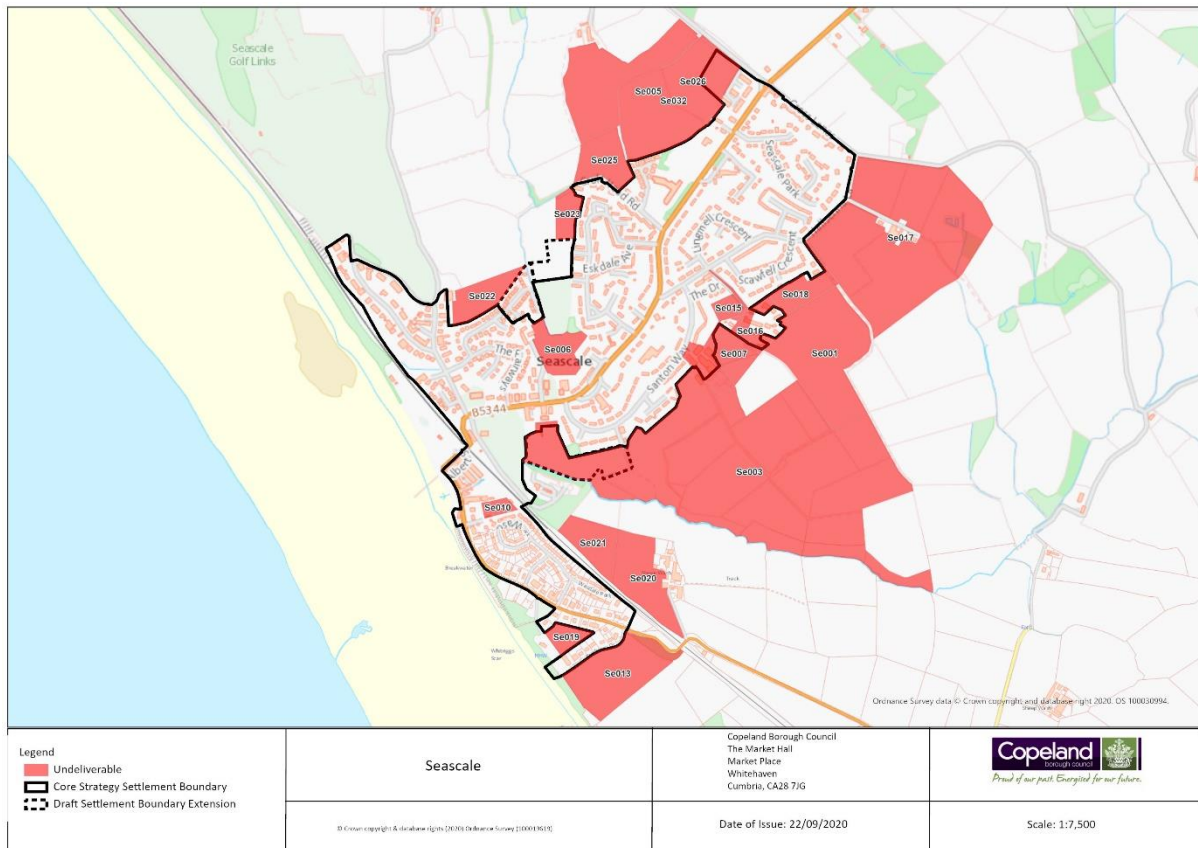
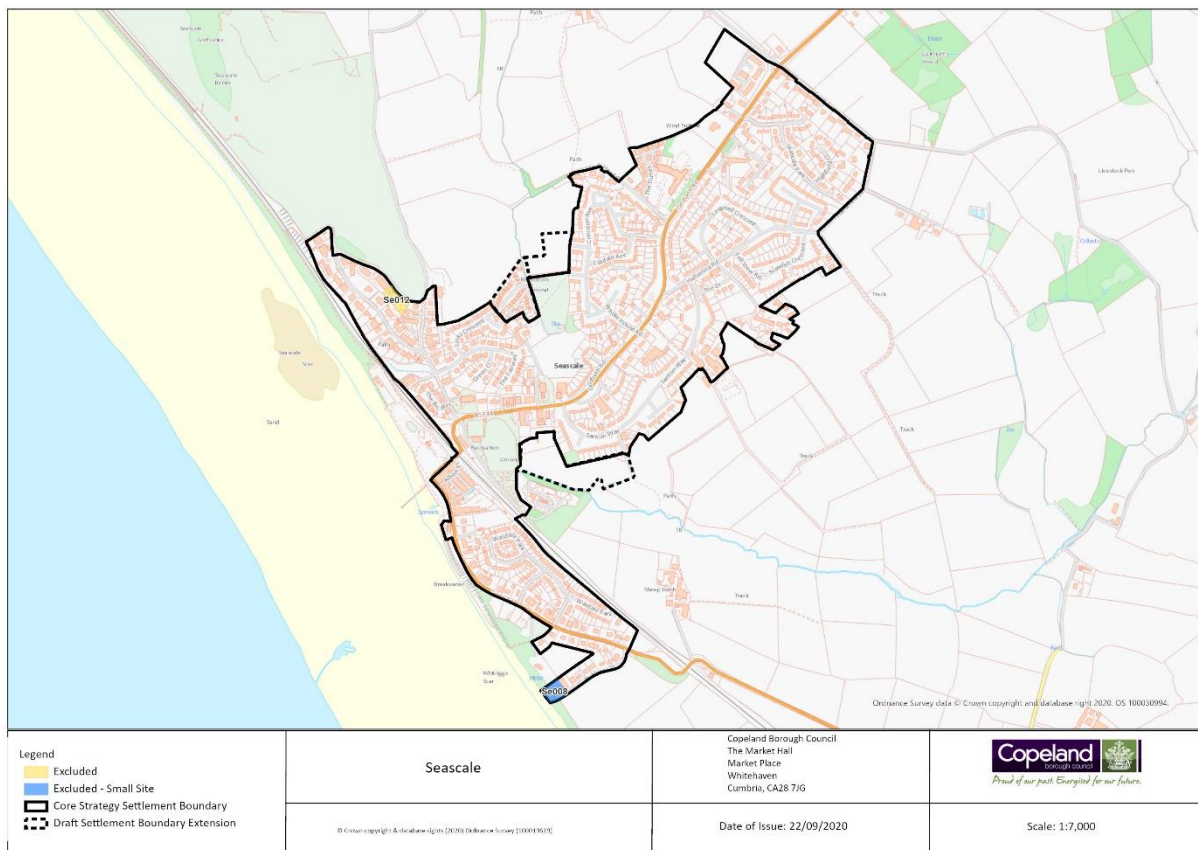
Map 36: Seascale SHLAA Undeliverable

Table 35: Seascale Excluded

The following table provides a list of sites located in Seascale that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Se008	Rueberry Drive	Site Size	0.21
Se011	Fairways Extension	Development Complete	0.95
Se012	Car Park	Site Size	0.21
Se014	Seascale School	Development Complete	0.62

Map 37: Seascale SHLAA Excluded



St Bees

The following table provides a list of sites located in St Bees identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 36: St Bees Deliverable, Developable.

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Sb001	Land adjacent Abbots Court	2.33	58	Deliverable	yes		
Sb005	Land north east Abbey Road	1.57	39	Deliverable	yes		
Sb006	Abbey Road	0.36	33*	Deliverable	yes		
Sb008	Abbey Road	0.93	23	Developable		yes	
Sb011	Land west St Bees Management Centre	0.48	12	Deliverable	yes		
sb011/a	Land to west of St Bees School House	0.67	17	Deliverable	yes		

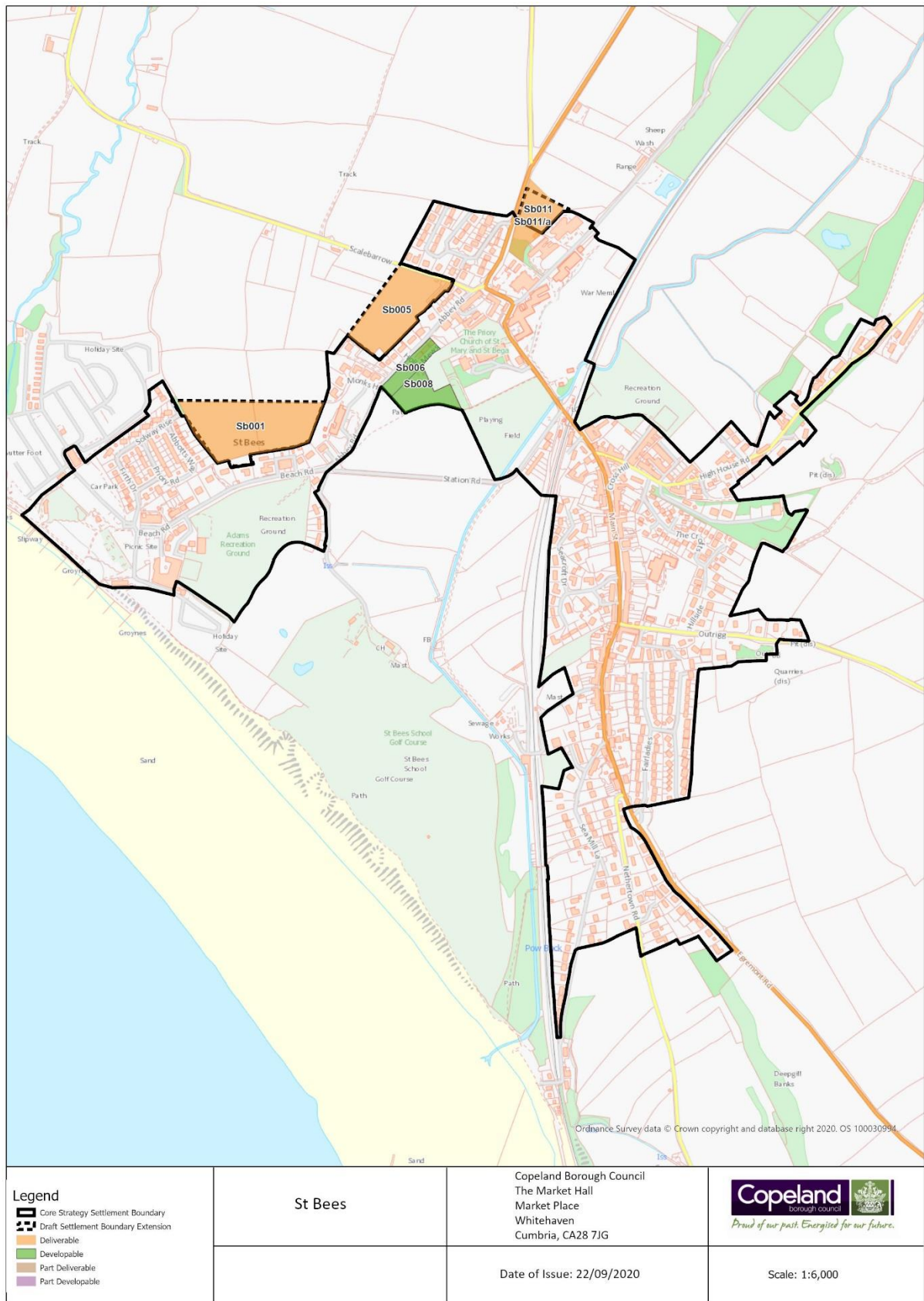
Map 39: St Bees SHLAA Deliverable/Developable

Table 37: St Bees Undeliverable

The following table provides a list of sites located in St Bees identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Sb004	Land behind Fairladies	4.03	<ul style="list-style-type: none"> • Landscape Protection • Highways Objection • Flooding
Sb007	High House Farm	0.51	<ul style="list-style-type: none"> • Site Landlocked • Flooding
Sb009	North of Brocklebank House	0.92	<ul style="list-style-type: none"> • Highways Objection • Flooding
Sb010	High House Farm	3.57	<ul style="list-style-type: none"> • Highways Objection
Sb012	Land north Grindall House	1.51	<ul style="list-style-type: none"> • Flooding • Settlement Character
Sb013	Land north Abbey Vale	2.22	<ul style="list-style-type: none"> • Landscape Protection
Sb014	Part of Foreshore Car Park	0.41	<ul style="list-style-type: none"> • Highways Objection • Flooding
Sb015	Rear Manx Horizon	0.35	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
Sb016	Land south Outrigg	1.45	<ul style="list-style-type: none"> • Access
Sb017	Land south Southrigg (1)	1.84	<ul style="list-style-type: none"> • Access
Sb017/A	Land south Southrigg (2)	1.72	<ul style="list-style-type: none"> • Not Available • Access
Sb018	Fairladies extension	0.77	<ul style="list-style-type: none"> • Not Available • Access
Sb019	Abbotts Court Field	3.10	<ul style="list-style-type: none"> • Highways Objection
Sb020	Nethertown Road	3.17	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Flooding
Sb021	Land north Outrigg	1.45	<ul style="list-style-type: none"> • Access
Sb022	Seacote Car Park	0.37	<ul style="list-style-type: none"> • Not Available • Highways Objection
Sb023	Land behind Fairladies	1.89	<ul style="list-style-type: none"> • Site Landlocked

			<ul style="list-style-type: none"> • Flooding • Settlement Character
Sb025	Land adjacent to B5345 and St Bees School Science Block	1.22	<ul style="list-style-type: none"> • Historic character
sb026	Land to the south of Station Road	3.69	<ul style="list-style-type: none"> • Landscape Protection
SB027	Land at Egremont Road 2	1.21	<ul style="list-style-type: none"> • Flooding • Settlement Character
SB028	Land at Egremont Road 1	1.22	<ul style="list-style-type: none"> • Flooding • Settlement Character
SB029	Land adjacent to Scalebarrow	0.74	<ul style="list-style-type: none"> • Settlement Character • Unacceptable Intrusion into O/C
SB030	Land adjacent to B5345 and Wood Lane	1.30	<ul style="list-style-type: none"> • Historic character

Map 40 St Bees SHLAA Undeliverable

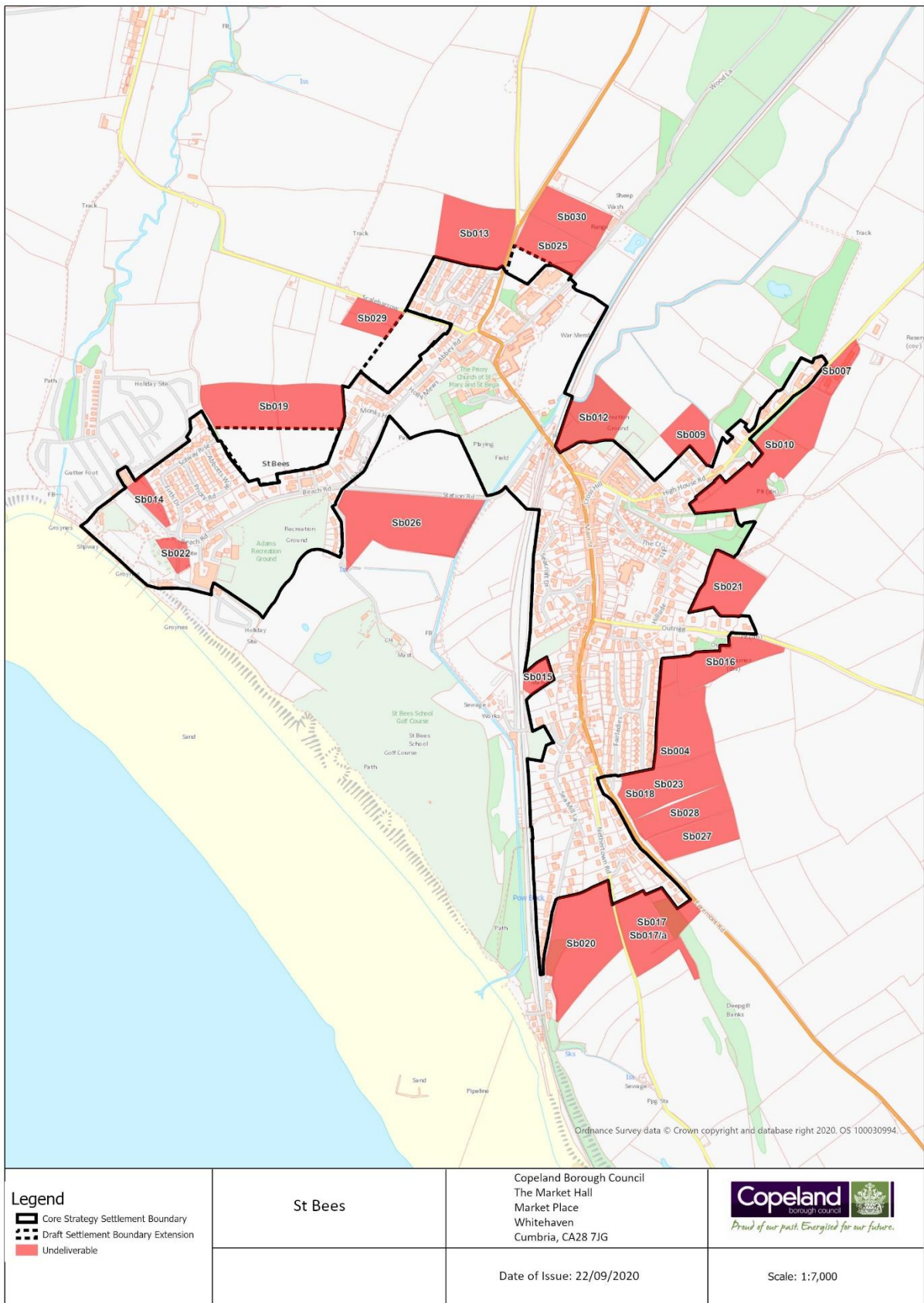
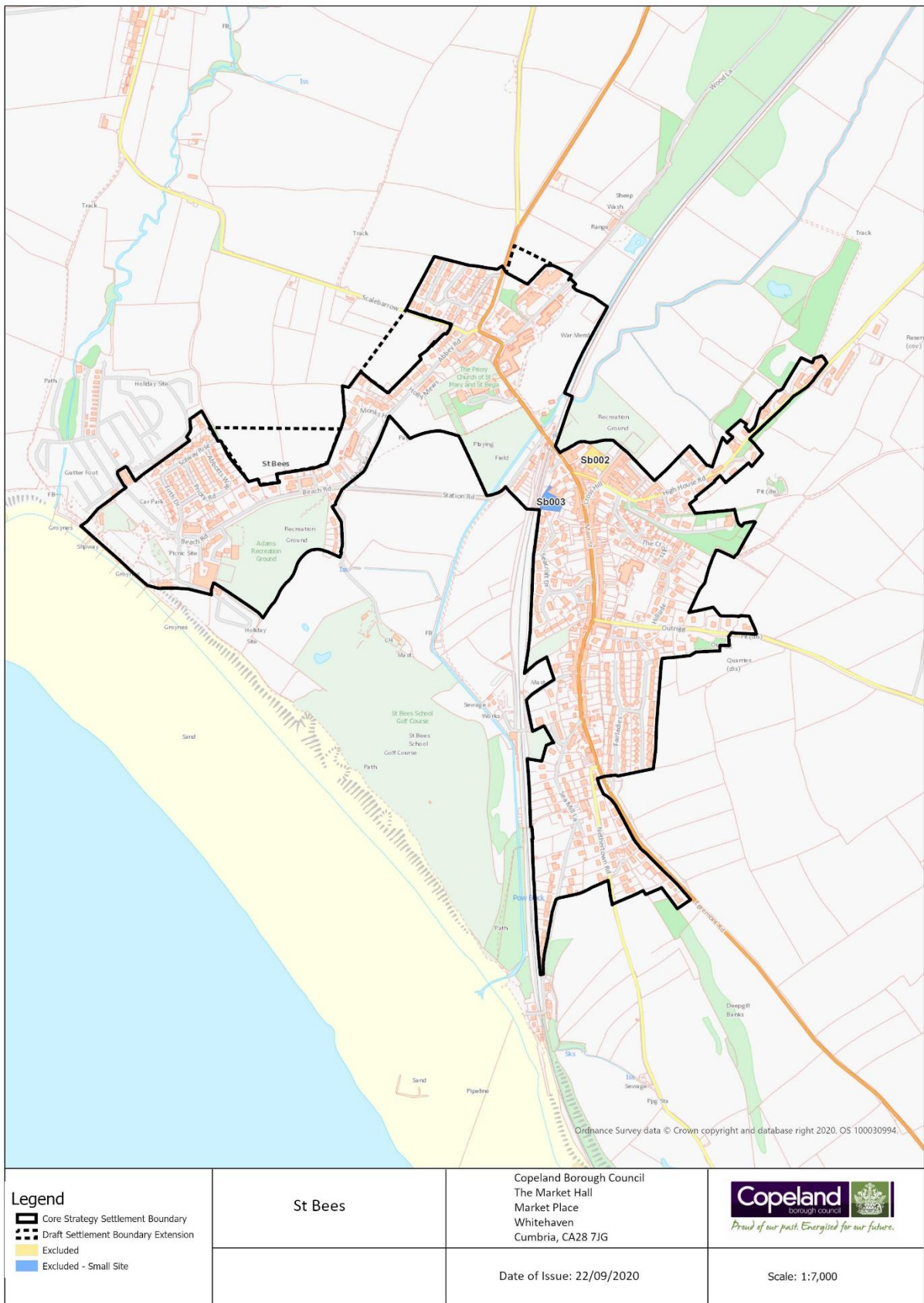


