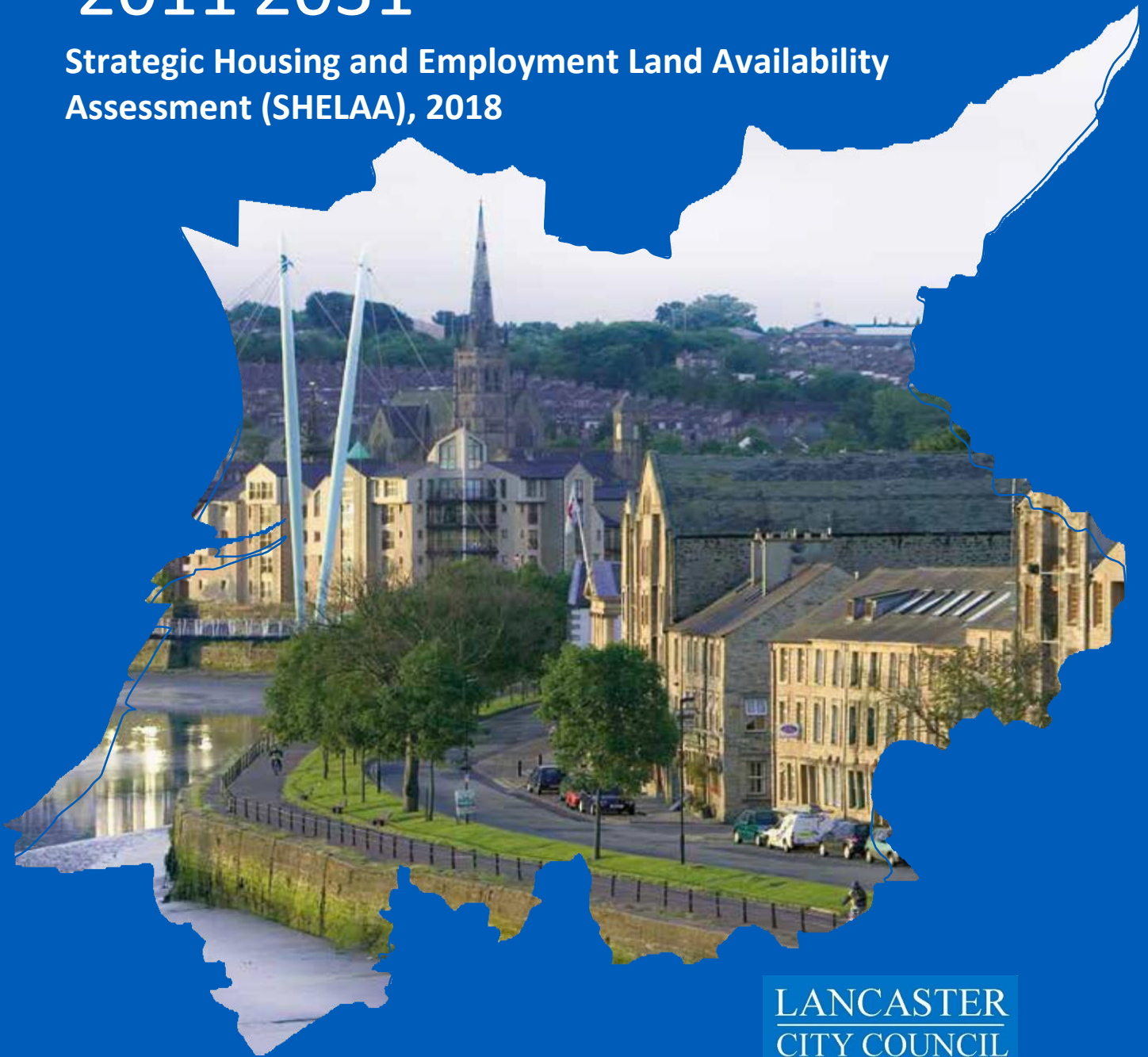


A Local Plan for Lancaster District 2011-2031

Strategic Housing and Employment Land Availability
Assessment (SHELAA), 2018



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1.0 Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Strategic Housing Land Availability Assessment. Lancaster City Council has chosen to include the economic land within this, and so has produced a Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 1.2 Appendix A of this SHELAA Site Assessment Report - 2018 and the corresponding interactive map includes all the sites within the SHELAA. The interactive map provides information on each site and its status in terms of the SHELAA.
- 1.3 The SHELAA identifies land with the potential to accommodate housing and employment, it does not determine whether a site should be allocated for housing and/or employment as part of the Local Plan or be granted planning permission for housing and/or employment. Sites without planning permission in the SHELAA require further testing and are subject to the requirements of a planning application or further determination through site allocation processes. The SHELAA does not preclude sites from being developed for other suitable uses and does not preclude other sites which have not been submitted or assessed coming forward for housing or employment, subject to the determination of a suitable planning application.
- 1.4 Where a site is shown as deliverable or developable it may be the case that the individual assessment concludes that only part of the site is appropriate for development due to constraints.
- 1.5 As the Council submitted the Local Plan to the Secretary of State in May 2018, this SHELAA is based on the previous NPPF (March 2012) and Planning Practice Guidance (PPG) (March 2014), because under the transitional arrangements this is the Framework against which the plan will be assessed during the Examination.
- 1.6 The assessment will be reviewed to take account of necessarily be subject to change over time as information regarding sites emerges or changes or as new sites become available and old sites are built out. The assessment allows for flexibility to take into account changes in both the planning system and housing and employment markets.

2.0 Characteristics of Lancaster District

- 2.1 Lancaster district covers an area of approximately 565 square kilometres and is home to approximately 140,000 people. Around 100,000 people live within the urban areas of Lancaster, Morecambe, Heysham and Carnforth and a number of larger village settlements (including Bolton-le-Sands, Hest Bank, Caton and Brookhouse and Halton). The remainder of the population live within rural villages and hamlets.
- 2.2 Over 90% of the district is categorised as rural and large areas are protected by a number of international, national and local designations. This includes two Areas of Outstanding Natural Beauty (AONB), as well as Britain's largest area of wetland, Morecambe Bay. The River Lune flows through the district and a large proportion of the district's main communities are located adjacent to or near the River Lune and/or its tributaries.
- 2.3 Lancaster has seen a steady population growth since the 1970's and has a relatively densely developed urban area. However, the district has historically managed to retain much of its urban form and outer boundaries by directing the majority of new development to previously developed land (brownfield sites).

3.0 Methodology and Consultation

- 3.1 This SHELAA has been undertaken in accordance with the staged approach set out within the adopted SHELAA methodology. This can be found on the [council's website](#). A draft methodology was consulted on for 5 weeks between Friday the 4th August and Friday 8th September 2017 and the final methodology takes account of the comments raised. The methodology is consistent with the approach set out in National Planning Policy Guidance.

Evidence Base

- 3.2 The assessments have been carried out objectively and based on the extensive evidence base that has been compiled by the Council in order to support the progress of the Local Plan. In many cases evidence has been provided on a site by site basis. The topic areas covered by specific evidence referred to in carrying out the assessments include:-

- Landscape and Visual Impact – Landscape, Townscape, Visual Field Surveys (Arcadis, 2015-2018)
- Ecology – Site Assessments and Appraisals (Greater Manchester Ecology Unit, 2016-2018)
- Archaeology – Initial Desktop Archaeological Assessments (Lancashire Archaeological Advisory Service, 2017/2018)
- Heritage – Heritage Impact Assessment for Site Allocations for Site Allocations in the Local Plan (Conservation Team, Lancaster City Council, 2018)
- Highways – Lancaster Highways and Transport Masterplan (Lancashire County Council, 2016). Lancaster Local Plan Transport Assessment, Site Access Review (Whyte Young Green, 2018)
- Flood risk - Strategic Flood Risk Assessment (JBA Consulting, 2017)
- Viability – Local Plan Viability Assessment (Stage one) (Lambert Smith Hampton, 2017)
- Open Space/recreation - Lancaster District PPG17 Study (Lancaster City Council, 2010 refresh), Open Space Assessment Report (Knight Kavanagh and Page, 2018)
- Sustainable Settlements Review (Planning and Housing Policy Team, Lancaster City Council, 2017)
- Employment Land Review (Turley, 2014), Employment Land Survey (Lancaster City Council, 2015)

Recording of Site Assessments and Data Collected

- 3.3 The baseline information gathered at the start of the SHELAA process and the assessments themselves have been recorded in an electronic database. Each site has been assigned a unique reference number (LPSA) and has a corresponding site boundary. This can be viewed on the SHELAA interactive map.

Dwelling Numbers

- 3.4 Dwelling figures for sites have been calculated based on site areas and subject to the discount rates set out in the methodology. This allows for infrastructure associated with residential developments such as roads, community facilities, and open space. In

certain cases there may be significant areas of land that are undevelopable within a site and these have not been included in the development estimate. These could be, for example, areas of flood risk or areas protected by landscape or ecology designations. Housing densities have then been applied to the residual areas to provide indicative dwelling numbers. The densities used are dependent on location and are based on the three area types shown in Table 1.

Area type	Dwellings per hectare	Size threshold (ha)
Rural and suburban	30	0.15
Urban centre periphery	50	0.10
Urban Centre	90	0.05

Table 1: Site densities and thresholds

- 3.5 'Urban Centre' is defined as the 3 main urban centres in the district:- Lancaster, Morecambe and Carnforth. The 'Urban Centre Periphery' is defined as 0.5km from the urban centre boundary for Lancaster, Morecambe and Carnforth. 'Rural and suburban' is defined as the remaining land outside the urban and urban periphery areas.
- 3.6 Dwelling densities have been adjusted where it was considered appropriate based on issues such as, but not limited to:
- Where additional information was provided by landowners/developers.
 - In sensitive areas such as AONB's or Conservation Areas or near listed buildings; and
 - Where historic planning applications suggest it was appropriate to do so.

Site Thresholds

- 3.7 In accordance with the methodology the SHELAA needs to consider all sites capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. No size threshold is proposed for sites within the Areas of Outstanding Natural Beauty (AONBs) at Arnsdale and Silverdale and The Forest of Bowland.
- 3.8 In order to 'filter out' smaller sites (under 5 dwellings) from further assessment the three density bands have been applied to identify site area thresholds. This does not rule out development on small sites, but helps manage the process of site assessment. These sites have been identified in the detailed site assessments and on the interactive map.

Economic Site Assessments

- 3.9 The SHELAA includes all allocated employment sites and new sites coming forward as part of the call for sites process. In terms of assessment for existing employment sites reference has been made to the Council's Employment Land Review, which includes a site by site assessment. New sites have been subject to the approach as set out in the SHELAA methodology.

Sustainable Settlements

- 3.10 The Council's evidence includes a Sustainable Settlement Review (2018). The review identifies those settlements outside the main urban areas across the district that are considered to have the necessary infrastructure and services to constitute a sustainable settlement. This review has been used to inform the SHELAA and for the purposes of site assessments, sites located outside sustainable settlements have not been considered to be suitable locations for development. As such those sites have not been subject to further assessment and identified as undeliverable for the purposes of the SHELAA.

Neighbourhood Plan Areas

- 3.11 There are currently nine Neighbourhood Plan area designations within the District. These are for the areas of: Wray with Botton Parish Council, Caton with Littledale Parish Council, Cockerham Parish Council, Halton with Aughton Parish Council, Slyne with Hest Parish Council, Morecambe Town Council, Wennington Parish Council, Dolphinhholme Parish Council and Aldcliffe with Stodday. A number of other communities are also exploring the opportunity to prepare Neighbourhood Plans for their area with a number of Neighbourhood Plans at different stages of preparation.
- 3.12 Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan and must plan positively on the basis of evidence, to meet development needs. The Council is working with Neighbourhood Plan groups to help them achieve Neighbourhood Plans that will meet development needs.
- 3.13 This SHELAA provides an assessment of sites located within Neighbourhood Plan designation areas. This will ensure that a consistent method of assessment is available for all known sites in the district. The assessments can then be used to inform the consideration of neighbourhood plan groups in determining which sites to allocate in their Neighbourhood Plans.

4.0 Review of Assessment

- 4.1 The SHELAA database now contains details of 600 sites. As part of this iteration of the SHELAA a number of sites have been identified that are to be archived. These sites fall into the following categories:-
- Sites that have been built out
 - Sites that are in current use with no evidence to suggest that they could be made available for development in the future (eg. have not been promoted or proposed by landowners, or come forward through the 'call for sites' process).
 - Sites that have been superceded by a new LPSA boundary.
- 4.2 The list of sites to be archived can be found in Appendix B. Subject to a period of consultation (Jan 2019) these sites will no longer be considered in future iterations of the SHELAA.
- 4.3 Of the 600 sites included within the SHELAA, 102 sites have been positively assessed for housing and 39 positively assessed for economic use.

Economic Sites

- 4.4 Of the 39 economic sites, the SHELAA has identified 8 new potential sites for employment uses (the remaining sites being established employment areas allocated within the adopted plan). There are two new sites located to the south of Lancaster and five in and around existing employment areas located to the south of Heysham. In total these sites equate to over 55 ha of potential employment land within the district. These sites will be subject to policy considerations prior to allocation within the emerging Local Plan.

Housing Sites

- 4.5 Of the 102 sites positively assessed for housing, 65 are identified as being deliverable (within 0-5 yrs of the plan period) and 28 sites are identified as being developable (6 – 15 yrs). A further 9 sites are currently under construction. The total development estimate for the deliverable/developable sites equates to 7112 dwellings
- 4.6 186 sites have been identified as falling under the site threshold and have not been considered for further assessment. A further 253 sites have been assessed as being undeliverable. The reasons are provided within the site assessment report but they often relate to the sites poor location and/or site constraints.
- 4.7 The SHELAA also includes sites located within the Bailrigg Garden Village. These sites are being taken forward through the Lancaster South Area Action Plan and will be subject to separate assessment. This SHELAA does not therefore make any conclusions on deliverability or assign any development potential to these sites.
- 4.8 In conclusion the SHELAA has identified a portfolio of sites with a potential capacity of up to 7112 residential units. It should be noted that the SHELAA is a policy neutral process. It makes decisions on the deliverability of sites based on a consideration of their suitability, availability and achievability for development. It leaves the policy judgement as to which sites to allocate to the Local Plan process. Please refer to Appendix C for details of how policy considerations have been applied and which as a result have led to a number of sites not being taken forward for allocation despite receiving positive consideration within the SHELAA.

CPA	SETTLEMENT	ADDRESS	Brownfield	Unsustainable part	URBAN or URBAL	Neighbourhood Plan Area	NPA Name	ADNR	Pollution SPD Policy Ref	Current Use	Conclusion Summ	Site Drawings	Site Description	Development/Assessment	Shedding start phase	Sustainability	Achievability	Availability	Sustainability (Traffic)	Environment (Traffic)	Availability (Traffic)	Planning SPD	Environment SPD		
1	Abbeyhead	Beech Farm, Abbeyhead Road	Brownfield	No	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
2	Aldcliffe	Arna Wood	Greenfield	No	Rural	NO		NO		Agricultural	Undeliverable	0	Large greenfield site on the edge of Aldcliffe village. The site is presently undeveloped and is currently used for agriculture. The site was suggested for residential development through the SHAA process. An application for 12 dwellings has been submitted.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
3	Aldcliffe	Land North Of Aldcliffe	Greenfield	No	Rural	NO		NO		Agricultural	Undeliverable	0	Large greenfield site to the north of Aldcliffe Village. The site is presently undeveloped and is currently used for agriculture. The site was suggested for residential development as part of the call for sites process.	Site not considered to be suitable for development.	N/A	There are significant landscape and amenity issues associated with this site and further work is underway to assess these impacts. Aldcliffe has also not been identified as a Sustainable Settlement. There are also potential heritage issues associated with East Lodge and the driveway leading to Abraham Heights.			RED			YES	NO		
4	Aldcliffe	Land North of Ashlar Lodge, Aldcliffe Hall Drive	Greenfield	No	Rural	NO		NO		Agricultural	Undeliverable	0	Greenfield site to the north of Aldcliffe Village. The site is presently undeveloped and is currently used for agriculture. The site was suggested for residential development as part of the call for sites process.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
6	Ambition	Crossroads Garage, Kirkby Lonsdale Road	Brownfield	No	Rural	YES	Ambition	NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
10	Ambition	Bay Horse Hotel, Kirkby Lonsdale Road	Brownfield	No	Rural	YES	Ambition	NO		Excess Car Parking	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
11	Ambition	Land East Of Ambition Methodist Church, Kirkby Lonsdale Road	Greenfield	No	Rural	YES	Ambition	NO		Agricultural	Deliverable (1-5 years)	17	The site is located on the southern periphery of Ambition, to the east of Kirkby Lonsdale Road. It is currently an agricultural field with two redundant buildings located on the northern boundary. Immediately to the north is a site being developed for 14 houses.	Subject to mitigation measures the site is considered to be suitable. It is noted that although outline planning permission has been granted no detailed submission has been made to date. Based on available information it is considered that the site is developable.	1-5 year phase	Outline planning permission has been granted for the development of 17 houses on the site. Issues relating to open space provision, connectivity and landscape were identified but it was considered that these could be overcome through appropriate design and mitigation.			AMBER	GREEN	AMBER	YES	NO		
641	Ambition	Land South of Willow Cottage and Pool House, Main Street	Greenfield	No	Rural	YES	Ambition	NO		Greenfield, Paddock/Garden	Undeliverable	0	Land South of Willow Cottage and Pool House, Main Street	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
790	Ambition	Land Opposite Carus Park	Greenfield	No	Rural	YES	Ambition	NO		Agricultural	Undeliverable	0	The site lies to the south-west of Carus Park on the opposite side of the village access road in the village of Ambition.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
792	Ambition	Land West of Goss Farm	Greenfield	No	Rural	YES	Ambition	NO		Agricultural	Undeliverable	0	Less west of the former Goss Farm Steading	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
803	Ambition	Land at Denny Bank, Main Street	Greenfield	No	Rural	YES	Ambition	NO		Agricultural	Undeliverable	0	The site is located to the north of Main Street on land to the rear of Denny Bank. It is currently used for grazing/village and is bounded to the west and south by residential properties and a school. To the north and east the site is bounded by hedgerows and woodland.	Ambition is not considered to be a sustainable settlement. There are also concerns regarding heritage impacts. The site is not considered to be deliverable.		This is a greenfield site with no known abnormal costs.			RED	GREEN	GREEN	YES	NO		
807	Aughton with Stoddy	Land north of Tarnwater Lane	Greenfield	No	Rural	NO		NO	SG1, SG3 (Transition South)	Agricultural	Undeliverable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
12	Aughton	Newbanks Barn, Aughton Brow	Part Greenfield/Part Brownfield	No	Rural	YES	Malton	Forest of Bowland		Residential and garden	Undeliverable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
15	Bay Horse	Land East Of Brookside, Whims Lane	Greenfield	No	Rural	NO		NO		Garden Area	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
18	Bolton le Sands	Land At Junction Of Coastal Road And A6	Greenfield	Yes	Rural	NO		NO		Open space	Undeliverable	0	Area of open space at the junction of the A6 and Coastal Road was suggested as a potential development site following previous enquiries to the planning department.	The site is not considered to be suitable and therefore undeliverable.	N/A	The site is considered to be an important area of open space identified in the Council's evidence base (PPS17 Open Space study). It is not considered suitable for residential development.	This site is considered to be viable.			RED	GREEN	RED	YES	NO	
19	Bolton le Sands	Redundant Sub Station, A6	Brownfield	Yes	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
20	Bolton le Sands	17A Whitn Grove	Brownfield	Yes	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
21	Bolton le Sands	Land South and East Of 58-24 Mosswell Avenue	Greenfield	Yes	Rural	NO		NO	H2.7 (Housing)	Agricultural	Developable (beyond 5 years)	15	This is a greenfield site located within Bolton le Sands between Mosswell Avenue and the Bye Pass Road. It is made up of two parcels of land. The larger eastern parcel has frontage onto Bye Pass Road consisting of a mature hedgerow. The smaller parcel is located to the south of Mosswell Avenue. Both parcels are currently used for grazing and are divided by a stream and a public footpath which runs through the site from north to south. There is a gated access from Bye Pass Road to the eastern part of the site and a gated access from Mosswell Avenue to the western part.	The site is well located within the existing village, which the Council have identified as a sustainable settlement. Residential development is considered appropriate although the location of the cricket ground to the north will reduce the developable area of the site and the Conservation Area to the east will require development to be carefully sited and designed.	6-10 year phase	The site is located on the western edge of the Bolton le Sands Conservation Area and is clearly visible from within the Conservation Area, particularly the western part of the site which is more elevated. Development is likely to be restricted in this part of the site. Careful siting and design will be important. The site's frontage onto Bye Pass Road is currently a mature hedgerow and its removal or re-alignment for a new access will need careful consideration. Due to the location of the cricket ground immediately to the north of the site, some form of buffer within the site itself will be required in order to mitigate potential conflicting uses. This will result in a reduced developable area.		This is a greenfield site located within a popular residential area. Although a potential buffer between any development and the cricket ground will reduce the developable area, the site is considered to be viable.			AMBER	GREEN	GREEN	YES	NO
22	Bolton le Sands	Jubilee Garage, Main Road	Brownfield	Yes	Rural	NO		NO		Car repair garage	Undeliverable	0	The site is currently in use as a car garage in Bolton le Sands. An application for residential development on this site was refused in 2001.	The site is not considered to be suitable for development.	N/A	The site is within the village of Bolton le Sands positioned adjacent to the main road and adjacent to residential properties. Alternative employment or residential development may be suitable.	There may be mitigation required to address potential contamination due to the use as a car repair garage. Development would need to address the prominent end-use within the conservation area.			AMBER	AMBER	RED	YES	NO	
26	Bolton le Sands	Rod Bank Farm, The Shore	Brownfield	Yes	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
27	Bolton le Sands	McGuffigans renovations, 99-101 Main Street	Brownfield	Yes	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
28	Bolton le Sands	4A Byron Avenue	Brownfield	Yes	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
29	Bolton le Sands	Spur, 46 Main Road	Brownfield	Yes	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
31	Bolton le Sands	Harons Road, Hillcrest Avenue	Part Greenfield/Part Brownfield	Yes	Rural	NO		NO		Residential and garden	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
32	Bolton le Sands	Land East Of Railway Crossing St Michaels Lane	Greenfield	Yes	Rural	NO		NO	H2.4 (Housing)	Greenfield - TIC	Deliverable (1-5 years)	20	This is a greenfield site on the western edge of Bolton le Sands located to the south of St Michaels Lane and adjacent to the west coast mainline.	The site is considered suitable for development. The site is a greenfield and easily accessible from St Michaels Lane suggesting that the site is achievable. A planning application is currently being considered to vary the affordable housing element of the development. This suggests that development of the site is being actively pursued and that the land is available.	1-5 year phase	The site has been granted planning permission for 20 dwellings - use 15/0157/FL. Off site contributions were requested for education, open space provision and highways. No major issues were identified.		This is a greenfield site with a straightforward access on to St Michaels Lane. There were no significant constraints identified as part of planning application 15/0157/FL. It is a popular residential area and the site is considered to be viable.			GREEN	GREEN	GREEN	YES	NO
642	Bolton le Sands	Land North of 154-182 Coastal Road	Greenfield	Yes	Rural	NO		NO		Forested pastureland, BMS	Undeliverable	0	Land North of 154-182 Coastal Road	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED			YES	NO		
711	Bolton le Sands	Greenbelt between West Bank and Syle	Greenfield	Yes	Rural	NO		NO		Agricultural	Developable (beyond 5 years) Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	30	This is a green field site located to the south of Bolton le Sands and west of the A6, consisting of open fields separated by hedgerows. It is an undulating site with a central drainage/ridge running north/south through the site. A small stable building and paddock is located in the NE corner of the site.	Notwithstanding Greenbelt policy, landscape impacts are considered to be a significant constraint limiting the extent of development. There are also likely to be impacts on local services, highways, etc. If development is at a significant scale, particularly if the site is to the south is also considered. The site is considered suitable therefore for limited development. The site is considered to be available and there are no known abnormal costs. Development at a greater scale would need to be considered as part of a coordinated approach alongside the site to the south.	6-10-15 year phase	The site is located on the edge of an identified sustainable settlement. Given the size of the site and potential scale of housing, there will be significant impacts on local infrastructure and services. Given the semi-rural nature of the site there are likely to be landscape impacts on views from the east and mitigation will be required. The site is considered to be able to accommodate a limited scale of development.		This is a greenfield site located within a popular residential area with no known abnormal costs. Viability is not considered to be an issue.			AMBER	GREEN	GREEN	YES	NO
718	Bolton le Sands	Land South of St Michaels Lane	Greenfield	Yes	Rural	NO		NO		Agricultural	Undeliverable	0	Greenfield site currently used for pasturing/grazing, located between the western edge of Bolton le Sands and the west coast mainline railway.	The site is potentially suitable and viable for development. Confirmation is required in terms of availability. It should be noted that the site is within the Greenbelt and subject to further policy considerations prior to any allocation.	N/A	The adjacent west coast mainline causes potential noise nuisance but this can be mitigated by appropriate design and construction methods. Access to the site is dependent on the development on the site to the north providing the necessary link to St Michaels Lane. The site is located within the Greenbelt.	This is a greenfield site with no known abnormal costs. It is considered to be achievable subject to a suitable access being provided across the adjacent site.			AMBER	GREEN	RED	YES	NO	
35	Borwick	Epoch Cottages, Borwick Lane	Greenfield	No	Rural	NO		NO		Private Garden	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO		
37	Brookhouse	Brookhouse Scout Hut, New Street	Brownfield	Yes	Rural	YES	Caton	Forest of Bowland		Scout Hut	Undeliverable	0	The site is located on the eastern side of the village, to the south of St Pauls Church Hall. The site is bounded to the east and south by hedgerows and contains a Scout hut in the SW corner. A footpath runs through the site leading to St Pauls Primary School.	There is no evidence to suggest that the site is available and there are issues relating to the site access.	N/A	There is no suitable access to the site other than a track serving the church hall.	This is a greenfield site. There may be access issues which affect viability.			RED	AMBER	RED	YES	NO	
38	Brookhouse	Land West Of Spynmore Road	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland		Mainly open fields. Buildings located in the south west corner. TIC	Deliverable (1-5 years)	22	The site includes a residential property situated on Spynmore Road and a parcel of land located to the rear currently used for grazing. A planning application has been approved on the site that includes the demolition of the existing dwelling and the creation of a new access and residential development.	The site has planning approval and under construction.	1-5 year phase	The site has approval for the erection of 22 dwellings 11/00736/RM and is under construction.	The site is under construction and considered to be viable.			GREEN	GREEN	GREEN	YES	NO	
39	Brookhouse	Land South Of 1-29 Hawthorn Close	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland		Agricultural	Developable (beyond 5 years)	15	This is a greenfield site situated to the south of Hawthorn Close. It is currently an agricultural use with agricultural land to the west and south. It is a sloping site and has some small agricultural buildings in the SE corner. There is an access track in the NE corner leading on to Hawthorn Close.	The site is potentially able to accommodate development subject to the access being suitable and the land being available (swelling confirmation). Development will be restricted to single storey to avoid landscape impacts.	6-10 year phase	The site is well located on the edge of the existing village. There are landscape considerations which will limit the scale of the development and likely restrict development to a single storey. Impacts on adjacent properties also need to be considered. The site access is restricted in width and concerns are raised on its suitability.		This is a greenfield site with no known abnormal costs.			AMBER	GREEN	AMBER	YES	NO