Table 38: St Bees Excluded

The following table provides a list of sites located in St Bees that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Sb002	Rear Albert Hotel	Site Size	0.20
Sb003	Stonehouse Farm	Site Size	0.18
Sb024	Former outbuildings Seacote Hotel	Development Complete	2.78

Map 41: St Bees SHLAA Excluded

Thornhill

The following table provides a list of sites located in Thornhill identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 39: Thornhill Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
To002	Land to the South of Thornhill	7.71		Part Deliverable	yes		
To002/a	Land to the South of Thornhill (part of above site)	2.73		Deliverable	yes		
To005	Land to the South of Thornhill	4.97		Developable		yes	

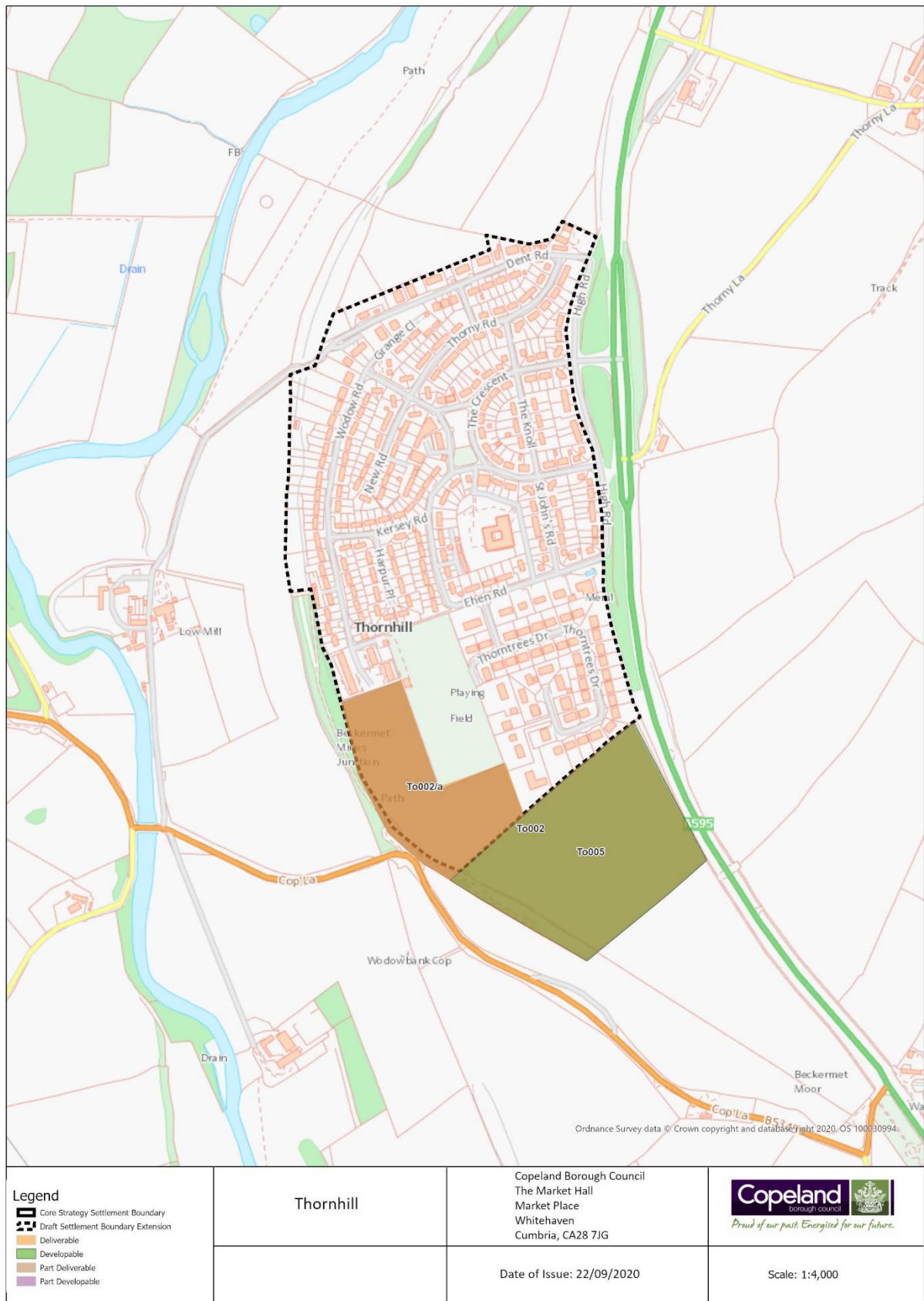
Map 42: Thornhill SHLAA Deliverable/Developable

Table 40: Thornhill Undeliverable

The following table provides a list of sites located in Thornhill identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
To001	Land north of Cop Lane	7.41	<ul style="list-style-type: none"> • Not Available • Settlement Character
To003	Land north Dent Road	1.33	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection

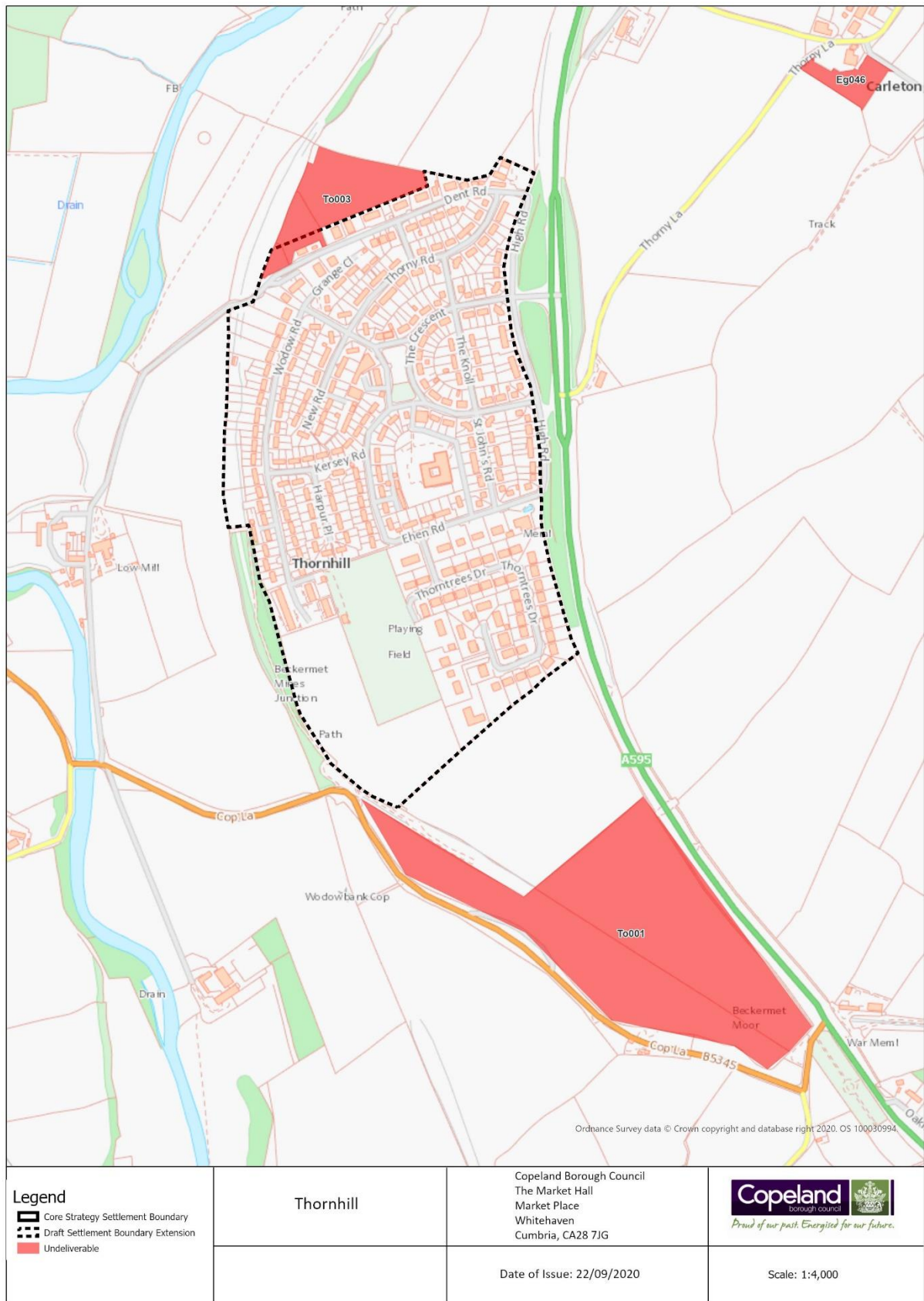
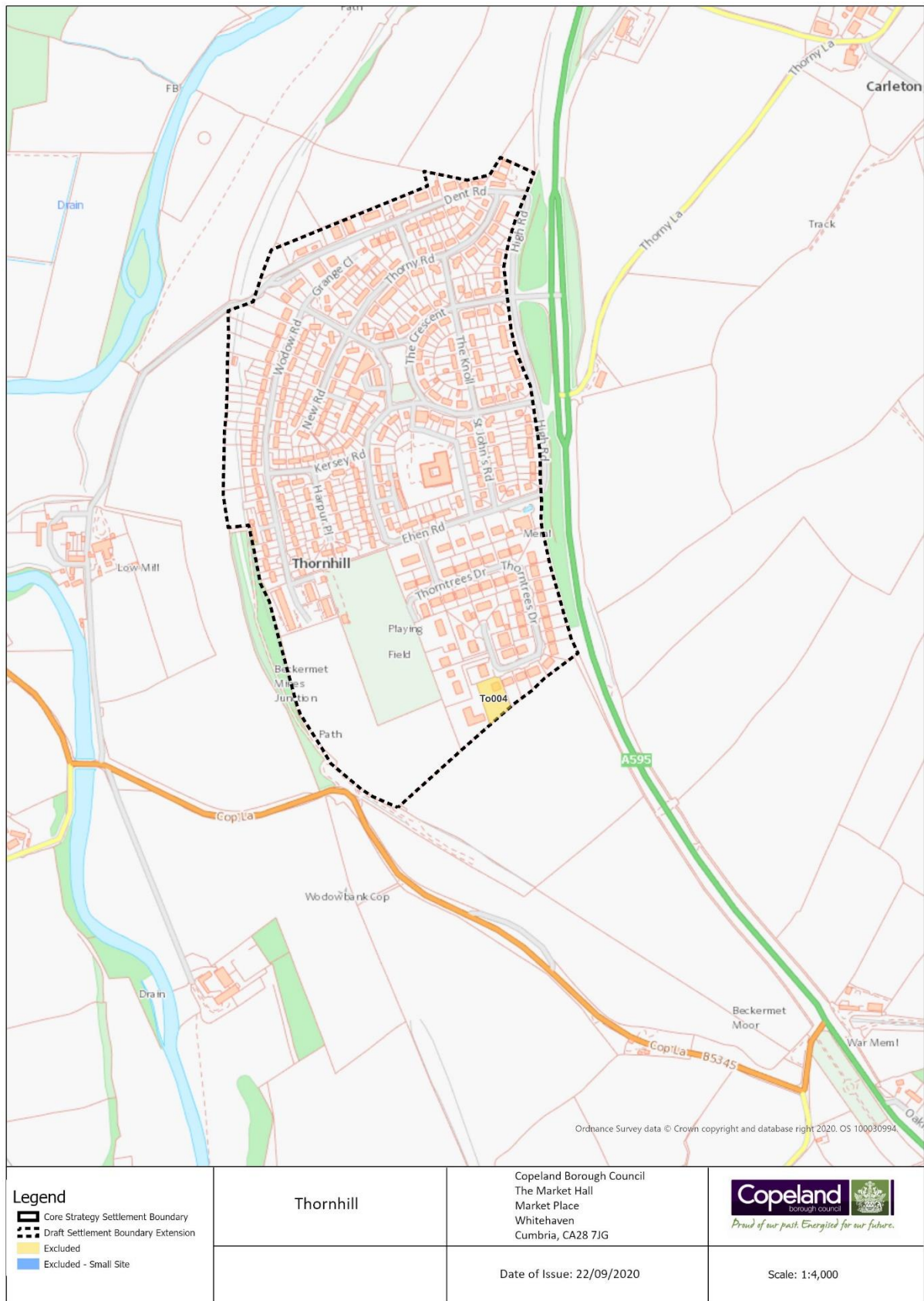
Map 43: Thornhill SHLAA Undeliverable

Table 41: Thornhill Excluded

The following table provides a list of sites located in Thornhill that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
To004	Thorntrees Drive	Site Size	0.16

Map 44: Thornhill SHLAA Excluded

Sustainable Rural Villages

- Beckermert
- Calderbridge
- Ennerdale Bridge
- Moor Row
- Moresby Parks
- Parton

Beckermert

The following table provides a list of sites located in Beckermert identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 42: Beckermert Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Be003	Part field No482	1.82	46	Developable		Yes	
Be006	Land adjacent to Mill Fields	1.65	41	Developable		Yes	
Be008	Land to rear of White Mare	0.38	9	Developable		Yes	
Be011	Hunter Rise (Land off Morass Road)	1.16	29	Deliverable			
Be017	Barwickstead	0.44	11	Developable		Yes	
Be018	Croftthouse Farm	0.49	12	Deliverable	Yes		
Be019 (A to C)	Holme Forge	6.05		Part Deliverable	Yes		

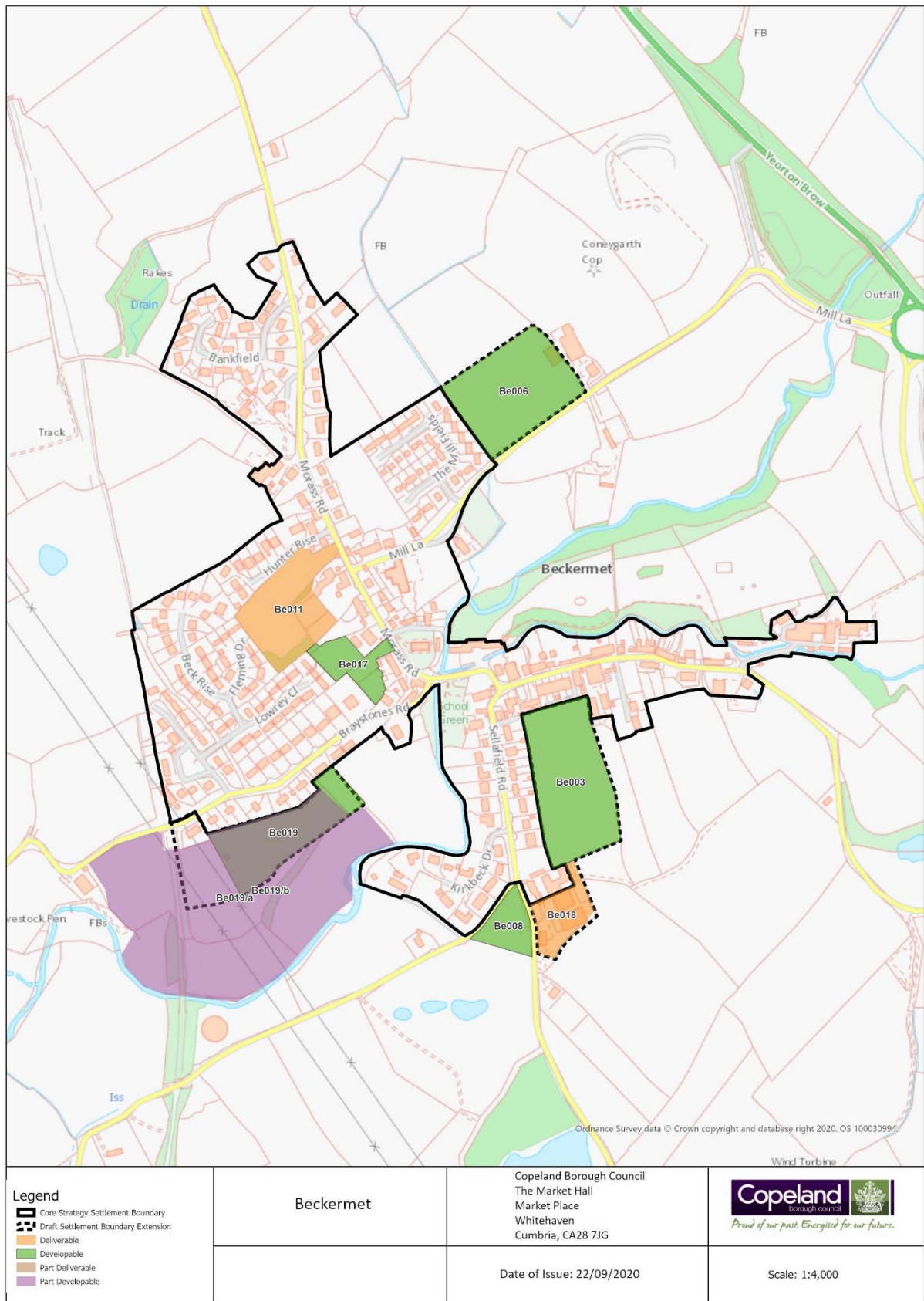
Map 45: Beckermets SHLAA Deliverable/Developable

Table 43: Beckermets Undeliverable

The following table provides a list of sites located in Beckermets identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Be001	Land south east Little Chesters	1.44	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Flood Risk
Be002	Land south of Seaview, Bankfield	1.39	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Landscape Protection • Highways Objection
Be004	Land south of Bankfield	0.73	<ul style="list-style-type: none"> • Availability Unknown • Access • Protected Open Space • Landscape Protection
Be005	Land north east Kirkbank	1.51	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Flooding
Be009	Mill Lane	0.74	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Flood Risk
Be010	Land east of Bankhold	1.67	<ul style="list-style-type: none"> • Not Available • Flood Risk
Be012	Rear of Malley Croft (Off Braystones Road)	1.59	<ul style="list-style-type: none"> • Availability Unknown • Flood Risk • Biodiversity Value
Be014	Land north of Garda	0.97	<ul style="list-style-type: none"> • Access
Be015	Land south west Croft House Farm	1.63	<ul style="list-style-type: none"> • Highways Objection • Flood Risk
Be016	Land west of Townhead Cottage	2.77	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Highways Objection
Be020	Land to rear (west) Station House	1.18	<ul style="list-style-type: none"> • Unacceptable intrusion into the open countryside. • Highways Objection • Settlement Character

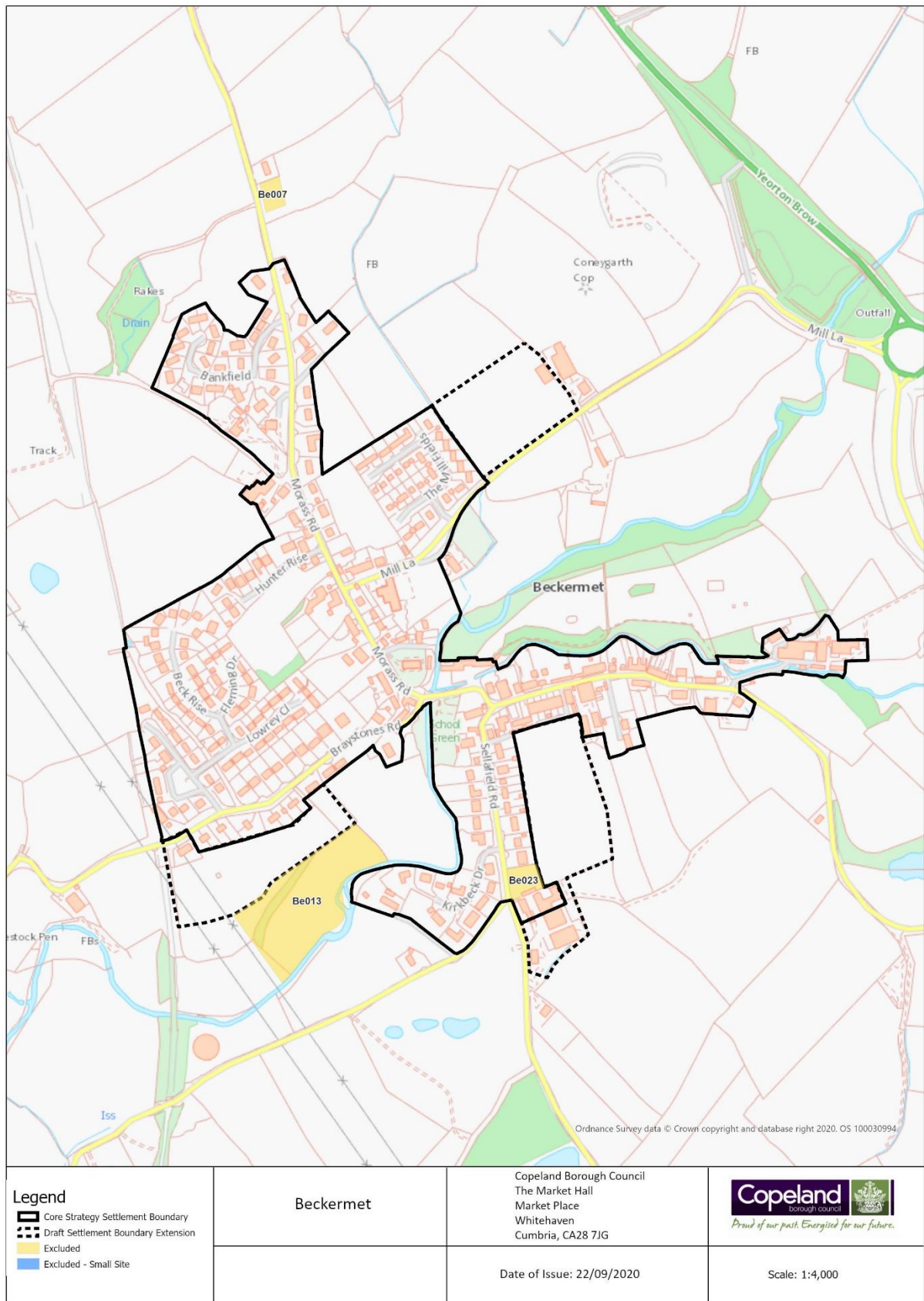
Be020/a	Land to East of Nursery Road	3.46	<ul style="list-style-type: none"> • Highways Objection • Unacceptable Intrusion into O/C
Be021	Land south Haile Bank Farm	1.53	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection • Flood Risk • Heritage Impacts
Be022	Land south west Old Mill Farmhouse	1.13	<ul style="list-style-type: none"> • Availability Unknown • Flood Risk • Unacceptable Intrusion into O/C
Be024	Land south Calder View	2.02	<ul style="list-style-type: none"> • Settlement Character • Unacceptable Intrusion into O/C
Be025	Beckermest Industrial Estate	1.07	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Be026	Beckermest Industrial Estate	1.64	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Be028	Land to North West of Briar Cottage	2.66	<ul style="list-style-type: none"> • Unacceptable Intrusion into O/C



Table 44: Beckermat Excluded

The following table provides a list of sites located in Beckermat that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Be007	Sour Close Field	Site Size	0.10
Be013	Land adjacent Glenholme	Flood Risk	1.61
Be023	Adjacent Crofthouse Farm, Sellafield Road	Site Size	0.14

Map 47: Beckermets SHLAA Excluded

Calderbridge

Zero sites have been submitted in Calderbridge through the SHLAA process

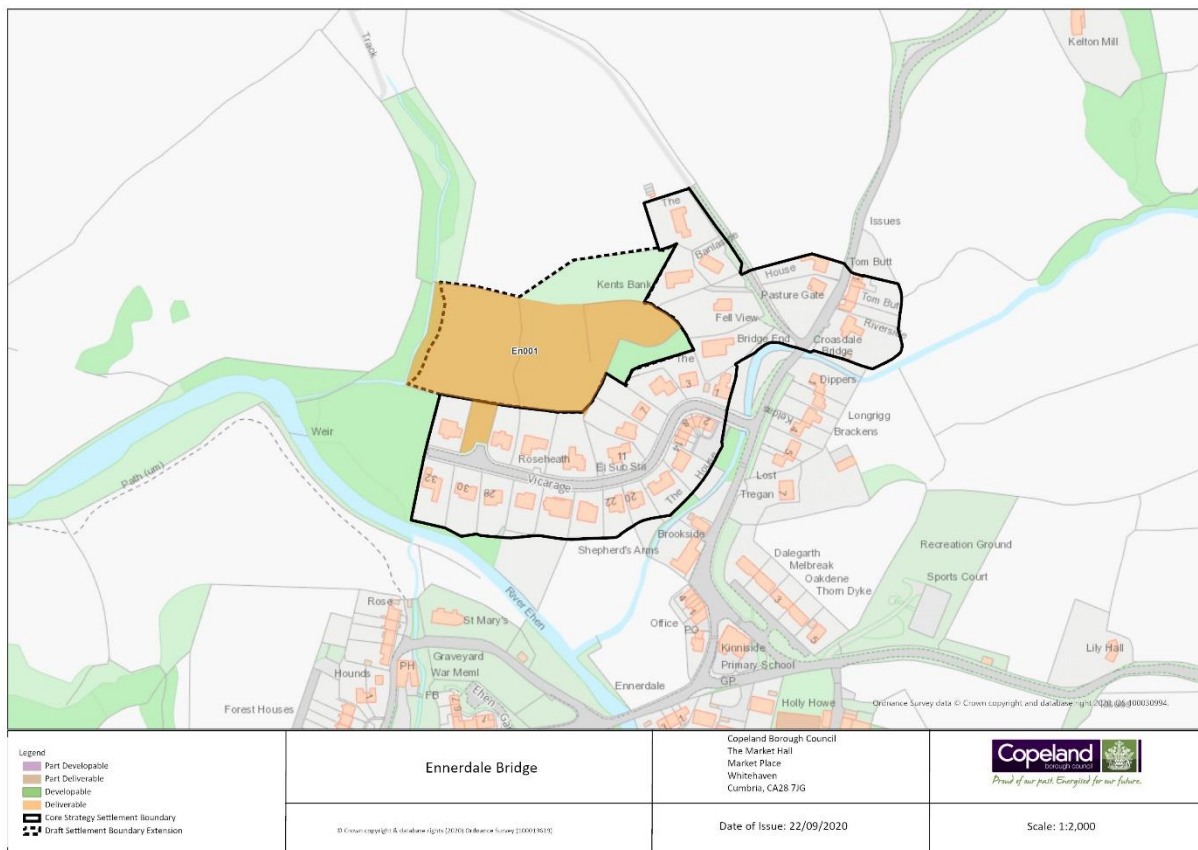
Ennerdale Bridge

The following table provides a list of sites located in Ennerdale Bridge identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 45: Ennerdale Bridge Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
En001	Site Extension - Ennerdale Bridge	1.16	29	Deliverable	Yes		

Zero sites at Ennerdale Bridge have been assessed as undeliverable or excluded from the SHLAA process

Map 48: Ennerdale Bridge SHLAA Deliverable/Developable

Moor Row

The following table provides a list of sites located in Moor Row identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 46: Moor Row Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Mo001	Land Adjacent to Scalegill Hall	0.56	14	Developable		yes	
Mo004	Rear Clarack House	1.46	26*	Developable		yes	
Mo006	Adjoining Scalegill Road	5.95		Part Deliverable	yes		
Mo009	Rear of Social Club	1.53		Deliverable	yes		
Mo026	Land at Moor Row	2.20	55	Developable		yes	

Map 49: Moor Row SHLAA Deliverable/Developable

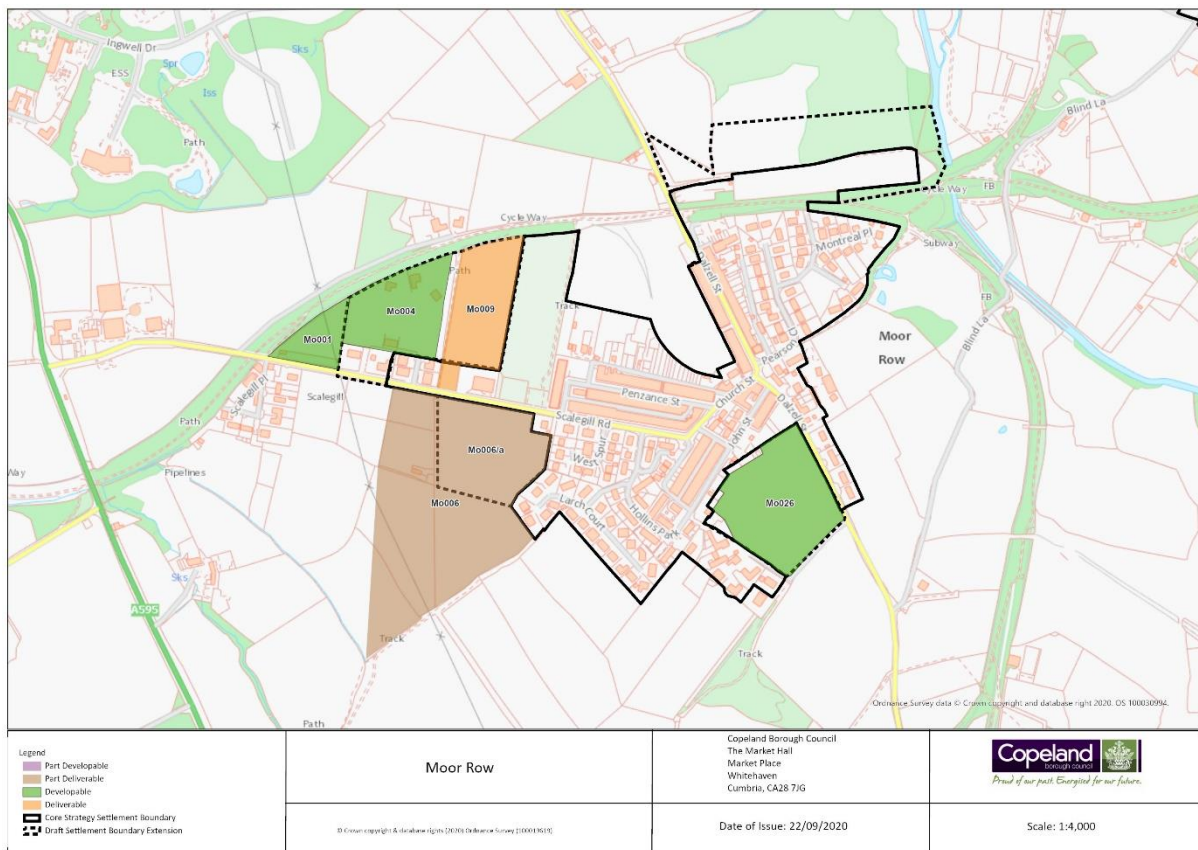


Table 47: Moor Row Undeliverable

The following table provides a list of sites located in Moor Row identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Mo002	Land to rear of Lingdale	1.62	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked
Mo003	Allotments	3.90	<ul style="list-style-type: none"> • Not Available • Highways Objection
Mo005	North Station Yard	2.46	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mo007	Land on Corner of A595	2.20	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Settlement Character
Mo010	Land north west High Lodge	1.91	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mo012	Land at Moor Row	1.65	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
Mo013	Land Adjacent Moor Row and Westlakes	0.66	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Mo014	Land north east Stoneygarth	1.51	<ul style="list-style-type: none"> • Not Available
Mo016	Land south west Larch Court	1.48	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mo017	Former Railway Land	0.36	<ul style="list-style-type: none"> • Landscape Protection • Flooding
Mo018	Land south New Hollins Farm Bungalow	1.54	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mo020	Land south Scalegill Place	0.87	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Settlement Character
Mo021	Land east Scalegill Place	0.59	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Settlement Character

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Mo022	Land south east Larch Court	0.53	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mo023	Station Yard	1.51	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
Mo024	Land south Clarack House	0.66	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Settlement Character
Mo025	Land south Rusper Drive	0.76	<ul style="list-style-type: none"> • Availability Unknown • Site Landlocked • Settlement Character
Mo027	Land south Thorney Howe	0.59	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Mo029	Scalegill Hall Farm	1.52	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character
Mo030	Land Adjacent to Scalegill	8.26	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character
Mo032	West Lakes Science Park	33.87	<ul style="list-style-type: none"> • Availability Unknown • Amenity Issues
Mo035	Land south west of Pine Grove	5.61	<ul style="list-style-type: none"> • Settlement Character

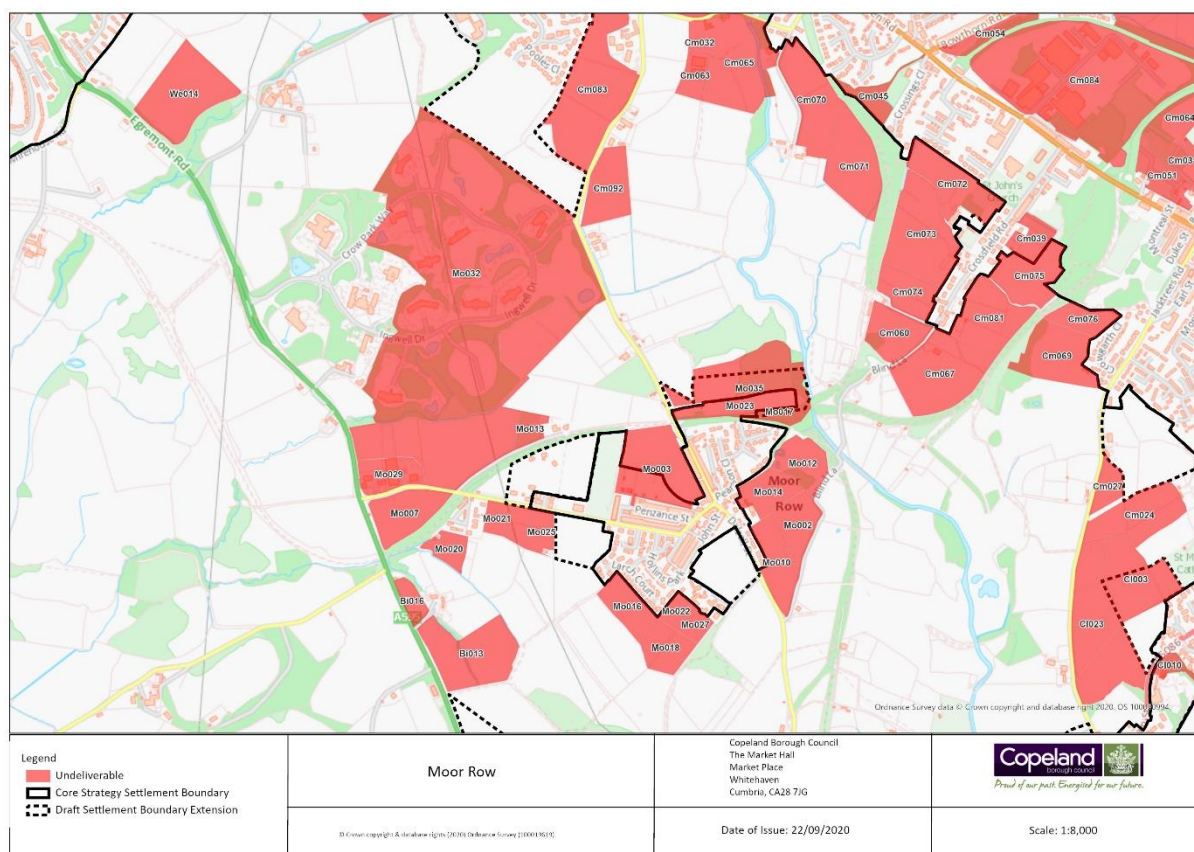
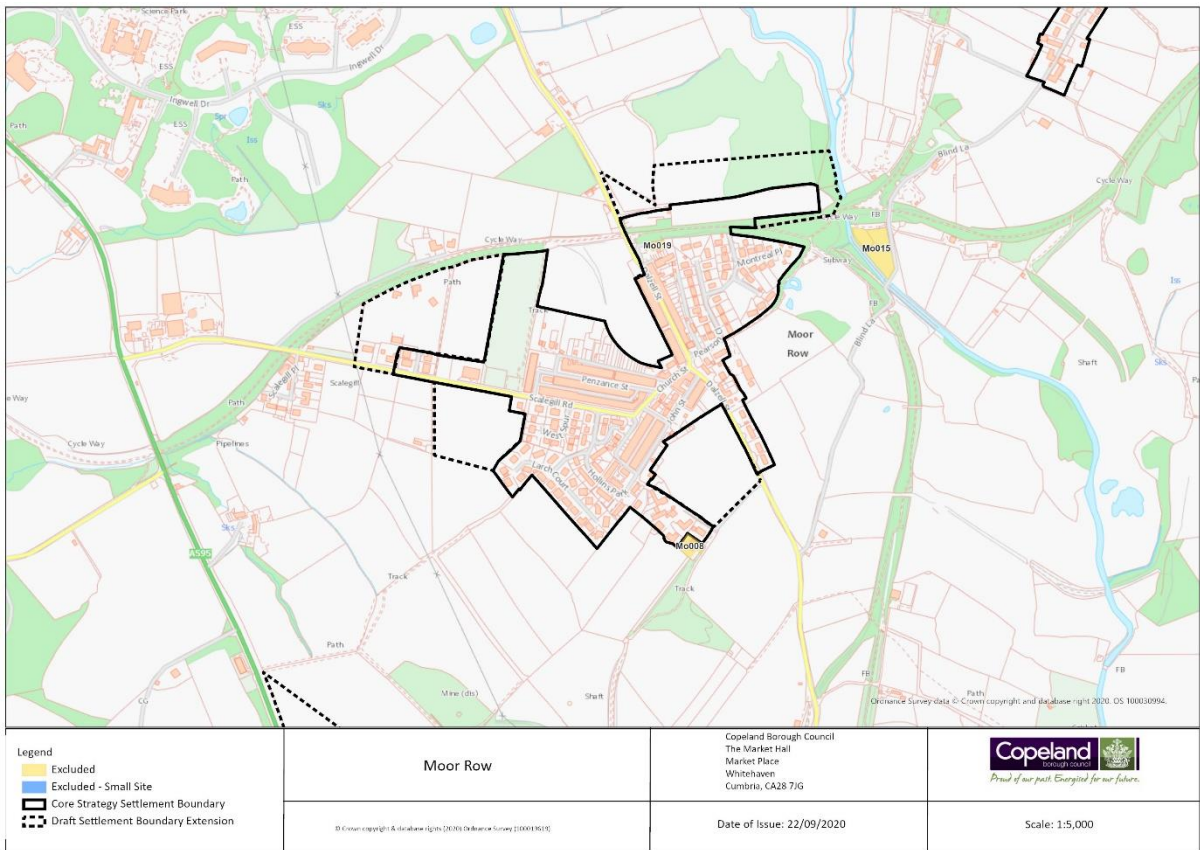
Map 50: Moor Row SHLAA Undeliverable