40	Brookhouse	Land South Of Hornby Road	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland		Agricultural	Undevelopable	0	This is a large greenfield site which includes land between Brookhouse and Caton and extends north and east up to the A683 and Holme Lane. It is bounded to the south by Spence Road and Brookhouse Road. The land rises up to a ridge which runs east/west across the site. It is currently in agricultural use. The site is bounded by stone walls and hedgerows. Arie Beck runs along the western boundary.	Green impacts on landscape and it is located within the AONB the site is not considered to be deliverable.	N/A	The site is located on the edge of Caton which has been identified as a sustainable settlement. However, there are a number of constraints affecting the site including the location of water main passing through the site, flood risk, topography and most notably the significant potential landscape impacts on the AONB. The site is therefore not considered to be suitable for development.	This is a greenfield site located within the AONB. There are no known significant abnormal costs. It is considered to be viable.	The site is currently being promoted through the Local Plan process and is considered to be available.	RED	GREEN	GREEN	YES	NO
41	Capemerry	Land South East Of Hobsons Lane	Greenfield	No	Rural	NO				TBC	Undevelopable	0	An area of land currently used for topsoil storage yard has been suggested for caravan development via the call for site process. A planning application for 8 caravans on site has recently been submitted to the council. This is currently awaiting determination. The site is not suitable for residential development. For this reason no further assessment has been undertaken.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					YES	NO	
43	Canforth	Brewers Barn, North Road	Greenfield	No	Urban	YES	Canforth	NO		Agricultural	Undevelopable	0	This is a greenfield site located outside of the main urban boundary of Canforth, north of the canal and adjoining the A602 B16. The land is made up of several fields separated by mature hedgerows and is presently used for agriculture. An electricity pylon runs through the site north to south.	There are significant constraints affecting the site. However, planning application 16/00335/OUT has demonstrated that the site can be overcome. The site is considered to be available given the its recent planning history. It is noted that the LDP relating to the planning approval is yet to be signed indicating that there are issues relating to viability.	N/A	No access can be gained from North Road and as a result a new junction is required from the M6 slip road in order to access the site requiring the reallocation of the road. There are significant legal and construction costs associated with this. There are also overhead power lines and a gas pipeline passing through the site. The site is also adjacent to the main route of Canforth. There are therefore significant constraints. However, it has been demonstrated that these can potentially be overcome (see planning approval 16/00335/OUT).	Evidence was provided by the applicant as part of planning application 16/00335/OUT to demonstrate that housing on the site is viable taking into account the various constraints and planning considerations. The application was approved on condition in March 2017 subject to the signing of a LDP which related to the new access on to the motorway slip road. This has yet to be signed indicating that the site is not achievable.	The site is considered to be available given the planning history of the site.	GREEN	RED	GREEN	YES	NO
47	Canforth	Land South Of 24-25 Greengate Lane, Crag Bank	Greenfield	No	Urban	YES	Canforth	NO		Garden	Undevelopable	0	Greenfield land to the rear of 24/25 Greengate Lane was assessed as being deliverable for housing in the 2008 SHLAA. The site was included in the 2008 SHLAA following its submission as part of the call for sites process.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.		RED		YES	NO		
49	Canforth	Land North Of Railway Lines, Warton Road	Greenfield	No	Urban	YES	Canforth	NO		Open space used for recreation and nature conservation. Some buildings on site, disused heap	Undevelopable	0	The site is a former tip off Warton Road, located between Canforth and Milthorpe. The site has now been partially naturalised and consists primarily of woodland and scrub. The River Keer flows along the northern boundary of the site and is the source of a valuable environment.	There are a number of constraints and designations affecting the site. The site is not considered to be suitable for employment or residential use. Viability is also considered to be a significant issue in terms of employment cost.	N/A	The site was previously assessed as unsuitable in 2008 and 2005 SHLAAs due to value as open space and ecological interests. Currently the site is identified within emerging plan as two designated areas: open space/recreation and as a BNC. The whole site is the subject of a TPO. The majority of the site is located within Flood Zone 3. Planning application 19/02120/OUT was refused permission for the erection of 24 dwellings on part of the site. The reasons for refusal include flood risk, impacts on ecology and loss of open space. Given the site is located within Floodzone 3 residential development is considered to be unsuitable. In terms of employment cost there may be appropriate subject to the sequential test being applied but this would still lead to the loss of open space and a site of ecological importance. The site is not considered suitable for development.	Residential development may be viable although it is noted that the site may need remediation. Notwithstanding the significant constraints affecting the site the Council's evidence base suggest that viability is likely to be an issue in terms of employment use. Officers have no evidence to say that this site is achievable.	The Council has recently been approached by consultants acting on behalf of the landowner, for employment or residential uses.	RED	AMBER	GREEN	YES	NO
51	Canforth	Land South West Of 529 Crag Bank Road	Greenfield	No	Urban	YES	Canforth	NO		Agricultural	Undevelopable	0	The site is located within Floodzone 3 and not considered suitable for development.	The site is located within Floodzone 3 and is within the Green belt. The site is identified as SP4 within area 'Can 18' within the recent North Lancashire Green Belt Review (Nov 2016). It is identified as making a strong contribution to the purposes of the green belt.	N/A	The site is considered to be unsuitable as it is located within flood zone 3 and is within the Green belt. The site is identified as SP4 within area 'Can 18' within the recent North Lancashire Green Belt Review (Nov 2016). It is identified as making a strong contribution to the purposes of the green belt.	Officers have no evidence to suggest that the site is achievable.	Officers have no evidence to suggest that the site is viable	RED	AMBER	RED	YES	NO
52	Canforth	Land Between 1 And 8 Victoria Street	Brownfield	No	Urban	YES	Canforth	NO			Small site, Below threshold for site location*	0		Within 0.5km buffer around Town Centre and below 0.5ha	N/A							YES	NO
53	Canforth	Land East Of 1 Grosvenor Court	Greenfield	No	Urban	YES	Canforth	NO		TBC	Small site, Below threshold for site location*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.5ha	N/A							YES	NO
55	Canforth	Land West Of 122-146 Lancaster Road	Part Greenfield/Part Brownfield	No	Urban	YES	Canforth	NO		Back gardens and garages	Small site, Below threshold for site location*	0	Area of land to the rear of Lancaster Road was identified as a potential housing site in the SHLAA. This followed previous enquiries to the planning department for development.	Site is in use as gardens to dwellings on Lancaster Road, no frontage.	N/A	Not suitable for residential development, absence of frontage.	Access very challenging given lack of main frontage.	Unlikely to be available as forms gardens and garages to rear of Lancaster road properties	Red	Amber	Red	YES	NO
56	Canforth	Bowling Green Caravan Park, Albert Street	Brownfield	No	Urban	YES	Canforth	NO		Caravan park	Undevelopable	0	Caravan park in Canforth adjacent to the cricket ground. The site was suggested as a potential residential site following previous enquiries to the planning department.	The site is currently occupied and unavailable.	N/A	The site is well located and potentially suitable for development.	Some cost in remediation but considered to be viable	The site is occupied and there is no evidence to suggest the site is viable	GREEN	AMBER	RED	YES	NO
57	Canforth	Land South Of Canforth Cemeteries, Kellier Road	Greenfield	No	Urban	YES	Canforth	NO		Flood water storage area - TBC	Undevelopable	0	Site located to the south of Canforth Cemetery	Unimplemented application permitted for 14 affordable residential units. Site considered to be unachievable.	N/A	Planning application permitted 15/00363/REM and 15/00068/OUT	Development require off site works outside landowners control.	Considered to be available	GREEN	RED	GREEN	YES	NO
58	Canforth	Perkwoodall Quarry, Hunter Street	Brownfield	No	Urban	YES	Canforth	NO			Small site, Below threshold for site location*	0		Within 0.5km buffer around Town Centre and below 0.5ha	N/A							YES	NO
59	Canforth	Canforth Fiber House, Kellier Road	Brownfield	No	Urban	YES	Canforth	NO		Former Fiber House	Small site, Below threshold for site location*	0	Fiber house building off Kellier Road in Canforth.	Outside Three Town Centre Buffers, or within Heysham, and below 0.5ha	N/A							YES	NO
60	Canforth	Former Co-Op Building, John Street	Brownfield	No	Urban	YES	Canforth	NO			Small site, Below threshold for site location*	0		Within 0.5km buffer around Town Centre and below 0.5ha	N/A							YES	NO
61	Canforth	Landfield Quarry, Kellier Road	Brownfield	No	Urban	YES	Canforth	NO	SO11, SO13, M1 (housing)	Derelict land, residential, leisure	Deliverable (1-5 years)	200	The site is located to the south of Canforth town centre adjacent to the Lancaster Canal. The main part of the site was a former quarry and is now largely overgrown with areas of scrub and woodland. Areas of hardstanding still remain in the central part of the site which is the site of a former concrete works. The southern half of the site is identified as Biological Heritage Site. The football pitch occupied by Canforth Rangers is excluded from this LPA site. The western part of the site is occupied by Canforth Marina. Two residential properties are located adjacent to the marina area within the site itself. Access to the site via a single track lane off Kellier Road in the north east corner of the site.	Significantly, the site is now under the ownership of the HCA. There are a number of issues to overcome, most notably relating to the possible relocation of Canforth Rangers and the site's proximity to the canal. The site is also a potential issue in addressing these issues the site needs to be considered in conjunction with the site to the south, ideally through a master planning process, in line with the Council's emerging Development Brief.	1-5, 6-10 year phase	The suitability of this site was considered as part of the adopted Local Plan allocation and more recently as part of the determination of the 2007 planning application 07/00165/19/018 which required planning permission in 2013. There are a number of constraints on the site: contaminated land, BNC, poor accessibility to town centre and the location of Canforth Rangers site. The footbridge was not seen as a realistic option at the time of the planning permission being granted. This decision will need to be reviewed given the bringing forward of the adjoining Canforth South site and the need to consider linkage to the town centre (see South Canforth - South Development Brief). The site is also dependent on the adjacent site in terms of the BNC and the provision of access roads through the site. Ideally the site should be brought forward with the adjacent strategic site as part of an overall master planning approach.	This is a brownfield site with significant constraints relating to the site previous use and the existence of the BNC on the site. Furthermore the presence of the existing residential properties on the site, the location of the marina and the football club, make the redevelopment of the site more problematic. The site received outline planning permission in 2013 for housing development but no progress was made. However, in 2017 the HCA took over control of the site in order to progress the site. This is significant in terms of bringing forward the site and ensuring the site's viability.	The site was bought by HCA in Spring 2017 indicating that the site is available. They will be submitting a planning application in 2018 for residential development. There are however, small parcels of land containing residential properties that are not available.	AMBER	GREEN	GREEN	YES	NO
62	Canforth	Hall Gowen Barn, North Road	Brownfield	No	Urban	YES	Canforth	NO			Small site, Below threshold for site location*	0		Within 0.5km buffer around Town Centre and below 0.5ha	N/A							YES	NO
65	Canforth	Greenbank, Scotland Road	Part Greenfield/Part Brownfield	No	Urban	YES	Canforth	NO		Residential and Garden	Small site, Below threshold for site location*	0	Very small site when taking account of levels. Current use as a single residential dwelling. On main road	Considered unlikely to be available as it is used as a dwelling.	N/A	Given site use unlikely to be suitable for residential development of much more than 10 units currently on site.	Main road location may not be attractive to the market.	Unlikely to be available as in use.	Amber	Amber	Red	YES	NO
66	Canforth	The Cross Keys, Kellier Road	Brownfield	No	Urban	YES	Canforth	NO		Excess Car Parking	Small site, Below threshold for site location*	0		Within 0.5km buffer around Town Centre and below 0.5ha	N/A							YES	NO
67	Canforth	83 North Road	Brownfield	No	Urban	YES	Canforth	NO			Small site, Below threshold for site location*	0		Within 0.5km buffer around Town Centre and below 0.5ha	N/A							YES	NO
69	Canforth	Former Canforth Methodist Church, Lancaster Road	Brownfield	No	Urban	YES	Canforth	NO		Construction site	Small site, Below threshold for site location*	0		Within 0.5km buffer around Town Centre and below 0.5ha	N/A							YES	NO
71	Canforth	Land West Of 11 Greengate Lane	Greenfield	No	Urban	YES	Canforth	NO		Livery use	Undevelopable	0	Greenfield site located in the green belt to the south of Canforth. The site was identified through the SHLAA process but was not assessed due to its location in the green belt.	The site is within Floodzone 3 and is not considered to be suitable for development	N/A	The site is located within the green belt. The site is identified as SP4 within area 'Can 20' within the recent North Lancashire Green Belt Review (Nov 2016). It is identified as making a strong contribution to the purposes of the green belt.	Officers have no evidence to say that this site is achievable	The site was put forward by the landowner as part of the call for sites process. Officers have not received any information to confirm that this site is still available for development.	RED	AMBER	RED	YES	NO
73	Canforth	Bank Field, Scotland Road	Greenfield	No	Urban	YES	Canforth	NO		Agricultural	Undevelopable	0	Greenfield site located to the north of Canforth centre has been suggested for residential development through the SHLAA process. Application 13/02397/OUT for residential development has been approved with access from the A6.	The topography of the site is a considerable constraint to the site coming forward. It has been demonstrated through the planning application process that a suitable access can be provided. However there are concerns over the viability of the site given the costs associated in providing such an access.	N/A	The site is located within Canforth which is agreed to be a sustainable location where the council would expect to support residential development. Planning permission was granted in 2013 for 18 houses. A current application for a care home is pending. Access from the A6 is however a long and the proposed road takes up a considerable part of the site.	Officers have no evidence to confirm this site is achievable for development.	The recent approval indicates continued interest in bringing this site forward for development. The site is noted to be being marketed to developers at the moment.	GREEN	RED	GREEN	YES	NO
74	Canforth	Canforth Rangers Football Ground, Landfield, Kellier Road	Greenfield	No	Urban	YES	Canforth	NO		Football Club	Undevelopable	0	Whilst the site remains in use as a successful football club officers have, in the past, been made aware of the clubs aspirations to find a better site more suited to its growing needs. Opportunity to provide these facilities to the south of Canforth in joint facilities for a football club, and a new sports and leisure centre has been suggested. It is noted that since submitting the site to the council for consideration in the allocations process the club has started to invest in upgraded facilities on the existing site.	The site is currently occupied by the local football club and is an important local sports facility. It is currently unsuitable for development. Discussions are ongoing relating to the relocation of the club and this position may change.	N/A	The site is identified as outdoor sports facility in the council's PP127 study. Given its present use it is considered to be unsuitable for redevelopment.	The site is considered to be viable if an alternative site can be found for the club.	The site is in use and therefore presently unsuitable	RED	GREEN	RED	YES	NO
75	Canforth	Keer Bridge, Warton Road	Brownfield	No	Urban	YES	Canforth	NO	DO52 (Recreation and Open Space)	Mixed Commercial	Developable (beyond 5 years)	0	Employment site between Canforth and Milthorpe. The site has been cleared and now lies vacant. Concrete hardstanding remains on much of the site. Buildings (former farmhouses/barns) at the entrance to the site are listed.	The site is considered suitable for employment uses subject to the flood risk sequential test being satisfied. The remediation of the site is likely to affect the viability of the site. The site was previously put forward by the landowner for assessment and is assumed to be available. The development of the site is associated with the draft policy DO52 would not be housing led. The site has therefore been removed from the Brownfield Register.	6-10 year phase	The site is predominantly located within F23. Residential development is not appropriate across much of the site but subject to satisfying the sequential test employment uses may be. The level of HDV movements will be an issue of employment use come forward. Appropriate and sensitive design will also be required given the listed buildings located within the site and the adjacent employment and designations. Opportunities to address these issues will need to be considered.	Viability is affected by the previous development of the site the listed buildings on the site also contribute to the costs of redevelopment.	The site was submitted in the 2008 call for sites process by the landowner. Correspondence with the owner indicates that they are interested in bringing the site forward for development. The site is now cleared with no active businesses located on it.	AMBER	AMBER	AMBER	NO	YES

76	Canforth	Norje Service Station, Scotland Road	Brownfield	No	Urban	YES	Canforth	NO		Dervile site	Undevelopable	0	The former garage site was granted permission for a mixed use development in 2007, this permission has now lapsed and the site is currently used for parking.	The site is suitable for the development of a mix of uses with residential on the site over the ground floor over car parking and residential level. The previous planning permission shows that such development is suitable and achievable.	N/A	Planning permission has previously been granted for the development of the site as a mixed use development comprising of 18/0080/FUL as an extension to the existing car park (apartments) above and adjacent to existing store parking (07/02/795/FUL). While the permission has expired it indicates that the site is therefore suitable for development.	The site currently has an extended temporary planning permission (ref 17/01322/CU) for use as a car park. The temporary period expires 30/12/22. While the site has planning permission for a car park and as the mixed use planning permission was allowed to expire, the redevelopment is likely to be just entry of the car park permission. As the mixed use permission expired, it is unclear whether the commercial element is viable. Redevelopment of the site without the commercial element may be acceptable in principle. A scheme will need to address the impacts of the development upon air quality and the air quality available to occupiers of the development.	GREEN	AMBER	RED	YES	NO	
81	Canforth	Dock Acres, South Lakes/Lake Leisure Village	Part Greenfield/Part Brownfield	No	Urban	NO		NO		Open Land, Touring Park and Fishery	Undevelopable	0	Former quarry site to the north of Dock Acres, South Lakes/Lake Leisure Village has been suggested for holiday accommodation. The site is located adjacent to the existing Dock Acres site which operates as a holiday and leisure resort. The site contains the Dock Acres North Biological Heritage Site.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED			YES	NO
82	Canforth	Land At The Corner Back Lane And Windermere Road	Brownfield	No	Urban	YES	Canforth	NO			Undevelopable	0	The site is a mixture of hard surfacing, grass and trees and forms part of a strip of land that separates Back Lane with the residential estate. The site is currently subject to an application for 8 affordable homes (18/00026/FUL).	The location of the site within Flood Zone 3 results in an undevelopable site.	N/A	The location of the site within Flood Zone 3 indicates that the site is not suitable for development. The site is within Flood Zone 3 where a sequential test will be necessary to determine the suitability of development. The sequential test is being considered as part of the planning application process 18/00026/FUL.	The site is considered to be viable however, the site location within Flood Zone 3 adversely affects achievability due to associated flood mitigation and surface water drainage costs.	RED	AMBER	GREEN	YES	NO	
83	Canforth	Windermere Road Garages	Brownfield	No	Urban	YES	Canforth	NO		Garages	Deliverable (1-5 years)	6	This is an area of domestic garages and open space located off Windermere Road in Canforth. The site is on the edge of the existing urban area and backs onto open countryside identified as the Canforth South Strategic site allocation (SPA 7.7). There are a number of mature trees in the SW corner of the site.	This is a small site located within the existing urban area on the southern edge of Canforth. The site is accessed easily off Windermere Road. The group of trees and area of surface water flood risk within the site will affect the developable area. Partial development of the site is considered to be appropriate.	1-5 year phase	The site is located within the existing urban area and is considered to be a suitable location. There are a group of trees in the SW corner of the site which also coincides with an area of 130-year surface flood risk. This may affect the developable area of the site.	The site is considered to be viable.	GREEN	GREEN	GREEN	YES	NO	
691	Canforth	Land North of Canforth Brow	Brownfield	No	Urban	YES	Canforth	NO		Open Field - TBC	Deliverable (1-5 years)	6	Outline planning permission granted for up to 6 residential dwellings (14/00620/OUT) and approved reserved matters application (18/00708/FUL).	Outline planning permission granted for up to 6 residential dwellings (14/00620/OUT) and approved reserved matters application (18/00708/FUL).	1-5 year phase						YES	NO	
717	Canforth	Greenbelt South of Canforth	Greenfield	No	Urban	YES	Canforth	NO	SG22, H1 (Housing)	Agricultural	Deliverable (1-5 years)	500	This is an area of countryside located to the south of Canforth between Back Lane and the Lancaster Canal covering an area of approximately 20 ha. The site is made up of pastoral farmland which is undulating in character with modest driveways, providing open views across to the north over Canforth, to the west over the Arncliffe and Shilohdale AONB and to the south over the open countryside. The land falls broadly towards the east and the west, with the higher areas of ground towards the middle of the allocation.	This site is located in open countryside to the south of Canforth adjacent to biological heritage sites. Careful siting and design will be required in order to minimise impacts on landscape and ecology. Its relationship to the adjacent Landfield Quarry site and the town centre is also important particularly in terms of connectivity. The provision of a new foot/cycle bridge is an important piece of infrastructure which will help reduce traffic generation and potential impacts on the AONB in Canforth town centre. The site should be brought forward as part of an overall master planning approach that includes the adjacent Landfield Quarry site. Given the scale of the development there will be a need for new infrastructure (roads, school, open spaces). This will, along with landscape and ecology constraints, reduce the developable area within the site. The site is being actively promoted by a developer and is assumed to be available.	1-5, 6-10, 11-15 year phase	The main issues relating to the site's suitability are concerned with impacts on the landscape and the connectivity between the site, the adjacent Landfield Quarry site and the town centre. Due to the landscape concerns the western boundary of the site has already been reduced but careful consideration of design and layout will be required in order to mitigate any impacts. Canforth town centre is currently identified as an AQMA and impacts on traffic generated by the site will need to be assessed. The provision of a new footbridge across the canal, connecting the site to the town centre will be important in minimising these impacts.	The site is a greenfield site and therefore assumed to be easily developable although there are landscape and ecology constraints that will reduce the developable area of the site and there are significant pieces of infrastructure associated with an urban extension of this scale. The site's relationship to the Landfield Quarry site is critical in terms of highways and connectivity issues. The Landfield Quarry site is now under the ownership of HCA and is anticipated that this site will be able to come forward for development as well as the road for infrastructure within the site, a new foot/cycle bridge across the canal within the Landfield Quarry site will be an important piece of infrastructure which will serve both sites.	The site is under the ownership of a number of land owners and is being actively promoted by developer Block Housing and is considered to be viable. Await confirmation.	AMBER	GREEN	GREEN	YES	NO
724	Canforth	Canforth Business Park	Brownfield	No	Urban	YES	Canforth	NO	ECL 1 (Employment)		Deliverable (1-5 years)	0	This allocation is to the east of Canforth adjacent to the M6 motorway and Junction 35. The site is also located adjacent to the Kellet Road industrial estate and access across from Kellet Road.	This is a modern business park which has strong access to the strategic road network. The site includes a number of greenfield areas which are still suitable for development purposes. Evidence found in the 2025 Employment Land Review.	1-5 Year phase	This site has strong access to the strategic road network and is considered to be highly suitable for employment purposes.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	GREEN	GREEN	AMBER	NO	YES	
727	Canforth	Land At Scotland Road	Brownfield	No	Urban	YES	Canforth	NO	ECL 3 (Employment)		Deliverable (1-5 years)	0	This land is sited directly north of Canforth Town Centre and is located between the A6 and the West Coast Mainline.	This site is a small scale employment area which is already allocated in the Local Plan. It includes a range of open storage areas which is associated with vehicle storage. Evidence found in the 2025 Employment Land Review.	1-5 Year phase	This site has strong access to the strategic road network and is considered to be highly suitable for employment purposes.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	GREEN	GREEN	GREEN	NO	YES	
728	Canforth	Canforth Lanes, Scotland Road	Brownfield	No	Urban	YES	Canforth	NO	ECL 2 (Employment)		Deliverable (1-5 years)	0	This land is sited directly north of Canforth Town Centre adjacent to the A6. The site is adjacent to the Canforth - Leeds rail line.	The site is a small scale industrial estate which is already allocated in the Local Plan. It comprises a number of small units which are suitable for a range of employment uses. Evidence found in the 2025 Employment Land Review.	1-5 Year phase	This site has strong access to the strategic road network and is considered to be highly suitable for employment purposes.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	GREEN	GREEN	GREEN	NO	YES	
729	Canforth	Land at Warton Road	Brownfield	No	Urban	YES	Canforth	NO	ECL 4 (Employment)		Deliverable (1-5 years)	0	This site is located to the west of Canforth Town Centre and is bounded on all sides by rail infrastructure. The site has a historic employment use connected to the ironworks and railway.	This site has a range of employment uses operating from it, the site has a range of historic assets contained within it and/or adjacent to which are connected to the railway. Evidence found in the 2025 Employment Land Review.	1-5 Year phase	The site has a significant historical legacy associated with the ironworks and railway which has left the potential for significant ground contamination issues. Access to the site is also seen as a partial barrier towards attracting regeneration.	The changes to suitability have led to concerns over the wider viability of opportunities of regenerating the wider site.	AMBER	AMBER	GREEN	NO	YES	
734	Canforth	Kellet Road Industrial Estate	Brownfield	No	Urban	YES	Canforth	NO	ECL 5 (Employment)	Industrial Estate	Deliverable (1-5 years)	0	This is a small-scale employment site which is located on the eastern fringes of Canforth. The site is accessed directly off Kellet Road.	This is a small scale industrial estate which is already allocated in the Local Plan. It comprises a number of small units which are suitable for a range of employment uses. Evidence found in the 2025 Employment Land Review.	1-5 Year phase	The site has good access to the road network and is considered to be highly suitable for employment purposes.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	GREEN	GREEN	GREEN	NO	YES	
780	Canforth	Former TDS Site, Warton Road	Brownfield	No	Urban	YES	Canforth	NO	DO9 (Development Opportunity)	Industrial uses	Deliverable (1-5 years)	0	The site is located on the north side of Canforth and accessed from Warton Road. The area has traditionally been used for employment purposes utilising the area close proximity to the railway for distribution. The site was until recently occupied by the haulage distribution organisation TDS but there are still remain large warehouse buildings and several units occupied by a variety of businesses.	This is a brownfield site requiring significant works in order to bring forward its redevelopment. Bringing housing forward would be problematic given the mix of uses. The Council is aware that the site is to be occupied by employment uses. The site has therefore been removed from the Brownfield Register.	1-5, 6-10, 11-15 year phase	The rail curves on the northern boundary and the remaining ironworks buildings, located within the Conservation Area, present constraints in terms of redevelopment. The site is well located close to the centre of Canforth and provides an opportunity to redevelop partially vacant sites. Traffic generated by future proposals, particularly HGVs, will need to be considered in terms of impacts on the town centre and the AQMA. Housing may be an appropriate use on all of the site but part of the site is taken forward then consideration will need to be given to its relationship to any remaining employment uses. Employment is considered to be the most appropriate use.	The site is an existing employment site and also includes heritage assets as part of the site. The Review of Employment Land Provision (January 2025) recommended promoting part of the site for housing as part of a mixed use development. Traffic generated by future proposals, particularly HGVs, will need to be considered in terms of impacts on the town centre and the AQMA. Housing may be an appropriate use on all of the site but part of the site is taken forward then consideration will need to be given to its relationship to any remaining employment uses. Employment is considered to be the most appropriate use.	The site is partially occupied at present, however, the Council is aware that the site is likely to be taken forward for employment purposes only and is therefore unsuitable for residential use.	GREEN	AMBER	GREEN	NO	YES
791	Canforth	Land South/West of Crag Bank Cottage	Greenfield	No	Urban	YES	Canforth	NO		Agricultural	Undevelopable	0	Site not considered to be suitable for development.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED			YES	NO
793	Canforth	Land East of Scotland Road	Greenfield	No	Urban	YES	Canforth	NO		Agricultural	Developable (beyond 5 Years)	213	The site extends to 16.8 hectares comprising agricultural pasture land situated to the north of Canforth town centre. The site is bound by the River Leas to the north, Scotland Road to the west, a group of industrial/employment buildings, and the railway line to the south.	The promoter of the site has confirmed that the site is available and given its location and the fact it is a greenfield site, this suggests the site is achievable. There are a number of issues affecting the site to address relating to flood risk, PROW network, air quality, poor connectivity and there may be landscape impacts with regard to the AONB. It is considered that the site is suitable subject to the above issues being addressed and appropriate mitigation put in place.	10-year phase	The northern part of the site is within flood zone 3 and development will need to be confined to the southern area. There are opportunities for ecological/recreational enhancement by utilising land in FZ3. The site is physically separated from the town by the railway embankment and consideration needs to be given as to how to 'connect' the site to the town. The most obvious way is to improve pedestrian/cycle improvements along the A6 and provide access via Canforth Brow. The site benefits from a good bus service on the A6 which should be retained through the site. There may be landscape impacts on the AONB whose boundary is located just to the north. The views of the County Council should be sought regarding the site location within a Mineral Safeguarding Area. Also highways and air quality impacts on the main junction within Canforth will need to be considered. There are a number of constraints and issues to consider but the site is considered to be suitable subject to appropriate mitigation.	This is a greenfield site with no known abnormal costs. It is considered to be a viable site.	The site has been the subject of a planning application 18/00355/OUT for the erection of 213 dwellings. The site is considered to be available.	AMBER	GREEN	GREEN	YES	NO
794	Canforth	Land off Kellet Road	Part Greenfield/Part Brownfield	No	Urban	YES	Canforth	NO		Mixed residential & vacant unused	Undevelopable	0	The site lies to the south of the Lancaster Canal and is accessed from Kellet Road via a narrow track which serves a Scout hut and properties at Canal Place. The site is made up of several parcels of land currently used for grazing.	There are significant constraints affecting the site most notably the site sits on an area of open space and its poor access to Kellet Road. Development of the site would require significant infrastructure improvements which are unlikely to be practical or viable. The site is not considered to be deliverable.	N/A	The site is located just to the south of a Conservation Area and also adjacent to the Lancaster Canal Biological Heritage Site. The site itself has been identified by the Council's evidence base as an area of open space and is allocated in the adopted Local Plan as such. The site is well located in terms of accessibility to the town centre and relevant services. The current site access is a single track and enters Kellet Road on a signal controlled bridge across the canal. This junction would have to be upgraded and the new road would also need to accommodate the significant change in levels between the site and Kellet Road. There is some evidence to suggest that the site was a former gravel pit.	This is predominantly a greenfield site, however, it suffers from a poor access to Kellet Road. It is single carriageway and enters onto a signal controlled canal bridge. There would be a significant cost to upgrade the access that will affect the site viability.	The Council have received representations from the landowners indicating that the land is available.	RED	RED	AMBER	YES	NO