Table 48: Moor Row Excluded

The following table provides a list of sites located in Moor Row that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Summary Box	Reason for Exclusion	Site Area HA
Mo008	Hollins Farm	Excluded	Site Size	0.10
Mo015	Land west of Blind Lane	Excluded	Flood Risk	0.37
Mo019	Land rear Dalzell Street	Excluded	Site Size	0.04

Map 51: Moor Row SHLAA Excluded



Moresby Parks

The following table provides a list of sites located in Moresby Parks identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 49: Moresby Parks Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Mp002	Land west School Brow	1.24	31	Deliverable	yes		
Mp003	Land north Bonny Farm	0.54	13	Developable		yes	
Mp007	Land at High Moor Road	1.23	31	Deliverable	yes		
Mp010	Round Close Farm	12.26	306	Developable		yes	
Mp015	Moresby Parks (Dent Road)	0.79	20	Deliverable	yes		
Mp016	Bonny Farm, High Ghyll Bank	2.72	68*	Deliverable	yes		
Mp020	Land north of School Brow	1.23	32*	Deliverable	yes		

Map 52: Moresby Parks SHLAA Deliverable/Developable

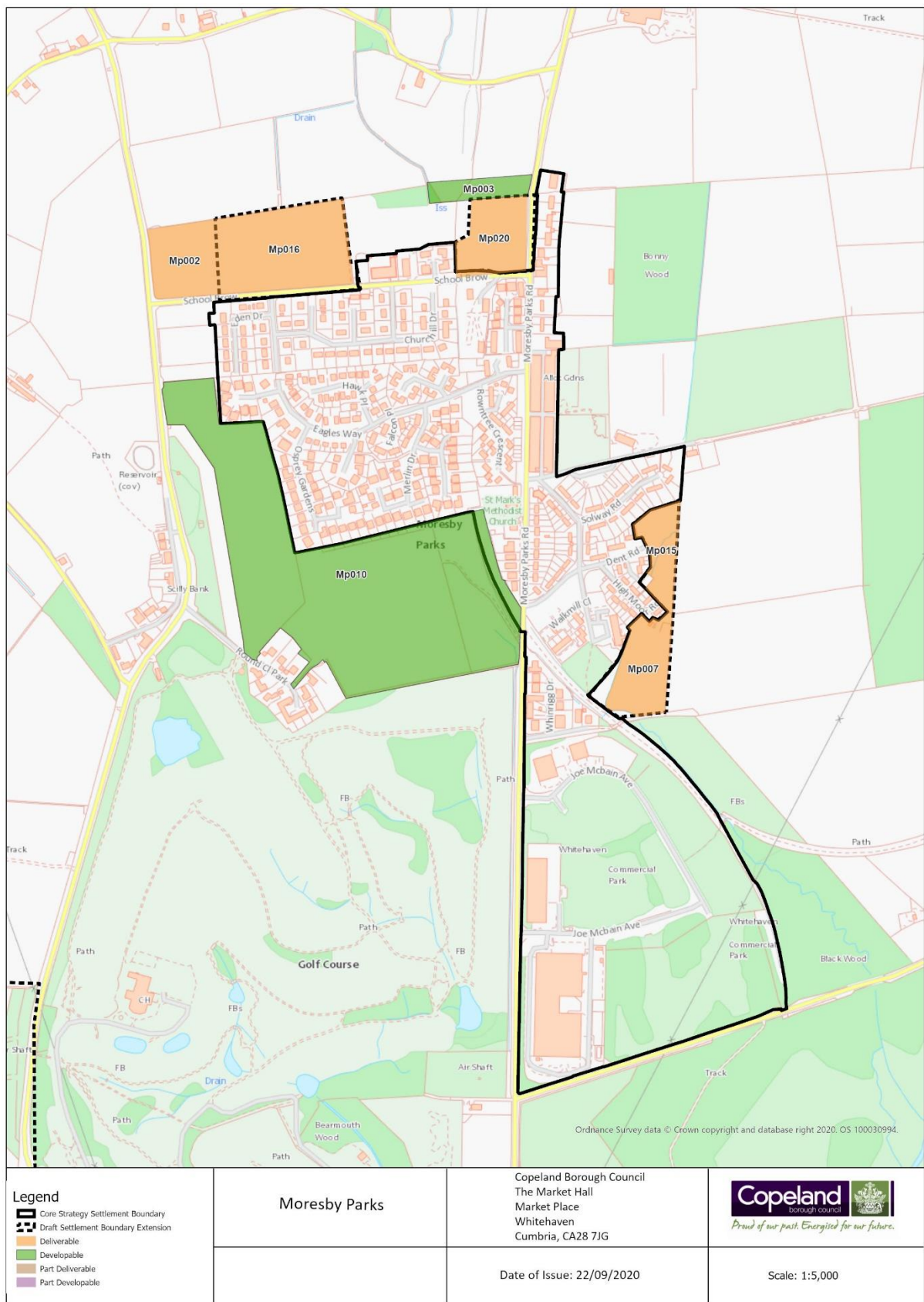


Table 50: Moresby Parks Undeliverable

The following table provides a list of sites located in Moresby Parks identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Mp001	Land east Byrneside	0.46	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Settlement Character
Mp004	Land east Walkmill Service Station	0.43	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Settlement Character • Biodiversity Value
Mp005	Land north west Moresby Parks Rugby Club	1.53	<ul style="list-style-type: none"> • Not Available • Protected Open Space
Mp006	Land east High Moor Road	5.28	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Unacceptable Intrusion into O/C
Mp008	Former Opencast Access	2.10	<ul style="list-style-type: none"> • Availability Unknown
Mp009	Round Close Farm	3.37	<ul style="list-style-type: none"> • Availability Unknown • Highways • Landscape Protection
Mp011	Land west Eden Drive	1.10	<ul style="list-style-type: none"> • Not Available • Landscape Protection
Mp013	Land east Solway Road	7.70	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Unacceptable Intrusion into O/C
Mp014	Land adjoining Bonny Wood	1.30	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Biodiversity Value
Mp018	Walkmill Close	0.39	<ul style="list-style-type: none"> • Landscape Protection
Mp021	Land at Scilly Bank/Quality Corner	25.66	<ul style="list-style-type: none"> • Availability Unknown • Unacceptable Intrusion into O/C
Mp022	Whitehaven Commercial Park	12.34	<ul style="list-style-type: none"> • Amenity Issues
Mp023	Moresby Parks	0.33	<ul style="list-style-type: none"> • Protected Open Space • Biodiversity Value

Map 53: Moresby Parks SHLAA Undeliverable

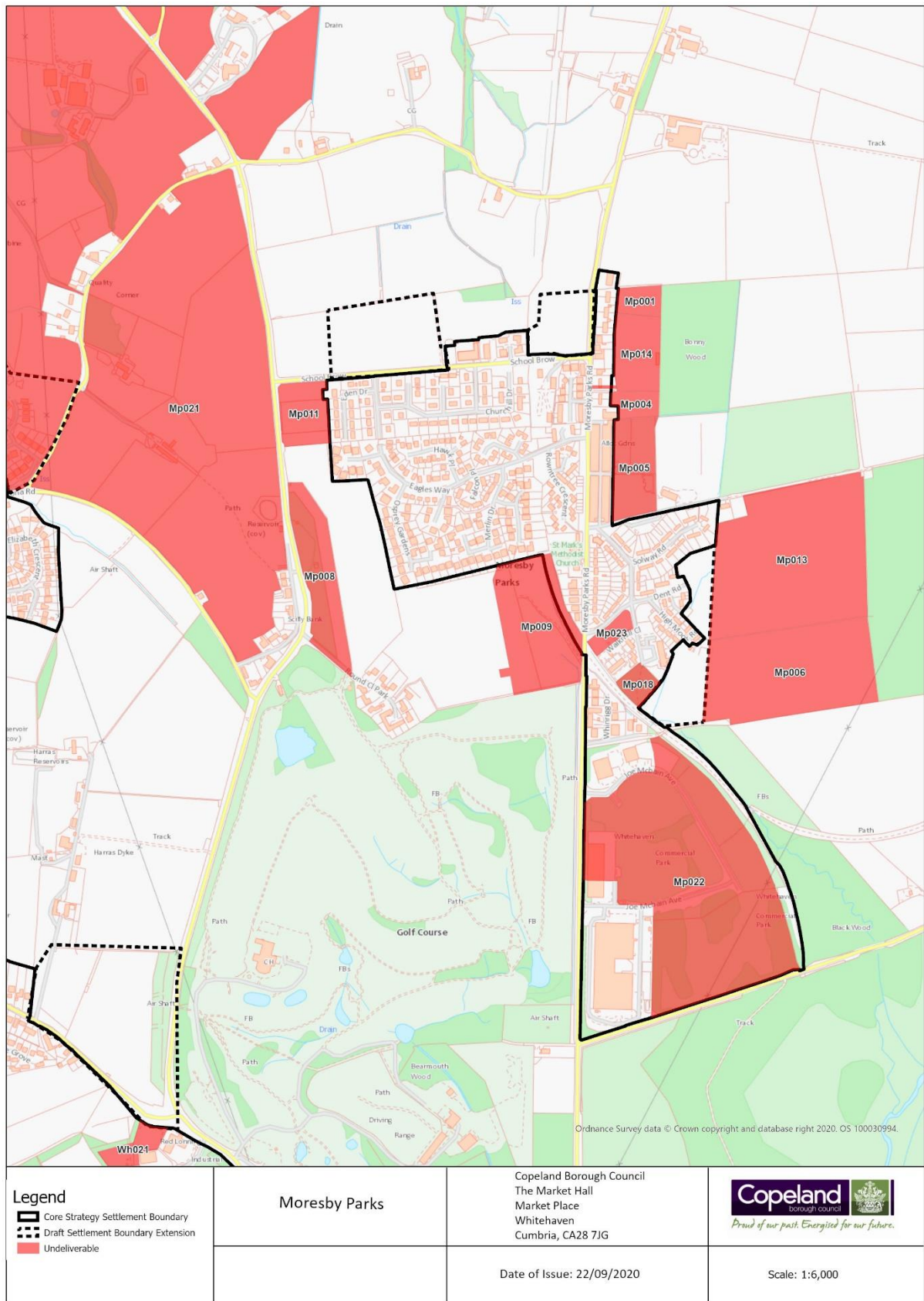
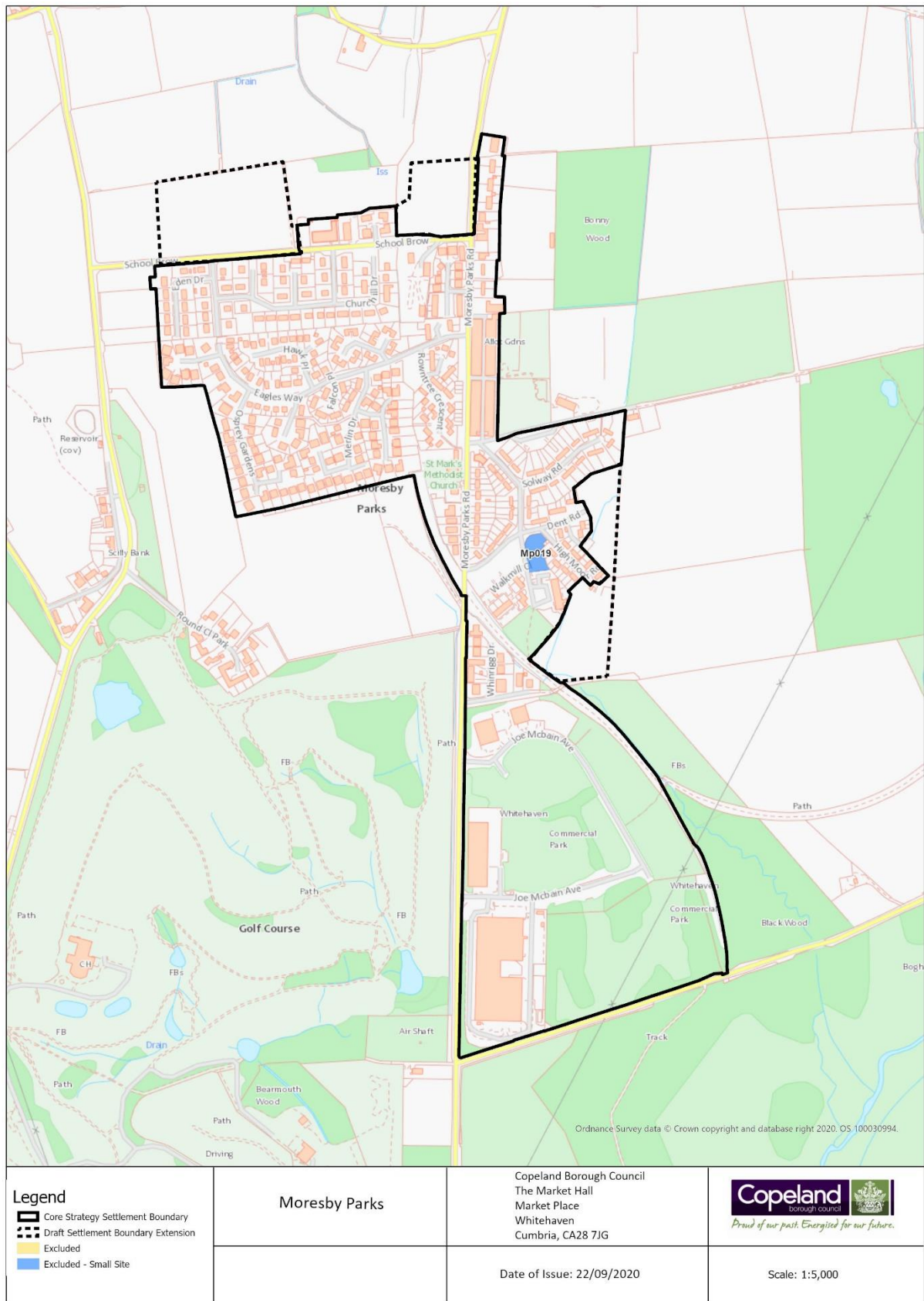


Table 51: Moresby Parks Excluded

The following table provides a list of sites located in Moresby Parks that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Mp019	High Moor Road	Site Size	0.17

Map 54: Moresby Parks SHLAA Excluded



Parton

The following table provides a list of sites located in Parton identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 52: Parton Deliverable/Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Pa012	Whites Row	0.44	7*	Deliverable	yes		

Map 55: Parton SHLAA Deliverable/Developable

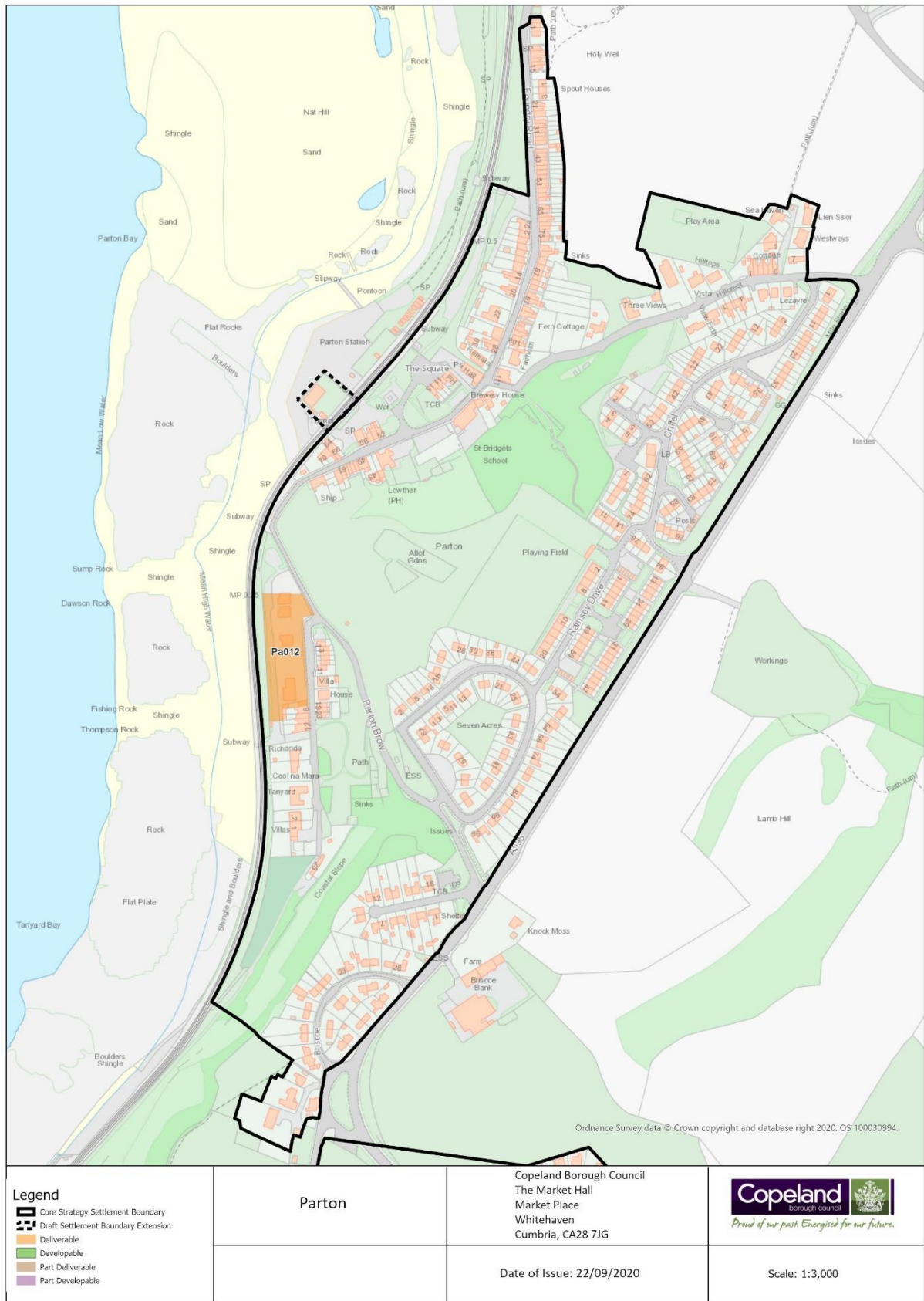


Table 53: Parton Undeliverable

The following table provides a list of sites located in Parton identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Pa001	Land north east Brewery Brow	1.64	<ul style="list-style-type: none"> • Landscape Protection (Green wedge)
Pa002	Land north west Toll Bar Crescent	0.47	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Biodiversity value
Pa003	Land south Bank Yard Road	0.43	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection
Pa004	Land north Brewery Brow	0.63	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection • Heritage Impacts
Pa005	Land east Brewery Brow	0.33	<ul style="list-style-type: none"> • Landscape Protection (Green wedge) • Highways Objection • Heritage Impacts
Pa006	Parton Barrow	4.48	<ul style="list-style-type: none"> • Availability Unknown • Protected Green Space • Landscape Protection • Highways Objection
Pa007	Land west Parton allotments	0.29	<ul style="list-style-type: none"> • Landscape Protection
Pa009	Playground	0.59	<ul style="list-style-type: none"> • Not Available • Protected Open Space • Heritage Impacts
Pa015	Land at Moresby Hall	25.91	<ul style="list-style-type: none"> • Landscape Protection • Biodiversity • Heritage Impacts
Pa016	Land adjacent Moresby Hall	7.74	<ul style="list-style-type: none"> • Landscape Protection • Heritage Impact

Map 56: Parton SHLAA Undeliverable

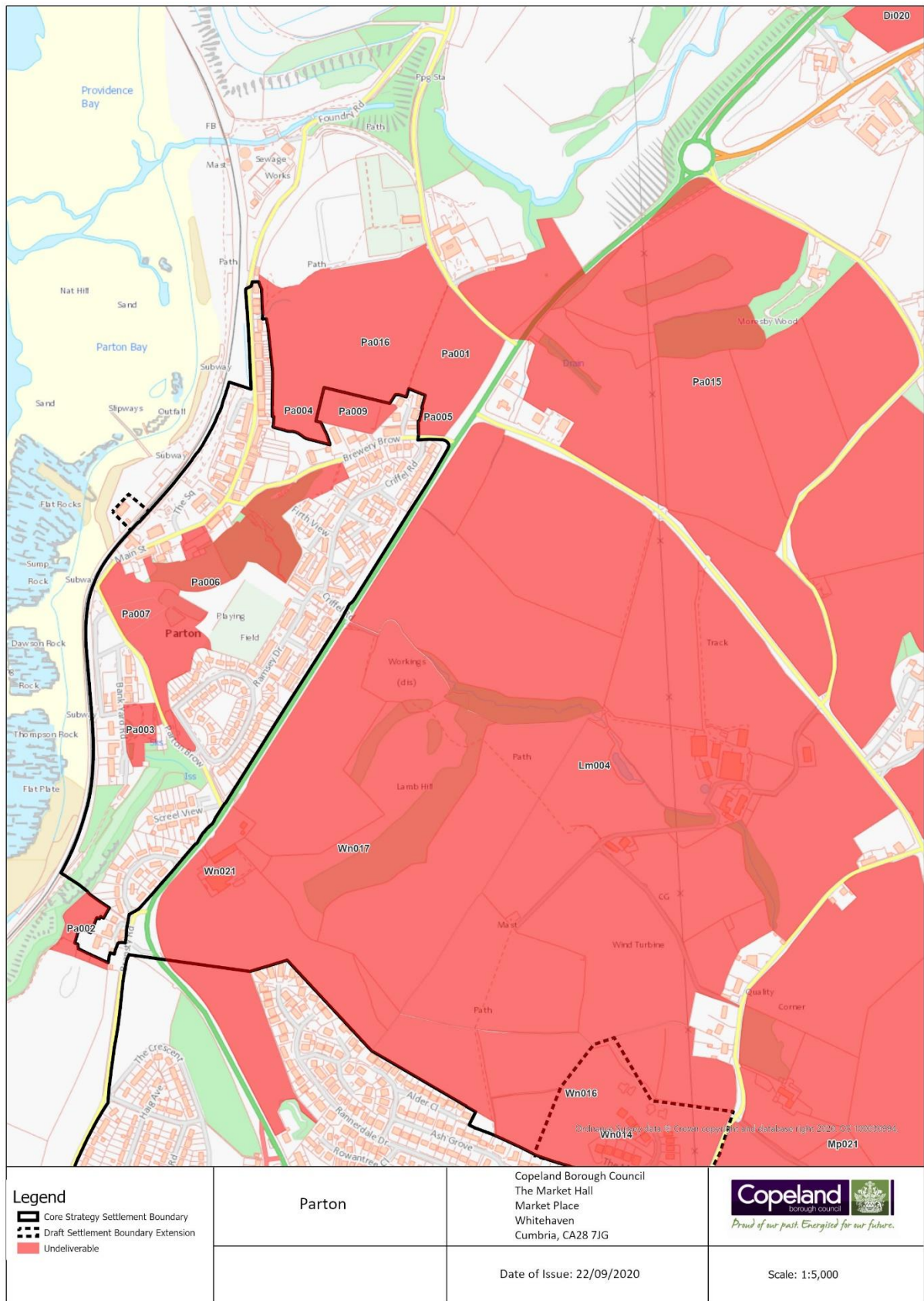
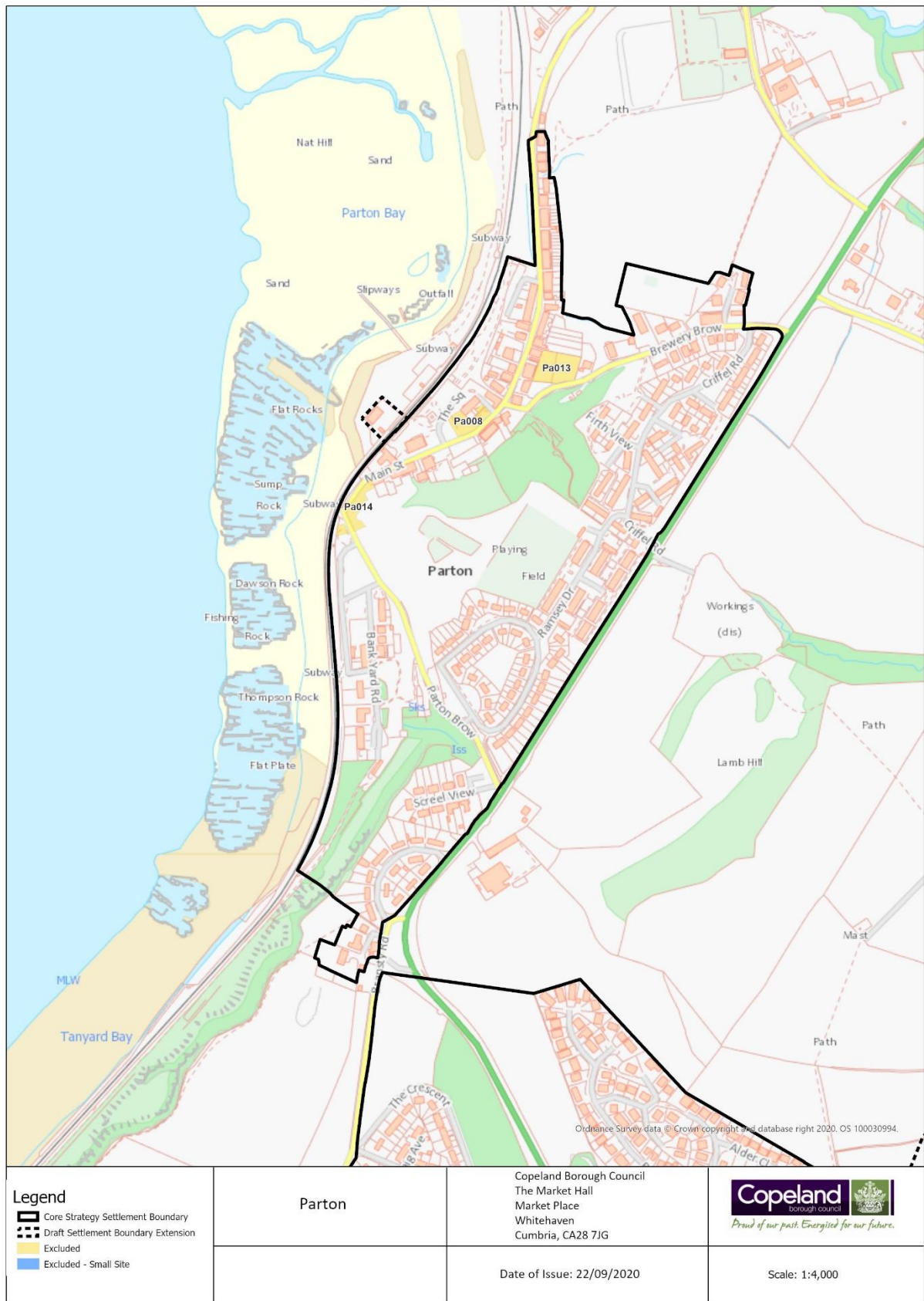


Table 54: Parton Excluded

The following table provides a list of sites located in Parton that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Summary Box	Reason for Exclusion	Site Area HA
Pa008	Land at Main Street	Excluded	Site Size	0.11
Pa013	Fern Cottage	Excluded	Site Size	0.19
Pa014	Land at Parton Brow	Excluded	Site Size	0.11

Map 57: Parton SHLAA Excluded



Other Rural Villages

- Hallthwaites
- Keekle
- Kirkland
- Kirksanton
- Lowca
- Nethertown
- Summergrove
- The Green
- The Hill

Hallthwaites

Zero sites have been submitted at Hallthwaites through the SHLAA process.

Keekle

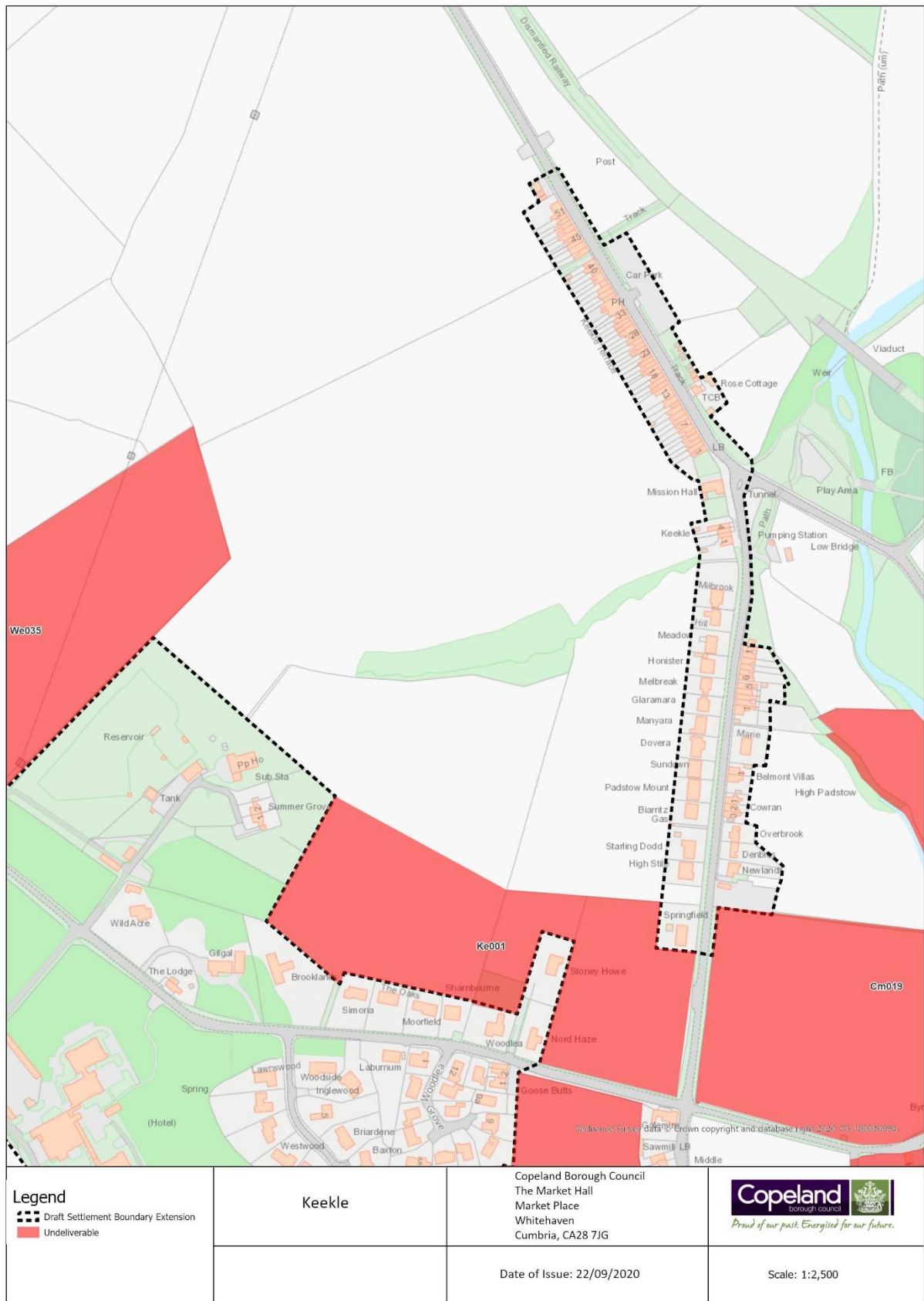
Zero sites at Keekle have been considered as suitable through the SHLAA process, additionally zero sites have been excluded:

Table 55: Keekle Undeliverable

The following table provides a list of sites located in Keekle identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Ke001	Galemire	3.70	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection

Map 58: Keekle SHLAA Undeliverable



Kirkland

The following table provides a list of sites located in Kirkland identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 56: Kirkland Deliverable, Developable:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Ki005	Thistlegill Quarry	0.27	7	Deliverable	yes		
Ki009	Kirkland House Farm	1.52	38	Deliverable	yes		

Map 59: Kirkland SHLAA Deliverable/Developable

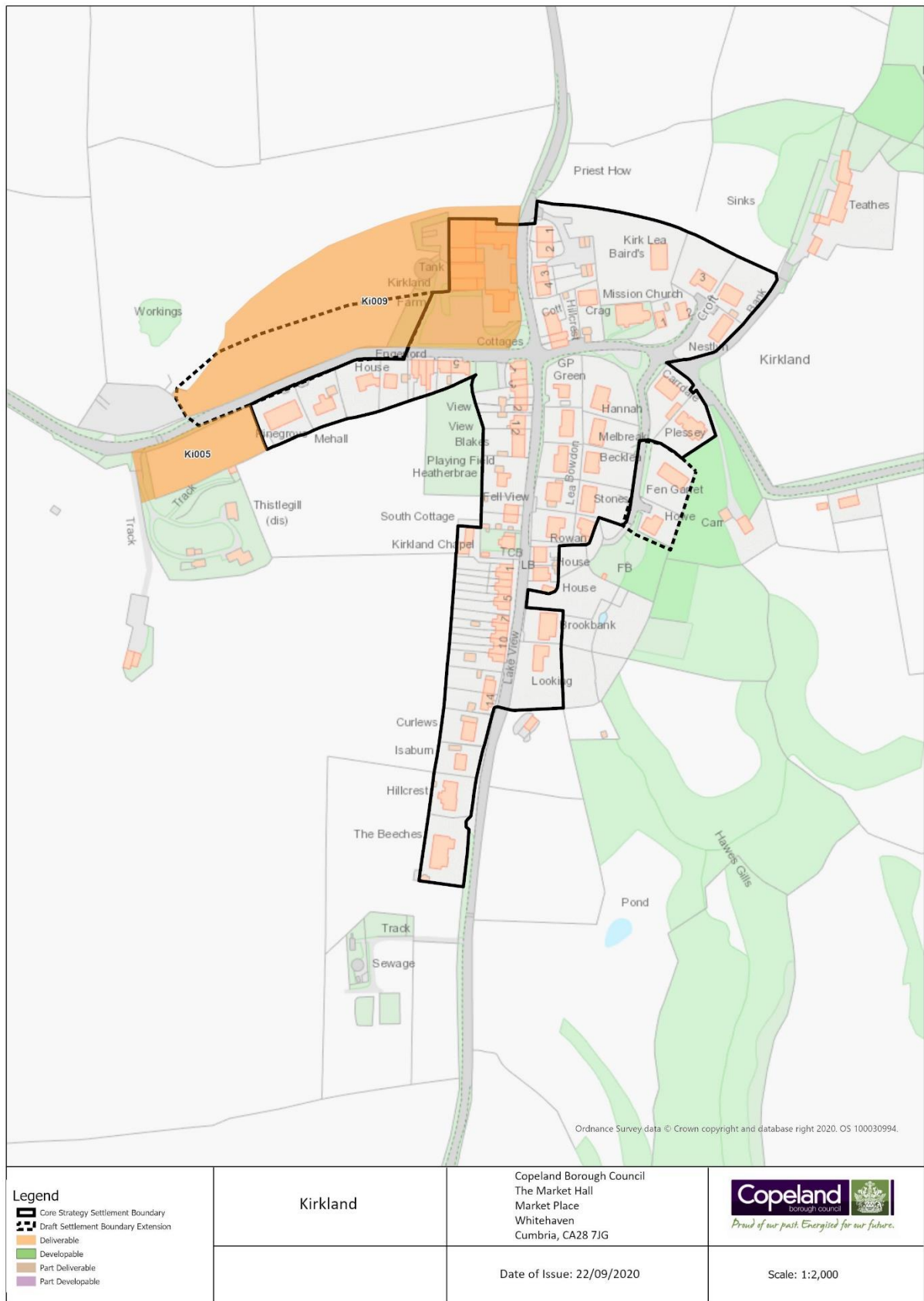


Table 57: Kirkland Undeliverable

The following table provides a list of sites located in Kirkland identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Ki001	Land to rear Heatherbrae	0.27	<ul style="list-style-type: none"> • Not Available • Protected Open Space • Amenity Issues • Unacceptable Intrusion into O/C
Ki002	Land to east Brookbank, Kirkland	0.39	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Settlement Character
Ki003	Land east of Carrdale	0.36	<ul style="list-style-type: none"> • Availability Unknown • Settlement Character
Ki004	Land south Looking Steads	0.26	<ul style="list-style-type: none"> • Availability Unknown • Landscape Protection • Highways Objection
Ki006	Lan east of Beeches	0.60	<ul style="list-style-type: none"> • Not Available
Ki008	Land south Pine Grove, West Road	0.64	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Ki010	Land South West of Pine Grove	1.72	<ul style="list-style-type: none"> • Unacceptable Intrusion into O/C