812	Canforth	Land East of A6	Greenfield	No	Urban	YES	Canforth	NO	Agricultural	Undevelopable	0	This is a greenfield site on the north side of Canforth located between the A6 and North Road. The land is to the east of the A6 and is bounded to the north by a railway embankment. The land rises from west to east and is currently in agricultural use.	The site is not considered to be available and therefore undevelopable	N/A	This is a large greenfield site, well located and close to Canforth town centre. However, the southern and eastern part of the site in particular is deeply sloping which raises issues in terms of the potential developable area. Site access may also be an issue due to the topography although the land is less steep towards the northern and western part of the site. Landscape impacts are likely to be an issue as much of the site is elevated and clearly visible from the adjacent A6NB. The site may be suitable for limited development as topography and landscape impacts considerably reduce the developable area.	This is a greenfield site and potentially viable. However, the site rises steeply from west to east. This is likely to raise site access issues and impact on the developable area of the site. This may in turn impact on the viability/achievability of the site.	The Council has no evidence that the site is available.	AMBER	AMBER	RED	YES	NO
826	Canforth	2-4 New Street	Brownfield	No	Urban	YES	Canforth	NO		Deliverable (1-5 years)	9	Building on the corner of New Street and Preston Street Canforth.	The site has an extant planning permission for development. It is therefore considered that the development of the site can be delivered.	1-5 year phase	The site has an extant planning permission for conversion to 9 flats. The site is therefore suitable for residential development.	The site is within a predominantly residential area appropriate for flats. Commencement of the approved development of the site is therefore achievable within the period of the planning permission.	The site has an extant planning permission it is therefore considered available	GREEN	GREEN	GREEN	NO	NO
832	Canforth	Land To The Rear Of Queens Hotel 84 Bk Market Street	Brownfield	No	Urban	YES	Canforth	NO	Vacant Hotel Car Park	Under construction	10		Under construction	1-5 year phase							NO	NO
858	Canforth	Land West Of Dunkirk Avenue	Greenfield	No	Urban	YES	Canforth	NO	Open Space	Deliverable (1-5 years)	16	This is an area of domestic garages located off Windermere Road in Canforth. The site is on the edge of the existing urban area and backs onto open countryside identified as the Canforth South strategic site allocation (USA 737). There are a number of mature trees in the SW corner of the site.	This is a small site located within the existing urban area on the southern edge of Canforth. The site is accessed easily off Windermere Road. The extent of public open space included also affects the developable area. Partial development of the site is considered to be appropriate. This was part of USA 83 but now separated as part greenfield and part brownfield.	1-5 year phase	The site is located within the existing urban area and is considered to be a sustainable location. The site is an area of open space which may affect the developable area of the site.	The site is considered to be viable.	There is a planning application (18/08809/U) for residential development on the site, suggesting it is available.	AMBER	GREEN	GREEN	YES	NO
84	Caton	Glazebald, Lancaster Road	Brownfield	Yes	Rural	YES	Caton	Forest of Bowland	Dwelling and curtilage	Undevelopable	0	The site is located within the curtilage of a residential dwelling located on Lancaster Road.	The site may be suitable for development if access issues can be overcome, however the site is not available and therefore undevelopable	N/A	Access to the site may be across 3rd party land. Any development would need to take into account neighbouring properties.	The site contains an existing dwelling and a large garden. There may be issues with access to the site. It is considered to be viable.	The Council has been made aware that the site is not available	AMBER	GREEN	RED	YES	NO
87	Caton	Granger Cottage, Lancaster Road	Brownfield	Yes	Rural	YES	Caton	Forest of Bowland	Dwelling and curtilage	Undevelopable	0	Residential dwelling and curtilage	The site is unsuitable for development	N/A	N/A	N/A	N/A	AMBER	AMBER	RED	YES	NO
88	Caton	Land North Of 11-75 Hornby Road	Brownfield	Yes	Rural	YES	Caton	Forest of Bowland	Employment	Undevelopable	0	The site is made up of a Council depot, small businesses and residential properties with extensive gardens. It is located between Hornby Road and the River Lune cycle path. Access to the site is via a single lane from Hornby Road.	The site could potentially accommodate residential development however there is no indication that the site is available.	N/A	The site is well located within the village. The site is potentially suitable for either redevelopment for residential or employment uses.	There is no indication that the site is available.	AMBER	AMBER	RED	YES	NO	
89	Caton	Land West Of Mill Lane	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Greenfield and fishery car park	Deliverable (1-5 years)	10	The site is located to the west of Mill Lane and bounded by trees on the north, west and eastern boundaries. The site is currently used to store building materials. A car park is located in the SE corner of the site that serves the adjacent fishery.	There are issues relating to the availability of the small car parking area and the use of Mill Lane by future occupants of the site. It is considered that these could potentially be resolved. The site is considered suitable for development although it is not considered to be a deliverable site. The site is currently used to store building materials. A car park is located in the SE corner of the site that serves the adjacent fishery (car park only). The site has therefore been removed from the Brownfield Register.	1-5 year phase	Impacts on the landscape are a potential issue and the trees surrounding the site should be retained as they screen the site from the wider A6NB. Access (prior visibility) from the site on to Mill Lane is an issue and will need to be resolved. Overall given the site's location on the edge of the existing settlement the site is considered to be a suitable site.	There are currently planning applications for residential development on the site and it is considered to be available, although it is agreed that the fishery car park is still in use. The use of Mill Lane by the occupiers of the site may be an issue.	AMBER	GREEN	AMBER	YES	NO	
90	Caton	Amenity Space, Fell View	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Recreational area	Undevelopable	0	This is a recreational greenspace located within a residential area to the south of Fell View. It contains an informal playing pitch and an equine play area.	The site is currently used as a recreational greenspace and has been identified as an important asset and should be retained. There is no indication that it is available.	N/A	The site has been identified as an important greenspace and should be retained as a recreational greenspace. The site is not considered to be suitable for development.	This is a greenfield site and considered to be viable.	There is no evidence to suggest that the site is available.	RED	GREEN	RED	YES	NO
92	Caton	Land On Corner Of Lancaster Road And Quernmore Road	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Agricultural	Undevelopable	0	This is a greenfield site located on the junction of Quernmore Road and Lancaster Road, to the west of Caton. The site is bounded by a metal fence and is currently in agricultural use.	Given the potential significant impacts on the landscape and its location within the A6NB it is considered that the site is not suitable for development.	N/A	The site is distinctive of the local landscape character and forms a valuable gateway green space and amenity for local residents. Retaining a rural setting to the village. It is considered to have high landscape quality and local amenity value. Given its location within the A6NB and other potential landscape impacts it is not considered to be a suitable site.	This is a greenfield site with no known abnormal costs.	The site was suggested by the Parish Council. Officers have no evidence to confirm that this site is available	RED	GREEN	AMBER	YES	NO
93	Caton	Caton Football Ground	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Football ground	Undevelopable	0	The site is located close to the centre of Caton and accessed from Hornby Road via a car park belonging to the adjacent pub. The site is currently used as a sports/leisure field. The adjacent pub and bowling green is located to the northwest of the site. The site is predominantly bounded by residential properties.	The site has an important function as a greenspace and recreational resource. It is not considered suitable for development.	N/A	The Council's evidence base identifies that the site has an important function as a local greenspace and as a recreational resource for local residents. Retaining a rural setting to the village. It is considered to have high landscape quality and local amenity value. Given its location within the A6NB and other potential landscape impacts it is not considered to be a suitable site.	This is a greenfield site with no known abnormal costs. Although the loss of part of the pub car park in order to gain access to the site may be an issue. It is considered to be viable.	It is understood from representatives of the landowner that the site is available.	RED	GREEN	GREEN	YES	NO
94	Caton	Land East Of Station Road	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Open Space	Undevelopable	0	The site is situated between the former railway line (which is now part of the line railway) and Station Road, which sits to the north of the village of Caton. The eastern part of the site is currently grassland and the smaller western part is an area of open woodland.	The western portion of the site may be able to accommodate limited development although this would involve the loss of at least one mature tree. There is no evidence to suggest the site is available.	N/A	The eastern part of the site forms part of the River Lune Millennium Park. It has been identified as an important asset within the evidence base and should be retained. The western part of the site lies within the grounds of the adjacent church. It is well located within the village and has an access to its Station Road. There are significant trees within the site. The site could accommodate limited development although this would lead to the loss of at least one mature tree.	This is a greenfield site with no abnormal costs.	There is no evidence to suggest that the site is available.	AMBER	GREEN	RED	YES	NO
97	Caton	Land east of S1 Bargh site, Hornby Road	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland		Undevelopable	0	The site lies to the northeast of the village to the north of Hornby Road. Part of the site was formerly Bargh's garage and haulage depot and is being developed for housing. The remaining part of the site is a greenfield site in agricultural use.	A significant proportion of the undeveloped part of the site is located within Flood zone 3. Although the site may be available this is a significant constraint and is not considered to be a deliverable site. The site was part of a larger mixed brown and greenfield site being retained. The site is currently a brownfield site and is nearing completion and only the green field remains within this USA. The site has therefore been removed from Brownfield Register due to greenfield status.	N/A	Approximately 50% of the undeveloped site lies within Flood zone 3. The site is not considered to be suitable for development.	This is a greenfield site and is considered to be a viable site.	Representations submitted by the agents of the landowner suggest that the site is available.	RED	GREEN	GREEN	YES	NO
98	Caton	Land West Of Quernmore Lane	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Agricultural	Developable (Beyond 5 Years)	12	This is a greenfield site located between Quernmore Road and Escoback Farm to the west of Caton village. The site is a slightly sloping rising towards Escoback Farm, and is currently used for grazing/stocking. Access is currently via a track located adjacent to East Lodge at the southern corner of the site. The site brings together a stone wall and hedgerow.	The site is located on the edge of Caton is considered to be a sustainable location. In terms of its sustainability the main issue relates to landscape impacts on the A6NB. Evidence suggests that low level development could be accommodated subject to careful siting and design. Cumulative impacts will also need to be considered if adjacent sites are also considered for development.	6-10 year phase	The site is located on the edge of the village which is considered to be a sustainable settlement. Comments from the County Council will need to be considered with regards to the safeguarding of minerals at the site. The most significant constraint, however, relates to landscape and potential impacts on the A6NB. Evidence suggests that the site is capable of accommodating some development although cumulative impacts will need to be considered if other sites in the area are also taken forward.	The site is located on a greenfield site on the edge of a popular rural village and considered to be a viable site.	Representations have been received from agents of the landowner proposing the site for development suggesting the site is available	AMBER	GREEN	GREEN	YES	NO
99	Caton	Land South West Of Quernmore Lane	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Agricultural	Undevelopable	0	This is a greenfield site located to the west of Quernmore Road and to the north of Escoback Farm. An area of woodland and a stone wall from the site on to Quernmore Road. There are further areas of woodlands within the site and Escoback Farm runs along the western boundary. Access is currently via a track located adjacent to East Lodge.	The site is considered to be viable and available. The site, located on the edge of Caton is considered to be a sustainable location. In terms of its sustainability the main issue relates to landscape impacts on the A6NB. Evidence suggests that low level development could be accommodated subject to careful siting and design. Cumulative impacts will also need to be considered if adjacent sites are also considered for development.	N/A	There are impacts on landscape however the Council's evidence suggests that limited development of the site is possible subject to additional screen planting being provided and that an access can be provided without impacting on existing woodland. The blocks of woodland, notably on the Quernmore Road frontage, should also be retained in terms of their ecological value. An improved access to Quernmore Road is likely to impact on heritage and visual amenity, and is likely to involve the removal of a small number of trees. Development of the site would be physically isolated from the village with no frontage on to Quernmore Road and has a poor relationship to the existing settlement pattern. It is considered that the site does not form a logical extension to the existing settlement and is therefore not considered to be a sustainable location for development.	This is a greenfield site with no known abnormal costs.	The site is being actively promoted by the landowner and is assumed to be available.	RED	GREEN	GREEN	YES	NO
100	Caton	Land East And South Of Caton Community Primary School	Greenfield	Yes	Rural	YES	Caton	Forest of Bowland	Agricultural	Developable (Beyond 5 Years)	30	The site is located on the southern edge of the village to the east of Quernmore Road and includes land belonging to the adjacent school. The site is bounded to the south by the A6 and to the north by the A6NB. The site is a school playing field and the remaining is currently used for agriculture.	It is considered that the site is suitable for partial development and it is understood that there is the possibility of a 'land swap' between the site and the adjacent school. The main constraint relates to the lack of a footway between the site and the village. A new footway would need to be provided on third party land on Quernmore Road or via a new footway on school land from Bradstone.	6-10 year phase	There are a number of constraints relating to landscape, ecology, planning assessment and flood risk that constrain development to the two most northern fields. Careful siting and design will also be required to minimise landscape impacts. The main constraint relates to the lack of a footway between the site and the village. A new footway would need to be provided on third party land on Quernmore Road or via a new footway on school land from Bradstone.	The site will require a land swap in order that the school playing field is not lost. It is understood that discussions have taken place between relevant landowners. In addition a new footway will need to be provided on third party land and/or potentially through the school grounds from Bradstone. Viability is a considerable issue.	The site was put forward by the landowner as part of the call for sites process in the 2015 SHAA and includes land currently in Lancashire County Council Ownership. Await further information.	AMBER	AMBER	AMBER	YES	NO
721	Caton	Willow Mill	Brownfield	Yes	Rural	YES	Caton	Forest of Bowland	EC1 21 (Employment)	Deliverable (1-5 years)	0	This is a rural employment site within the village of Caton. The site is occupied by a building which provides accommodation for small-scale business operations.	This is a small scale rural employment area associated with Willow Mill, which provides accommodation for local small business operations. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site provides a hub for small businesses in Caton and therefore provides an important economic role locally - recognised by its allocation in the local plan. There are issues around access to the site which does partly derive from its suitability for this type of use.	The established nature of this area and its popularity with businesses leads to the conclusion that it is viable.	The site remains available for employment use, although at this time the site is considered to be fully occupied.	GREEN	GREEN	GREEN	NO	YES
851	Caton	Former S1 Bargh site, Hornby Road	Brownfield	Yes	Rural	YES	Caton	Forest of Bowland		Under construction	30	The site is currently being developed for housing.	Under construction. The site has been removed from the Brownfield Register due to the advanced stage of completion.	1-5 year phase				GREEN	GREEN	GREEN	YES	NO
91	Caton Green	Mary Bank, Green Road	Greenfield	No	Rural	YES	Caton	Forest of Bowland	Agricultural	Undevelopable	0	This is a greenfield site located on the edge of Caton Green off Caton Green Road. The site is currently used for agriculture.	The site is located outside Bradstone and is not considered to be a sustainable location.	N/A	The site is located outside the settlement of Caton with Bradstone and is considered to be an unsustainable location. The site is therefore not considered suitable for development.	This is a greenfield site located adjacent to the highway network with no known abnormal costs. It is considered to be viable.	The site came forward as part of the 2015 SHAA call for sites suggesting that the site was available in the past.	RED	GREEN	AMBER	YES	NO
101	Claughton	Moorcock Hall, Claughton Moor	Brownfield	No	Rural	NO		Forest of Bowland		Small sites (below threshold for site location)*	0		Although there is no site threshold size within the A6NB, this site is too small to be considered through the SHELA process.	N/A							YES	NO
102	Claughton	Land East Of Lune Terrace, Hornby Road	Greenfield	No	Rural	NO		Forest of Bowland	Private Garden - TIC	Undevelopable	0	Land to the east of Lune Terrace has been suggested for residential development with one to two dwellings proposed. The site is currently in use as garden land for adjacent properties and is also used for hobby farming.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO
723	Claughton	Claughton Brickworks and Buffer Store	Brownfield	No	Rural	NO		Forest of Bowland	EC1 16 (Employment)	Deliverable (1-5 years)	0	This is an allocated employment site which is located off the A6B in the Lune Valley. The village of Claughton is approximately 0.5km to the east. The site is specifically related to the brickmaking operations although other businesses, businesses do operate out of this area.	This allocated employment site is primarily allocated for its role in the brick making industry. Whilst the site has one primary occupier there are a number of other ancillary businesses operating from the site. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site is situated in this location due to access to the raw materials required for the making of bricks. In this context the site is highly visible from the A6, this is not considered to be a constraint as the site is in a connection with the brick making facility.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The site remains available for employment use, although at this time the site is considered to be fully occupied.	GREEN	GREEN	GREEN	NO	YES
104	Cockham	France Mill Farm, Lancaster Road	Part Greenfield/Part Brownfield	Yes	Rural	YES	Cockham	NO		Undevelopable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO
105	Cockham	William Farm, William Lane	Brownfield	Yes	Rural	YES	Cockham	NO	Dwelling	Small sites (below threshold for site location)*	0		Rural area and below 0.25ha	N/A							YES	NO

138	Galgate	Land East Of A6 And North Of River Conder	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	This is a greenfield site incorporating Wardfield Farm on land located between the A6 and the railway line to the north of Galgate. The River Conder runs along the southern boundary of the site.	The site is considered to be suitable and available however the 120k relating to the approved Outline scheme is yet to be signed indicating that the site is unsuitable.	N/A	A major issue related to impacts on air quality within Galgate village. The southern portion of the site is within FZ3 and there is an area in the northern part of site within 120 year flood extent. The proposed development avoids areas of flood risk to the satisfaction of the relevant authorities. Planning application 1700944/027 for the erection of up to 8 dwellings is awaiting the signing of a 120k agreement relating to open space management and a number of other matters.	The 120k relating to the planning approval is yet to be signed. On this basis the site is not considered to be achievable.	The site has been the subject of a recent planning application submitted by the landowner suggesting it is available.	AMBER	RED	GREEN	YES	NO	
139	Galgate	Land North Of Stony Lane	Brownfield	Yes	Rural	NO	NO		Residential	Under construction	71	Greenfield site to the east of Galgate situated to the north of Stony Lane and extending across to the M6 motorway. The site is currently used for grazing and is divided into two fields. The western part of the site has been developed by Stony Homes.	Under construction	Pre-adoption						YES	NO		
141	Galgate	Land South Of Harehilling Lane	Greenfield	Yes	Rural	NO	NO	SGL, SCS (Lancaster South)	Agricultural	Requires further site assessment	0	Greenfield site between Galgate and the University, adjacent to the A6. The site is presently used for grazing and is identified as open countryside in the adopted Local Plan.	Within Broad Location for Growth - Bailrigg Garden Village	To be determined						YES	NO		
143	Galgate	Land East Of Preston Lancaster Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	Land to the south of Galgate parallel to the A6 and the main west coast railway has been suggested for employment use. The site is presently undeveloped and is identified as open countryside in the Local Plan. The site is being promoted for employment and not considered to be suitable, available or achievable for residential development – no further assessment has taken place.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					YES	NO		
144	Galgate	Land East Of Elth House, Chapel Lane	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	This is a greenfield site situated to the east of Chapel Lane located to the rear of Galgate SRA Mill, and includes a small area of woodland and a pond in its NE corner. It is a sloping site rising from the SRA Mill site up towards the motorway. The site has no frontage onto Chapel Lane although there is a narrow track leading to the site adjacent to St John's church.	Development is likely to be of a similar type and density as that at Stony Lane. It is unlikely the NE corner is developable. Assume 'Rural/urban edge' density of 30 dwellings/ha.	N/A	The site is relatively close to Galgate village however the lack of a footway along Chapel Lane is an issue. The major constraint relates to the access to the site. The track included as part of the site is narrow and is unsuitable as an access. Access through Crofters Fold could potentially be achieved but again road widths are unsuitable. The only possible route is via the SRA Mill site. There may be highway capacity and access issues relating to the additional traffic onto the A6. The current uses at the SRA Mill may also be incompatible with residential development. The site suitability is therefore dependent on the bringing forward of appropriate development at the SRA Mill.	Development of the site is dependent on an access on the neighbouring SRA Mill site. There is no evidence to suggest that an agreement exists between the relevant landowners.		AMBER	RED	AMBER	YES	NO	
145	Galgate	Land South Of Meadow Barn, Main Road	Greenfield	Yes	Rural	NO	NO	SGL, SCS (Lancaster South)	Agricultural	Requires further site assessment	0	Greenfield site to the west of the A6 has been suggested for development via the call for sites process. The owner has indicated a willingness to consider any long term use. The site is presently used for grazing and is identified as open countryside in the Local Plan.	Within Broad Location for Growth - Bailrigg Garden Village	To be determined						YES	NO		
146	Galgate	Land West Of A6	Greenfield	Yes	Rural	NO	NO	SGL, SCS (Lancaster South)	Agricultural	Requires further site assessment	0	Greenfield site located to the east of the A6, north of Galgate and adjacent to the River Conder. The site is made up of two fields currently used for grazing.	Within Broad Location for Growth - Bailrigg Garden Village	To be determined						YES	NO		
148	Galgate	Land West of Highland Brow	Greenfield	Yes	Rural	NO	NO	SGL, SCS (Lancaster South)	Agricultural	Undevelopable	0		Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.				RED		YES	NO	
149	Galgate	Railway Farm, Main Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0		Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.				RED		YES	NO	
722	Galgate	Galgate Mills, Chapel Lane	Brownfield	Yes	Rural	NO	NO	D056 (Development Opportunity)		Deliverable (1-5 years)	13	The site includes the 4 storey mill building, associated buildings and area of hard standing located on the east side of Chapel Lane. The mill building is a listed building and is currently vacant. The adjacent premises are occupied by a variety of small businesses.	1-5 year phase	The site is in multiple ownership. Approval has been granted for the mill building itself for conversion to student accommodation but this has not yet been implemented. It is likely that the redevelopment of the land and premises around the mill may take longer to achieve than the conversion of the mill.	The site is considered suitable for a mix of employment and residential use subject to potential employment uses being appropriate. Development will need to take account of potential heritage impacts and the conversion of the mill to residential use will also need to take into account the need for on site parking.	The mill building has planning approval for its conversion to student accommodation. There are significant costs associated with the conversion of a listed building but given the level of residential uses it is considered viable.	The site is in multiple ownership and it is not clear at this stage of the site availability although the recent application to convert the mill building suggests the mill building is available.	GREEN	GREEN	AMBER	YES	YES	
779	Galgate	South Lancaster Broad location	Greenfield	Yes	Rural	NO	NO	SGL, SCS (Lancaster South)	Agricultural, Residential	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined							YES	NO	
782	Galgate	Galgate Silks Mill, Industrial Estate	Brownfield	Yes	Rural	NO	NO	EC1.22 (Employment)	Part of industrial estate	Deliverable (1-5 years)	0	The conversion of Galgate Mill for residential development or a potential mixed use development has been suggested by a consortium of landowners via the call for sites process. The building is currently used for employment with a number of local businesses located there.	The site has been removed from the Brownfield Register as it is an established employment site.	1-5 year phase				GREEN	GREEN	GREEN	YES	YES	
799	Galgate	Land at Home Farm	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	The site is an extensive area of undulating countryside (70ha) made up of pasture, woodland and wetland situated to the south of Galgate and west of J23 of the M6 motorway. Home Farm lies centrally within the site and consists of a farmhouse and associated stone barns. The Lancaster canal runs through the site (north to south) and the Glaisdon branch of the canal runs along the northern boundary of the site. Elth Grange and Chapel lies just outside the site but is a prominent feature within the landscape. Access to Home Farm is currently from the A6 and via Elth Grange.	The site is not considered to be suitable. There are also concerns with the site viability given the level of infrastructure that may be required. It is not considered to be deliverable.	N/A	The site lies within an attractive rural landscape and is not considered to be an appropriate location for development from a landscape point of view. There are a number of other constraints affecting the site (ecology, pipeline, heritage) but most significant are the potential impacts on the highway network. Significant infrastructure is likely to be required to overcome highway issues and there is no indication of public sector support to achieve this (swallowing further highways commitments). Given the sites isolated location significant levels of public support will be required to provide community services as well as highways infrastructure. There is no indication that this can be provided. The site is therefore considered to be an unsuitable location.	There will be significant costs associated with providing the necessary infrastructure required to bring forward such a large site (schools, community facilities etc.). Most notable are highways, where a solution will be required to avoid increasing impacts on the local network between J33 and Galgate. At present there is no indication that the relevant authorities and public sector are in a position to support the level of infrastructure required. The viability of the site is therefore a significant issue.	The site is being actively promoted by the landowners agents and considered to be available. There may be issues with a new access to the A6 which crosses land in separate ownership.	RED	RED	AMBER	YES	NO	
801	Galgate	Land at Chapel Lane	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	This is a greenfield site located to the north of St John's Church, Galgate on the corner of Chapel Lane and Langshaw Lane. The site extends up to the M6 motorway and consists of two fields in agricultural use, separated by a hedge.	The site is considered to be available and achievable. Galgate is the subject of an Air Quality Management Area. Development of the site is likely to have a detrimental impact on the AQMA. Development of the site would also impact on heritage assets. The site is not considered to be suitable.	N/A	The site is the subject of a planning application (16/00103/P/L2) for the erection of 12 dwellings. The adjacent church is a listed building and any development will have impacts on its setting. Any development should avoid the elevated parts of the site to minimise landscape impacts. A buffer should be provided between the site and motorway to avoid noise nuisance. There are likely to be detrimental impacts on air quality within Galgate village due to additional traffic. There are a number of constraints affecting the site most notably impacts on air quality and heritage. The site is not considered to be suitable.	This is a greenfield site with no known abnormal costs. It is considered to be a viable site.	The site is the subject of a planning application suggesting the site is available. The application form indicates that the site is under multiple ownership.	RED	GREEN	AMBER	YES	NO	
817	Galgate	Land East of Chapel Lane	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	This is a greenfield site and lies to the west of Chapel Lane. It is currently part of a field in agricultural use.	The site is not considered suitable for development given the majority of the site is located within Floodzone 3.	N/A	The majority of the site lies within FZ3 and an area of 1.30 yr surface water flood risk, and is not considered further in terms of suitability.	This is a greenfield site with no known abnormal costs.	The Council has been made aware the the site is available although confirmation is awaited.	RED	GREEN	AMBER	YES	NO	
819	Galgate	Bailrigg Garden Village Area of Separation	Greenfield	Yes	Rural	NO	NO	SGL, SCS (Lancaster South)	Agricultural	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined							YES	NO	
820	Galgate	Land Associated with Wardfield Farm	Greenfield	Yes	Rural	NO	NO	SGL, SCS (Lancaster South)	Agricultural	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined							YES	NO	
822	Galgate	Stoney Lane, Galgate (East)	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	Greenfield site situated between the eastern edge of Galgate and the M6 motorway. It is a sloping site consisting of two fields currently used for grazing. It is accessed via the SRA Mill development on Stony Lane.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		NO	NO	
824	Galgate	Junction 33 Auction Mart	Greenfield	Yes	Rural	NO	NO	EC2, EC3 (Employment)	Agricultural	Developable (beyond 5 years)	0	The site is located between J33 (M6) and Galgate, on land to the west of the A6. It is a large greenfield site currently used for grazing and incorporates part of Lane House Farm. It is an undulating site dominated by a double running north/south and is bounded on its western side by the Lancaster Canal.	The site is located to the south of Galgate on a greenfield site. The site is potentially suitable for employment uses. Impacts on landscape and ecology will require mitigation. Consideration needs to be given to sustainable transport measures. Impacts on the highway network (M6 and Galgate) need to be considered. The site is considered to be viable given its good location to the M6.	1-5 year phase	The site is well located in terms of the highway network although impacts of increased traffic in Galgate and on J33 will need to be considered. The site is located to the south of Galgate which has been identified by the Council as a sustainable settlement. The site is not considered suitable for residential development given its poor location to the village. Employment uses would be appropriate, however. Consideration will need to be given to the sites accessibility and improving public transport and walking/cycle linkages. Ecological and heritage impacts on the adjacent Lancaster Canal will need to be considered and mitigated. Mitigation will also be required to minimise impacts on the landscape. Await further information on highways.	This is a greenfield site located to the south of Galgate and located close to the motorway. The site has been identified for the relocation of the existing auction mart. Viability is not considered to be an issue.	The Council is aware that the site is under the control of the Lancaster Auction Mart and is available.	AMBER	GREEN	GREEN	NO	YES	
149	Glosson Dock	Garden Of Station House, Glosson Dock Road	Brownfield	No	Rural	NO	NO		Garden and Open Space	Undevelopable	0	Marked by signs as 'Glosson Dock Nature Reserve' established in 1991. Very important trees.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		YES	NO	
150	Glosson Dock	Land West Of Glosson Dock Church, School Lane	Greenfield	No	Rural	NO	NO			Undevelopable	0	Overgrown site adjacent to Glosson Dock Church. The site is advertised as a nature conservation area. The site was suggested as a residential site via the call for sites process.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		YES	NO	
151	Glosson Dock	Marina Car Park, Glosson Dock Road	Brownfield	No	Rural	NO	NO		Car Park	Undevelopable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		YES	NO	
152	Glosson Dock	School House, School Lane	Greenfield	No	Rural	NO	NO		Trails	Small sites (below threshold for site designation)	0		Rural area and below 0.15ha	N/A							YES	NO	
153	Glosson Dock	Land East Of Village Hall, Brodie Hill	Greenfield	No	Rural	NO	NO		Vacant greenfield	Undevelopable	0	Land adjacent to the Village Hall has been suggested for residential development. The site is currently unused vacant land.	The site is a greenfield site in an unsustainable settlement and access/agree is via roads in Flood Zone 3. Development of the site is therefore not considered to be deliverable. Due to the greenfield status, unsuitable location and position of access/agree routes within Flood Zone 3, the site has been removed from the Brownfield Register.	N/A	The site is within an unsustainable settlement, in an elevated position above the road. Access to and from the site is via roads within Flood Zone 3 in form of all directions. The site is therefore not suitable for development.	This is a greenfield site and is considered to be viable.			RED	GREEN	RED	YES	NO