Map 60: Kirkland SHLAA Undeliverable

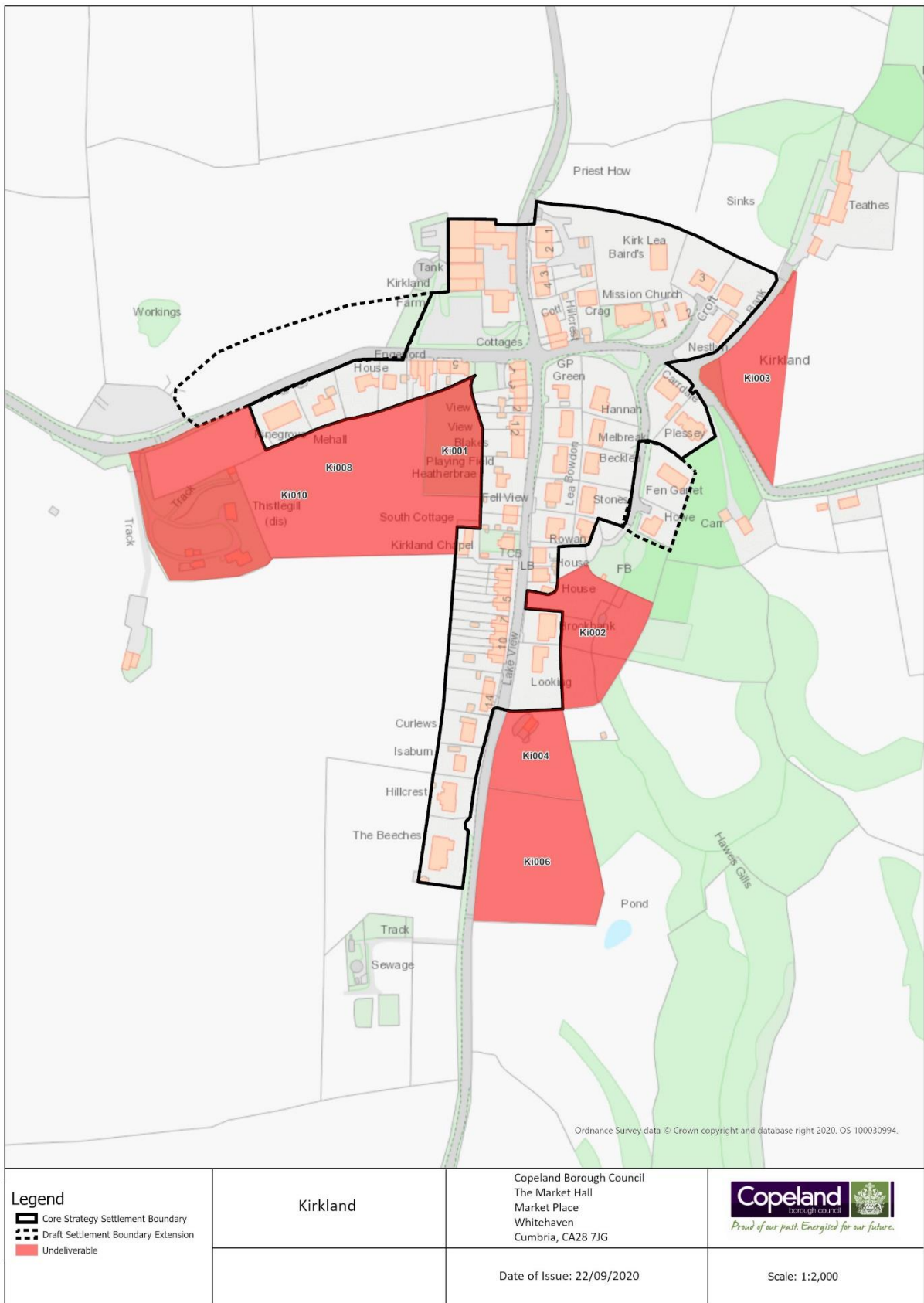
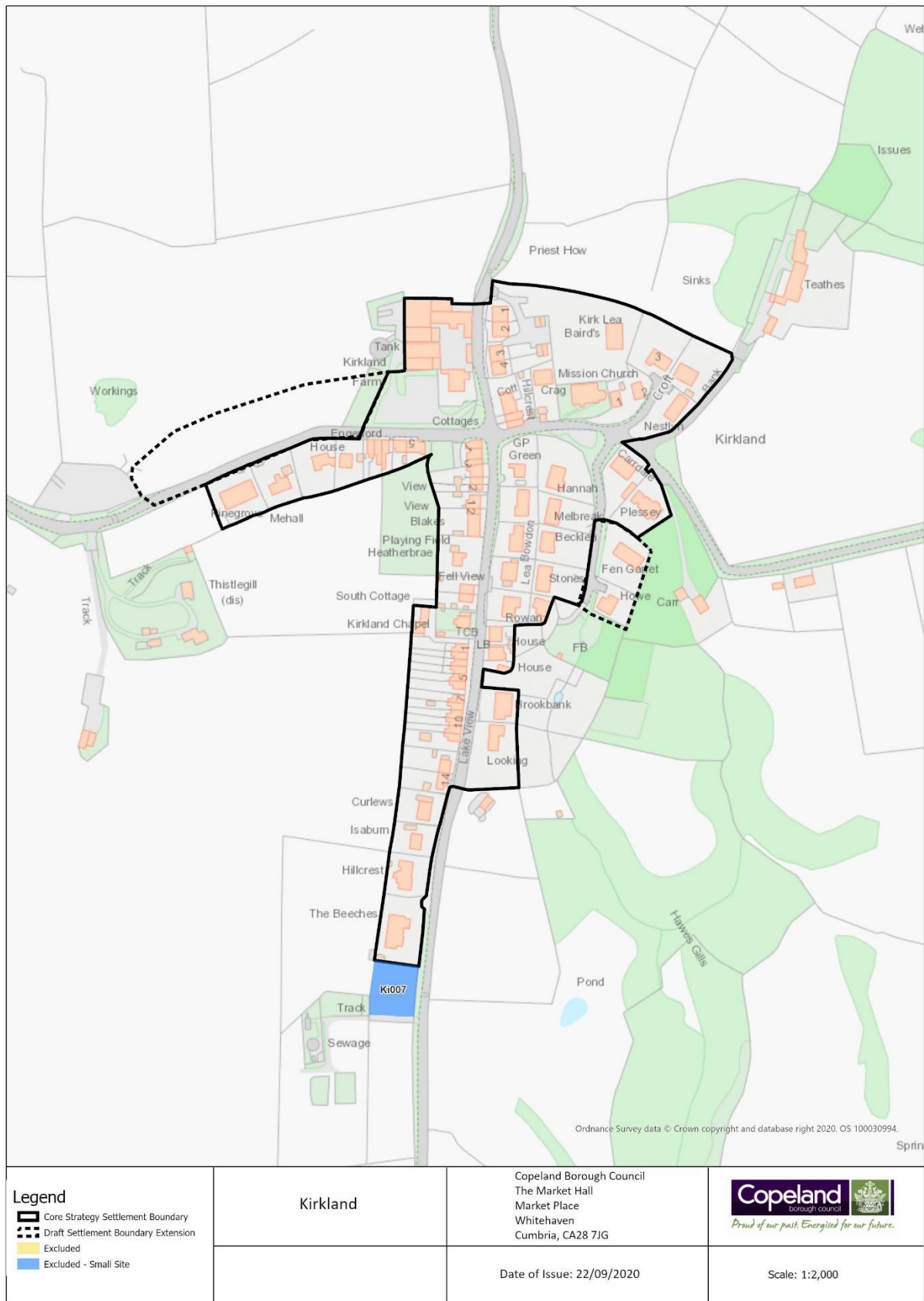


Table 58: Kirkland Excluded

The following table provides a list of sites located in that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Ki007	Land south The Beeches	Site Size	0.10

Map 61: Kirkland SHLAA Excluded



Kirksanton

Zero sites have been submitted at Kirksanton through the SHLAA process.

Lowca

The following table provides a list of sites located in Lowca identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 59: Lowca Deliverable, Developable:

SHLAA Reference	Site Name	Settlement	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Lo004	Solway Road	Lowca	0.90	22	Developable		yes	

Map 62: Lowca SHLAA Deliverable/Developable

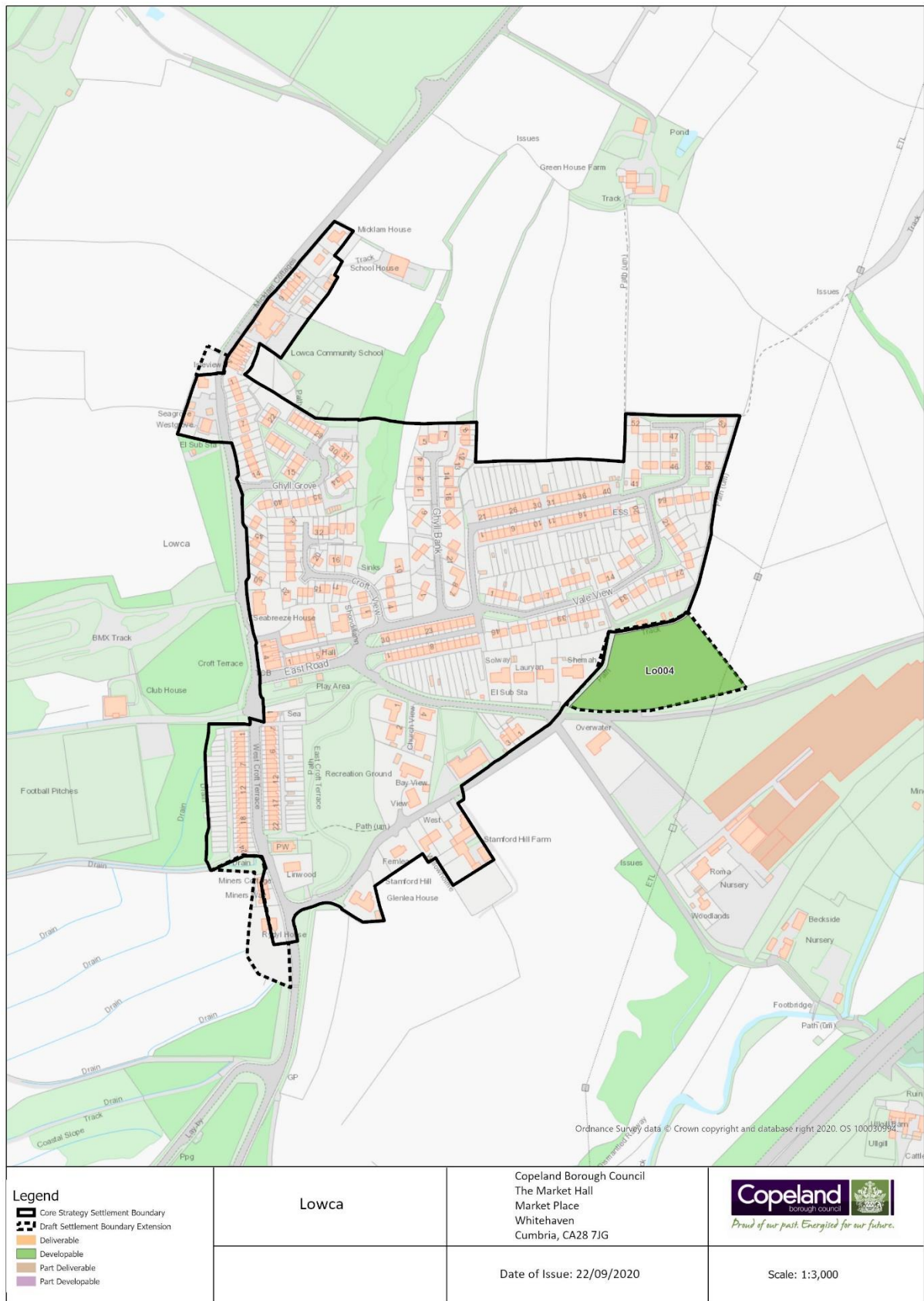


Table 60: Lowca Undeliverable

The following table provides a list of sites located in Lowca identified through the SHLAA process as undeliverable:

SHLAA Reference	Site Name	Site Area HA	Reason(s)
Lo001	Land south of Stamford Hill Avenue	0.79	<ul style="list-style-type: none"> • Highways Objection
Lo002	Land to rear Meadow View	0.58	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Lo003	Land South West Stamford Hill Avenue	0.25	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Lo005	Land east Meadow View	0.75	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Lo006	Land south Westgrove, Ghyll Grove	1.28	<ul style="list-style-type: none"> • Landscape Protection
Lo007	Land north Ghyll Grove	0.79	<ul style="list-style-type: none"> • Availability Unknown • Protected Open Space • Highways Objection
Lo008	Land east Vale View	0.46	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection
Lo009	Land north Field 4500	1.19	<ul style="list-style-type: none"> • Availability Unknown • Unacceptable Intrusion into O/C
Lo010	Land adjacent Hodgson Pit	1.76	<ul style="list-style-type: none"> • Availability Unknown • Highways Objection • Settlement Character
Lo011	Allotment Area	0.33	<ul style="list-style-type: none"> • Not Available
Lo012	Hodgson Pit	1.41	<ul style="list-style-type: none"> • Availability Unknown • Contrary to Strategy
Lo013	Land at East Road Parton Brow	0.25	<ul style="list-style-type: none"> • Not Available
Lo014	Micklam Farm	35.27	<ul style="list-style-type: none"> • Biodiversity value



Zero sites have been excluded in Lowca through the SHLAA process

Nethertown

Zero sites have been submitted at Nethertown through the SHLAA process

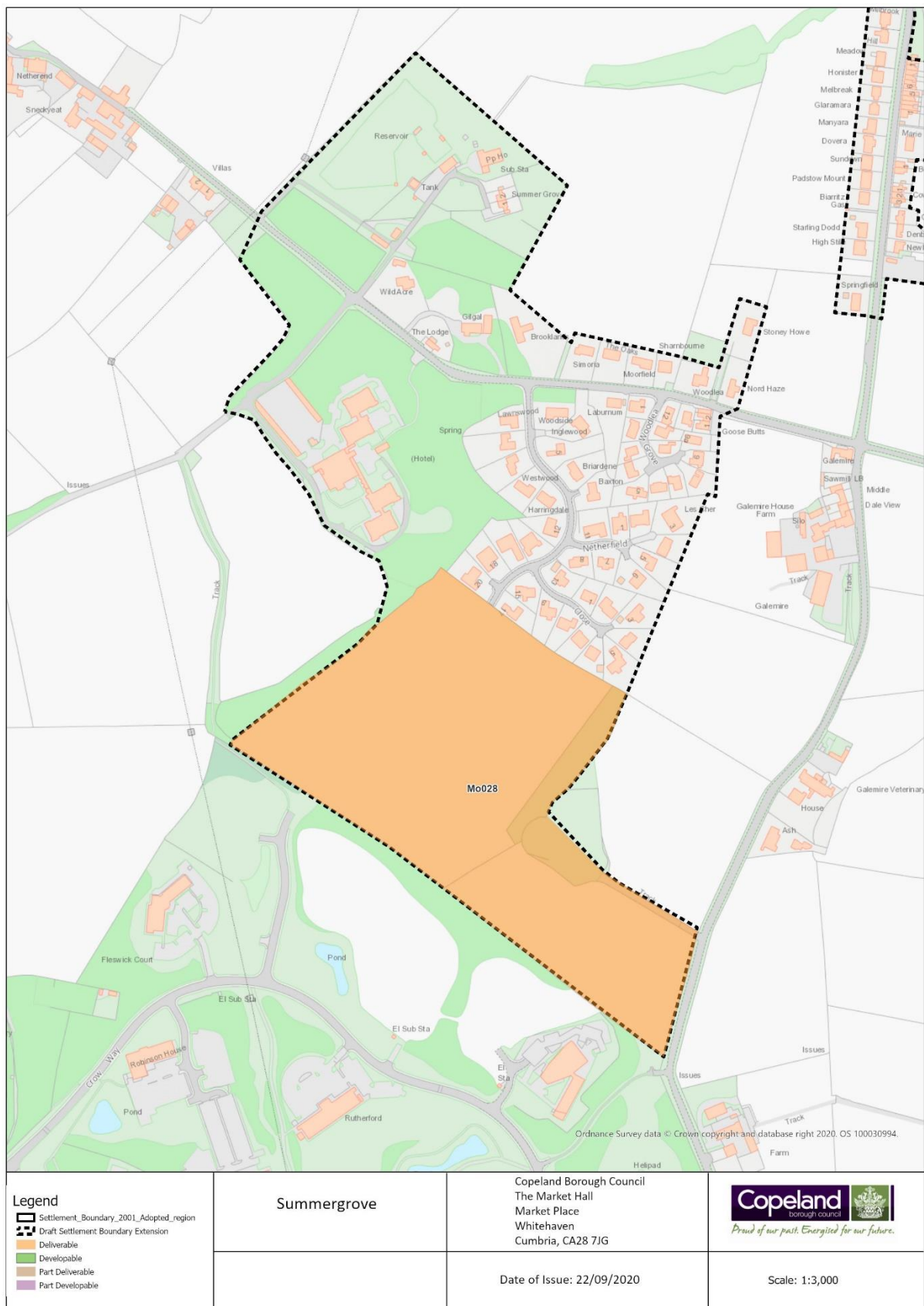
Summergrove

The following table provides a list of sites located in Summergrove identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 61: Summergrove Deliverable, Developable Location:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Mo028	Land to Southwest of Summergrove	8.55	171	Deliverable	yes		

Map 64: Summergrove SHLAA Deliverable/Developable



Zero sites have been excluded or assessed as undeliverable in Summergrove through the SHLAA process

The Green

Zero sites have been submitted at The Green through the SHLAA process

The Hill

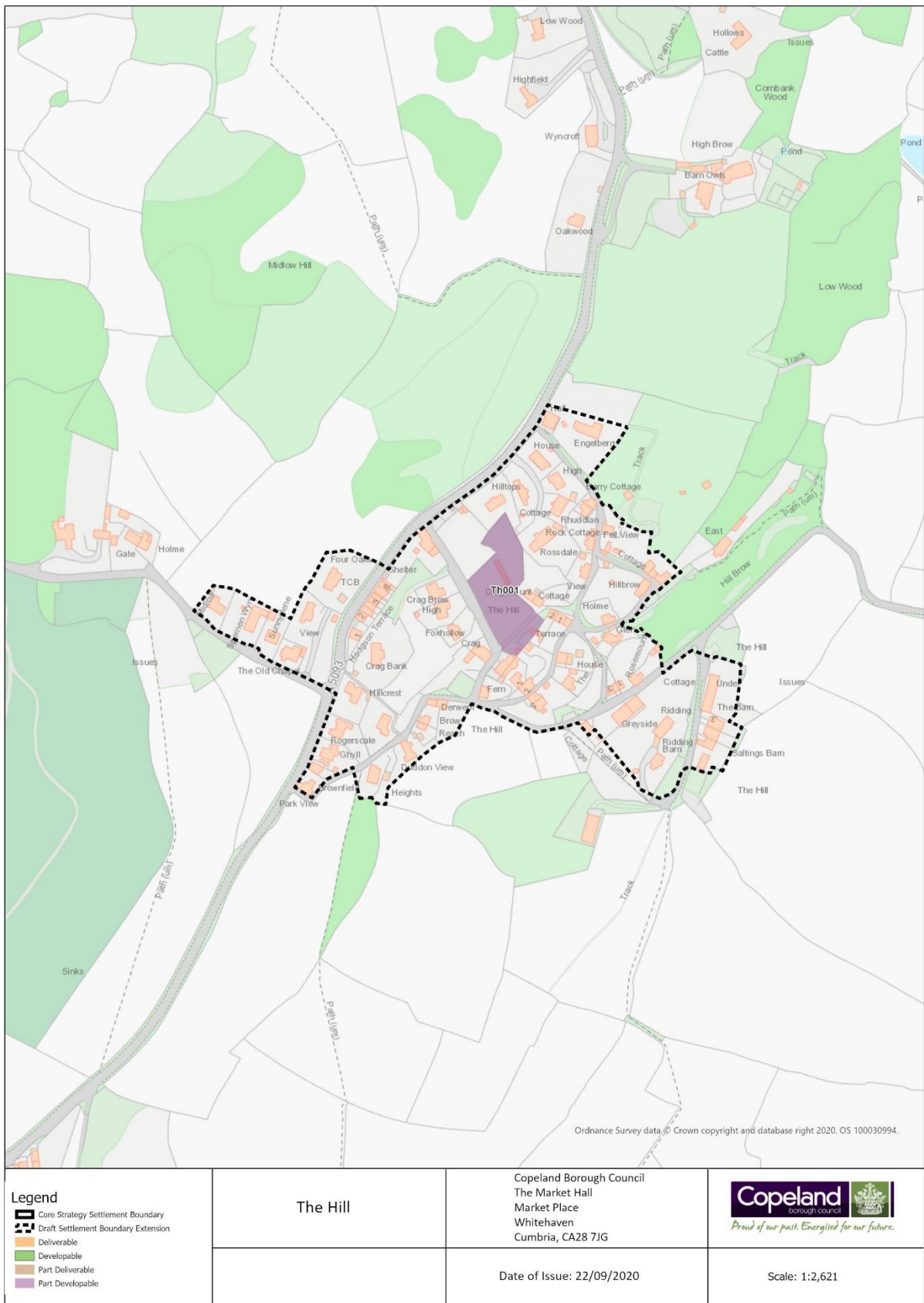
The following table provides a list of sites located in The Hill identified through the SHLAA process as deliverable, developable or with potential for a longer term broad location.

Table 62: The Hill Deliverable, Developable, Broad Location:

SHLAA Reference	Site Name	Site Area HA	Yield	Summary Box	Deliverable 1 to 5yrs	Developable Sites 6 to 10yrs	Broad Locations 11 to 15yrs
Th001	Nook Meadow	0.37		Part Deliverable	yes		

Zero sites at The Hill have been excluded or considered undeliverable through the SHLAA process.

Map 65: The Hill SHLAA Deliverable/Developable



Outside of the Settlement Hierarchy

Sites have been submitted through the SHLAA process that are outside of settlements identified in the Draft Development Hierarchy in the following locations:

- Coulderton
- Haile
- Gilgarran
- Lamplugh
- Pica
- Sandwith
- Sellafield
- Wilton

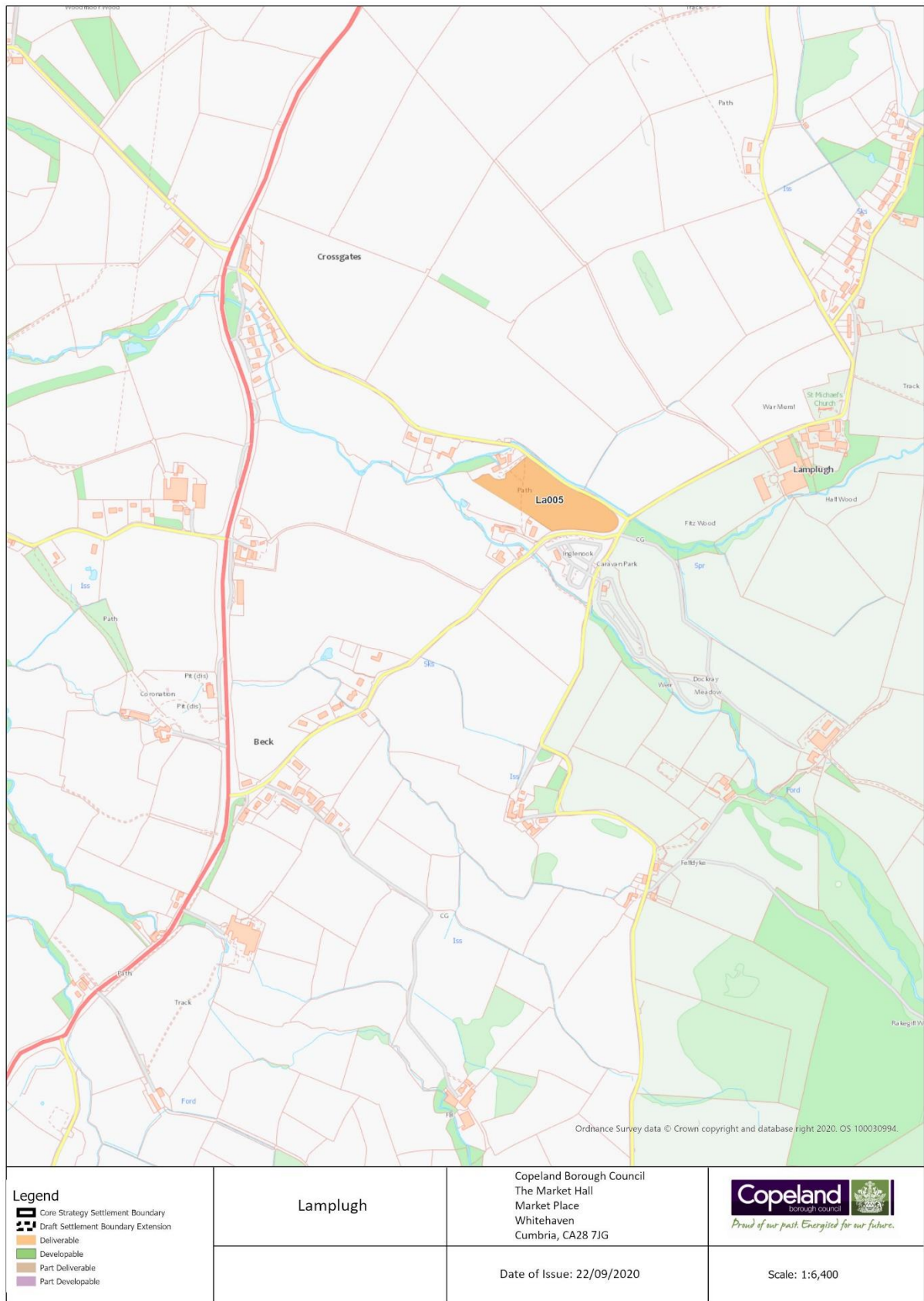
Lamplugh

Although site La005 identified in the following table is outside of the settlement hierarchy it has been identified through the SHLAA process as deliverable as it has an extant planning permission:

Table 62: Lamplugh Deliverable

SHLAA Reference	Site Name	Settlement	Site Area HA	Yield	Summary Box
La005	Land to east of Mill House	Lamplugh	2.14	27*	Site has extant planning permission and is therefore considered deliverable

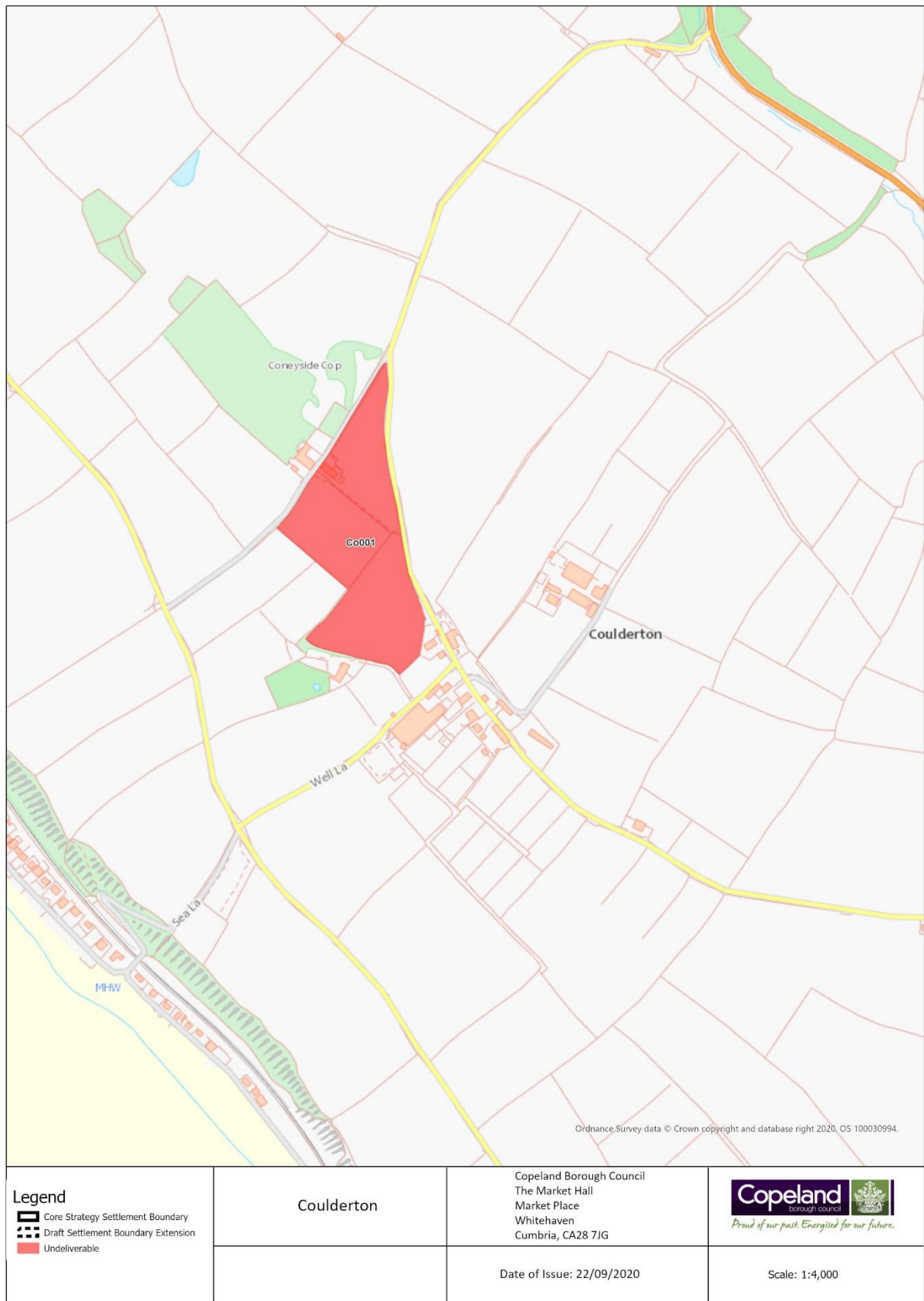
Map 66: Lamplugh SHLAA Deliverable/Developable

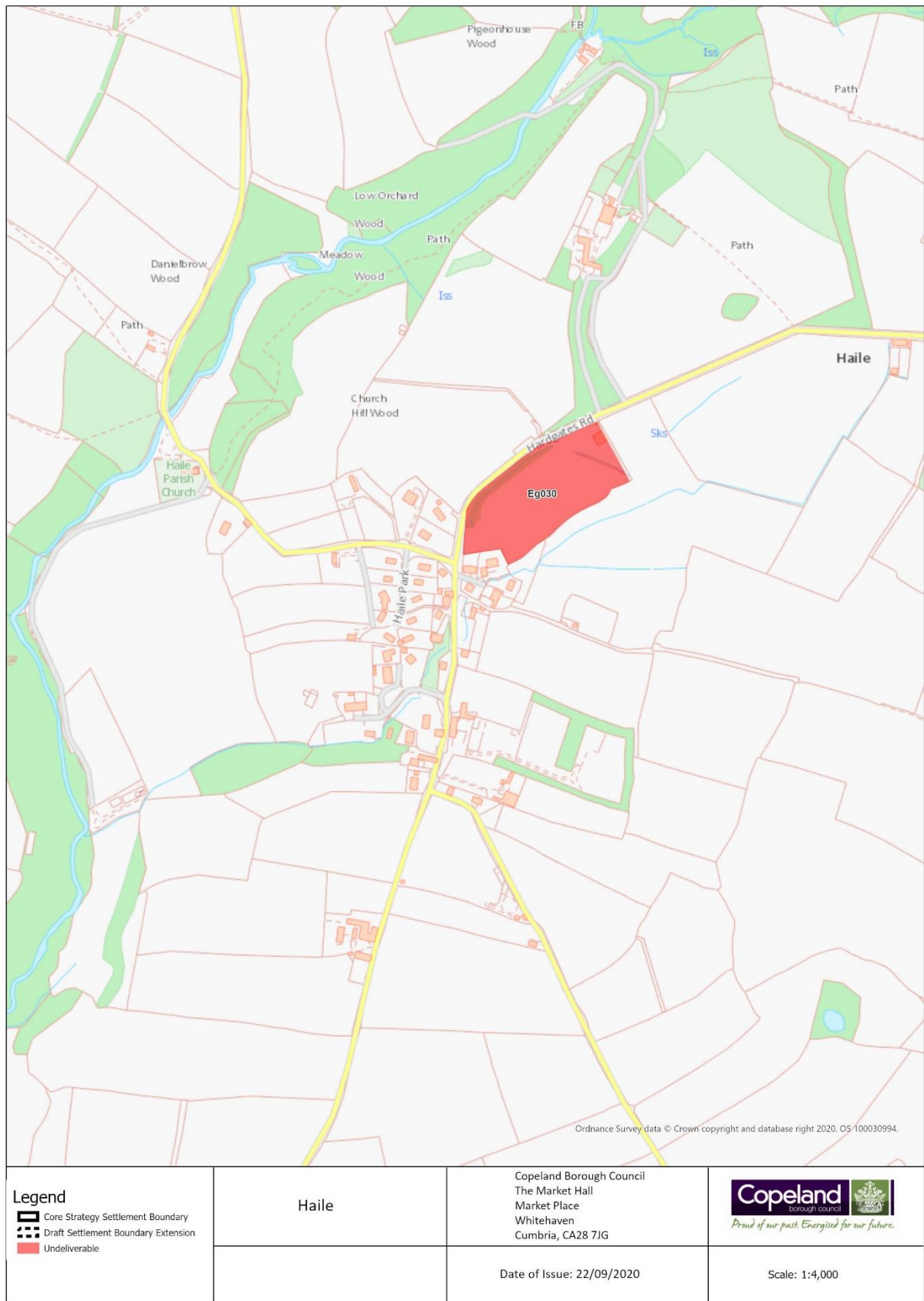


The following sites submitted through the SHLAA process are considered undeliverable as they are outside of the defined settlement hierarchy and as such are contrary to the draft strategy.

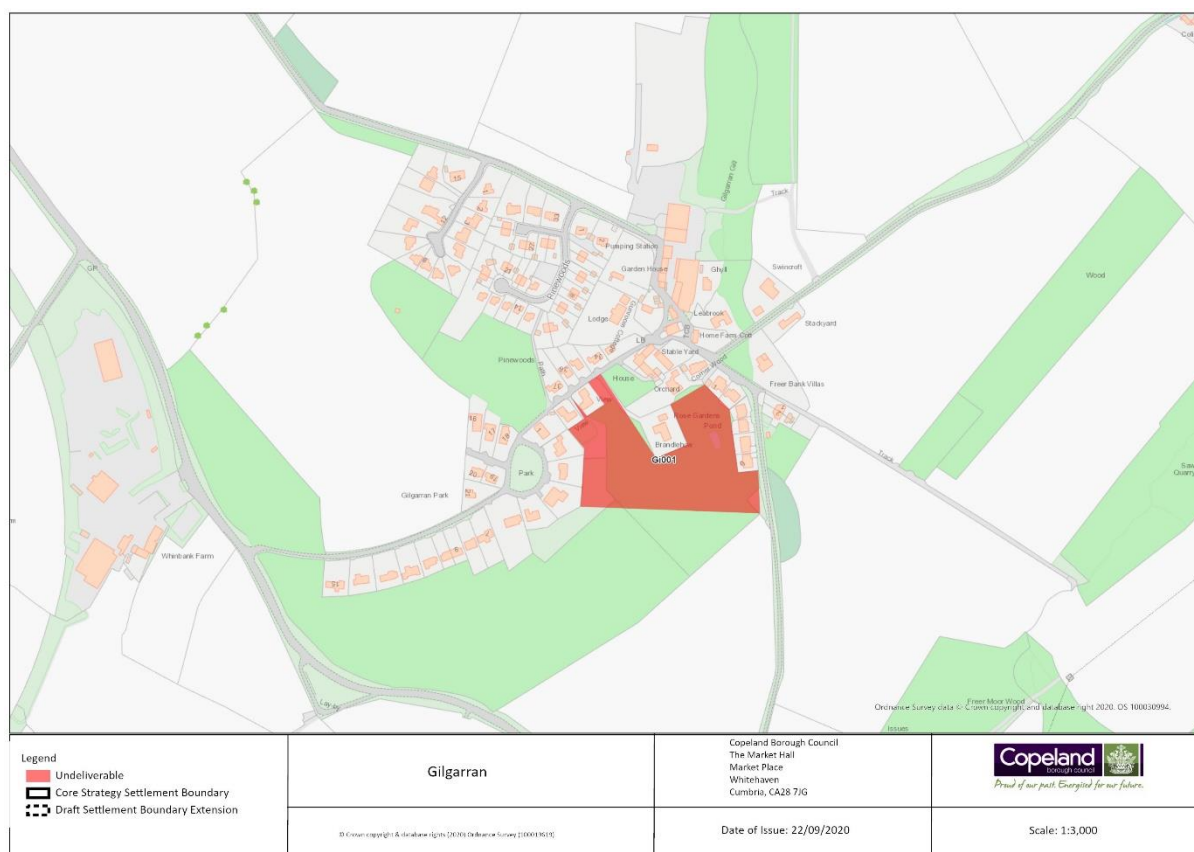
Table 63: Undeliverable –Outside of Settlement Hierarchy