154	Glasgow Dock	Land East Of Titheburn Hill	Greenfield	No	Rural	NO	NO	Agricultural	Undeliverable	0	The site is located to the west of Glasgow Dock and to the east of Titheburn Hill. It is greenfield site currently used for grazing, bounded to the west and south by a hedge-row and to the east by residential development.	The site is located within settlement considered to be unsuitable. It is therefore not considered to be deliverable.	N/A	There are no significant constraints affecting the site itself, however the site is surrounded by areas of Flood zone 3 and the main road to the village is regularly cut off by the site. The village was considered to be an unsuitable settlement as part of the Council's recent review. The site is considered therefore to be unsuitable.	This is a greenfield site with no known abnormal costs, and is considered to be viable.	The site is considered to be available.	RED	GREEN	GREEN	YES	NO	
733	Glasgow Dock	Glasgow Industrial Area	Brownfield	No	Rural	NO	NO	EC1.18 (Employment)	Deliverable (1-5 years)	0	This allocated employment area is associated with the Port of Glasgow and includes a range of port related buildings and associated businesses. The area is directly adjacent to the River Lure.	This rural employment area is home to a number of businesses which are ancillary to the port operations which take place in Glasgow. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site is well positioned in terms of its connection with the Port of Glasgow which is reflected by the type of end user which is associated with the estate. Access to the main road network, however a partial barrier in terms of suitability for this economic use.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The site remains available for employment uses, although at this time the site is considered to be fully occupied.	GREEN	GREEN	GREEN	NO	YES	
155	Gresingham	Lodge Farm, Rabbit Lane	Greenfield	No	Rural	NO	NO	Open fields - TBC	Undeliverable	0	Greenfield site to the north of Gresingham. Enquiries to the planning department have indicated a previous interest in developing this site for housing.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO	
156	Gresingham	Summerfield House, Kirkby Lonsdale Road	Greenfield	No	Rural	NO	NO	Agricultural	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A						YES	NO		
158	Halton	97 High Road	Brownfield	Yes	Rural	YES	Halton	Residential	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A						YES	NO		
159	Halton	Land North Of High Road	Greenfield	Yes	Rural	YES	Halton	H2.11 (Housing)	Agricultural Tenancy - registered 10th Jan 2008 - TBC	66	This is a greenfield site located to the NE of Halton, adjacent to High Road. The site rises significantly to the north. It is currently grazed and bounded by mature hedgerows.	The site was found to be suitable as part of planning application 17/00214/POL. Mitigation will be required to address landscape and surface water issues and additional planning obligations were required to cover education and open space needs.	1-5 year phase	This is a greenfield site located within a popular village. It is a sloping site which will increase costs. Overall the site is considered to be viable.	Confirmation of the sites availability has been received.	GREEN	GREEN	GREEN	YES	NO		
160	Halton	The White Lion, Church Brow	Brownfield	Yes	Rural	YES	Halton	Public House	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A						YES	NO		
161	Halton	Brooklands, Kirkby Lonsdale Road	Part Greenfield/Part Brownfield	Yes	Rural	YES	Halton	Dwelling and outillage	Undeliverable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO	
163	Halton	Land South Of Low Road 1	Greenfield	Yes	Rural	YES	Halton	H2.9 (Housing)	Residential	Deliverable (1-5 years)	60	This is a greenfield site located on the southern edge of Halton, located to the south of Forgewood Drive and Matton Road. The site is currently used for agriculture. An application for 60 dwellings has been approved by the council (14/01344/OUT), subject to the signing of a Section 106 Agreement.	The site was found suitable subject to mitigation measures as part of planning application 14/01344/OUT. It is a greenfield site located in a popular village and is considered to be viable. The landowner has confirmed the site is available.	1-5 year phase	The site was found to be suitable as part of planning application 14/01344/OUT. A number of issues were identified primarily relating to ecology and the relationship to neighbouring habitats. Mitigation was required in the form of open space buffers, education provision and affordable housing.	The recent submission of the reserved matters application for the site suggests the site is available. Confirmation of the sites availability has been received by the Council.	AMBER	GREEN	GREEN	YES	NO	
276	Halton	Halton Training Camp, Halton Road	Brownfield	Yes	Rural	YES	Halton	Halton Training Camp	Undeliverable	0	Area of land within Halton Army Camp. The site is located in an area noted to be surplus to requirements in the past. The site was previously identified as a potential housing site in the council's urban potential study.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED			YES	NO	
376	Halton	Land North Of Lure Aqueduct, Halton Road	Brownfield	Yes	Rural	YES	Halton	NO	Undeliverable	0	Unused and vacant mooring facility has been suggested for small scale residential development by British Waterways. The site is located to the north of Lancaster on land to the east of Matton Road. Access would be provided off Matton Road.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED			YES	NO	
669	Halton	Land South of Forge Lane	Greenfield	Yes	Rural	YES	Halton	H2.10 (Housing)	Agricultural	Deliverable (1-5 years)	90	This is a greenfield site located within Halton between Low Road and Forge Lane. It is made up of several agricultural fields located between residential areas and community and employment uses.	The site was considered to be suitable as part of planning application 17/00265/OUT. The main issue related to the sites connectivity to the western part of the village and mitigation measures were identified to address these concerns. Developer contributions were required for education and open space provision. The site is considered to be viable and available.	1-5 year phase	This is a greenfield site located within a popular village. There are no known significant abnormal costs and it is considered to be a viable site.	Confirmation of the sites availability has been received.	GREEN	GREEN	GREEN	YES	NO	
680	Halton	Land East Of St Wilfrids Hall, Foundry Lane	Greenfield	Yes	Rural	YES	Halton	NO	Open Field - TBC	Deliverable (1-5 years)	4		Outline planning permission granted for the development of a residential detached dwellings (14/01313/OUT)	1-5 year phase						YES	NO	
708	Halton	Land South Of Low Road 2	Greenfield	Yes	Rural	YES	Halton	Forest of Bowland	Agricultural	Undeliverable	0	The site lies to the east of Halton and consists of 3 fields to the south of Low Road. It is currently farmland, with small areas of woodland, and extends as far as Forgewood House to the east. To the south of the site the land falls away down to the River Lure. The western edge of the site follows a line poles which run north to south. The eastern part of the site lies within the Forest of Bowland AONB.	This is a greenfield site that in effect extends the settlement of Halton east into the Forest of Bowland AONB. Halton provides a sustainable location for development but landscape will be an important issue if the site is taken forward. Cumulative impacts on local infrastructure, particularly highways, are considered to be significant.	N/A	This is a greenfield site with no known abnormal costs. It is considered to be a viable site.	Representations have been made by the landowner to the Council regarding the site's suitability for development indicating that it is available.	RED	GREEN	GREEN	YES	NO	
710	Halton	Greenbelt North Of Lancaster	Greenfield	Yes	Rural	YES	Slyne with Heist	SOS, H1 (Housing, EC2 Employment)	Farmstead/Agricultural fields	Deliverable (1-5 years)	415	This is a greenfield site made up of several parcels of land to the east of the A6 between the northern extent of Lancaster and the Bay Gateway. The site is bounded to the east by Bay Gateway/Heist roundabout, and to the south by the Lancaster Canal and Matton Road. It is currently in agricultural use (Grade 3 agricultural land). The site ranges from approximately 10m above sea level to a high point of 50m above sea level. A public right of way runs through north to south the site. The Grade 3 listed Beaumont Hall lies within the southern part of the site.	The site forms a logical urban extension to the north of Lancaster. However, a number of constraints restrict the developable area of the site and there are a number of infrastructure requirements needed in order for it to be a sustainable urban extension. These relate to the need for a local service centre, school and good bus/cycle/walking connectivity to the city centre. It is under the control of Wimpey Travel strongly suggesting the site is available. The development is constrained by the southern and western part of the site. (The development estimate is based on TM's proposals as March 2017). The site is considered to be viable.	1-5, 6-10, 11-15 year phase	There are significant landscape sensitivities and assessments which are likely to restrict development to the southern part of the site. It is noted that the emerging Local Plan identifies the eastern most part of the site as an Area of Separation in order to avoid the coalescence of Lancaster and Halton. Beaumont Hall itself is a listed building and requires landscape mitigation in order to protect its setting. The site provides a logical extension to the northern edge of the city however there is lack of services in the vicinity. Traffic generated by the development could have significant impacts on the city centre network and the A606, awaiting further highway comments. The suitability of the site is reliant on the provision of local services and good connectivity bus/cycle/walking in to the city centre.	There are number of infrastructure requirements needed in order to provide a sustainable urban extension. Landscape constraints and assessments will restrict the developable area. However, it is a large greenfield site easily accessed from the highway network and the site location suggests that market values will be good (based on proximity to road network and property values in Slyne and north Lancaster).	The land is under the sole control of Taylor Wimpey who have produced a development statement for the site. Taylor Wimpey proposals (March 2017) are to deliver 500 dwellings and 2.2ha of employment and local centre. It should be noted that their proposals include a portion of land in the neighbouring LPSA 204. Awaiting written confirmation of availability from Taylor Wimpey.	AMBER	GREEN	GREEN	YES	NO
713	Halton	Halton Mill, Mill Lane (includes LPSA 743 employment site)	Brownfield	Yes	Rural	YES	Halton	H2.8 (Housing) EC1.17 (Employment)	Vacant Mill	Deliverable (1-5 years)	30	This is a brownfield site located within Halton on land between Forge Lane and the River Lure. Much of the site has now been developed with a mix of use (residential and employment) and as such the LPSA has been reduced as built out. The built out site is recorded under LPSA 805 (now archived). The remaining development shows the central parcel of land which remains undeveloped. The land is currently vacant and made up of hardstanding and scrub.	The remaining undeveloped parcel of land is considered to be suitable for residential development. The central part of trees should be retained. The site is considered to be available and viable.	1-5 year phase	The site has been previously planned permission for the erection of 20 dwellings (see 14/01350/L3). The other has most recently received planning permission for a nursing home (15/00510/OUT) but would also be suitable for residential development.	Some remediation of the site will be required in order to bring the site forward. Similar adjacent developments have been successful suggesting the site is viable.	The applicant for the more recent planning applications was the land owner suggesting the site is available. Awaiting further information.	GREEN	GREEN	AMBER	YES	YES
714	Halton	Land West of Forge Lane	Greenfield	Yes	Rural	YES	Halton	NO	Open Land	Undeliverable	0	This is a greenfield site located located within Halton. The site is at high risk of flooding and on this basis is not considered suitable for development.	N/A	The site is well located within the village however a large proportion is located within Floodzone 3 and Floodzone 2. It is therefore not considered suitable for development.	This is a greenfield site and considered to be viable.	The Council has evidence to suggest the site is available.	RED	GREEN	GREEN	YES	NO	
715	Halton	Mayfield, School House Lane	Greenfield	Yes	Rural	YES	Halton	NO	Agricultural	Undeliverable	0	The site is a paddock associated with a dwelling located on Schoolhouse Lane, Halton.	The site is not considered to be available or suitable. It is not therefore considered to be deliverable.	N/A	The site lies on the edge of the village. There are issues relating to site access and the lack of footway on Schoolhouse Lane.	The site is potentially viable although there may be a need for access across third party land.	The site has been previously put forward for development but has since been sold. There is no evidence at present to suggest the site is available.	RED	AMBER	RED	YES	NO
741	Halton	Halton Mills Employment site with LPSA 713	Brownfield	Yes	Rural	YES	Halton	NO	EC1.17 (Employment)	Deliverable (1-5 years)	0	This allocated rural employment area is located in the former Halton Mills building which is directly adjacent to new residential development and on the banks of the River Lure.	This is a small employment area which is accessed through the new residential development associated with the water Halton Mills site. The estate provides opportunity for a number of small scale employment operators.	1-5 year phase	The site provides a hub for small businesses in Halton and therefore provides a important economic role locally - recognised by its allocation in the local plan. There are issues around Road risk and access to the site which does partly derive from its suitability for this use.	The established nature of this area and its popularity with businesses leads to the conclusion that it is viable.	The site remains available for employment uses, although at this time the site is considered to be fully occupied.	AMBER	GREEN	GREEN	NO	YES
853	Halton	Land off Foundry Lane	Greenfield	Yes	Rural	YES	Halton	NO		Deliverable (1-5 years)	0	The site has been put forward in the call for Gypsy and Traveller Call Sites. The site has a 3 year temporary planning permission for the change of use of land to a Gypsy/Traveller site comprising 2 static caravans and 3 touring caravans (18/00921/POL).	N/A	The site is adjacent to a sustainable settlement and is close proximity to junction 34 of the M6. Temporary planning permission is in place. As there are no identified sites within Urban areas, the site is considered suitable, achievable and available for Gypsy and Traveller development.	The site has a planning permission for a temporary use therefore is considered achievable.	The site has been put forward following a call for Gypsy and Traveller Sites and has a planning permission for that use therefore is available.	AMBER	GREEN	GREEN	YES	NO	
164	Heist Bank	Heist Bank Congregational Church, The Chateau	Brownfield	Yes	Rural	YES	Slyne with Heist	NO		Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A						YES	NO	
165	Heist Bank	Land East Of Hanging Green Lane	Greenfield	Yes	Rural	YES	Slyne with Heist	NO	Agricultural	Deliverable (1-5 years)	2	This is a greenfield site located to the east of Hanging Green Lane. The site is currently used for agriculture. There is a narrow track providing access on Hanging Green Lane.	Although a large site, due to the restricted access it has been found to be suitable for only 2 dwellings.	1-5 year phase	The site has been the subject of a planning application for 2 dwellings and has been approved (see 17/00518/POL).	This is a greenfield site and considered to be viable.	The site has been the subject of recent planning applications and is considered to be available.	GREEN	GREEN	GREEN	YES	NO
167	Heist Bank	Land West Of Sea View Drive	Greenfield	Yes	Rural	YES	Slyne with Heist	NO	Agricultural	Developable (1-5 years). Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	30	This is a greenfield site on the western edge of Slyne with Heist located between Sea View Drive and the canal. It is bounded on its southern side by a driveway which leads down to a bridge over the canal to the canal towpath. The site is an elevated position with views across to Morecambe Bay.	The site is available and viable and well located in terms of the surrounding area. The main constraints relate to landscape and potential impacts on existing residents and canal users. Careful siting and design will be required and dwellings may be restricted to single storey.	1-5 year phase	The site has been well located on the edge of a sustainable settlement. There may be significant ecological impacts associated with the canal and Morecambe Bay (further surveys are recommended). The canal is a well used public amenity and the relationship between the site and canal will need to be carefully considered. The site lies in an elevated position and the main issue relates to impacts on landscape. However, it is considered that through careful design and siting landscape impacts can be minimised to an acceptable level.	This is a greenfield site with no known abnormal costs.	The Parish Council has been in dialogue with representatives of the land owner and it is considered to be viable.	AMBER	GREEN	GREEN	YES	NO
589	Heist Bank	Land South Of 27 Shady Lane	Greenfield	Yes	Rural	YES	Slyne with Heist	NO	Agricultural	Undeliverable	0	This is a greenfield site located within an established residential area. It is currently used as a paddock and has an access onto Shady Lane.	The site is viable and potentially suitable, but is currently unavailable.	N/A	The site is well located within the village and is considered to be a suitable site. There is a small area of surface water flood risk that may restrict the level of development.	This is a greenfield site with no known abnormal costs.	The Parish Council has been informed that the site is not available.	AMBER	GREEN	RED	YES	NO
821	Heist Bank	Land at The Shore	Greenfield	Yes	Rural	YES	Slyne with Heist	NO	Open Land	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A						NO	NO	

835	Hest Bank	VVV Leisure Club	Brownfield	No	Rural	YES	Slieve with Hest	NO		Leisure	Developable (beyond 5 years)	0	The site is located off Marine Drive and is adjacent to the Morecambe Bay shoreline. It consists of a large single storey building currently occupied by a fitness club and an area of car parking. The site is accessed via a shared road that also serves adjacent residential properties.	The site is located within Floodzone 3 and is potentially suitable for employment uses only. Flood risk and ecological considerations will be significant constraints.	6-10 year phase	The site is located entirely within FZ2 and is not suitable for residential use. Its redevelopment for employment uses would however be suitable subject to the sequential test being met. The site lies immediately adjacent to the Morecambe Bay SPACAC. Impacts on the adjacent designated ecological site will need to be fully considered.	The site is currently occupied by a fitness club. There would be viability issues in terms of redevelopment of the site for employment uses. Its redevelopment for residential use would likely to be viable.	The site is currently occupied and not available for alternative use. The Council are aware of discussions involving the Parish Council relating to the redevelopment of the site.	AMBER	AMBER	AMBER	NO	NO
170	Heytham	Grafton Place	Brownfield	No	Urban	YES	Morecambe	NO		Residential	Deliverable (1-5 years)	0	Residential area at Grafton Place in Heytham was identified as a potential development site via the SHAA process. This followed previous enquiries to the planning department regarding development potential.	The site is in a location that is primarily residential. The site is currently brownfield, appears to be redundant. Would require demolition of existing buildings. Suitable for employment re-use	1-5 year phase	Land compatibility for residential would be preferable in this location. Site is located in Flood zone 2, therefore would need to go through sequential test. However, it is deemed regeneration opportunity. Considered suitable for employment use provided passes sequential test. May need to consider land contamination of previous agricultural use.	There is no main frontage and would require demolition. Viability likely to be marginal given low market value area and work required to deliver new development.	Site likely to be available as much of it is vacant	GREEN	AMBER	GREEN	NO	YES
171	Heytham	24 Meldon Grange	Brownfield	No	Urban	NO		NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
175	Heytham	Land West Of Barrow Lane	Greenfield	No	Urban	NO		NO		Trees	Small sites (below threshold for site location)*	0			N/A							YES	NO
177	Heytham	Land West Of Middleton Road	Greenfield	No	Urban	NO		NO	H1.7 (Housing)	Open Land	Deliverable (1-5 years)	69	The site is situated at the southern end of Heytham. The site is bordered by Middleton Road to the east, allotment gardens alongside the Heytham/Morecambe railway line to the south, the rear gardens of some of the properties on Oakville Road and Westmor Grove to the west and Turnscar Lane playing fields to the north. The undulating site has a north-south ridge with land falling towards the west & east boundaries. There are trees to all boundaries with the exception of the eastern one which is defined by a row of scrub and brambles.	The site is considered to be suitable for residential development with no significant issues highlighted within planning approval LA00075/DOT.	1-5 year phase	The site is considered to be in a sustainable location and there are no significant constraints. The eastern part of the site previously identified for open space in the adopted Local Plan is not considered to make a significant contribution to the areas provision.	Although having the benefit of an outline planning permission for many years a detailed application has yet to be submitted. It is noted that the site is a brownfield site and there may be land contamination issues. Relatively low property values in this part of Heytham may be an issue but overall it is considered to be viable.	Planning application 170884/DOT shows that the applicant is also the landowner, suggesting the site is available.	GREEN	GREEN	GREEN	YES	NO
179	Heytham	Former Police Station, Heytham Road	Brownfield	No	Urban	NO		NO	H1.3 (Housing)	Vacant	Deliverable (1-5 years)	14	This is a brownfield site located in the centre of Heytham and lies on the corner of Heytham Road and Knowley Road. The site is currently vacant.	The site is considered to be suitable but given it has an unsatisfactory permission for mixed retail and residential development there may be issues relating to availability. The site is suitable for either a mixed use retail and residential or a residential scheme.	1-5 year phase	The site is considered to be suitable. See planning 13/01089/FUL & 14/00291/CEN.	The site is located in a popular residential area. Some remediation of the site may be required but it is considered to be viable.	The site is considered to be available in view of the previous permission and the vacant use.	GREEN	GREEN	AMBER	YES	NO
180	Heytham	Heytham Moss Sidings, Lancaster Morecambe Bypass	Part Greenfield/Part Brownfield	No	Urban	NO		NO	SG15 (Energy)	Disrupted Railway, now entrance and access to Dong Energy site	Undeliverable	0	Former railway land to the east of Heytham has been suggested for residential development. The site is located outside of the main urban area and is currently identified as countryside area and as part of Middleton Wood in the Local Plan.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED		YES	NO	
181	Heytham	70 Sandylands Promenade	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
184	Heytham	3 Tibbar Drive West	Brownfield	No	Urban	NO		NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
188	Heytham	106 Heytham Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
189	Heytham	Land East Of Kingsway	Greenfield	No	Urban	NO		NO		Open Space	Undeliverable	0	Area of amenity greenspace in Heytham located between two previous phases of development. The area is maintained as mown grass with semi natural areas around the edges. The eastern end is slightly waterlogged and left uncut.	The site provides an important Amenity Greenspace and presents an opportunity for improved recreational facilities i.e. new park. The site is protected under the adopted Local Plan and the emerging Land Allocation document. Without justification to support the loss of this open space officers are unable to conclude the site is suitable for residential development. The site provides a valuable contribution to open space in this densely populated area.	N/A	The site was assessed as being potentially suitable for residential development in the 2008 SHAA, subject to it no longer being required for open space. In reassessing this site officers have not received any information to confirm that this site is no longer required. The site is identified as an area of amenity space in the Council's PPS12 study and is identified for protection in the adopted Local Plan and as part of the emerging Land Allocations document. Without justification to support the loss of this open space officers are unable to conclude the site is suitable for residential development. The site provides a valuable contribution to open space in this densely populated area.	The site has good access and is a greenfield site and appears to be easily developed.	The site was submitted by the council as part of the SHAA call for site process. There is no evidence to suggest the site is no longer required as amenity greenspace.	RED	GREEN	RED	YES	NO
190	Heytham	12 McDonald Road	Part Greenfield/Part Brownfield	No	Urban	NO		NO		Dwelling and garden	Small sites (below threshold for site location)*	0			N/A							YES	NO
193	Heytham	Power Station Curtilage	Brownfield	No	Urban	NO		NO		Power station curtilage and infrastructure	Undeliverable	0	Site forms part of Heytham Power Station and is identified as part of proposals for energy expansion within this area.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED		YES	NO	
199	Heytham	168 Heytham Road	Brownfield	No	Urban	NO		NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
200	Heytham	12 Stanley Road	Brownfield	No	Urban	YES	Morecambe	NO		Dwelling	Small sites (below threshold for site location)*	0			N/A							YES	NO
201	Heytham	10 Stanley Road	Brownfield	No	Urban	YES	Morecambe	NO		Dwelling	Small sites (below threshold for site location)*	0			N/A							YES	NO
202	Heytham	Garage, Grosvenor Road	Brownfield	No	Urban	NO		NO		Car sales garage	Deliverable (1-5 years)	9	The site consists of a car sales garage and was granted planning permission in 2007 for the redevelopment of the existing Bay View Car Garage for 9 flats.	The site has previously had full planning permission for 9 flats and is now subject to an outline planning permission for the same. The site is therefore suitable for development and is achievable subject to the closure or relocation of the car sales garage.	1-5 year phase	The site has previously been granted full planning permission (Ref: 09/00220) for the erection of 9 flats. This permission was renewed in 2012 and has now expired. The permission has been replaced by an extant outline planning permission. The suitability of the site for development has therefore been established.	Development of the site is dependent upon the submission of a reserved matters application. The previous full planning permission however indicated that a development can be accommodated. There are no significant constraints and the site is in a predominantly residential area. Development is therefore considered viable and achievable.	The development of the site is dependent upon the submission of a reserved matters application. The previous full planning permission however indicated that a development can be accommodated. There are no significant constraints and the site is in a predominantly residential area. Development is therefore considered viable and achievable.	GREEN	GREEN	AMBER	YES	NO
203	Heytham	Sunacre Court, Maple Avenue	Brownfield	No	Urban	YES	Morecambe	NO		Vacant - planning application	Deliverable (1-5 years)	6	The site consists of a vacant parcel of land to the rear of Sunacre Court. Planning permission was granted in August 2005 for a 4 flats and a pair of semi-detached dwellings.	The recent extant planning permission indicates that the development of the site is suitable, achievable and deliverable.	1-5 year phase	The site has the benefit of full planning permission therefore is suitable for residential development.	The site is adjacent to recent residential development of a similar type. The development of the site in accordance with the planning permission is therefore considered viable and achievable.	The recent planning permission indicates that the site is available.	GREEN	GREEN	GREEN	YES	NO
205	Heytham	Land West Of 2 Money Close Lane	Brownfield	No	Urban	NO		NO		Residential	Small sites (below threshold for site location)*	0			N/A							YES	NO
206	Heytham	Playing Field South Of Lonsdale Road	Greenfield	No	Urban	YES	Morecambe	NO		Open Space/Playing field	Undeliverable	0	Playing fields off Lonsdale Road. The site is allocated as urban green space in the adopted Local Plan. The site has previously been suggested for residential development by the county council.	The site is not suitable for development as it is open space. There is a deficiency of open space in this area and therefore retention in its current use is considered important.	N/A	The site was assessed as being unsuitable for development in the 2015 SHAA. This recognised the site use as playing fields. Officers would agree with this assessment. Officers are not aware of any evidence to say that this site is no longer required as playing fields.	Nothing to state that development in this location would be unachievable.	The site is in use as playing fields. Correspondence from the County Council confirms that the fields are still in use and will be maintained to meet the statutory playing field provision requirements. The site has been identified as amenity and active recreation space in the emerging Land Allocations. The site is not viewed to be available for development and as such can not be included in the council's future housing land supply.	RED	GREEN	RED	YES	NO
208	Heytham	Land East Off Bleasdale Grove	Greenfield	No	Urban	NO		NO		Open Space	Undeliverable	0	Area of open space off Bleasdale Road in Heytham. The site was assessed as being potentially deliverable for housing in the 2008 SHAA subject to it no longer being required for open space.	The site provides important amenity space within the neighbourhood and is not considered a suitable site for development. Officers have been unable to conclude the site as being suitable for development. The site currently serves as an area of outdoor sport recreation for the surrounding area. Officers have not been provided with any information to conclude that this site is no longer required for this purpose and as such are unable to confirm its availability or suitability for residential development. Access is also noted to be an issue.	N/A	The site is open space and offers important amenity value.	The achievability of this site is dependent on it no longer being needed for amenity space.	Gives the site's importance as amenity space it is not considered to be available.	RED	AMBER	RED	YES	NO
210	Heytham	Land South Of Carr Lane	Greenfield	No	Urban	NO		NO		Currently let to adjacent land user - Heytham Cricket Club	Undeliverable	0	Area of green space in Heytham. The site is identified as an area of outdoor sports facilities in the council's PPS12 study and is noted to be ancillary to the cricket club. The council have stated in the past that the site is no longer in use and suggested that it be considered for residential development as part of the SHAA.	The site is not suitable for development as it is open space. There is a deficiency of open space in this area and therefore retention in its current use is considered important.	N/A	Despite being relative scrub land, the site is an area of open space in Heytham where evidence demonstrates a quantitative deficiency. There is also uncertainty over access and Officers are therefore unable to identify the site as a suitable location for residential development.	Without a suitable access the site is deemed unachievable.	The 2015 SHAA identified this site as being available. Officers are not aware of any change to this position.	RED	RED	GREEN	YES	NO
212	Heytham	39 Heytham Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
214	Heytham	1-13 Back Awoodale Road (East)	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
215	Heytham	Vacant Land, Draycombe Court, Draycombe Drive	Greenfield	No	Urban	NO		NO		Open Land	Deliverable (1-5 years)	6	Area of open space to be adjacent to Draycombe Court in Morecambe. The site was assessed as being deliverable for housing in the SHAA. This followed its previous identification in the Urban Potential Study.	Site expected to be deliverable. There is likely to be a need to agree access arrangements with the Retirement home operated by Anchor.	1-5 year phase	Small area of the site subject to 1 in 30 and 1 in 100 surface water flood risk. Larger part 1 in 1000 or however, with suitable mitigation development may be achievable. Site access likely to need agreement with Anchor who operate the retirement home adjacent and access would need to be through the car park.	The site is likely to be achievable for residential development. However, access would need to be overcome.	The 2015 SHAA confirmed availability of this site.	AMBER	AMBER	GREEN	YES	NO
217	Heytham	38 Sandylands Promenade	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
218	Heytham	73 Sandylands Promenade	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
220	Heytham	190 Westminster Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
225	Heytham	40-41 Sandylands Promenade	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
226	Heytham	76 Sandylands Promenade	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0			N/A							YES	NO
692	Heytham	Battery Hotel, Sandylands Promenade	Brownfield	No	Urban	YES	Morecambe	NO		Hotel	Under construction	17	The site consists of a building formally used as a public house. Planning permission is in place for conversion to apartments.	The development is in a sustainable location, there are no known constraints which would prevent development and development has commenced. Development of the site for housing is therefore deliverable.	1-5 year phase	The site is within a sustainable urban location and has planning permission for conversion and the works have commenced indicating that the site is suitable for development.	Development has commenced and there are no known constraints. The development is therefore achievable.	The site is under construction.	GREEN	GREEN	GREEN	YES	NO

731	Heyham	Royd Mill	Brownfield	No	Urban	NO	NO	EC1.8 (Employment)	Vacant/Deviclt Land	Deliverable (1-5 years)	0	This is an allocated employment site off Middleton Road, South Heyham. The site comprises a small number of industrial buildings which are generally used for haulage and distribution.	The site has a large area of open storage space and a number of distribution buildings. Evidence found in the 2015 Employment Land Review.	1-5 Year phase	The site is located in the South Heyham area which is considered to be a focus for employment and economic growth over the plan period. The site is highly accessible to the village Gateway which is adjacent to the site.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The site remains available for employment uses, although at this time the site is considered to be fully occupied.	GREEN	GREEN	GREEN	NO	YES
740	Heyham	Port of Heyham and Port of Heyham Industrial Estate	Brownfield	No	Urban	NO	NO	SG14, ECL6 (Employment)	Vacant Land	Deliverable (1-5 years)	0	This allocated employment area is located adjacent to the Port of Heyham and includes a range of Port related businesses and other Businesses linked to the off-shore operations related to the Port.	The employment area has a range of B1, B2 and B8 uses operating from it. The site is highly accessible to the Port and the Bay Gateway. The site is directly adjacent to Mesenwater Bay which is an important environmental area. Evidence found in the 2015 Employment Land Review. Planning permissions have been recently granted for new units (18/0065/SPLA and 18/0066/SOUT).	1-5 Year phase	The site is well positioned at the end of the Bay Gateway and in close proximity of the Port. This is reflected by the type of end user which is associated with the estate (i.e. Port related or offshore businesses). The site is considered highly suitable for employment use.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The estate still has opportunities for future growth, reflected in the nature of permissions granted.	GREEN	GREEN	GREEN	NO	YES
834	Heyham	Middleton Road Employment Area	Part Greenfield/Part Brownfield	No	Urban	NO	NO	EC1.13 (Employment)	Employment site and Agricultural Fields	Developable (Beyond 5 Years)	0	This is a greenfield site located between Heyham and Middleton and extends either side of Middleton Road. It incorporates agricultural fields and areas of scrub and woodland.	The site is well located in terms of access on to the highway network. Accessibility should be improved (bus services). The site is currently part of Middleton Wood and designated ecological site to be the east and west. Ecological impacts need to be considered (awaiting further information). The site is considered to be available and the support of landowners Hey and County Councils will help bring the site forward for development. The Council is also developing a Heyham Gateway Masterplan which will provide a comprehensive approach to the redevelopment of the area as a whole.	6-10 year phase	The site has good access on to the highway network via the Bay Gateway. The site is relatively isolated and improvements to local bus services should be sought. Protected areas of woodland in within the site and should be retained. The whole site currently forms part of Middleton Wood. To the east and west are B8s and ecological impacts need to be considered. Await further information.	This is primarily a greenfield site but there may be areas where remediation will be required. Visibility may be an issue and support from the public sector may be required to bring the site forward. The Council is developing a Masterplan for the Heyham Gateway as a whole which will help bring the site forward.	The site is owned by the City and County Councils and is considered to be available.	AMBER	AMBER	GREEN	NO	YES
231	Horby	Land West Of Station Court	Greenfield	Yes	Rural	NO		Forest of Bowland	Open Space	Undeliverable	0	Area of amenity grassland in Horby. The site is potentially suitable and viable but there is no evidence to suggest the site is available.	The site is well located within the village but is currently an area of public open space with no evidence of availability.	N/A	The site is well located within the village but development would lead to the loss of an area of public open space.	This is a greenfield site with no known abnormal costs.	There is no evidence to suggest the site is available.	RED	GREEN	RED	YES	NO
235	Horby	Land South Of Deer Park Lane, Behind Stanley Drive	Greenfield	Yes	Rural	NO		Forest of Bowland	Waterboard Storage Depot and shrub land/Woodland	Undeliverable	0	This is an area of shrub/woodland and appears to be an overgrown garden located off Stanley Drive. The site is fronted by a stone wall.	The site is not considered to be deliverable or suitable. It is not therefore considered to be available.	N/A	The site is easily accessed from Stanley Drive. The trees on site are protected by a TPO. Some limited development may be suitable.	The site is likely to be viable.	It was suggested as a potential housing site via the 2008 SHLAA process. There has been no more recent correspondence. The site is not considered to be available.	AMBER	GREEN	RED	YES	NO
238	Horby	Land North Of Old Police House, Lancaster Road	Greenfield	Yes	Rural	NO		Forest of Bowland	Private Gardens	Undeliverable	0	The site is made up of 4 gardens located to the rear of properties fronting Lancaster Road.	Whilst the site was viewed to be suitable in the previous 2008 SHLAA, assessment has indicated that access issues making the site unlikely to be deliverable.	N/A	The site is considered to be backland development with no obvious vehicular access. It is not considered to be suitable.	Site access may affect the achievability of the site.	The Council has in the past been approached with regards to development. There is no recent evidence to suggest the site is available.	RED	AMBER	RED	YES	NO
239	Horby	Land West Of Horby C Of E Primary School	Greenfield	Yes	Rural	NO		Forest of Bowland	Agricultural	Undeliverable	0	Area of grassland behind Horby Primary School. The site was suggested as a potential housing site via the call for sites process for the 2008 SHLAA.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED			YES	NO
240	Horby	Land North Of Royal Oak Meadow And Horby Bank	Greenfield	Yes	Rural	NO		Forest of Bowland	H2.1 (Housing)	Deliverable (1-5 years)	23	This is a greenfield site located on the northern edge of Horby to the east of Melling Road. The site is currently used for agriculture.	The site is considered suitable subject to the site being sensitively designed in order to mitigate impacts on the AONB. Based on current information the site is considered to be viable and available.	1-5 year phase	The site is considered to be suitable subject to the site being sensitively designed in order to mitigate impacts on the AONB. See planning application 15/01533/SOUT for details.	This is a greenfield site located within the AONB and there are no known abnormal costs. It is considered to be viable. Await further information.	AMBER	GREEN	AMBER	YES	NO	
687	Horby	Land South of Lancaster Road and West of Strands Farm Lane	Greenfield	Yes	Rural	NO		Forest of Bowland	Agricultural	Undeliverable	0	Land South of Lancaster Road and West of Strands Farm Lane, Horby	There are significant constraints affecting the site's suitability. The site is not considered to be deliverable.	N/A	The site is located within the AONB on the edge of the village and there are potential landscape concerns. Partial development may mitigate these impacts. The main constraint relates to the sites poor connectivity. There is no highway on Lancaster Road and appears to be no prospect of providing an adequate highway. The site also lies within Floodzone 2 and may also affect the level and type of development coming forward.	This is a greenfield site with no known abnormal costs.	The site came forward as part of a Call for Sites suggesting it is available.	RED	AMBER	AMBER	YES	NO
701	Horby	Land West of Gressingham Road	Greenfield	Yes	Rural	NO		Forest of Bowland	Agricultural	Deliverable (1-5 years)	38	This is a large greenfield site located to the NW of Horby on land off Gressingham Road (Plot Lane). It is bounded on its southern side by a school playing field and the remaining sides by open countryside. It is currently in agricultural use.	The site is located to the north of the village and is somewhat isolated from the village. Pedestrian connectivity will need to be addressed. The most significant impact relates to the landscape and the site location within the AONB. It is considered that partial development may be appropriate that limits these impacts. The site is considered to be viable and available.	1-5 year phase	The site is located on the north side of the village. There are a lack of footways between the site and the village. Accessibility is an issue and foot/cycle connectivity to the village will need to be addressed. The site extends into open countryside and is located within the AONB. Landscape impacts have been identified within the Council's recent three impacts. The site is considered to be viable and available.	There are no known abnormal costs affecting the site. It is considered to be viable.	The site has been the subject of a recent planning application 17/01414/FUL for residential development indicating that the site is available.	AMBER	GREEN	GREEN	YES	NO
720	Horby	Horby Industrial Estate	Brownfield	Yes	Rural	NO		Forest of Bowland	EC1.19 (Employment)	Deliverable (1-5 years)	0	This is a small rural employment site in the village of Horby, situated to the south of the settlement. The site is accessed off Station Road.	The estate is generally fully occupied and represents the only allocated employment area in the village. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site is well located within the village and the low scale nature of the site makes the area compatible with its surroundings. The site is considered to be suitable.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The site remains available for employment uses, although at this time the site is considered to be fully occupied.	GREEN	GREEN	GREEN	NO	YES
618	Kirkby Lonsdale	Full View Park Wundulane Lane Kirkby Lonsdale Camforth Lancashire LA6 2JH	Brownfield	No	Rural	NO	NO		Hotel	Undeliverable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO
130	Lancaster	Blue Tam Farm, Hazelrigg Lane	Brownfield	No	Rural	NO	NO	SG1, SG3 (Lancaster South)		Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 5.1kpa	N/A							YES	NO
136	Lancaster	Land East Of Burrow Road	Greenfield	No	Urban	NO	NO	SG1, SG3 (Lancaster South)	Agricultural	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined							YES	NO
137	Lancaster	Land North Of Berkeley Brow, Burrow Road	Greenfield	No	Urban	NO	NO	SG1, SG3 (Lancaster South)	Agricultural	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined							YES	NO
244	Lancaster	Land North Of 120 Newlands Road	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 5.1kpa	N/A							YES	NO
246	Lancaster	Land West Of Mulberry Lane, Scoforth Road	Greenfield	No	Urban	NO	NO		Agricultural	Deliverable (1-5 years)	7	This is a greenfield site on the edge of Scoforth. The site forms an area of open space between Scoforth Road and residential development to the east. The site is lined by trees and hedgerows, some of which are subject to tree preservation orders.	The site has received planning approval and is considered to be deliverable.	1-5 year phase	The site has been approved for residential development 17/0077/FUL. The site is considered to be suitable for development.	This is a greenfield site with no known abnormal costs. It is considered to be a viable site.	There has been a recent planning approval 17/0077/FUL for the erection of 7 dwellings suggesting the site is available.	GREEN	GREEN	GREEN	YES	NO
249	Lancaster	46 Regent Street	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.1kpa	N/A							YES	NO
250	Lancaster	Land North Of Lonsworth House, Hala Road	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 5.1kpa	N/A							YES	NO
252	Lancaster	Garages Adjacent 32 Tan Hill Drive Lancaster Lancashire LA1 2JB	Brownfield	No	Urban	NO	NO		Garages	Deliverable (1-5 years)	1	The site consists of garages and hand standing. It is in a residential area surrounded by dwellings. The site is significantly higher than the houses on Wensley drive to the rear.	The site is within a sustainable location and planning permission has previously been granted for development.	1-5 year phase	The site is a sustainable location within a residential area. Planning permission was granted in 2005 (05/0251) for a dwelling on the site which was not implemented. The site is therefore suitable for development.	The previous planning permission shows how a development of a dwelling can be achieved on the site. It is not however clear why the permitted development did not proceed.	Confirmation is awaited but the site appears to be vacant and available.	GREEN	AMBER	AMBER	YES	NO
253	Lancaster	Land South West Of Bailrigg Lane 1, Bailrigg Village	Greenfield	No	Urban	NO	NO	SG1, SG3 (Lancaster South)	Agricultural	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined							YES	NO
255	Lancaster	Land East Of Bowham Lane	Greenfield	No	Urban	NO	NO		Agricultural	Deliverable (1-5 years)	25	This is a greenfield site located to the east of Lancaster between the M6 motorway and Bowham Lane. It is a sloping site with the land falling down from east to west and is currently used for grazing.	There are a number of issues relating to landscape, noise, topography, highways and utilities. These could be overcome through mitigation, and siting and design. The site is considered to be suitable. The site is considered to be available and viable.	1-5 year phase	The site forms a green buffer between the motorway and the urban edge of Lancaster. Landscape assessments carried out by Wolserton (submitted for the Council in 2012 relating to Key Urban Landscapes) concluded that the site has value in terms of the setting of Lancaster urban area. Given the sites proximity to the motorway and its value in landscape terms it is unlikely that the site as a whole is suitable. Partial development may be appropriate subject to mitigation relating to landscape and noise.	This is a greenfield site with a frontage on to Bowham Lane. The site is located within a popular residential area in south Lancaster. Viability is not considered to be an issue.	The most recent planning application for development on the site was submitted by the owner of the site suggesting it is available.	GREEN	GREEN	GREEN	YES	NO
256	Lancaster	Land West Of Torrinhollow Cricket Club	Greenfield	No	Urban	NO	NO		Agricultural	Developable (Beyond 5 Years)	12	This is a greenfield site on land adjacent to Torrinhollow Cricket Club. The site is located between the existing urban area to the north of Moncreafe and the new Bay Gateway road. The site is an elevated position and bounded to the north by a hedgehog.	The site lies on the edge of the urban area and consideration needs to be given to impacts on the urban landscape. The site is considered to be suitable for partial development subject to adequate landscape mitigation being provided.	6-10, 11-15 year phase	This is a relatively unconstrained site. However, the Council's evidence base identifies the site as having value in terms of urban landscape by providing a buffer between the northern edge of Moncreafe and the Bay Gateway road. The site is well connected to the north by a row of trees along the northern boundary. However, this is likely to be affected by the provision of a new access onto Barry Cote Lane. Subject to adequate screening being retained partial development may be possible.	This is a greenfield site with no known abnormal costs. It is considered to be viable.	Representations have been received by the Council relating to development of the site and it is considered to be available.	AMBER	GREEN	AMBER	YES	NO
258	Lancaster	Toll Bar Garage, Scoforth Road	Brownfield	No	Urban	NO	NO	SG1	Petrol station and car sales forecourt.	Undeliverable	0	The demolition and redevelopment of the former petrol station on Scoforth Road was granted planning permission for residential development in 2008. An application to extend the time limit for this application was granted approval in November 2013. This permission has however expired.	Development of the site appears to be achievable but this would result in the loss of a local facility. It is therefore not considered suitable or available.	N/A	The site is currently in use as a petrol station. The surrounding area is predominantly residential and undeveloped. Redevelopment of the site would result in the loss of a local facility and is not considered suitable.	Development of the site would incur costs associated with the removal of fuel tanks and decontamination. In view of the location within a residential area, viable development could be achieved.	The garage is in use and the previous planning permissions have not been abandoned. The site is therefore not considered available for alternative development.	AMBER	AMBER	RED	YES	NO
259	Lancaster	Ridge Hotel, 10 Patterdale Road	Brownfield	No	Urban	NO	NO		Vacant former public house	Deliverable (1-5 years)	16	Former public house site has been demolished and the site is currently vacant. It is surfaced with a mix of hard standing and grass. The area is predominantly residential. Planning permission was granted in March 2018 for 14 one-bed affordable flats. This permission has recently been accepted.	The site has planning permission and there are no known constraints or viability issues which would prevent the approved scheme proceeding.	1-5 year phase	The site is a sustainable location and has the benefit of planning permission for residential development. The site is therefore suitable for development.	The recent planning permissions indicate that the development of the site is achievable and there are no known constraints which would prevent the development proceeding.	The site is vacant and the planning permissions indicate that the site is available.	GREEN	GREEN	GREEN	YES	NO

260	Lancaster	New Quay, New Quay Road	Brownfield	No	Urban	NO	NO	H1.2 (Housing)	Vacant, temporary site compound for Environment Agency Flood Defence Works	Deliverable (1-5 years)	12	This is a brownfield site located between the River Lune and New Quay Road. The site has been cleared and is currently vacant.	The site has been found suitable as part of planning application 16/00581/OUT. There were a number of issues relating to flood risk, cycle/pedestrian links, access, etc. The site is considered to be suitable given the planning application was submitted by the landowner. It is considered to be viable given the success of similar developments in the vicinity.	1-5 year phase	The site is considered to be suitable. See planning application 16/00581/OUT for details. The site is located within FZ3 but the sequential test was successfully applied as part of the planning application.	The site is located adjacent to a new residential development which has been successfully developed and marketed as a brownfield site.	The site was put forward by the Port Commission. The site has been confirmed as being available.	GREEN	GREEN	GREEN	YES	NO	
261	Lancaster	Royal Albert Fields South, Ashton Road	Greenfield	No	Urban	NO	NO	H6 (Housing)	Agricultural fields/Grazing (Summer grazing horses)	Deliverable (1-5 years)	60	This is a greenfield site located to the south of Lancaster to the west of Ashton Road. The land is currently farmland and is a sloping site, rising up to the west. The site lies adjacent to LPSA 298 which lies to the north.	The site is located to the south of the existing Lancaster urban area. Consideration must be given to the potential impacts on the highway network generated by the additional traffic and to how to improve the site access to services. Mitigation is likely to be required to ensure the site's suitability. Consideration also needs to be given to the siting of the access onto Ashton Road to minimise impacts on the trees and hedgerow fronting the site, and to siting and design of development within the site to mitigate landscape impacts. The site is a greenfield site located within a popular residential area and considered to be viable. A further information on achievability and availability.	1-5 year phase	The site is located to the south of the existing urban area. The site benefits from a potentially direct access on to Ashton Road although consideration will need to be given to the existing mature trees and hedgerow along the Ashton Road frontage. There are potential highways impact on the highway network (Ashton Road/A64 junction, Pontefract roundabout, City centre), and impacts on the AQMA within the city centre will need to be considered. The site is relatively remote from existing services and there is no regular bus service in the locality. Mitigation in the form of sustainable transport measures will be important. This is a sloping site extending out into the open countryside and careful siting and design will be required to minimise landscape impacts.	This is a greenfield site located in a popular residential area. Access appears to be achievable onto Ashton Road. The site is considered to be viable.	Information from the landowners indicates that the site could be brought forward.	AMBER	GREEN	GREEN	YES	NO	
262	Lancaster	3 George Street	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within Town Centre and below 0.05ha	N/A							YES	NO	
264	Lancaster	Abraham Wright Farm, Widdowburn Road	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A							YES	NO	
265	Lancaster	Good Advertising Railway Street	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO	
267	Lancaster	Vacant Land South Of 45-47 China Street	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within Town Centre and below 0.05ha	N/A							YES	NO	
268	Lancaster	Land At Corner Of Bulk Road And St Leonards Gate	Brownfield	No	Urban	NO	NO		Vacant derelict building	Deliverable (1-5 years)	4	Derelict site on the junction between St Leonards Gate and Bulk Road. The site was identified as a potential development site in the council's urban potential study.	Appropriate development of the site enhancing the significance of the listed building and addressing the conservation area is considered achievable and the vacant condition of the site results in it being available.	1-5 year phase	The site is within the conservation area and contains listed buildings which are in a derelict condition. Development has the potential to repair the building, bring it back into use and enhance the conservation area. The site is therefore considered suitable for development.	The building is in a poor state of repair and appropriate redevelopment may affect viability. Part of the site is within flood zone 2 a site specific flood risk assessment will be required. Planning permission was previously refused for student accommodation, however a later reference to the building, being brought back into use and enhance the conservation area, has been considered. The site is therefore considered suitable.	The building is vacant and in need of work. It is therefore considered available.	GREEN	AMBER	GREEN	YES	NO	
269	Lancaster	Salvation Army Hall, Grobe Wharf	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO	
270	Lancaster	39-43 Ulster Road	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A							YES	NO	
272	Lancaster	Playing Fields, Barton Road	Greenfield	No	Urban	NO	NO		Open Space/Temporary letting mowing and grazing	Undeliverable	0	Land to the west of Barton Road in Salford has been suggested for education/health development through the call for ideas process. The site is currently used as playing fields and is identified as urban extension in the Local Plan.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.					RED	YES	NO	
274	Lancaster	Land West Of Vale Of Lune Rugby Club, Powder House Lane	Greenfield	No	Urban	NO	NO		Cricket and rugby pitches/Open Space	Undeliverable	0	Greenfield site in north Lancaster adjoining the Green Belt. The site is currently occupied by a cricket club and consists of cricket pitches and a rugby pitch. The site was suggested for mixed use development through the 2008 SHLAA process. A planning application (17/00309/FUL) was submitted for 24 dwellings in part of the site and the siting of the access and improvements to the existing facilities. The application was withdrawn. The western part of the site has been fenced off and left unmanaged. There are a several large mature trees within the site. A club house is located at the southern end of the site.	The site appears to be achievable. The previous application for residential development only concerned part of the site and suggests that the whole of the site is achievable. Given the site allocation in the current Local Plan and the emerging DPO the site is considered to be unsuitable.		The site is currently in use as playing fields and as part of the cricket grounds. The site is also used as recreational space in both the adopted Local Plan and in the emerging Local Allocation document. Overall the site appears to be achievable. There may be evidence submitted by the applicant in support of the planning application although this is only concerned with a part of the site.	An application has been submitted for housing on part of the site which relates much of the site for use by the cricket club. This suggests that the whole of the site is unsuitable.	RED	AMBER	AMBER	YES	NO		
275	Lancaster	Land North Of Canal, Hamerton Hall Lane	Greenfield	No	Urban	NO	NO	S05, H1 (Housing)	Scrub lands/ Agricultural field	Deliverable (1-5 years)	20	The site is a narrow greenfield strip of land bounded by trees located between Hamerton Hall Lane and the Lancaster canal. The field is currently overgrown and appears to be occasionally grazed.	The site is a flat greenfield site however there are environmental considerations which may affect the extent of development and a new access is required to land which is under separate ownership. The site needs to be considered as part of the wider S05 allocation. Awaiting further information.	1-5, 6-10, 11-15 year phase	There are environmental considerations (ecological, historic, landscape) due to the site location adjacent to the canal. To mitigate impacts partial development is recommended. The most significant issue however relates to highways and the need for a new access to the adjacent land to the north which has been identified for housing within the emerging Local Plan. The site therefore can only be considered if taken forward as part of LPSA 304 (S05), where a new access from the A6 will be required. There may also be cumulative impacts on the city centre and AQMA that need to be considered. Awaiting further information on highways.	The site is a greenfield site. North Lancaster is a popular residential area. There are abnormal costs associated with the need for a new access through the adjacent site being considered as part of the wider allocation (S05). There are also environmental constraints associated with the Tree Preservation Order and the canal which are likely to reduce the developability area.	The site has a single owner. The site is considered to be available. Await confirmation.	AMBER	GREEN	AMBER	YES	NO	
277	Lancaster	36 King Street	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within Town Centre and below 0.05ha	N/A							YES	NO	
278	Lancaster	67 Lune Road	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A							YES	NO	
281	Lancaster	Lacy Street Car Park	Brownfield	No	Urban	NO	NO		Car park	Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO	
282	Lancaster	Spring Garden Street Car Park	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO	
283	Lancaster	High Street Car Park	Brownfield	No	Urban	NO	NO			Undeliverable	0	Car parking area in Lancaster.	This is a Council car park in operational use. There is no evidence to suggest that it is currently available.	N/A	The site is well located within the city centre and potentially suitable.	The site is considered to be achievable.	The site is currently being used as a public car park and is not considered to be available.	AMBER	GREEN	RED	YES	NO	
284	Lancaster	Playing Field South Of Boys Club, Dallas Road	Greenfield	No	Urban	NO	NO		Open space	Undeliverable	0	Greenfield site off Dallas Road in Lancaster. The site was assessed as being deliverable for residential development in the 2008 SHLAA. The site was identified following previous enquiries to the planning department for development.	The site provides open space and is in close proximity to the Conservation Area it is therefore considered to be unsuitable for development.	N/A	The site is currently green open space with trees along the roadside boundary and is close to the conservation area. It provides an open green space which contributes to the area. The site is therefore considered unsuitable for development.	The site is a flat greenfield site and relatively straight forward to develop. The site therefore appears achievable.	There has been no known promotion of the site. It is therefore not considered available.	RED	GREEN	RED	YES	NO	
285	Lancaster	Bulk Road	Brownfield	No	Urban	NO	NO	D01 (Development Opportunity)	Derelict land	Deliverable (1-5 years)	194	The site is located to the north of Lancaster at the junction of Bulk Road and Canon Road. The site is currently cleared and being redeveloped for student accommodation and ancillary facilities.	The site has been cleared and is being developed for student accommodation.	1-5 year phase	This site is considered to be suitable for mixed use development and has been allocated for such in the emerging Local Plan (DO02). The site's topography and proximity to Canon Road are a challenge for residential development, however, permission has been granted for student accommodation with commercial ancillary facilities and construction is underway.	This is a cleared brownfield site with significant changes in land levels and is bounded by Canon Road to the west, due to this there will be additional costs to redevelop the site. The site is currently being redeveloped for student accommodation. But it is due to open in September 2018 suggesting the site is viable.	The site is in private ownership and is currently being redeveloped, it is therefore available.	AMBER	GREEN	GREEN	YES	YES	
286	Lancaster	Lunside East	Brownfield	No	Urban	NO	NO	D03 (Development Opportunity)	Residential and vacant construction site	Deliverable (1-5 years)	330	This is a large brownfield site located adjacent to the River Lune and St Georges Quay. The site has been cleared apart from a large work/warehouse building which is of heritage value. Part of the site is currently being built out whilst the vacant building and part of land between the river and St Georges Quay remains undeveloped and as such the LPSA has been reduced as built out. The built out site is recorded under LPSA 854 (now archived). The site as a whole has outline planning permission for mixed use development including residential.	The site is considered to be suitable and available. It is a derelict site and there will be significant costs in bringing the remaining parts of the site forward. The development estimates for the approved student accommodation and includes the residential development currently under construction. The size of the site has been reduced in the brownfield register to remove the areas which have been developed.	1-5 year phase	The site is considered to be suitable. See planning application 13/10020/FUL, 14/0136/VCN, 17/0003VCN and 16/00574/FUL for details.	This is a brownfield site which includes a large vacant building. There will be significant costs in redeveloping the site. Part of the site is currently being developed by Parliament Homes suggesting the remaining part of the site is viable.	The site is a regeneration site owned by the Council and is therefore available.	GREEN	GREEN	GREEN	YES	YES	
287	Lancaster	Nightingale Hall	Brownfield	No	Urban	NO	NO		Residential and construction site	Under construction	63	The site has planning permission for 128 dwellings and is currently under construction with the majority of the site complete.	Under construction	1-5 year phase	The site has planning permission and is currently under construction which indicates a site suitable for development.	The development is under construction indicating an achievable site.	The development is nearing completion.	GREEN	GREEN	GREEN	YES	NO	
289	Lancaster	Private Car Park, Dolphin Bridge	Brownfield	No	Urban	NO	NO	S07, H1 (Housing)	Car park	Developable (beyond 5 years)	25	The site is a disused car park forming a narrow piece of land located between the Lancaster Canal and the Landfill golf course. The site is now overgrown. It is accessed from Canon Road via a steep track and single carriageway canal bridge.	The site access and its position to the rear of an existing car park are significant constraints and have affected the site's viability in the past. The site's suitability and deliverability is therefore dependent on the bringing forward of the strategic site S08 (Cuckoo Farm and Ridge Farm). Ecology and heritage considerations may reduce the developability area of the site however, the site may be suitable for higher density development.	6-10 year phase	The site is a brownfield site although remediation is unlikely to be a significant issue. There are environmental and heritage constraints related to the canal and the woodland to the south and mitigation is likely to be required. However the site's main constraint is its poor access via a steep and narrow track from Canon Road. It may be possible to upgrade the access if significant improvements are made. The site's suitability is largely dependent on the bringing forward the strategic site located to the east on the adjacent Landfill golf course.	The site has remained undeveloped for many years and suffers from poor access and has no frontage on to the main road. It is also located in an area dominated by employment and leisure uses. The site's viability is reliant therefore on the bringing forward of the larger site to the east.	The access from Canon Road is via a car park which is under separate ownership. Land to the east of the site is under the Golf Club's ownership. Await further information.	AMBER	AMBER	AMBER	YES	NO	
290	Lancaster	Darwent Court, Salt Ayn Lane	Greenfield	No	Urban	NO	NO		Grounds of Shattered Housing Scheme/ Open Space	Developable (beyond 5 years)	15	The site lies within the grounds of an existing sheltered housing scheme located between Lancaster and Monckton on Monckton Road. The site is currently landscaped and includes an area of wetland.	Partial development of the site is considered to be suitable that avoids the area of wetland and also retains an area of open space. Shattered accommodation, compatible with the existing residential use, is considered to be appropriate on this site. The definition of brownfield includes the site's status as built up area and parks. As the site forms the gardens to Darwent Court it has been removed from the brownfield register.	6-10 year phase	The site is identified as a Semi-natural Greenspace within the Council's evidence base (Open Space Assessment Report, 2018). The report notes that open space provision in Lancaster currently exceeds the IT standards. A large proportion of the site consists of an area of wetland. Development would be possible in the southern portion of the site and would retain an area of open space. Trees along the site's boundaries should be retained. Given the close proximity of the existing sheltered accommodation, similar residential uses would be appropriate in this location.	This is a currently landscaped grounds and there are no known abnormal costs. It is considered to be viable.	The owners of the site have in the past approached the Council about extending the existing sheltered accommodation.	GREEN	GREEN	AMBER	YES	NO	
291	Lancaster	Garrage West Of 48-50 Ulster Road	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO	
294	Lancaster	Rose Cottage, New Quay Road	Greenfield	No	Urban	NO	NO		Agricultural	Undeliverable	0	This is now a green field site consisting of an open field bounded by hedges.	The site has biological value and within flood zone 3. It is therefore unsuitable for development.	N/A		The site is in close proximity to the River Lune (S05 & SAC) and Fountains Wood (both Biological Heritage Sites) and the Riverbank Bay Ramper Site. The site has biological value and is within Flood Zone 3. The site is therefore not suitable for development.	The site is within Flood Zone 3 and has biological value. It is therefore considered unachievable.	In view of the constraints the site is unsuitable.	RED	RED	RED	YES	NO
296	Lancaster	Land North Of Pottersiders Drive, Ashton Road	Part Greenfield/Part Brownfield	No	Urban	NO	NO		Residential and curtilage	Undeliverable	0	Area of open space in front of Sorey Hall residential development in South Lancaster off Ashton Road. The site presently forms part of the curtilage of Sorey Hall and is allocated for housing in the Local Plan as part of the Royal Albert Housing Allocation. Whilst other parts of this allocation have been redeveloped this site remains undeveloped.	The site includes Sorey Hall and the associated gardens.	N/A	The site has previously been allocated for housing, it is therefore considered suitable for development.	The site has not been delivered following the previous allocation. It is therefore not considered achievable.	The site has been allocated for residential development but has not come forward. It is therefore considered unachievable.	GREEN	RED	RED	RED	YES	NO
297	Lancaster	Land West Of Widdowburn Road	Brownfield	No	Urban	NO	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A							YES	NO	

298	Lancaster	Royal Albert Fields North, Ashton Road	Greenfield	No	Urban	NO			NO	H5 (Housing)	Agricultural	Deliverable (1-5 years)	77	This is predominantly a greenfield site located to the south of Lancaster off Ashton Road. The site includes a detached stone building that formed part of the Royal Albert Hospital complex located to the north of the site. The site has an elevated position to the rear of adjacent hospital buildings and residential properties. Access is gained from Ashton Road via Nutfield Drive.	The site was considered suitable as part of planning application 17/00274/M16, but there were a number of matters requiring further consideration at the reserved matters stage and/or mitigation measures to be put in place as part of the development. The applicant was also the landowner indicating that the site is available. The site is predominantly a greenfield site and is located within a popular residential area. The site is considered to be viable.	1-5 year phase	See planning application 17/00274/M16. The site was considered suitable but there were a number of matters requiring further consideration at the reserved matters stage and/or mitigation measures to be put in place as part of the development.	There will be costs associated with the conversion of the listed building Derby House. However, the majority of the site is greenfield and located within a popular residential area. The viability of the site is not considered to be an issue.	The site has recently been the subject of a planning application. The applicant was the owner of the land and the site can be considered to be available. Awaiting confirmation.	AMBER	GREEN	AMBER	YES	NO
300	Lancaster	16 South Road	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A						YES	NO	
301	Lancaster	24 Pinfold Lane	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A						YES	NO	
303	Lancaster	Allotment Gardens, Willow Lane	Greenfield	No	Urban	NO			NO		Open Space/Allotments and Community Garden	Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A							YES	NO
305	Lancaster	Land North Of 18 Hubert Place	Brownfield	No	Urban	NO			NO		Joiners Shop	Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A							YES	NO
306	Lancaster	Land North Of Levenshawe Drive	Greenfield	No	Urban	NO			NO		Open Space	Undeliverable	0		Site not considered to be suitable for development	N/A	Site located within Flood Zone 3				RED		YES	NO
307	Lancaster	Land North Of Wyndesole Road	Greenfield	No	Urban	NO			NO		Agricultural	Undeliverable	0	This is a greenfield site located to the east of Lancaster on the corner of Wyndesole Road and Fenham Carr Lane. To the west lies William Park and to the north and east open countryside, which rises up to the M6 motorway. The site is bounded by a stone wall along the road frontages and by a back along its eastern boundary.	Given its close proximity to William Park and the Ashton Memorial the site has significant landscape and heritage impacts, and is not considered suitable for development.	N/A	The site is well located in terms of its proximity to the town centre and is relatively accessible. It is a flat and greenfield site with direct access to the road network. The main issue however is its location adjacent to William Park. Any development on the site would impact on the setting of the park and the Ashton Memorial. Given the significance of the park and memorial and the close proximity of the site, development is not considered appropriate. See planning application 14/02309/PLA - refusal for residential development.	This is a greenfield site located in Lancaster with no known abnormal costs.	The site has been the subject of a planning application and considered to be available.	RED	GREEN	GREEN	YES	NO
308	Lancaster	Glent Ase Field, Long Marsh Lane	Greenfield	No	Urban	NO			NO		Open Space/Football pitches	Undeliverable	0	Large open recreational field with a public footpath running along the eastern and southern sides of the site.	The site consists of a recreational field and is not considered suitable for development.	N/A	The Lancaster PGCT Study highlighted the area as deficient in recreational and open space. The Local Green Space Assessment concludes that the site has important recreational value for the local community and wider district. Development would result in the loss of part or all of this local green space in an area of deficiency. The site is therefore not suitable for development.	The site is a flat greenfield one and would be relatively straight forward to develop. There are however surface water flooding issues on the site which could limit development.	The site provides important green space to the community and is well used. It is therefore not considered available for development.	RED	AMBER	RED	YES	NO
309	Lancaster	Stanfast Works Car Park	Brownfield	No	Urban	NO			NO	ECL 11 (Employment)	Car park	Deliverable (1-5 years)	0	Car park area to the east of Caton Road. The site is presently used as car parking for the adjacent employment estate. The site was submitted as part of the council's 2008 SHAA via the call for sites process.	The site is car parking which is associated with employment activity which takes place in the main body of the Caton Road Employment Area which is on the opposite side of the road.	1-5 year phase	The site sits on an elevated position above Caton Road which results in challenging access arrangements on the site.	Whilst the site could physically accommodate future employment growth the issues over suitability and availability would place question marks over viability.	It is understood that this land is in use as a car park associated with employment across Caton Road on the main body of the employment area.	AMBER	AMBER	AMBER	YES	YES
309	Lancaster	Stanfast Works Car Park	Brownfield	No	Urban	NO			NO	ECL 11 (Employment)	Car park	Deliverable (1-5 years)	8	Car park area to the east of Caton Road. The site is presently used as car parking for the adjacent employment estate. The site was submitted as part of the council's SHAA via the call for sites process.	The site is considered suitable and achievable for development.	1-5 year phase	The site is within the urban area of Lancaster and a main transport route. Delphinstone Bridge at the eastern side of the site, the site is adjacent to the southwest and the works on the opposite side of Caton Road are listed buildings. The site is hard surfaced and elevated above Caton Road with vehicular access. Subject to appropriate layout and design to protect the significance of the listed buildings, the site is suitable for development.	This is a brownfield site relatively straight forward to develop but constrained due to the adjacent listed buildings. These issues can be addressed with appropriate layout and design. There are no known constraints which would result in an unsuitable site.	The site is in use as a car park but there are not other impediments to development known.	AMBER	AMBER	AMBER	YES	YES
310	Lancaster	Land North Of Witherside Road	Greenfield	No	Urban	NO			NO		Agricultural	Undeliverable	0	Agricultural land to the north of Witherside Road in Lancaster which is suggested for residential development via the 2008 SHAA process.	Access to the site for development cannot be achieved. The site is therefore not considered deliverable.	N/A	The site is accessed via a narrow track from Watery Lane. However, this track is of insufficient width to provide vehicular access to serve development on the site. The site is therefore not considered suitable for development.	The site can be accessed via a narrow track from Watery Lane. However, this track is of insufficient width to provide vehicular access to serve development on the site. The site is therefore not considered suitable for development.	The site was put forward in response to the SHAA call for sites. It is therefore considered available.	RED	RED	GREEN	YES	NO
311	Lancaster	The Rose Tavern, Ulfwater Road	Brownfield	No	Urban	NO			NO		External Area to Public House	Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A						YES	NO	
312	Lancaster	Car Park Demside Street Lancaster	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A						YES	NO	
314	Lancaster	Land West Of Watery Lane	Greenfield	No	Urban	NO			NO		Agricultural	Undeliverable	0	This is a greenfield site located to the north of Lancaster. The site is located to the west of Watery Lane and to the north of Witherside Road and is currently used for grazing. It has an elevated position and bounded on its western and northern boundary by hedgerows and trees.	The site itself is considered to be potentially suitable although at present there is no access from Watery Lane. Proposals of the site suggest that an access can be gained on to the site through the purchase and demolition of an existing house. Confirmation is awaited.	N/A	The site is located on the edge of the existing urban area. A significant constraint is the topography of the site and the need to avoid development on the higher parts of the site. Consideration will need to be given to impacts on neighbouring properties and ecological impacts on ponds, and surrounding areas of woodland. Development of the site is dependent on the availability of an access.	This is a greenfield site located on the edge of the existing urban area. Assuming an access can be gained on to the site the site is considered viable.	A major constraint is the lack of direct access and the reliance of the purchase and removal of an existing dwelling to provide a new access. The proposals of the site indicate that the site is available. Confirmation is awaited.	AMBER	AMBER	RED	YES	NO
315	Lancaster	Whalley Playing Field, Derwent Road	Greenfield	No	Urban	NO			NO		Open Space/Playing Fields	Undeliverable	0	Area of open space off Derwent Road in Lancaster. The site was suggested for housing as part of the call for sites process.	The site forms an area of recreational green open space within a residential area. It is not considered suitable for development.	N/A	The site forms a green open space within a residential area. It was identified as the Local Green Space Assessment as green space important to the community. The site is therefore unsuitable for development.	This is a greenfield site in a residential area. There are surface water drainage issues around the site but there are no constraints would result in the site being unsuitable.	The site was put forward in response to the SHAA call for sites. However, the site is in use as a local recreational facility therefore is not considered available.	RED	AMBER	AMBER	YES	NO
316	Lancaster	Demside Street Car Park, North Of 50-62 Church Street	Brownfield	No	Urban	NO			NO		Car Park	Developable (Beyond 5 Years)	17	The site is currently in use as a car park.	The site is considered deliverable although there is some uncertainty over the sites availability.	6-10 year phase	The site is in a sustainable location within the City Centre. The site is therefore suitable for development.	The site is located within the Conservation Area. The scheme will therefore need to ensure that it preserves or enhances the historic environment. Similar sites in the vicinity have been developed. The site is therefore considered viable and achievable.	This is a council owned car park. Confirmation is awaited but the site is considered potentially available.	GREEN	AMBER	AMBER	YES	NO
317	Lancaster	Butterfield Street Car Park	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Within Town Centre and below 0.05ha	N/A						YES	NO	
318	Lancaster	99 Rylands Road	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A						YES	NO	
319	Lancaster	Land Car Park, Caton Road	Brownfield	No	Urban	NO			NO	ECL 11 (Employment) SD1 X11 (Housing)	Car Park	Deliverable (1-5 years)	0	Land car park off Caton Road in Lancaster. The site was identified as a potential development site in the council's Urban Potential Study provided that it was no longer identified as being needed for car parking.	The site is car parking which is associated with employment activity which takes place in the main body of the Caton Road Employment Area which is on the opposite side of the road.	1-5 Year phase	The site sits on an elevated position above Caton Road which results in challenging access arrangements on the site.	Whilst the site could physically accommodate future employment growth the issues over suitability and availability would place question marks over viability.	It is understood that this land is in use as a car park associated with employment across Caton Road on the main body of the employment area.	AMBER	AMBER	AMBER	YES	YES
320	Lancaster	Land South East Of Fenham Carr Lane	Greenfield	No	Urban	NO			NO		Woodland	Undeliverable	0	Greenfield site to East Lancaster off Fenham Carr Lane. The site is identified as a key urban landscape and woodland opportunity area in the adopted Local Plan. The site is also designated as a Biological Heritage Site. The site was suggested for housing as part of the 2008 SHAA.	The whole site is identified as a BHS and any development will have overriding ecological harm. Development would also have significant impacts on the setting of William Park and the Ashton Memorial. The site is considered to be viable and available but not suitable for development.	N/A	The whole site is a designated BHS. There are also protected trees on the northern boundaries of the site. There is an area of flood risk on the eastern part of the site. The neighbouring park and the Ashton Memorial are designated heritage assets. The Council's evidence base indicates that development should not come forward in this area and should be protected from development in order to avoid heritage impacts. Development is also inappropriate due to potential impacts on ecology.	This is a greenfield site and potentially viable.	Representations have been made to the Council promoting the site for housing and it is considered to be available.	RED	GREEN	GREEN	YES	NO
321	Lancaster	Land East And West Of Grub Lane	Greenfield	No	Urban	NO			NO	H4 (Housing)	Agricultural	Deliverable (1-5 years)	195	This is a greenfield site to the east of Lancaster lying between William Park and the M6 motorway. It is made up of pastoral fields and a group of farm buildings set within a scenic landscape. Grub Lane runs through the middle of the site linking Quernmore Road and Wyndesole Road. To the north of the site lies the Lancaster Motor residential development and to the south a mix of uses (residential, retail, employment, auditor and auction mart).	There is developer interest in the site and it appears to be both achievable and available. There are landscape issues with regard to impacts on the setting of William Park and Ashton Memorial, that limits the developable area of the site. Mitigation will also be required in the form of improvements to bus services and cycling/walking routes to ensure the site is sustainable. Consideration also needs to be given to cumulative impacts on the highways network (and Lancaster AQMA) given the level of current/future development in the locality.	1-5-10 year phase	The sites setting requires development on the site to be focussed on the low lying areas where its impacts on views of the park and memorial are minimised. Although the site forms an obvious urban extension to the east of Lancaster the site is isolated from the city centre and local centres and mitigation will be required in the form of improvements to bus services and cycling/walking routes. Consideration needs to be given to cumulative impacts on the highways network and the Lancaster AQMA caused by additional traffic generation. Mitigation may be required in order to minimise any impacts. Await further highways information.	The site is located in a popular residential area. Other housing schemes close by have been successfully marketed for 3 story homes. The site has been confirmed as being available.	The site is currently being taken forward by 3 story homes. The site has been confirmed as being available.	AMBER	GREEN	GREEN	YES	NO
323	Lancaster	Lunside West	Brownfield	No	Urban	NO			NO		Vacant	Under construction	262	Former Forbo Kreflber factory located on the south banks of the river Lune on St. George's Quay. Planning permission has been granted for 403 dwellings and the development is nearing completion. The site has been removed from the Brownfield Register due to the level of completion.	Under construction	1-5 year phase						YES	NO	
324	Lancaster	The Knoll, Westbourne Road	Brownfield	No	Urban	NO			NO		Residential	Undeliverable	0	Grade II listed building. The building was submitted to the council as a potential development site through the SHAA call for sites process.	The site has been removed from the Brownfield Register as it consists of garden in a built up area.	N/A	The building on the site is a Grade II listed house dating from 1879 and the site is within a conservation area. The curtilage contains protected trees (19/1987). The curtilage forms a significant element of the setting of the listed building and limits the suitability of the site for new development.	The site constraints are likely to prevent new build development within the curtilage therefore limiting achievability.	The site has been put forward as a potential development site through the SHAA call for sites process.	RED	RED	GREEN	YES	NO
325	Lancaster	27 Castle Hill	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Within Town Centre and below 0.05ha	N/A						YES	NO	
327	Lancaster	Land North And East Of Baring Lane	Greenfield	No	Urban	NO			NO	SD1, SD3 (Lancaster South)	Agricultural	Requires further site assessment	0	Greenfield site to the south of Lancaster has been suggested for development through the council's call for sites process. Situated on undulating farmland to the south of Lancaster the site occupies a prominent location on the entrance to Lancaster.	Within Broad Location for Growth - Baring Garden Village	To be determined						YES	NO	
328	Lancaster	Lunecliffe Hall, Ashton Road	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A						YES	NO	
329	Lancaster	King's Community Church, St Leonards Gate	Brownfield	No	Urban	NO			NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A						YES	NO	