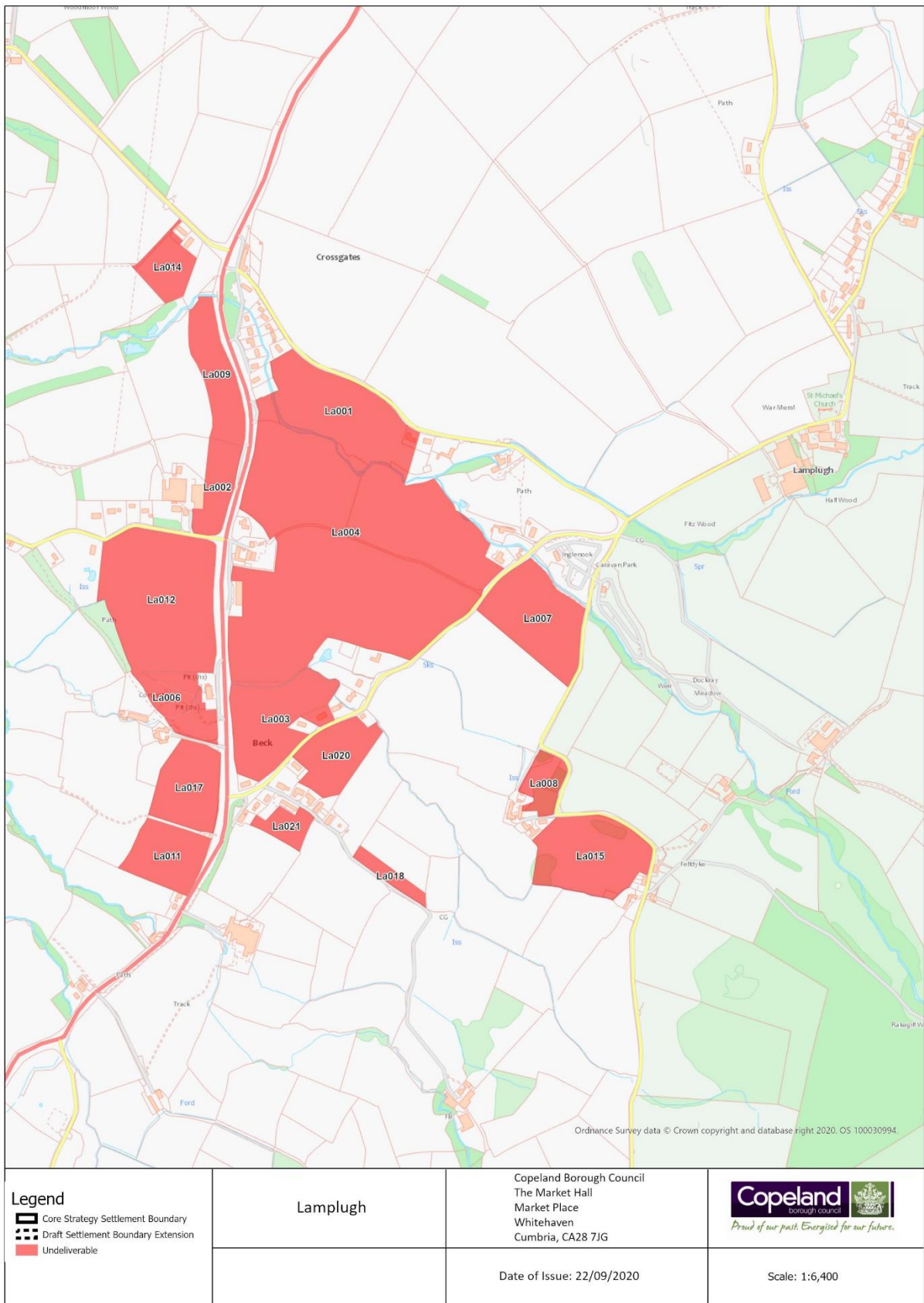
SHLAA Reference	Site Name	Settlement	Site Area HA
Co001	Adjacent to Coulderton Village	Coulderton	3.61
Eg030	Beck Brow Farm	Haile	2.00
Gi001	Land at Gilgarran Park	Gilgarran	1.74
La001	Land to south east of Crossgate	Lamplugh	3.66
La002	Land east of Greensykes Farm	Lamplugh	1.19
La003	Land at Lamplugh Cross	Lamplugh	3.15
La004	Land to east of Whinnah House	Lamplugh	22.92
La006	Old Coronation Pit site	Lamplugh	0.55
La007	Land south west Inglenook Chalet	Lamplugh	3.08
La008	Land north High Trees Farm	Lamplugh	0.85
La009	Land west Crossgates	Lamplugh	1.90
La010	Land north Crossview	Lamplugh	2.86
La011	Land north Beck Yat	Lamplugh	1.79
La012	Land adjacent to Lamplugh Tip	Lamplugh	6.04
La014	Land to rear of Kellsteads	Lamplugh	1.11
La015	Land east High Trees Farm	Lamplugh	3.18
La016	Land to rear of Lamplugh Tip	Lamplugh	1.49
La017	Land south Lamplugh Tip	Lamplugh	2.06
La018	Land south east The Lund	Lamplugh	0.48
La021	Land south Mossfold	Lamplugh	0.62
Pi001	Land north west Pica Village Hall	Pica	0.28
Pi002	Land west of Pica Cottages	Pica	1.61
Sa001	Land at Sandwith	Sandwith	0.83
Sa002	Land to east of Monaville and Townhead House, Sandwith Whitehaven	Sandwith	0.31
Sa003	Land south field 7200,Sandwith	Sandwith	0.64
Sa005	Land south east Dog and Partridge	Sandwith	0.44
Sa006	Land rear Croftfoot	Sandwith	1.00
Sa007	Land south east Spout House Stables	Sandwith	1.16
Sa008	Land south west Rose Cottage	Sandwith	0.42
SA009	Land adjacent to Rottington Road	Sandwith	3.82
Sa010	Land to the south of Croft Foot	Sandwith	0.66
Se029	Land at Yottenfews, North of CNC Dog Training Facility,	Sellafield	1.56
Wi001	Land at High House	Wilton	80.74
Wi002	Moss Drift	Wilton	109.14
Wi003	Cobra Castle	Wilton	65.18

Map 67: Coulderton SHLAA Undeliverable

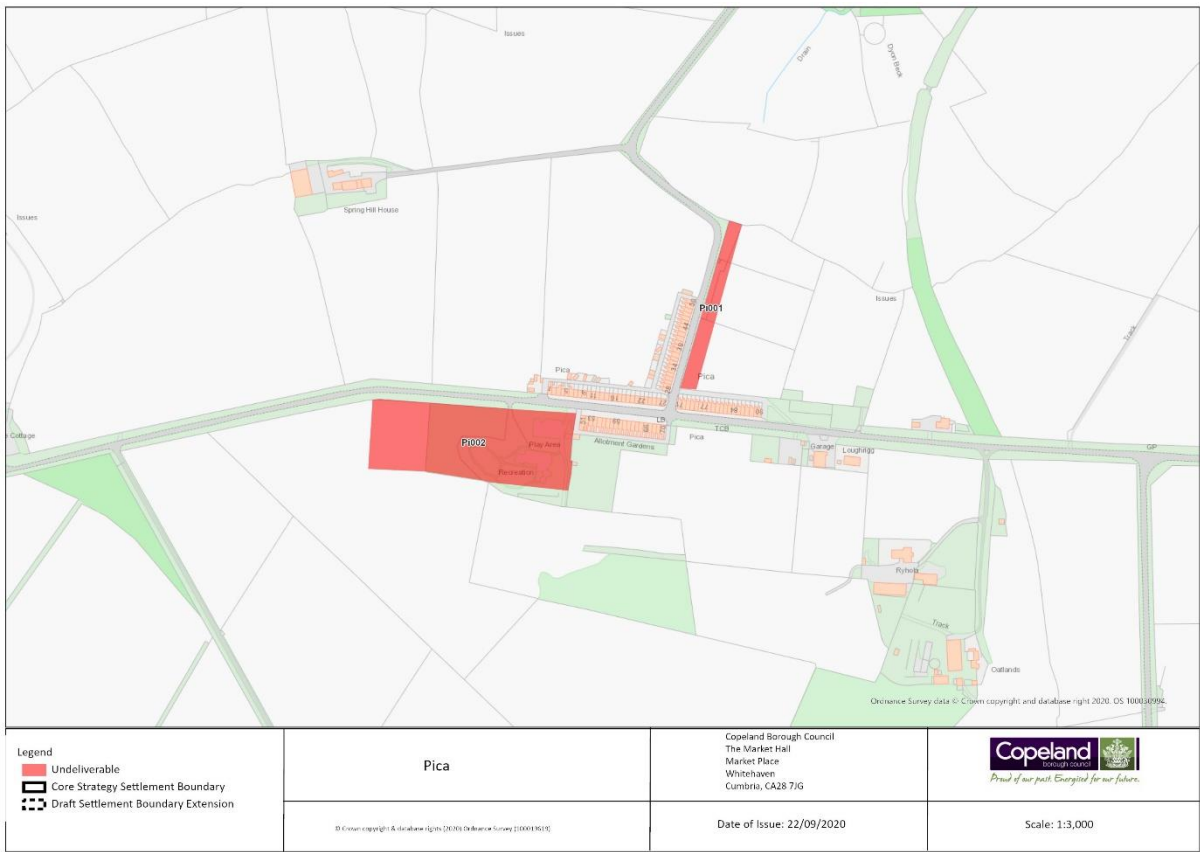
Map 68: Haile SHLAA Undeliverable

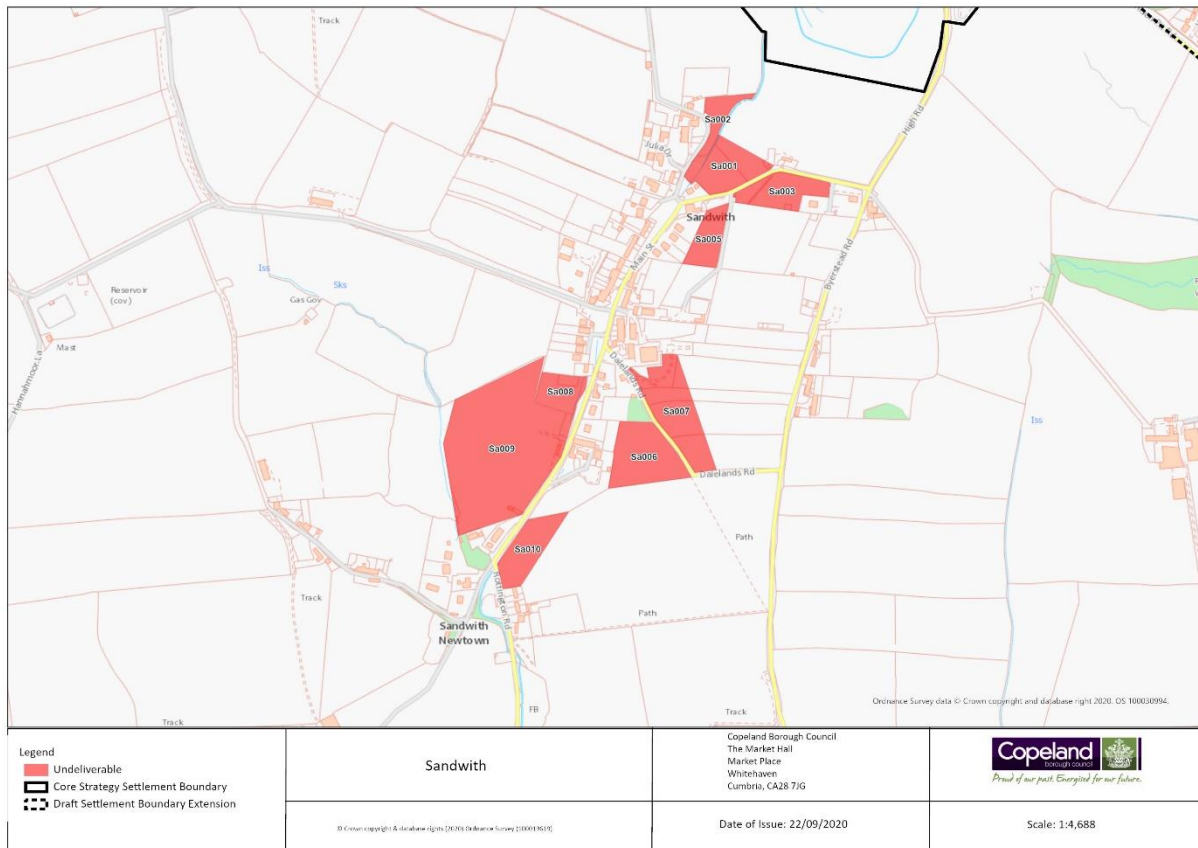
Map 69: Gilgarran SHLAA Undeliverable



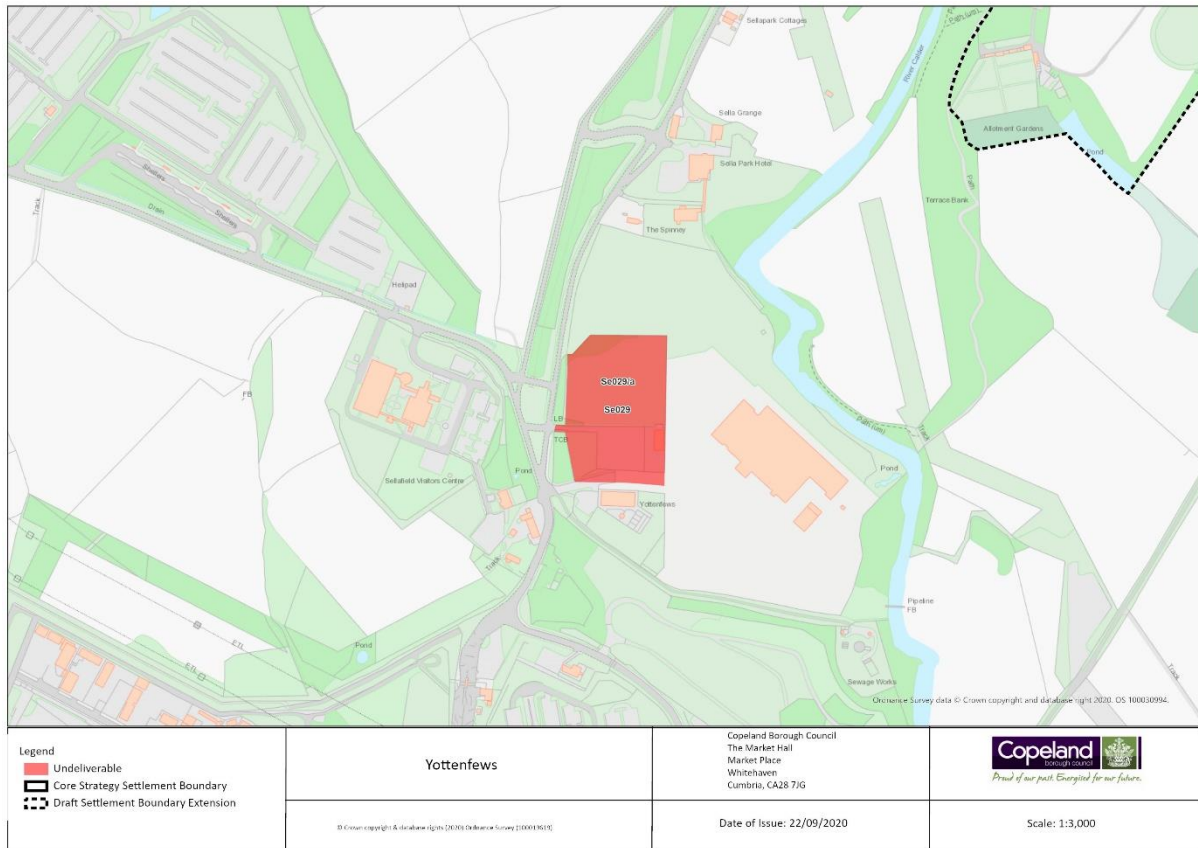
Map 70: Lamplugh SHLAA Undeliverable

Map 71: Pica SHLAA Undeliverable

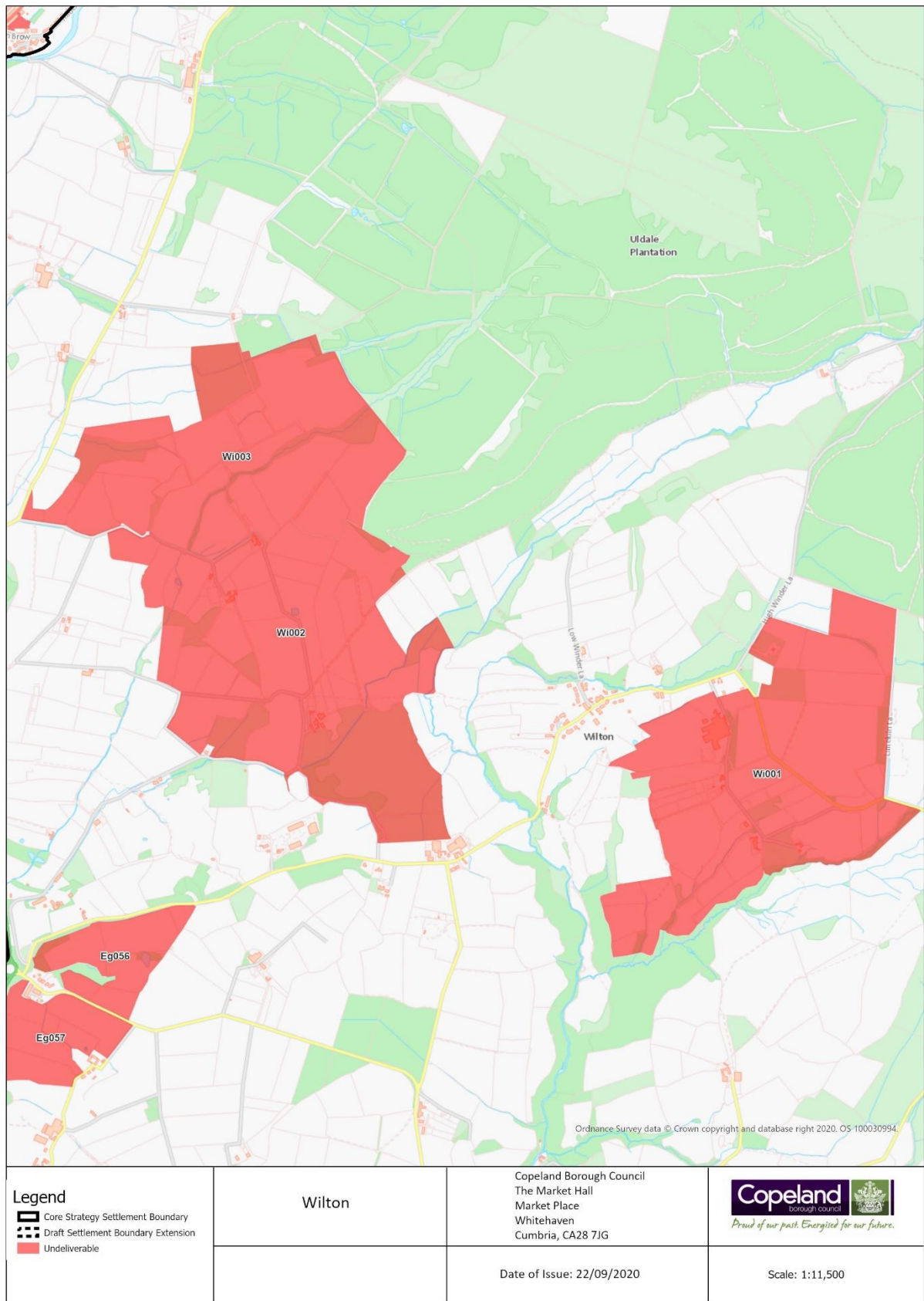


Map 72: Sandwith SHLAA Undeliverable

Map 73: Sellafield SHLAA Undeliverable



Map 74: Wilton SHLAA Undeliverable



The following sites have been excluded from the SHLAA process as all are located outside of the draft settlement hierarchy and falls below the 0.25ha assessment threshold

Table 64 –Outside of Settlement Hierarchy Excluded

SHLAA Reference	Site Name	Settlement	Reason for Exclusion	Site Area HA
La013	Land adjacent to Kellsteads	Lamplugh	Site Size	0.24
La019	Land at Woodend	Lamplugh	Site Size	0.11
Sa004	Land to West of Pool Cottage	Sandwith	Site Size	0.07



Map 76: Sandwith SHLAA Excluded