366	Lancaster	Land North Of New Quay Road	Brownfield	No	Urban	NO		NO	REMOVED POLICY NO AS INCORRECT	Greenhouse and footpath	Undevelopable	0	Open space located on the south banks of the river lune on St George's Quay. The site lies between New Quay Road and the River Lune and a flood defence wall appears to front the site. A public footpath runs through the site and a further PROW runs along the western boundary. The site is identified as a woodland opportunity area in the adopted Local Plan and is located adjacent to the Landside Employment area. The site was identified in the council's Urban Potential Study as a site with potential for redevelopment.	N/A	The site has been split and the western section added to LPA 736. The remaining section is greenfield and within flood zone 3. It has therefore been removed from the Brownfield Register	Approximately 70% of the site is within FZ1 and is outside the defended area. The SIA SRA recommends that the site is not taken forward.		RED			YES	YES	
368	Lancaster	Land North Of Junction Of Woodlands Road And Hillon Road	Greenfield	No	Urban	NO		NO		Open Space	Small site (Below threshold for site allocation)	0	An area of vacant land has been put forward for residential development by British Waterways as part of the call for site process. The site has been suggested for 3.5 units.	N/A	Outside Town Centre buffers, or within Heysham, and below G15ha					YES	NO		
369	Lancaster	Ridge Lea Hospital, Stone Row Road	Brownfield	No	Urban	NO		NO	H3.1 (Housing)	Vacant hospital	Deliverable (1-5 years)	65	This is a brownfield site containing a now redundant hospital and associated car park. The main building is Victorian and of stone construction and stands within wooded grounds. The site lies to the north of Quernmore Road via Stone Row Road and is screened by a belt of trees around its perimeter. It sits in an elevated position when viewed from the west and north.	1.5, 6-10 year phase	There will be significant costs in the redevelopment of the vacant hospital, however, the grounds provide the opportunity for existing development. Ignition will be required in order to offset the sites relatively isolated location and cumulative impacts on the highways network should be considered given the level of development in the immediate area. Await further information.	The site has a prominent position when viewed from the west and north and it also contributes to the setting of the designated assets for the site (Lancaster Cemetery and Moor Hospital). The shelter belt surrounding the site should, therefore, be retained. The existing hospital buildings are an important local heritage asset and should be retained. Mitigation in the form of sustainable transport measures should be provided to offset the sites relatively isolated location. Cumulative impacts on the highways network will need to be considered given the level of development being proposed in the area. Await further information.	There will be significant costs involved in the redevelopment of the site. There are large grounds around the building and the opportunity to convert the existing building and provide existing development. The location of the adjacent prior may be an issue although the redevelopment of the adjacent Moor Hospital site has proved successful.	The Council is aware of developer interest in the site and is considered to be available.	AMBER	GREEN	GREEN	YES	NO
370	Lancaster	Land South Of Lune Business Park	Greenfield	No	Urban	NO		NO	D05 (Recreation and Open Space)	Woodland	Undevelopable	0	The site is located to the south west of the Lune Industrial Estate on the western edge of the Lancaster urban area. The area lies between Willow Lane and New Quay Road and is currently occupied by playing fields and a woodland area known as Freemans Wood.	N/A	A large proportion of the site is protected by a Tree Preservation Order while the remaining part is a playing field containing football pitches. The Council's evidence base indicates that the woodland and the playing pitches should be retained and enhanced in order to meet local needs. The site is isolated from services and located adjacent to existing employment uses. It is not considered to be suitable for residential development.	The site is located in an isolated position at the end of a no through road, adjacent to employment uses. A large proportion of the site is protected by a Tree Preservation Order while the remaining part is a playing field containing football pitches. The Council's evidence base indicates that the woodland and the playing pitches should be retained and enhanced in order to meet local needs. An update of this evidence base is awaited. Given its location and the value the land has as open space, the site is not considered to be suitable for residential development.	There are significant issues which constrain the level of development that could be accommodated on the site (Tree Preservation Order, playing fields, area of woodland has landscape and open space value). In addition part of the site may require remediation. The adjacent industrial estate will affect the urban value of the site. The site is therefore largely dependent on the neighbouring sites being redeveloped for residential use.	A planning application has been submitted (currently invalid) for a mixed use development on the site (17/0031/OUT) which indicates that the site is available. Await confirmation.	RED	AMBER	AMBER	YES	NO
372	Lancaster	University Of Cumbria, Coulston Road	Brownfield	No	Urban	NO		NO	H3.2 (Housing)		Developable (beyond 5 Years)	15	The site covers the southern corner of the existing University of Cumbria campus and includes the former barracks. The barracks form a complex of 2 storey stone buildings of local historic interest, and there are also modern extensions and buildings, areas of car parking and open space. The site includes the barracks which are currently used for accommodation. The sites frontage along Coulston Road and Digby Road consists of a high stone wall associated with the barracks.	6-10 year phase	The redevelopment of the site is based on the retention of the barracks buildings which have local historic significance. The issue of use and scale of redevelopment will be largely dependent on the costs involved in sympathetically converting the barracks and conserving their setting in relation to the site away from the main University campus buildings.	The site is a brownfield site containing historic buildings of local importance. These should be retained and will require sensitive conversion to accommodate alternative uses. The mix of use and the location of any residential use will need careful consideration in order to avoid conflicting neighbouring uses. In order to avoid accessing the site through the existing campus a new access is likely to be required on to Coulston Road or Digby Road. The pedestrian/cycle access through the site should be retained in order to retain the good connectivity to the city centre.	This is a brownfield site containing a complex of barracks building which have been identified as having local heritage value. There will be significant costs in the redevelopment of the site in order to conserve the heritage assets. There are a number of more modern buildings within the site which also need careful consideration. The site is however well located within Lancaster within a popular residential area. The site is considered to be viable but will be largely dependent on residential development coming forward.	The University of Cumbria has approached the Council with a view to dispose of the site, indicating that the site is available.	AMBER	AMBER	GREEN	YES	NO
373	Lancaster	Land North Of Lune Aqueduct Road	Brownfield	No	Urban	NO		NO			Undevelopable	0	An area of land to the north of the canal aqueduct off Caton Road Lancaster	N/A	Site not considered to be suitable for development.	Site located within Flood Zone 3.		RED			YES	NO	
374	Lancaster	Land Between Abraham Heights And Aldcliffe Road	Greenfield	No	Urban	NO		NO		Fairfield Nature Reserve	Undevelopable	0	The Fairfield Association in conjunction with other partners and stakeholders are looking to develop this area as an urban nature reserve. This would see the protection and enhancement of habitats and species in this area and the creation of community resource for leisure, recreation and environmental education. The formal identification of this area as a local nature reserve via the Land Allocation process has been suggested.	N/A	The site is a local nature reserve with important landscape and biological value.	The site has a number of constraints which would adversely affect achievability of development at this site.	The site is a local nature reserve and is therefore not available.	RED	AMBER	RED	YES	NO	
375	Lancaster	Former Filter House, Scottforth Road	Brownfield	No	Urban	NO		NO	S61, SCS (Lancaster South)		Requires further site assessment	0		N/A	Within Broad Location for Growth - Baiting Garden Village	To be determined						YES	NO
377	Lancaster	Land East Of Deep Cutting Farm, Ashton Road	Greenfield	No	Urban	NO		NO	S61, SCS (Lancaster South)	Agricultural	Developable (beyond 5 Years)	40	This is a greenfield site located to the south of Lancaster between Ashton Road and the Lancaster canal. The site includes the small residential development of Newlands Close to the south. The larger Whitney Carr site (SHLA, 286) is located on the eastern side of the canal. It is in agricultural use and is bounded on two eastern sides by a belt of trees located on the canal embankment.	11-15 year phase	The site's suitability is dependent on the wider Baiting Village proposal coming forward in order to overcome connectivity and highways capacity issues. The site is considered to be viable given that it is a greenfield site located within a popular residential area. Its use was available during 2015 SHLA. site rural location may reduce the housing density. Await further comments	The site is located outside of the urban area and suffers from poor connectivity to local services. The site benefits from the location of the canal however connectivity is poor given the substandard bus route and the lack of footway at Ashford Road. Given its rural setting there will be significant impacts on landscape character. There are also potential impacts on the highways network in south Lancaster. The site's sustainability and suitability is dependent on the neighbouring Baiting Garden Village coming forward in order to provide improved access to services/employment, bus service etc. and to overcome highways capacity issues. Await further information.	This is a greenfield site lying within a popular residential area and is considered to be a viable site. There are likely to be significant costs associated in terms of mitigating highways impacts and the site's poor connectivity. Await further information.	The site was proposed by the landowner as part of the 2015 SHLA. Await further information.	AMBER	GREEN	AMBER	YES	NO
378	Lancaster	Land South Of Newwood Close, Ashton Road	Greenfield	No	Urban	NO		NO	S61, SCS (Lancaster South)	Agricultural	Developable (beyond 5 Years)	125	This is a greenfield site located outside of the urban area to the south of Lancaster. The site is located between Ashton Road and the canal and adjoins the small residential development of Newwood Close to the north. The larger Whitney Carr site (SHLA, 286) is located adjacent to the site on the east side of the canal.	11-15 year phase	The site's suitability is dependent on the wider Baiting Village proposal coming forward in order to overcome connectivity and highways capacity issues. The site is considered to be viable given that it is a greenfield site located within a popular residential area. Its use was available during 2015 SHLA. site rural location may reduce the housing density. Await further comments	The site is located outside of the urban area and suffers from poor connectivity to local services. The site benefits from the location of the canal however connectivity is poor given the substandard bus route and the lack of footway at Ashford Road. Given its rural setting there will be significant impacts on landscape character. There are also potential impacts on the highways network in south Lancaster. The site's sustainability and suitability is dependent on the neighbouring Baiting Garden Village coming forward in order to provide improved access to services/employment, bus service etc. and to overcome highways capacity issues. Await further information.	It is a greenfield site located within a popular residential area. There are likely to be costs associated with improving the site's connectivity. Await further information.	The site was proposed by the landowner as part of the 2015 SHLA. There has since been a planning application indicating the site is available. Await further information.	AMBER	GREEN	GREEN	YES	NO
380	Lancaster	Newlands Farm, Newlands Road	Greenfield	No	Urban	NO		NO		Agricultural	Undevelopable	0	This is a predominantly greenfield site with buildings fronting onto Newlands Road and adjacent to the M6.	N/A	The site is not considered suitable or achievable.	This is a greenfield site located within a popular residential area with no known abnormal costs. Viability is not considered to be an issue. However, there is currently no suitable access to the site.	There is no evidence that the site is available.	AMBER	AMBER	AMBER	YES	NO	
381	Lancaster	Land North Of Newlands Road	Greenfield	No	Urban	NO		NO		Business Unit and Agricultural Fields	Undevelopable	0	Greenfield site located to the east of Lancaster adjacent to Newlands Road. The site is located outside of the main urban area and is currently allocated as a key urban (Lancaster) and woodland opportunity area in the adopted Local Plan. An application for 32 dwellings has previously been refused on this site. The site was suggested for residential development in the 2008 SHLA.	N/A	The site is not considered suitable for development.	The Council's evidence base indicates that the site is important for the setting of the urban area. It forms a buffer between development and the M6. It is therefore not considered suitable for development.	The site is predominantly green field with a dwelling and business units on the northern end. There are no known physical constraints that would result in an unsuitable site. However, as parts of the site are in use, development may not be achievable.	The site was submitted as part of the call for site therefore it is considered available. However the northern part of the site is in use suggesting the value of the site is not achievable.	RED	AMBER	AMBER	YES	NO
382	Lancaster	Land North Of 33-45 Marshaw Road	Greenfield	No	Urban	NO		NO		Open Land/Amenity Green Space	Undevelopable	0	The site consists of open land/amenity space to the rear of properties plus a small hard surfaced area. It is within a residential area of Lancaster.	N/A	There is not a suitable access to the site. It is therefore not considered suitable for development.	The site is within a residential area of Lancaster. Development would form an extension within the urban area. There is however no suitable access to the site. It is therefore not considered suitable for development.	There is no available suitable vehicular access to the site. Development is therefore not considered achievable.	There is no evidence that the site is available.	RED	RED	RED	YES	NO
383	Lancaster	Stone Row Road	Brownfield	No	Urban	NO		NO	H3.1 (Housing)		Developable (beyond 5 Years)	5	This is a brownfield site located to the north of Lancaster adjacent to Ambleside Road and adjoining the existing Ridge residential area. The site has been suggested for residential development. The site is allocated as urban greenfield in the Local Plan and is located adjacent to the Newton Beck Valley Biological Heritage Site.	6-10 year phase	This is a brownfield site considered suitable for the reuse/conversion of the existing farm buildings. Consideration will need to be given to the wider strategic allocation in terms of the sites accessibility to services and highways. The site is considered to be achievable and available.	This is a brownfield site within the urban area although it is relatively remote from local services. Improvements to accessibility to local services should be considered alongside the wider strategic allocation to the north. The site contains a number of farm buildings which are viewed as heritage assets of local importance and there is a TPO with site. Impacts on the adjacent local assets to the south also need to be considered. The redevelopment of the site should therefore retain the existing buildings and impacts on the TPO should be minimised.	There will be costs associated with the conversion of the existing farm buildings but it may be possible to introduce new build on part of the site. Sites close by have been successfully marketed.	The site was submitted by the landowner as part of the call for sites and been confirmed as a viable site.	AMBER	GREEN	GREEN	YES	NO
384	Lancaster	Land North Of Ambleside Road And Monister Road	Greenfield	No	Urban	NO		NO		Open Space	Undevelopable	0	Area of open space to the north of Lancaster adjacent to Ambleside Road and adjoining the existing Ridge residential area. The site has been suggested for residential development. The site is allocated as urban greenfield in the Local Plan and is located adjacent to the Newton Beck Valley Biological Heritage Site.	N/A	The Councils Local Green Space Assessment identifies the site as a valued green space providing visual and recreational value. It is also located adjacent to the BHS and provides a buffer between it and the residential estate. The evidence suggests that this site is therefore not suitable for development.	This is a greenfield site adjacent to a residential area. There are no known factors which would result in the site being unsuitable. Mitigation may be necessary to address any potential impacts upon the BHS.	The site is a well used and locally important greenfield. It is therefore not considered available.	RED	GREEN	GREEN	RED	YES	NO
385	Lancaster	Nelson Street Car Park	Brownfield	No	Urban	NO		NO	S65 (Canal Quarter)	Car Park	Undevelopable	0	The site is a city centre car park.	N/A	The site is within the conservation area and adjacent to the canal (BHS). It provides city centre car parking therefore is not suitable for development.	The constraints with regard to the conservation area and BHS could be addressed with appropriate design and mitigation. There are no known constraints which would result in an unsuitable site for development.	The site is in use therefore is not considered available.	RED	AMBER	RED	YES	NO	
388	Lancaster	Land South East Of Lancaster Leisure Park, Wyresdale Road	Greenfield	No	Urban	NO		NO	H5 (Housing)	Agricultural	Deliverable (1-5 years)	85	The site is a former new breeders survival park located to the south of Wyresdale Road and was part of the adjacent Leisure Park. It is a sloping site rising up to the east. The site is divided into a series of paddocks currently used as grazing paddocks. The site contains access appears to be from Wyresdale Road via a narrow track.	1-5 year phase	The site is considered to be viable given its location and the success of the adjacent developments recently completed. The site is a suitable location although issues relating to its connectivity/accessibility need to be addressed and there are constraints relating to easements, flood risk and landscape. Mitigation measures will be required to address these issues. The 2015 SHLA identifies the site as being under local authority control and therefore potentially available.	Given its location on the periphery of the urban area, improvements to pedestrian/cycle infrastructure and public transport will be required. Easements and areas of flood risk reduce the developability of the site. The mature trees surrounding the site should be retained in order to reduce landscape impacts in the wider area. There are likely to be cumulative impacts on the highways network and the potential for flood risk. The significance of impacts and the level of mitigation will be informed by the development of the Lancaster Movement Strategy being taken forward as part of the Lancaster District Highways and Transport Masterplan. Awaiting further highway comments.	This is a greenfield site located within a popular residential area. Access may be available via the adjacent Miller Homes or directly onto Wyresdale Road. There are areas of flood risk and easements which affect parts of the site, but given the adjacent development has been successfully marketed, this site appears to be viable.	The 2015 SHLA identifies the site being owned by the local authority. Await further information.	AMBER	GREEN	AMBER	YES	NO

389	Lancaster	Moor Park, Quernmore Road	Brownfield	No	Urban	NO	NO	H1.1 (Housing)	Deliverable (1-5 years)	62	This site is located within the grounds of the former Lancaster Moor Hospital. It has application for residential and retail development and is currently under construction. See planning application 15/00813/FUL.	Currently under construction. The site has been removed from the Brownfield Register as the development is nearing completion.	1-5 year phase	This site is considered suitable for residential development and has been allocated for housing in the emerging Local Plan (policy H1.1). It is also allocated for retail development and is currently under construction (see planning application 15/00813/FUL), and construction is underway.	Construction is nearing completion for 62 dwellings plus a retail unit, with houses already for sale; this would suggest that the site is viable.	The site was in the ownership of the Homes and Communities Agency and is currently under construction; the site is therefore available.	GREEN	GREEN	GREEN	YES	NO
390	Lancaster	Sharston Community High School, Owen Road	Brownfield	No	Urban	NO	NO	School and Grounds	Undeliverable	0	The site consists of the school and its playing fields.	The site is in use and consists of school playing fields. It is therefore not suitable or available for development.	N/A	The site is in use as a school and its associated playing fields. It is therefore not suitable for development.	There are surface water flooding issues in the playing fields and the identified in the SPA. These constraints may limit development within the grounds. There are however no known issues that would result in the site being unsuitable.	The site is in use therefore not considered available.	RED	AMBER	RED	YES	NO
392	Lancaster	Vale Of Lune RUPC pitches, Poushehouse Lane	Greenfield	No	Urban	NO	NO	Vale Of Lune R.U.F.C	Undeliverable	0	The site consists of the rugby pitches and associated buildings. The site has been identified as an Urban Green Space in the Local Plan.	The site is not considered suitable or available for development.	N/A	The site is in use as playing fields and provides a community facility. Development of the site is therefore not considered suitable for development.	This greenfield site adjacent to a residential area. The site is therefore likely to be viable.	The site is in use therefore not considered available.	RED	GREEN	RED	YES	NO
560	Lancaster	Cinder Mill Farm, Langthwaite Road	Brownfield	No	Urban	NO	Forest of Bowland		Undeliverable	0		Site not considered to be suitable for development.	N/A	Site not within or adjacent to a Sustainable Settlement			RED			YES	NO
640	Lancaster	Land North Of Hals Carr Farm, Bowernham Lane	Greenfield	No	Urban	NO	NO	Agricultural	Deliverable (1-5 years) Subject to Green Belt, Local Landscape and Local Green Space policy considerations	30	The site is located north of Hals Carr Farm, between Bowernham Lane and the M6 motorway. It is a sloping greenfield site, divided by a hedgerow into two fields. A stable block is located on the eastern boundary. A farm track lies between the site and the motorway which then leads to a bridge over the M6.	The site is considered viable and available. With appropriate mitigation the site is considered to be a suitable site for development.	1-5 year phase	The site is in use as a school and its associated playing fields. It is therefore not suitable for development.	This is a greenfield site with no known abnormal costs. It is considered to be a viable site.	The site is considered to be available given the recent planning application. The site is currently for sale.	GREEN	GREEN	GREEN	YES	NO
671	Lancaster	Land North and South of Ridge Lane	Greenfield	No	Urban	NO	NO	SG1, H1 (Housing)	Deliverable (1-5 years)	680	The land at Ridge Farm and Cuckoo Farm comprises in the region of 80 hectares of land which is made up of predominantly undulating pastoral farmland used for the grazing of sheep and cows. The land includes a number of pockets of woodland and copse, the largest of which is Ridge Wood which is located to the centre of the allocation. The site is bounded to the east by the M6 motorway, to the north by Lancal Golf Course and Coton Road, to the west by the Ridge residential estate and the Lancaster Canal. To the south is a mix of uses including the Lancaster Farms Prison and a community woodland. There are also buildings and land associated with the former Ridge Spa and Moor Hospital some of which have been developed for housing. The land contained within the allocation is undulating in character with number of valleys and high ridge lines which provide strong views, particularly towards Ashton Memorial. The allocation sits on higher ground above Coton Road and the River Lune. The buildings and access associated with Ridge Farm itself is excluded from the site.	The site is well located being close to the motorway junction and relatively close to the city centre. The site has the potential to form a sustainable urban extension. There are a number of pockets of woodland and copse, the largest of which is Ridge Wood which is located to the centre of the allocation. The site is bounded to the east by the M6 motorway, to the north by Lancal Golf Course and Coton Road, to the west by the Ridge residential estate and the Lancaster Canal. To the south is a mix of uses including the Lancaster Farms Prison and a community woodland. There are also buildings and land associated with the former Ridge Spa and Moor Hospital some of which have been developed for housing. The land contained within the allocation is undulating in character with number of valleys and high ridge lines which provide strong views, particularly towards Ashton Memorial. The allocation sits on higher ground above Coton Road and the River Lune. The buildings and access associated with Ridge Farm itself is excluded from the site.	1-5, 6-10, 11-15 year phase	The site benefits from good access to the M6 motorway and to the Bay Gateway. The additional traffic generated by the site is likely to have impacts on the local highway network and the Lancaster AQMA. The significance of impacts and the level of mitigation will be informed by the development of the Lancaster Movement Strategy being taken forward as part of the Lancaster District Highways and Transport Masterplan. The site has potentially good links with the city centre in terms of walking, cycling and public transport and ensuring good connectivity will be important in terms of mitigating the impacts of the development on the highway network (see further highways information). The scale of development will require additional infrastructure such as roads, schools, shops, public transport, open space etc. Landscape considerations will affect the level and type of development located particularly on the higher ground and constraints relating to pipelines and the proximity of the motorway will also affect the developable area of the site. Proposals have been submitted by the landowner which address many of these issues. The new access required to the south of the site onto Quernmore Road will lead to the loss of a significant area of woodland. It will be difficult to mitigate this loss. There is the opportunity elsewhere on the site to provide areas of woodland which will take a number of years to mature. The site is considered to be a suitable subject to the required mitigation measures being implemented and access onto Quernmore Road and Coton Road being achieved.	There are a number of issues to overcome i.e. landscape, noise pollution, flood risk which will impact on the developable area of the site. The land swap required in order to facilitate the new access on to Coton Road may delay the delivery of the site as well as negotiating for access at the former Ridge Spa Hospital. Although there are a number of factors affecting viability the site is greenfield and located relatively close to the city centre and to the motorway network, and is likely to be a popular residential area.	The main part of the site is under single ownership and available. Discussions are progressing with the local Sports and Social Club with regards to a potential land swap which being partially relocated within this site. A proposed new access to the south on to Quernmore Road is on land in different ownership. Discussions are ongoing with the Ministry of Justice and Lancashire Care Trust Await further information.	AMBER	GREEN	AMBER	YES	NO
693	Lancaster	5-11 Brock Street	Brownfield	No	Urban	NO	NO	Vacant building	Developable (Beyond 5 Years)	35	The site consists of a large vacant building within Lancaster City Centre. The site was granted planning permission in December 2014 for the conversion of the upper floors into student accommodation.	The site is within a sustainable location in the city centre surrounded by mixed use developments. The site is suitable for development as evidenced by the previous planning permission but has failed to come forward.	6-10 year phase	Planning permission has previously been granted for the development of this site with retail on ground floor and residential above. The suitability of the site for development has therefore been established.	The planning permission has not been implemented and the site remains vacant calling into question the achievability of development on this site.	This is currently a vacant site and appears to be available.	GREEN	AMBER	AMBER	YES	NO
698	Lancaster	47-51 North Road	Brownfield	No	Urban	NO	NO	Vacant site	Deliverable (1-5 years)	27	The building on the site have been demolished and the site is vacant. Planning permission is in place for new building and the conversion of a warehouse into student accommodation.	The site is within a sustainable location in the city centre surrounded by mixed use developments. The site is suitable for development as evidenced by the planning permission and given the advertising on the site it appears that the development will be brought forward shortly. The site on the Brownfield Register only includes the undeveloped section at the front of the site.	1-5 year phase	Planning permission has been granted for the development of this site. The suitability of the site for development has therefore been established.	Development appears to have commenced on site. Similar developments have been carried out in close proximity to the site and there do not appear to be any significant constraints which would prevent development proceeding.	The site currently sits on vacant land across the frontage stating the constraints which would prevent development proceeding.	GREEN	GREEN	GREEN	YES	NO
699	Lancaster	Land South Of Lancaster Leisure Park, Wyndesdale Road	Greenfield	No	Urban	NO	NO	H5 (Housing)	Open fields/Agricultural fields - TIC	24	The site forms part of the former Lancaster Leisure Park located on Wyndesdale Road. To the west of the site there are retail units associated with the former Leisure Park and immediately to the north is a recent residential development close to completion. The site is currently made up of two fields containing mature trees and hedgerows.	Given that the adjacent sites have been successfully marketed for residential use, this site is considered to be viable. Await further information on availability. See planning application 17/00946/FUL for details on the site suitability. The main issue relates to the level of flood risk.	1-5 year phase	See planning application 17/00946/FUL for details. The main issues relate to the extent of protected trees on the site and the increased risk of flooding on and off site that the proposed development could cause. The extent of protected trees and areas of flood risk reduces the developable area of the site.	Based on the successful marketing of adjacent developments the site is considered to be viable.	The site is considered to be available given the submission of the recent application.	AMBER	GREEN	GREEN	YES	NO
709	Lancaster	Land South Of Whinney Carr	Greenfield	No	Urban	NO	NO	SG1, SG2 (Lancaster South)	Agricultural	0		Requires further site assessment	To be determined	Within Broad Location for Growth - Bailrigg Garden Village						YES	NO
725	Lancaster	Lancaster Business Park	Brownfield	No	Urban	NO	NO	EC1.15 (Employment)	Deliverable (1-5 years)	0	This is an allocated employment area just off junction 34 of the M6. This site is on the eastern edge of Lancaster off Coton Road. The business park is approximately 60% occupied with a number of greenfield areas which still could be developed in the future.	The site has been identified in the Local Plan as a Business Park, restricting uses to B1 office only. However, over time there has been a variety of employment / business uses which have been permitted on the site which have diluted its business park status. The site however still is predominantly in business use and forms a highly accessible location for future economic growth. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site is a well established employment area which is highly accessible off the M6. It is considered to be suitable and continues to offer opportunities for economic investment and growth through undeveloped greenfield areas of the site and the re-use of existing services.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The estate still has opportunities for future growth, reflected in the nature of permissions granted.	GREEN	GREEN	GREEN	NO	YES
726	Lancaster	White Cross Business Park	Brownfield	No	Urban	NO	NO	EC1.14 (Employment)	Deliverable (1-5 years)	0	This is an allocated employment site which is located in the centre of Lancaster. The site is located adjacent to the Lancaster Canal, from which it can trace its origins. The site is accessed off Moor Lane contains a range of B1 and B2 uses.	The site has a long history as being an employment site and is a well occupied city centre estate which accommodates a range of small businesses. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site is well positioned in the centre of Lancaster however this does constraint the site in terms of its accessibility from the local highway network. Given the congestion in the city centre this can act as a constraining factor, however, notwithstanding such constraints the site is well occupied.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The estate still has opportunities for future growth, reflected in the nature of permissions granted.	AMBER	GREEN	GREEN	NO	YES
730	Lancaster	Caton Road Industrial Estate	Brownfield	No	Urban	NO	NO	EC1.11 (Employment)	Developable (1-5 years)	0	This is an allocated employment site which is located on Caton Road, off main gateway into Lancaster City Centre from Junction 34. The estate includes Riverside Employment Area, Land Employment Area and the former Stanfield Works. The site is adjacent to the River Lune.	The estate accommodates a range of employment uses and has been identified in the Local Plan to accommodate B1, B2 and B8 uses. The site is highly accessible off Caton Road to the strategic road network. The site also presents to the River Lune has led to a number of flooding incidents over recent years and reflects the Zone 3 Flood Risk designation for the site. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site is well located and an highly active economic area. It also represents one of a limited number of employment sites in the Lancaster area and therefore is important to the economies with being of the City. While the site does suffer from flood risks associated from the River Lune this has not detracted from occupation of the site for economic purposes.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The estate still has opportunities for future growth, reflected in the nature of permissions granted.	GREEN	GREEN	GREEN	NO	YES
736	Lancaster	Lune Industrial Estate	Brownfield	No	Urban	NO	NO	OD54 (Development Opportunity)	Industrial estate / Green space former landfill	200	The site is an existing industrial estate on the western edge of Lancaster with its main access off New Quay Road and a separate access from Willow Lane. There are areas of vacant and derelict land and unsuitable roads within the site, but there are a number of businesses currently operating of various types eg. manufacturing, vehicle repair, waste management.	Redevelopment of the site has significant environmental benefits, however there are a number of issues to overcome. Most notably a comprehensive (master) planning approach will be needed to avoid adjacent conflicting uses. Development will also need to address the site's relatively isolated location. A recent planning application on part of the site indicates that there is a potential developer interest. The site is in multiple ownership and to achieve a comprehensive approach is likely to take some time.	6-10, 11-15 year phase	A significant proportion of the site lies within protected Flood Zone 3 it is recommended that the sequential approach is applied and that development takes into account areas at risk. The remediation of the site is a particular issue. The site is somewhat isolated and the northern part of the site is a particular issue. In order to accommodate housing on the site a comprehensive approach to redevelopment will be required in order to avoid conflicting uses being located adjacent to each other.	The recently completed site on New Quay Road suggest that this site is located in a marketable area although a comprehensive approach to its redevelopment will be needed. It does have significant issues relating to the cost of remediation. This will impact on the viability of the site. The submission of planning application 16/00276/OUT suggests that there is developer interest in the site.	The site is under multiple ownership with many existing parcels of land occupied by businesses. The availability of the site is likely to be a key issue and there is therefore a need to provide a comprehensive approach to the redevelopment of the site.	AMBER	AMBER	AMBER	YES	YES
739	Lancaster	Lancaster University Science Park	Brownfield	No	Urban	NO	NO	SG2 (Employment) (Bailrigg Garden Village)	Science Park under construction	0	Under construction	1-5 year phase								NO	YES
808	Lancaster	Forest Hills Development Opportunity	Greenfield	No	Urban	NO	NO	SG1, SG3 (Lancaster South)	Agricultural	0	Requires further site assessment	To be determined	Within Broad Location for Growth - Bailrigg Garden Village							YES	NO
809	Lancaster	Forest Hills Development Opportunity 2	Greenfield	No	Urban	NO	NO	SG1, SG3 (Lancaster South)	Agricultural / Golf Course	0	Requires further site assessment	To be determined	Within Broad Location for Growth - Bailrigg Garden Village							YES	NO

811	Lancaster	Lancol Golf Course	Greenfield	No	Urban	NO	NO	NO	SGL H1 (Housing)	Golf Course	Deliverable (1-5 years)	220	The site is currently occupied by a golf course and is located between Caton Road and the M61 motorway on the north eastern edge of Lancaster. The site includes areas of woodland and rises steeply in places towards its south eastern boundary. The site is bounded to the west by the Lancaster Canal and to the north by residential properties and the Lancaster Business Park. To the south and east lies Ridge Farm and agricultural fields.	The site has the potential to form a sustainable urban extension when considered together with the land to the east of Cuckoo Farm/Ridge Farm. Its location the site is unattractive given the need to retain use of the golf course). Within the site there are constraints relating to landscape/topography and areas of flood risk and woodland, which restrict the developable area. Significant transport measures will need to be implemented in order to minimise impacts on the road network and the city centre AQMA.	1-5, 6-10, 11-15 year phase	The site would in effect form an urban extension to the NE of Lancaster and as such require significant levels of infrastructure in order to be a sustainable location. In order to minimise traffic impacts on the city centre and the related AQMA improvements to the walking/cycling network will be required along with improved bus services. The level of impacts and mitigation required will be determined by the emerging Lancaster Movement Strategy being taken forward as part of the Lancaster Highways and Transport Masterplan. The most significant piece of infrastructure is the new access from Caton Road. Within the site, its topography and areas of flood risk and woodlands effect the developable area. The site has the potential to form a logical urban extension particularly when considered as part of the wider Cuckoo Farm/Ridge Farm site. Await further information on highways.	The bringing forward of the site is related to the larger site to the east (SPA 671), which together form a strategic housing site within the emerging Local Plan. A land swap is being proposed which allows the construction of a new access on to Caton Road. It is understood discussions are ongoing between relevant land owners.	The topography of the site is likely to restrict the level of the development. There will be significant costs associated with a new access on to Caton Road. Given it's location close to the motorway and the potentially good connectivity to the city centre the site is considered to be a marketable location.	The Golf Club is committed to the long term future of the course and in isolation the site is not available. Discussions are ongoing with neighbouring land owners to consider a land swap which would move the golf course on to land to the east and thereby free up land for a new access into the Cuckoo Farm/Ridge Farm site from Caton Road. The continuing dialogue between the relevant parties suggest the site is potentially available.	AMBER	GREEN	AMBER	YES	NO	
815	Lancaster	Land South West of Bailrigg Lane 3	Greenfield	No	Urban	NO	NO	NO	SGL SC3 (Lancaster South)	Agricultural	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined									YES	NO
816	Lancaster	Land North of Annandale, Bailrigg Lane	Greenfield	No	Urban	NO	NO	NO	SGL SC3 (Lancaster South)	Agricultural	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined									YES	NO
823	Lancaster	Lancol Sports and Social Club	Brownfield	No	Urban	NO	NO	NO	SGL H1 (Housing)	Sports and social club and sports fields	Developable (beyond 5 Years)	0	The site is located between Caton Road and the Lancaster Canal. It is elevated from the road and is currently occupied by a sports and social club. There is a club building, areas of car parking and bowling greens. There is also a footbridge over the canal linking the site to land to the golf course.	The site forms part of the wider Strategic Allocation S67 in the emerging Local Plan. It is currently occupied by the Lancol Sports and Social Club. It is considered to be potentially suitable and viable for development. It is likely to become available in the future once it is relocated as part of the wider proposals.	6-10, 11-15 year phase	The site currently has a substantial access on to Caton Road. Given the changes in levels this would require significant improvements in order to provide a safe access. The site lies before the existing road. This is a BHS and mitigation will be required in order to reduce any potential impacts. The site is isolated from the main residential areas although there are potentially good links onto the Canal Westward and the wider cycling and walking network. There is also a good bus service on Caton Road serving the Park and Ride. This is a sloping and narrow site but is potentially suitable for development particularly when considered as part of the wider strategic allocation.	Given the topography of the site there will be abnormal costs associated with developing the site. The site is currently occupied by a sports and social club and its relocation will also incur costs. Overall, it is considered to be viable.	The site is currently occupied by the Lancol Sports and Social Club and is not available. The site forms part of the wider strategic allocation S67 within the emerging plan. The intention is for the club to be relocated as part of the wider proposals which time it would become available as part of a land swap with the developer of S67.	GREEN	AMBER	AMBER	YES	NO		
833	Lancaster	Land at Moor Lane Mills	Brownfield	No	Urban	NO	NO	NO	DO52 (Development Opportunity), SGL (Canal Quarter)	Car park and offices	Developable (beyond 5 Years)	150	This is a large brownfield site located in the centre of Lancaster between Caton Square and the Lancaster Canal. It consists primarily of surface car parking and there is a former mill building located in the NE corner of the site that is currently occupied by business/offices.	The site is well located close to the city centre and suitable for residential use. Heritage considerations are likely to limit the level of development in terms of the adjacent canal and the buildings are currently occupied.	6-10, 11-15 year phase	The site is well located close to the city centre. The site is located within a Conservation Area and the Mill buildings are listed. Heritage impacts will be a significant consideration and the height of new development will be restricted. Ecological and amenity impacts will need to be considered in terms of the adjacent canal and the significant number of trees that occupy the site. Mitigation is likely to be required. Impacts on the local highway network will be a consideration.	This is a brownfield site and there will be costs associated with its redevelopment. Conversion of the listed mill buildings to alternative uses will also incur significant costs. The level of residential development on the site will influence the site viability.	Await further information.	AMBER	AMBER	AMBER	YES	YES		
840	Lancaster	Lancaster University Campus	Brownfield	No	Urban	NO	NO	NO	SGL SC3 (Lancaster South)	Lancaster University Campus	Requires further site assessment	0		Within Broad Location for Growth - Bailrigg Garden Village	To be determined									YES	NO
850	Lancaster	White Land Avenue	Brownfield		Urban	YES		NO		Car body repair workshop	Undevelopable	0	The site has been put forward in the call for Gypsy and Traveller Call Sites. The site consists of hard surfacing and a building accommodating a body repair shop. It is located within a general industrial area including B2 uses.	The site is within an industrial area therefore is an unsuitable location for a Gypsy and Traveller Site.	N/A	The site is within a sustainable urban location. A area of Flood Zone 3 runs through the site. "Highly vulnerable" uses such as residential caravans are not compatible within an area of Flood Zone 3. The site is also within a general industrial area. The surrounding industrial uses would result in a substantial level of amenity for the occupiers of residential caravans.	The issues surrounding the flood zone and risks, plus the amenity issues arising from the location in an industrial area could not be satisfactorily addressed. Development as a Gypsy and Traveller Site would therefore not be achievable.	The site has been put forward following a call for Gypsy and Traveller Sites therefore is available.	RED	RED	GREEN	YES	NO		
96	Littlisle	Deep Cough, Redoubdate Road, Littlisle	Part Greenfield/Part Brownfield	No	Rural	YES	Caton	Forest of Bowland		Agriculture, Dwellings and holiday Cottages	Undevelopable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED			YES	NO	
95	Longfl	Swain Barn, Longfl Lane	Brownfield	No	Rural	NO		Forest of Bowland			Undevelopable	0		Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED			YES	NO	
393	Melling	Land North And East Of Croxteths, Melling Road	Greenfield	No	Rural	NO		NO		Agricultural	Undevelopable	0	Greenfield site on the edge of Melling adjacent to the railway line. The site is currently used for grazing. Past enquiries to the planning department have indicated an interest in developing this site for residential development in the future.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED			YES	NO	
394	Melling	Lune View Garage, Melling Road	Brownfield	No	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A								YES	NO	
395	Melling	Melling Green, Melling Road	Greenfield	No	Rural	NO		NO		Agricultural	Undevelopable	0	The land is currently grassland located close to the village centre of Melling. There appears to be no clear use of this site. The site is adjacent to residential properties to the east and west and the local church is located directly to the north. The site is not flat but does have relatively good access to the road network, with the A883 located in close proximity.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
798	Melling	Land at Melling Hall	Brownfield	No	Rural	NO		NO		Driveway and Garden	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A								YES	NO	
396	Midderton	8 Low Road	Brownfield	No	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A								YES	NO	
397	Midderton	Land South Of Carr Lane	Greenfield	No	Rural	NO		NO		Agricultural	Undevelopable	0	Greenfield site located in open countryside to the southwest of Midderton village adjacent to the railway line. The site is currently used for grazing. The site is bounded by mature hedgerows.	Given its isolated location and poor accessibility the site is considered to be undevelopable.	N/A		Potential highways constraints and inaccessibility by foot and bike are considered to be significant constraints. Officers have no evidence to confirm that the site is achievable for development.	The site was suggested in the SLMs following previous enquiries to the planning department regarding development. Officers have no additional evidence to confirm that the site is available for development.	RED	AMBER	AMBER	YES	NO		
398	Midderton	Woodburn Farm, 12 Low Farm	Greenfield	No	Rural	NO		NO		Farmstead	Deliverable (1-5 years)	9	Farm buildings connected to Woodland Farm were included in the 2008 SLMs as a potential housing site. This followed previous enquiries to the planning department indicating an interest in potentially developing these buildings. An application for 9 dwellings on the site has recently been approved. See 15/00238/OUT.	The site has been approved for residential development suggesting that it is suitable for development and available (see 15/00238/OUT).	1-5 year phase	The site is a brownfield site within an existing settlement. It is located within FZ3, however an application was approved for residential development (2015/00238/OUT) as it could be demonstrated that the site was within the NPPF had been met.	Await further information.	GREEN	AMBER	AMBER	YES	NO			
400	Midderton	Midderton Wood South Site	Greenfield	No	Rural	NO		NO		Vacant and overgrown	Undevelopable	0	Large site to the north of Midderton village, adjacent to Heytham Industrial Estate. The site forms part of the Midderton Wood allocation in the Local Plan which is identified for community woodland expansion and is now used as a local nature reserve.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO		
401	Midderton	Land North Of Carr Lane	Greenfield	No	Rural	NO		NO		Agricultural	Undevelopable	0	Area of open countryside located outside of Midderton Village. The site is presently used for grazing and is located between Midderton Wood and existing residential development in Midderton. The site was suggested for residential development as part of the SLMs process. The site is sloping and slopes and rises from west to east. The site is made up of four fields separated by mature hedgerows. An electricity pylon runs just outside the south western boundary of the site.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED		YES	NO			
403	Midderton	Sully Kennels Carr Lane	Brownfield	No	Rural	NO		NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A								YES	NO	
408	Midderton	Former Pardon's Holiday Camp, Carr Lane	Brownfield	No	Rural	NO		NO	DO57 (Development Opportunity)	Residential and vacant land	Deliverable (1-5 years)	576	The site is a former holiday camp and sits on the coast to the west of Midderton village and Heytham Business Park. It is a flat and level and has been remediated since the closure of the holiday camp. Planning permission was granted in 2003 for retirement village (up to 650 dwellings) and in 2016 it was granted for residential development (up to 150 dwellings) and in 2016 it was granted for residential development (up to 150 dwellings). The development of the site has subsequently stalled with the majority of the site remaining a vacant brownfield site. The north eastern corner of the site is occupied by fields identified as a Biological Heritage Site. SLMs have been reduced as some parts built out. The built out site is recorded under SLMs 656 and 657 (now active).	Based on the sites location it can be considered to be a sustainable location. However, given the site planning history and the extent permission for residential development it can be considered suitable in terms of contributing to meeting housing needs in the district. It will be necessary to ensure highways safety and mitigation measures should be put in place on site to improve the sites sustainability wherever possible e.g. on site community facilities. Opportunities should be explored to provide an access via the employment route to the north. The use of the site in the Brownfield Register has been reduced to remove the areas which have been developed.	1-5, 6-10 year phase	Development of the site has a number of benefits in terms of the re-use of a brownfield site and the need to complete a partially sustainable location and enhance the landscape. However, there are considerable issues relating to the sites location that are unlikely to be resolved by mitigation measures alone. As such it can be considered to be unsuitable location. Given that the site has an extent permission for 650 residential units and that development will undoubtedly come forward, opportunities should be sought to ensure highways safety and achieve sustainable development e.g. on site community facilities/services, private bus service etc. Improvements to Carr Lane. Opportunities should also be explored to access the site from the north in order to achieve a safe access.	There are considerable issues to overcome with regards to the sites location on Carr Lane and poor accessibility to services and shops, employment etc. Significant mitigation measures will be required to overcome these concerns and development may be limited on highways safety grounds. The sites location will also affect the market value of any development coming forward. There are a number of issues to overcome but given the level of housing potentially coming forward the site is considered to be viable.	The site is currently under two ownerships. Applications were made in 2015 to vary conditions relating to the occupancy restrictions to the extent planning approval for the retirement village. There is continuing developer interest in the site, indicating that the site is available.	AMBER	AMBER	AMBER	YES	NO		
639	Midderton	Land South Of Midderton Road	Greenfield	No	Rural	NO		NO		Agricultural	Undevelopable	0	Land South Of Midderton Road, Midderton	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED			YES	NO	
732	Midderton	Lancaster West Business Park	Brownfield	No	Rural	NO		NO	EC1 10 (Employment)	Antique Warehouse	Developable (beyond 5 Years)	0	This is an existing employment area located to the east of Heytham Industrial Estate. The site was formerly an 80 site and has been partially redeveloped. The development primarily relates to additional areas of land to the west and south which potentially form extensions to the existing site.	The extended site incorporates areas of Midderton Wood. The loss of public open space within the wider context. Further information on ecology is awaited. The site is largely owned by the District and County Councils and considered to be available. The Council's support through the emerging Heytham Gateway Masterplan will also help the viability of the site.	6-10 year phase	The extended site incorporates areas of Midderton Wood which is a wide area of reclaimed land identified as a community woodland. The loss of this land may have impacts on ecology. Taken in context of the wider Midderton area, the loss of open space may not be a significant issue but further information is awaited on ecological impacts. The Council's support through the emerging Heytham Gateway Masterplan will also help the viability of the site.	This is a contaminated site and there will be costs associated with redevelopment. Viability is an issue and public sector involvement will be required to enable the site to come forward. The Council is actively promoting the site as part of the emerging Heytham Gateway Masterplan.	The land is primarily owned by the City and County Councils and is considered to be available.	AMBER	AMBER	GREEN	NO	YES		

735	Middleton	Heyham Industrial Estate	Brownfield	No	Rural	NO	NO	EC1.7 (Employment)	Industry / Derelict land and buildings	Developable (beyond 5 Years)	0	This is an existing employment area located between Heyham and Middleton, to the west of Middleton Road. It is accessed via Main Avenue. This assessment is primarily concerned with an extension of the site to the west. This is located between the existing site and a Caravan Park and is currently an area of rough pasture and scrub which currently forms part of Middleton Wood.	The extended employment site currently forms part of Middleton Wood and lies adjacent to designated ecological sites. Further information regarding ecological impacts is awaited. The site's viability may be an issue, although the site is in the ownership of Lancaster City Council which potentially can assist in bringing the site forward.	6-10 year phase	The site is currently part of Middleton Wood, which is designated as a community woodland. There may be a loss of open space. The site is located adjacent to a BMS and within 150m of the Morecambe Bay SAC/SPA. There may be impacts on ecology and further information is awaited. A Shet pipeline runs along the boundary of the site and may reduce the developable area of the site.	The site is likely to require remediation and some form of public sector support may be required to bring the site forward. The City Council are the current owners and are actively promoting the site as part of the emerging Heyham Gateway Masterplan.	The extended site is owned by the City Council and is available for redevelopment.	AMBER	AMBER	GREEN	NO	YES					
738	Middleton	Major Industrial Estate	Brownfield	No	Rural	NO	NO	EC1.9 (Employment)	Nature Reserve	Developable (beyond 5 Years)	0	This is an existing employment site located between Middleton and Heyham. The assessment relates to the land to the south which in effect extends the existing site. It currently forms part of the Middleton Wood Nature Reserve and is a recreational land. (Formerly IC1 site) consisting of grass and scrub. The site could be potentially accessed from Middleton Road via the 'Major Industrial Estate' previously known as 'Valley Industrial Estate'. Part of the site comprises existing hard surface forming an original portion of the road network within the refinery site.	The site benefits from its location close to Heyham Port and the Bay Gateway link road. There are a number of constraints present on this extended site, however the site is being actively promoted by the Council as part of the Heyham Gateway and is available for development.	6-10 year phase	The adjacent BMS, which bounds the site on 3 sides, will need to be taken account of as part of any future development. Similarly the nearby SPA associated with Morecambe Bay will need to be taken into account particularly in terms of noise and air pollution. The existing contamination on the site may affect the types of businesses that can be attracted to the site.	There are a number of environmental constraints affecting the site which could have cost implications, e.g. remediation of the site and mitigating effects on the neighbouring BMS and nearby SPA at Morecambe Bay. The Council's involvement (as land owner) is important in terms of the site's viability. The Council is developing a Heyham Gateway Masterplan in order to bring this site and others in the area forward.	The extended site is owned by Lancaster City Council and forms part of the Heyham Gateway proposal.	AMBER	GREEN	GREEN	NO	YES					
810	Middleton	Land Adjacent to Imperial Road	Greenfield	No	Rural	NO	NO	SG14 (Employment)	Agricultural	Deliverable (1-5 years)	0	This is a greenfield site which occupies land at the junction of Imperial Road (access into Lancaster West Business Park) and the Bay Gateway. Currently agricultural land.	The site is considered to be suitable for employment uses although improvements to the site, connectivity by foot/cycle/bus should be considered. The site is considered to be viable with the support of the Council and the wider Heyham Gateway project.	1-5, 6-10, 11-15 year phase	It has good connections to the highway network and is well located in terms of Heyham port. Although on the edge of an existing employment area the site is physically isolated from the main urban area. Consideration should be given to improving connectivity by foot/cycle/bus. There are constraints affecting the site which may restrict the developable area.	This is a greenfield site located on the edge of Heyham. However, evidence suggests that external support will be required to ensure the site's viability. The site is supported by the Council through the Heyham Gateway project.	Await further information.	GREEN	AMBER	AMBER	NO	YES					
845	Middleton	Heyham Industrial Estate 2	Brownfield	No	Rural	NO	NO	EC1.7 (Employment)		Deliverable (1-5 years)	0	This is an allocated employment area in South Heyham which is adjacent to Morecambe Bay and Heyham Nuclear Power Station. The estate forms part of a network of employment areas in the locality which are classed as part of the 'Heyham Gateway'.	This is a well established employment allocation which is located within the former petro-chemicals area operated by ICI in the 1980s. The land in this area can be heavily contaminated. The site is poorly accessed off Middleton Road although future improvements to the local road network could resolve this by providing direct access of Imperial Way. The site is particularly under used at the present time with many of the buildings vacant. Evidence found in the 2015 Employment Land Review.	1-5 year phase	The site is located with the South Heyham area which is a heavy industrial area, both currently and historically. It is well related to other key employment allocations within the Heyham Gateway area. Whilst the site particularly lends itself to employment uses there is significant improvements required to maximise its suitability, significant regeneration is needed to the land and buildings within the estate and accessibility needs to be improved to provide better links to the Bay Gateway.	The site is critically in need of regeneration to make it more fit for purpose, this includes the improvement of the buildings on the site and significant land remediation. Whilst there are willing parties on site to achieve this the required works are still yet to be carried out.	The owners of the estate are actively engaged with the Council in order to achieve the comprehensive regeneration of this site.	AMBER	AMBER	GREEN	NO	YES					
413	Milthorpe	Between 49 And 61 Hazelmount Drive	Greenfield	No	Rural	NO	NO		Agricultural	Undeliverable	0	Small plot of land adjacent to existing residential development off Hazelmount Drive in Milthorpe. The site was suggested for residential development via the 2008 SHLAA following previous enquiries to the planning department.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement		RED				YES	NO					
414	Milthorpe	Land Between Grange View And Bradens, Mill Lane	Brownfield	No	Rural	NO		Arable and Shrubland	Currently being built out for housing	Under construction	21	Greenfield site to the east of Mill Lane between an area of existing residential development and the Mill Public House. The site was suggested for residential development through the 2008 SHLAA process. The site was also the subject of a previous planning application for residential development, this was refused in 2007.	Under construction	1-5 year phase								YES	NO				
172	Morecambe	4 Bold Street	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
183	Morecambe	25 Alexandra Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
187	Morecambe	59 Alexandra Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
196	Morecambe	Land Between 130 And 132 Balmoral Road	Brownfield	No	Urban	YES	Morecambe	NO		Dwelling and outillage	Small sites (below threshold for site location)*	0	Site looks to be in use as four flats	No further development potential	N/A	Site is already in high density residential use	ACHIEVABLE					Site not likely to be available, in use as flats	GREEN	GREEN	RED	YES	NO
137	Morecambe	12 Marine Road West	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
204	Morecambe	67 Devonshire Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
216	Morecambe	Fanny House Farm, Oxcliffe Road	Greenfield	No	Urban	YES	NO	NO	Traditional Agricultural Buildings/Farmstead	Undeliverable	0	Farm buildings attached to Fanny House Farm located to the east of the railway outside of the urban area of Morecambe and Heyham. The site was submitted as part of the council's call for sites process.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.		RED					YES	NO				
223	Morecambe	12-14 Alexandra Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
224	Morecambe	21 Alexandra Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
417	Morecambe	Land East Of 156-158 Bare Lane	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
418	Morecambe	338 Oxcliffe Road	Brownfield	No	Urban	YES	Morecambe	NO			Undeliverable	0	Small site occupied by G&T use with residential dwelling to the front, urban location.	Considered unsuitable on the basis that it would represent the loss of a G&T site and is located within flood zone 3a	N/A	The site is located in flood zone 3a and is in use as a Gypsy & Traveller site, there is a current under supply of Gypsy & Traveller sites within the district, unsuitable.	Given the flood risk issues achievability unlikely.	Not available as it is in use.	RED	RED	RED	YES	NO				
419	Morecambe	52 Kensington Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO				
421	Morecambe	Land North And East Of Redemore	Brownfield	No	Urban	YES	Morecambe	NO		Residential and Caravan Storage	Undeliverable	0	The site is located to the rear of Oxcliffe Road.	Site is undeliverable as access is in flood zone 3.	N/A	The site is deemed unsuitable for residential use as access is located within flood zone 3 and therefore no safe access/exit is likely to be achievable. Part of the site itself are also in flood zone 2.	Officers have no evidence to say that this site is achievable.	Unknown	RED	AMBER	AMBER	YES	NO				
422	Morecambe	Montreux, Green Lane	Greenfield	No	Urban	YES	Morecambe	NO		Derelict land - TBC	Undeliverable	8	Area of derelict land adjacent to Green Lane. This followed its previous identification in the National Landuse Database.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.		RED				YES	NO				
426	Morecambe	1-3 Osborne Grove	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0	The site has planning permission for the demolition of the existing site room building and the erection of 3 3 story 4 bedroom town houses.	Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
427	Morecambe	Telephone Exchange Car Park	Brownfield	No	Urban	YES	Morecambe	NO		Car Park	Undeliverable	0	Car parking area in Morecambe. The site is located in the Morecambe Area Action Plan area.	The site is in use as a car park. Until such time as the completion of the car parking strategy for Morecambe it is not deemed that the site is available for development.	N/A	The site is in use as a car park. There are no major constraints other than any need to retain the car park in use for capacity and proximity to Morecambe train station.	If the site is available it is considered that there may be future potential for delivery. It would be more viable for apartments in this constrained location.		AMBER	GREEN	AMBER	YES	NO				
428	Morecambe	Land North East Of Trimpler Sports Club	Greenfield	No	Urban	YES	Morecambe	NO		Open space	Undeliverable	0	Area of open space was suggested as a potential development site in the council's Urban Potential Study.	The site is in use as open space. It is also unclear whether any access would be achievable.	N/A	The site is in flood zone 2, it is identified and is identified as open space (PPG13), there is a quantitative deficiency in the area and therefore the loss of this space would not be suitable.	There is no main access from the highway available and therefore the site is considered to be unachievable for development.	Unknown	RED	RED	AMBER	YES	NO				
429	Morecambe	Regent Park Filling Station	Brownfield	No	Urban	YES	Morecambe	NO		Garage	Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
430	Morecambe	29-31 Clarendon Road East	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
432	Morecambe	36 Thorpe Avenue	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
433	Morecambe	Land And Buildings North Of Clark Street	Brownfield	No	Urban	YES	Morecambe	NO		Dwellings, garages and gardens	Undeliverable	0	Garage area off Clark Street in Morecambe was suggested as potential development site via the SHLAA following previous enquiries to the planning department regarding development potential.	It is not considered that the site is suitable, achievable or available for development.	N/A	As the site includes in use dwellings, it is not considered that the site is suitable for development.	The site appears to have a number of different users, including garaging and gardens for the adjacent properties and two dwellings. Development is therefore unlikely to be achievable.	As the site includes in use dwellings, it is not considered that the site is available for development.	AMBER	RED	RED	YES	NO				
434	Morecambe	182 Easton Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO				
435	Morecambe	15 Victoria Street	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Within Town Centre and below 0.05ha	N/A							YES	NO				
436	Morecambe	Chutworth Gardens Development Site	Brownfield	No	Urban	YES	Morecambe	NO		Residential	Under construction	96	The site forms part of the council's regeneration project for the West End of Morecambe. There are no net increases in housing envisaged as part of this project and as such the site has not been included as part of the council's Area Action Plan.	Under construction	1-5 year phase							YES	NO				
438	Morecambe	Land West Of Green Lane	Greenfield	No	Urban	YES	Morecambe	NO		Abandonment gardens - TBC	Undeliverable	0	Greenfield site on the edge of the urban area of Morecambe. The site forms part of a larger housing allocation. This area has not been developed.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.		RED				YES	NO				
439	Morecambe	252 Oxcliffe Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
440	Morecambe	20 Westgate	Brownfield	No	Urban	YES	Morecambe	NO		Factory/Office/Trade Uses	Deliverable (Years 6-10)	0	Factory and office units off Westgate in Morecambe. The site was submitted as a call for site in the SHLAA and was assessed as being deliverable for residential development.	If the site was no longer used by Johnston's plan this site may be suitable for development in the future. However, given there is an active business on the site it is considered that it is not available at this point in time.	6-10 year phase	The site is located in a primarily residential area. There are no major constraints which would render this site unsuitable for development.	Were this site to become available it is considered that residential development would be achievable here.	The site has an active business located on it and is not considered available at this point in time. This position may change if the business is to relocate.	GREEN	GREEN	RED	YES	NO				
441	Morecambe	386 Oxcliffe Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
442	Morecambe	41 West End Road	Greenfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO				
443	Morecambe	28 Kensington Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO				
444	Morecambe	23 Princess Crescent	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
445	Morecambe	Land South And East Of 3-22 Heyham Crescent	Greenfield	No	Urban	YES	Morecambe	NO		Overgrown Derelict Land	Undeliverable	0	An area of overgrown derelict land to the rear of Heyham Crescent was suggested for residential development via the SHLAA process.	The site is not considered to be suitable for development and there is no evidence to suggest that the site is suitable.	N/A	Given the site's topography, the proximity of the railway line and the location of the site, the site is not considered to be suitable.	The site's viability is dependent on the provision of a suitable access.	The Council has evidence to suggest the site is available.	RED	AMBER	AMBER	YES	NO				
446	Morecambe	28 And 30 Clarendon Road East	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				
447	Morecambe	57-59 West End Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO				
448	Morecambe	67-69 West End Road	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A							YES	NO				
449	Morecambe	404 Marine Road East	Brownfield	No	Urban	YES	Morecambe	NO			Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heyham, and below 0.15ha	N/A							YES	NO				

502	Morecambe	Corner Thornton Lane	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
503	Morecambe	Plaza Shopping Arcade, Queen Street	Brownfield	No	Urban	YES	Morecambe	NO		Shopping centre			Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
504	Morecambe	2 St Christophers Way	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
505	Morecambe	71-73 West End Road	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
506	Morecambe	60 Marine Road West	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
507	Morecambe	45 Princess Crescent	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
508	Morecambe	2-6 New Street	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
509	Morecambe	Whitton Hall, Oxcliffe Road	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
510	Morecambe	Land North Of Church Walk	Greenfield	No	Urban	YES	Morecambe	NO		Open space			Undeliverable	0	An area of open space off Church Walk was identified as a potential development site in the council's Urban Potential Study. The site is located in the Morecambe AAP area.	The site is considered to be unsuitable for residential development. Officers consider that the site is an important area of open space for this area.	N/A	The site is not considered to offer a suitable access and is an important area of open space for this area.	The site is not considered to present opportunity to deliver an achievable access.	Unknown	RED	RED	AMBER	YES	NO		
513	Morecambe	Land South Of Church Walk	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
516	Morecambe	3 Westminster Road	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
517	Morecambe	87-88 Marine Road West	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
518	Morecambe	Sainsbury Service Station, Lancaster Road	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0	Now in use as a garage	Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
519	Morecambe	64 Albert Road	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
520	Morecambe	6 Birkenhead Place, Thornton Road	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
521	Morecambe	Marlbrough Hotel, 89-90 Marine Road West	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
522	Morecambe	Westview Road Car Park	Brownfield	No	Urban	YES	Morecambe	NO		Car Park and separate fenced boat storage and building		Developable (beyond 5 Years)	24	Car parking area in Central Morecambe. The site was identified as a potential development site in the council's Urban Potential Study. The site is located in the Morecambe AAP area.	Underused car park within the Morecambe Area Action Plan and allocated by DDA for development. The site is therefore suitable for development.	1-5 year phase	Underused car park within the Morecambe Area Action Plan and allocated by DDA for development. The site is therefore suitable for development.	The site is within the Conservation Area and a small section of the north-west part of the site is within Flood Zone 2. These issues can be addressed with appropriate design mitigation. Development of the site is therefore achievable	Unknown	RED	RED	AMBER	YES	NO			
523	Morecambe	Broadway Hotel, Marine Road East	Brownfield	No	Urban	YES	Morecambe	NO	H1.4 (Housing)	Hotel		Deliverable (1-5 years)	50	Planning permission was granted for 50 residential apartments in 2016 (16/00567/1) which was later amended (17/00011/1/PCN). The development is at an advanced stage of construction.	Under construction. The site has been removed from the Brownfield Register due to the advanced stage of construction.	1-5 year phase	Under construction. The site has been removed from the Brownfield Register due to the advanced stage of construction.	The site is within the Conservation Area and a small section of the north-west part of the site is within Flood Zone 2. These issues can be addressed with appropriate design mitigation. Development of the site is therefore achievable	Unknown	RED	RED	AMBER	YES	NO			
525	Morecambe	Former Bubbles Site, Marine Road	Brownfield	No	Urban	YES	Morecambe	NO		Travelling fun fair and open space		Undeliverable	0	Brownfield site in the centre of Morecambe. The site was previously occupied by the bubbles leisure centre and is located in a prominent location on the promenade. A planning application for a mixed use proposal including leisure, retail and residential development has been submitted to the council. This is currently awaiting determination. The site is located within the Central Morecambe Area Action Plan area, potential uses for this site will be considered through this process.	The site is identified as a Development Opportunity Site in the AAP. The AAP states that the council would support development proposals for leisure uses, visitor accommodation, other hotel accommodation and other visitor accommodation that is demonstrably ancillary to otherwise predominantly leisure uses. In view of this suggested allocation the site has been removed from the housing trajectory.	N/A	Site located within Flood Zone 3.		RED				YES	NO			
528	Morecambe	21 Victoria Street	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within Town Centre and below 0.05ha	N/A									YES	NO
530	Morecambe	303 Marine Road East	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Outside Three Town Centre Buffers, or within Heysham, and below 0.15ha	N/A									YES	NO
531	Morecambe	The William Mitchell, Glenworth Road	Brownfield	No	Urban	YES	Morecambe	NO		Excess Car Parking		Developable (beyond 5 Years)	4	The site forms part of the car park associated with the public house.	This is a brownfield site in a mixed use area. Consideration will need to be given to the neighbouring uses.	6-10 year phase	This is a brownfield site currently in use as car parking in association with the public house. As a brownfield site with no significant constraints it is therefore suitable for development.	This is a brownfield site in a built up mixed use area. Development of the site may need to address issues of noise and disturbance from the public house and adjacent shopping area.	AMBER	AMBER	AMBER	YES	NO				
532	Morecambe	47-49 West End Road	Brownfield	No	Urban	YES	Morecambe	NO					Small sites (below threshold for site location)*	0		Within 0.5km buffer around Town Centre and below 0.3ha	N/A									YES	NO
537	Morecambe	Fair View, Slyn Road	Greenfield	No	Urban	YES	Morecambe	NO		Agricultural		Developable (beyond 5 Years)	5	The site is located on eastern side of Torrisholme Off Slyn Road. Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	The site may be suitable for limited development subject to landscape considerations being taken into account and mitigation measures put in place. The site is considered to be achievable and appears to be suitable (least conforming).	6-10 year phase	The site is located on the edge of the existing urban area and considered to be a sustainable location. There may be cumulative impacts to consider if the site is brought forward with other sites in the area. The site has a prominent position on the southern edge of Torrisholme Barrow and landscape impacts are a significant constraint. Development may possibly be restricted to the lower parts of the site and mitigation measures are put in place.	This is a greenfield site with no known abnormal costs. It is considered to be viable.	AMBER	GREEN	AMBER	YES	NO				
538	Morecambe	Mellishaw South Existing Allocation	Greenfield	No	Urban	YES	Morecambe	NO	TC3.1 (Future Retail)		Developable (beyond 5 Years)	0	This site is located to the south of the White Lund Employment area and adjacent to the Bay Gateway. It is currently used for grazing. Part of this area has been suggested for retail uses in connection with the Sainsbury's Retail Park which has directly to the north.	The site is considered to be viable given it's a greenfield site located close to the Bay Gateway. Awaiting information on availability. Only part of the site is being proposed for development and this is considered to be suitable subject to the sequential test being applied in terms of flood risk.	1-5, 6-10, 11-15 year phase	A significant constraint is the site's location wholly within Flood Zone 3. The proposed use for the site is considered to be less vulnerable (as defined by the NPPF) and therefore suitable subject to the sequential test being applied. Mitigation may be required to minimise flood risk. The site is located on the edge of the urban area and consideration will need to be given to sustainable travel modes (bust rather than customers). Consideration needs to be given to improving highway access through the site.	This is a greenfield site, located adjacent to the Bay Gateway and is considered to be a viable site for retail uses.	Await further details	AMBER	GREEN	AMBER	NO	YES				
542	Morecambe	Playing Field, Actre Moss Lane	Greenfield	No	Urban	YES	Morecambe	NO		Open Space/Playing field		Undeliverable	0	The site is an area of open space belonging to Morecambe Youth and Community Centre	The site is undeliverable given its importance as open space.	N/A	The site is not suitable given its current use as open space belonging to Morecambe Youth and Community Centre.	Where this site no longer needed it may be achievable.	Unavailable as forms important open space function.	RED	AMBER	RED	YES	NO			
670	Morecambe	Land South East of 89 Oxcliffe Road	Brownfield	No	Urban	NO	Morecambe	NO				Undeliverable	0	Land South East of 89 Oxcliffe Road	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.		RED						YES	NO	
700	Morecambe	Puddock, 87 White Lund Road	Greenfield	No	Urban	YES	Morecambe	NO		Puddock		Undeliverable	0		Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.		RED							YES	NO
737	Morecambe	White Lund Industrial Estate	Brownfield	No	Urban	YES	Morecambe	NO	EC1.12 (Employment)	Vacant land and buildings / Vacant warehouse / Vacant land, Area Car Park / Partial use for Transport and Storage/retail vacant		Deliverable (1-5 years)	0	This is the largest employment allocation in the district and is located in a highly accessible location off the newly completed Bay Gateway. The estate is sited between the main urban areas of Lancaster and Morecambe.	The site is already a well established employment area with a range of uses operating from it. The area has significant economic value to the district, attracting jobs and investment to the area. Given its accessibility it is considered to offer a wide range of opportunities for a wide range of employment types - B1, B2 and B8 uses. There are a variety of planning applications which could be implemented for further growth in the area. Evidence found in the 2025 Employment Land Review.	1-5 year phase	The site is a well established employment area which is highly attractive to local businesses. It is considered suitable and has good accessibility and existing infrastructure to facilitate future economic growth. Careful management will be required to ensure that the economic value of the estate is not diluted through proposals for non-employment land use types, for instance car dealerships and trade counter operations.	The established nature of the estate and its popularity with businesses leads to the conclusion that it is viable.	The estate still has opportunities for future growth, reflected in the wide nature of permissions granted.	GREEN	GREEN	GREEN	NO	YES			
804	Morecambe	Land at Oxcliffe Marsh	Greenfield	No	Urban	NO	Morecambe	NO		Agricultural		Undeliverable	0	The site comprises agricultural land fronting Oxcliffe Farm located between the Heysham bypass and Lancaster Road. The northern portion of the site is a Biological Heritage Site and has a field drain flowing through east to west. The land is undulating and used for rough grazing. The adjacent marsh is a tidal building.	Viability is considered to be a significant issue and the site is not considered to be a suitable location given the constraints affecting the site and its isolated location.	N/A	The site lies adjacent to the Lune Estuary SSSI and Morecambe Bay SSS. Part of the site lies within a BfS and the remaining site may support wading birds. There are likely to be significant ecological impacts. The site lies wholly within Flood Zone 3 although employment uses may be appropriate subject to the sequential test being met. The site is in an isolated location (over 5km to nearest bus stop) and inappropriate for office use. Given the constraints affecting the site and its isolated location it is not considered to be suitable for development.	The site has been brought forward by the landowner for employment uses, more specifically office uses. There are significant constraints relating to ecology, flood risk and access that affect the site. Notwithstanding these constraints the Council's evidence base suggests that viability is an issue and that some form of external/external support would be required. There is no evidence to suggest that this is forthcoming.	The Council has been approached by the landowner to consider the site for employment uses. It is considered to be viable.	RED	RED	GREEN	NO	YES			
825	Morecambe	Morecambe Festival Market and Surrounding Area	Brownfield	No	Urban	YES	Morecambe	NO	DOSB (Development Opportunity)	Car Park / Retail		Developable (beyond 5 Years)	0	This is a large site located in the centre of Morecambe on the site of the former railway station and has been redeveloped for a variety of leisure uses (covered market, cinema, bars, restaurants etc) and related car parking.	This is a well located brownfield site in Morecambe town centre and is suitable for employment uses. Much of the site is currently occupied and development will need to be compatible with existing uses.	1-5, 6-10, 11-15 year phase	The site is well located within the town centre of Morecambe and close to public transport provision and the highway network. The site may be suitable for residential but is more suited to appropriate employment uses. There will be constraints related to existing uses that need to be considered.	The site is a brownfield site predominantly used for car parking. There will be costs associated with its redevelopment.	The site is currently occupied by a market and car park and will be costs associated with its redevelopment.	GREEN	AMBER	AMBER	YES	YES			
828	Morecambe	Alice Street Works, Alice Street	Brownfield	No	Urban	YES	Morecambe	NO				Deliverable (1-5 years)	6	Large industrial building within area which has a mixture of uses. Residential properties are located to the rear, west and across the road.	The site has an extant planning permission for development. It is therefore considered that the development of the site can be delivered.	1-5 year phase	Similar developments have been carried out within Morecambe and the site does not have significant constraints. Commencement of the approved development of the site is therefore achievable within the period of the electoral permission.	The site has an extant planning permission. It is therefore considered viable.	GREEN	GREEN	GREEN	NO	NO				
849	Morecambe	Green Lane, Heaton with Oxcliffe	Part Greenfield/Part Brownfield	Urban	YES	Morecambe	NO		Vacant & storage		Undeliverable	0	The site has been put forward in the call for Gypsy and Traveller Call Sites. The site consists of a roughly surfaced parcel of land within a residential area of houses and caravans.	The site is within Flood Zone 3 therefore is an unsuitable location for a Gypsy and Traveller Site.	N/A	The site is located within Flood Zone 3 where "highly vulnerable" uses such as residential caravans are not permitted. An application for a Gypsy and Traveller site was withdrawn following objections from the Environment Agency. The site is therefore not considered a suitable location for a Gypsy and Traveller Site.	The site is a brownfield site within a residential area. The issues surrounding the flood zone and the associated risks could not be addressed. There are no known issues which would result in the site being unsuitable as a Gypsy and Traveller Site.	The site has been put forward following a call for Gypsy and Traveller Sites therefore is viable.	RED	RED	GREEN	YES	NO				

543	Nether Kelfet	Land East Of Briar Lea Road	Greenfield	Yes	Rural	NO	NO	H2.5 (Housing)	Short term agricultural tenancy agreement - TBC	Deliverable (1-5 years)	10	The is a greenfield site located on the northern edge of Nether kelfet and is accessed off Briar Lea Road. The site is currently used for agriculture and forms part of a larger field extending north from the village.	The site was assessed as being a suitable location as part of planning application 15/01172/OUT. Awaiting further information re availability but based on the submission of the application the site appears to be deliverable.	1-5 year phase	See planning permission 15/01172/OUT.	The site is a greenfield site located within a popular village. It is considered to be viable.	The site received planning permission in 2015 (15/01172/OUT) for 10 houses. The applicant was the owner of the site at the time, suggesting the site is viable. Await further information.	GREEN	GREEN	AMBER	YES	NO
544	Nether Kelfet	Higher Addington, Addington Road	Brownfield	Yes	Rural	NO	NO			Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO
545	Nether Kelfet	Land East Of Main Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	The site is located in the centre of Nether Kelfet on land behind the Lumburners Arms Public House.	The site is not considered to be suitable at this time primarily due to the close proximity of the neighbouring quarry.	N/A	Nether Kelfet is a sustainable rural settlement in which the council would support new housing however the site lies within a Minerals Consultation Zone associated with the neighbouring quarry. Development could compromise the operation of the quarry and is not considered to be a suitable location for development.	This is a greenfield site with no known abnormal costs.	Officers are aware from discussions with the landowner in the past that this site could be made available for residential development.	RED	GREEN	AMBER	YES	NO
594	Nether Kelfet	Swearthdale Farm, Swearthdale Road	Brownfield	Yes	Rural	NO	NO			Undeliverable	0	Redundant farm buildings on Swearthdale Farm to the south of Over Kelfet have been suggested for residential development by the landowner. The site has previously been granted planning permission for holiday cottages. It is understood that having conducted a feasibility study development for holiday conditions is no longer economical.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO
673	Nether Kelfet	Kardew Stables, Main Road	Greenfield	Yes	Rural	NO	NO		Equine uses	Undeliverable	0	This is a greenfield site currently occupied by a stable and paddock, located between the village of Nether Kelfet and the M6 motorway.	The site is not considered to be suitable for development.	N/A	The site is located to the west of Nether Kelfet and immediately to the east of the M6 motorway. The site is constrained by the potential noise issues from the motorway which are likely to prevent the effective use of a portion of the site along the western boundary. Access to the site may also be problematical given the changes in levels between Halton Road and the site.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
674	Nether Kelfet	Land North of Hill Lane	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	Land North Of Hill Lane	The site is not considered to be suitable at this time primarily due to the close proximity of the neighbouring quarry.	N/A	Nether Kelfet is a sustainable rural settlement in which the council would support new housing however the site lies within a Minerals Consultation Zone associated with the neighbouring quarry. Development could compromise the operation of the quarry and is not considered to be a suitable location for development.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
675	Nether Kelfet	Land North of Main Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Deliverable (1-5 years)	2	Land North of Main Road	Outline planning permission granted for two new dwellings and associated access (15/01288/OUT)	1-5 year phase							YES	NO
676	Nether Kelfet	Land South of Main Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Developable (beyond 5 Years) Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	15	This is a greenfield site located between Main Road and Ashmeadow Road.	The site is considered potentially suitable subject to an adequate access being provided on to Main Road. Development would need to be low density in order to minimise visual and landscape impacts.	6-10 years	The site has a potential access on to Main Road to the north subject to adequate visibility on to the highway being provided. It is an elevated site and any landscape and visual impacts will need to be considered and mitigated. The site is considered potentially suitable for development.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
677	Nether Kelfet	Land West of Hill Top Farm, Hill Lane	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	Land West of Hill Top Farm, Hill Lane	The site is not considered to be suitable at this time primarily due to the close proximity of the neighbouring quarry and the topography of the site.	N/A	The site is located to the east of Nether Kelfet in an area which falls within a Minerals Consultation Zone in very close proximity to operational quarries. As such, officers are concerned that the proposed development could prejudice the operation of the quarry. Additionally the topography of the site is likely to constrain access to the site. Consequently whilst the site is located within a sustainable village, the site is not considered suitable for development.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
48	Over Kelfet	Land South Of Kelfet Road And East Of Back Lane	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	This is a greenfield site located between Back Lane and the M6 motorway. It is currently in agricultural use.	The site is not considered to be available or suitable at this time.	N/A	The site is in close proximity to the motorway and is not considered suitable for development due to the potential for noise and nuisance. Land in this area is considered to provide a buffer between the motorway and the urban area.	This is a greenfield site with no known abnormal costs.	The Council has no evidence to suggest the site is available.	RED	GREEN	RED	YES	NO
547	Over Kelfet	Land South Of 49 Greenways	Greenfield	Yes	Rural	NO	NO		Over Kelfet Pond Open Space/TMS	Small sites (below threshold for site location)*	0		Rural area and below 0.15ha	N/A							YES	NO
548	Over Kelfet	Yard Area, Old Hall Farm	Greenfield	Yes	Rural	NO	NO		Ex Agricultural buildings - TBC	Deliverable (1-5 years)	3	Redundant agricultural buildings to the west of Over Kelfet. The site was identified as a potential housing site in the 2008 SHLAA. This followed previous enquiries to the planning department for development.	Change of use application permitted for the conversion of redundant agricultural barns to create two 3 bed and one 4 bed residential dwellings with associated access and carports (15/00001/OUT and 15/00001/OUT)	1-5 year phase							YES	NO
549	Over Kelfet	Land North Of Windsor Garth And Kirby Lonsdale Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	Greenfield site on the edge of Over Kelfet. The site is currently used for agriculture.	The site is not considered suitable for development primarily based on its poor accessibility to the village.	N/A	The site has been the subject of a recent planning application. There are number of constraints affecting the site most notably its poor pedestrian connectivity to the village.	This is a greenfield site and considered to be viable.	The site is considered to be available.	RED	GREEN	GREEN	YES	NO
550	Over Kelfet	Kirk House, Kelfet Road	Brownfield	Yes	Rural	NO	NO		Sale of used tractor and equipment	Undeliverable	0	Area of land used for the sale of tractors and equipment was suggested as a potential development via the 2008 SHLAA process.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement			RED			YES	NO
551	Over Kelfet	Land North West Of Cuckle Hill, Kirby Lonsdale Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	This is a greenfield site to the north of Over Kelfet currently in agricultural use. It is a narrow site extending north across open fields.	The site is not considered to be suitable due to its location and lack of an obvious access to the highway network.	N/A	The site is long and narrow and extends into open countryside. It does not form a logical extension to the village and is likely to have significant visual and landscape impacts. Furthermore the site does not have an obvious access on to Kelfet Road.	The site may require access across third party which is likely to affect the viability of the site.	The Council has been aware that the site is available.	RED	AMBER	GREEN	YES	NO
678	Over Kelfet	Land East Of Nether Kelfet Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Developable (beyond 5 Years) Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	20	This is a greenfield site located to the east of Nether Kelfet Road extending as far as Kirk House Farm.	There are a number of constraints affecting the site but it is considered to be suitable for development. However, consideration should be given to the cumulative impacts on the village (services, landscape etc.) if other sites in the vicinity also come forward.	6-10 years	There is an area of woodland that would need to be retained in the SE corner of the site. There are also sites of ecological interest in close proximity and a large area of 1.35 yr surface water flood risk in the western part of the site. Development would need to take into account landscape and visual impacts in an area.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	AMBER	GREEN	GREEN	YES	NO
679	Over Kelfet	Land North Of Kelfet Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	This is a large greenfield site located between the M6 motorway and the village of Over Kelfet. It incorporates Green Bank Farmstead, a small sewage treatment works and a large area of farmland including pockets of woodland.	The site is not considered to be deliverable given the inappropriate scale of the site and a number of constraints affecting its suitability.	N/A	The site lies within a Minerals Consultation Zone and development may conflict with quarry operations now or in the future. A pipeline runs through the site and is a significant constraint. The scale of the site would form an unsustainable extension to the existing village and is likely to have significant visual and landscape impacts. The site is not considered to be suitable based on its scale and constraints.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
680	Over Kelfet	Land South of Kirby Lonsdale Road	Greenfield	Yes	Rural	NO	NO		Agricultural / Biological and Geological Heritage Site	Undeliverable	0	This is a large site containing farmland, pockets of woodland and an area of geological and ecological interest.	The site is not considered suitable for development given its scale and isolated location and the topography which constrains the site.	N/A	The site is constrained by topography and a large area is protected as a geological heritage site and biological heritage site. Additionally a number of public footpaths cross the path and there are signs of wider public access to the land. The site is isolated from the centre of the village given its topography and the poor footways along Kirby Lonsdale Road. It lies in an elevated position and would have wider landscape and visual impacts. It is not considered suitable as a potentially significant extension to the village.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
681	Over Kelfet	Land South Of Lamond Cottage, Nether Kelfet Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	Land South Of Lamond Cottage, Nether Kelfet Road	The site is not considered suitable for development given its proximity to the neighbouring quarry and the potential to effect the operation of the quarry.	N/A	The site lies in close proximity to an existing quarry and is within a Minerals Consultation Zone. Development is likely therefore to compromise the operation of the quarry. The site is not considered to be suitable for development. Furthermore it is an elevated site and development would have significant landscape and visual impacts. A pipeline runs through the site and may have impacts on the developable area.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
682	Over Kelfet	Land South Of Nether Kelfet Road, Opposite Leapers View	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0	Land South Of Nether Kelfet Road, Opposite Leapers View	The site is not considered suitable for development given its proximity to the neighbouring quarry and the potential to effect the operation of the quarry.	N/A	The site lies in close proximity to an existing quarry and is within a Minerals Consultation Zone. Development is likely therefore to compromise the operation of the quarry. The site is not considered to be suitable for development. Furthermore it is an elevated site and development would have significant landscape and visual impacts. A pipeline runs through the site and may have impacts on the developable area.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
683	Over Kelfet	New Tree Farm, Kirby Lonsdale Road	Greenfield	Yes	Rural	NO	NO		Poultry Farm Sheds - TBC	Deliverable (1-5 years)	3	New Tree Farm, Kirby Lonsdale Road	Outline planning permission granted for up to three dwellings and creation of a paddock (15/00895/OUT)	1-5 year phase							YES	NO
702	Over Kelfet	Land South of Eagles Head Pub, Nether Kelfet Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undeliverable	0		The site is not considered suitable for development given its proximity to the neighbouring quarry and the potential to effect the operation of the quarry.	N/A	The site lies in close proximity to an existing quarry and is within a Minerals Consultation Zone. Development is likely therefore to compromise the operation of the quarry. The site is not considered to be suitable for development. Furthermore it is an elevated site and development would have significant landscape and visual impacts. A pipeline runs through the site and may have impacts on the developable area.	This is a greenfield site with no known abnormal costs.	The site is known to be available through the Call For Sites process.	RED	GREEN	GREEN	YES	NO
703	Over Kelfet	Old Hall Farm	Greenfield	Yes	Rural	NO	NO		Farm Buildings	Deliverable (1-5 years)	8		Full planning application approved for the demolition of agricultural buildings, change of use and conversion of 3 agricultural barns into four 4 bed dwellings (C3) and erection of four 2 storey detached dwellings (C3) with associated access (18/00687/OUT)	1-5 year phase							YES	NO
800	Over Kelfet	Land Associated with Old Hall Farm	Greenfield	Yes	Rural	NO	NO	H2.6 (Housing)	Agricultural	Deliverable (1-5 years)	55	The site is located on the northern edge of Over Kelfet to the rear of Old Hall Farm. It is a greenfield site incorporating several fields currently used for pasture/grazing. The site has a frontage on to Capemurray Road.	The site has been found to be suitable for development as part of planning application 17/01050/OUT. The site appears to be viable given its location and the fact that no abnormal costs were identified as part of the planning application. Further information is awaited on land availability.	1-5 year phase	See planning application 17/01050/OUT. There are issues around connectivity to the village, highways safety, need for play provision, retention of trees/hedges which may require mitigation.	The site is a greenfield site located on the edge of a popular residential area. No significant abnormal costs were identified as part of the planning application process.	GREEN	GREEN	AMBER	YES	NO	

802	Over Kelfet	Land North of Kelfet Road	Greenfield	Yes	Rural	NO	NO	Agricultural	Undevelopable	0	This is a greenfield site located between the M6 motorway and the Kelfet Road. The site is slightly elevated from the motorway and is currently used for agriculture.	The site may be suitable for employment although mitigation would be required to overcome issues related to the site's isolated location, most notably accessibility and landscape. The site is not considered suitable for residential development. The access on to the M6 slip road is problematic and the relevant S106 is yet to be signed. The site is not considered to be achievable.	N/A	The site is located to the east of the motorway. At present the Camforth urban area is contained entirely to the west of the motorway. The site is in effect located within open countryside and is physically separated from the rest of Camforth. However, planning approval has been granted subject to the signing of a S106, for employment uses on the southern part of the site indicating that the site is not considered suitable for residential development. The access on to the M6 slip road is problematic and the relevant S106 is yet to be signed. The site is not considered to be achievable.	This is a greenfield site. Planning permission has been granted subject to the signing of a S106 agreement. This relates to the proposed access onto the motorway slip road. This has yet to be signed and the site is not considered to be achievable.	The site is made up of a single field under one ownership. A planning application has been approved for the development of part of the site suggesting that the site as a whole is available.	AMBER	RED	GREEN	NO	YES	
836	Over Kelfet	Land adjacent to Church Bank and Greenways	Greenfield	Yes	Rural	NO	NO	TBC	Agricultural	Deliverable (1-5 years)	15	This is a greenfield site located to the east of Over Kelfet. It lies to the rear of Church Bank and is accessed from Greenways. It is currently in agricultural use. The site has a number of mature trees located along its eastern and southern boundary.	The site has been the subject of a planning application and is considered to be a suitable site located within a sustainable settlement. It is considered to be viable. Given that a planning application has been submitted it is assumed that the site is available although the ownership of the site was unclear (awaiting further information).	1-5 year phase	The site has been the subject of a planning application and has been found to be a suitable site. See 16/0172/P04.	This is a greenfield site with no known abnormal costs. It is considered to be viable.	The site is the subject of a planning application (16/0172/P04). It was not clear at the time of the submission who were the owners of the site. Awaiting further information.	GREEN	GREEN	AMBER	YES	NO
552	Overton	14 Main Street	Brownfield	Yes	Rural	NO	NO			Small sites (Below threshold for site location)*	0		Rural area and below 0.25ha	N/A						YES	NO	
553	Overton	Land Between 22 And 26 Middleton Road	Greenfield	Yes	Rural	NO	NO		Agricultural	Undevelopable	0	The site comprises farmland to the north of the village of Overton, the site is used for arable farming with a farm outbuilding located in the centre of the site. The site has been suggested for residential development via the call for site process.	Site not considered to be suitable for development.	N/A	Site located within Flood Zone 3.			RED		YES	NO	
554	Overton	Everdale, 248 Chapel Lane	Brownfield	Yes	Rural	NO	NO			Small sites (Below threshold for site location)*	0		Rural area and below 0.25ha	N/A						YES	NO	
555	Overton	Church Hill, Venham Lane	Brownfield	Yes	Rural	NO	NO		Devoted Church and Hall	Small sites (Below threshold for site location)*	0		Rural area and below 0.25ha	N/A						YES	NO	
556	Overton	Land North Of Ship Hotel, Main Street	Uncertain	Yes	Rural	NO	NO	TBC		Small sites (Below threshold for site location)*	0		Rural area and below 0.25ha	N/A						YES	NO	
557	Overton	Land North Of Overton Primary School, Lancaster Road	Greenfield	Yes	Rural	NO	NO	H2.3 (Housing)	Agricultural	Deliverable (1-5 years)	32	This is a greenfield site located to the east of Lancaster Road to the north of the village. The site is made up of two fields which are currently grazed.	The site has been the subject of a planning approval for 30 dwellings. The site was found to be suitable for surface water drainage. The site is currently in agricultural use and is subject to third party land being available for surface water drainage. The access via Chapel Lane (single carriageway B9 degree bend) may restrict the level of additional traffic generated by housing development. Awaiting comments from the Highways Authority.	1-5 year phase	See planning application 16/01136/P04. The site was found to be suitable subject to third party land being available for surface water drainage.	See planning application 16/01136/P04. A Grampian condition has been attached to the planning permission for the site in relation to surface water drainage. This requires access across third party land. As part of the application, evidence was provided to indicate that this land was available. Overall the site is considered to be viable.	A full planning application has been submitted by the applicant indicating that the site is available. A party land is required in order to achieve satisfactory surface water drainage. Confirmation has been received of the sites availability.	GREEN	GREEN	GREEN	YES	NO
558	Overton	Land East Of Chapel Lane	Greenfield	Yes	Rural	NO	NO		Agricultural	Developable (Beyond 5 Years) Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	12	This site lies to the east of the village and is a single field used for grazing/cow. The site is fronted on to Chapel Lane and lies partially behind an existing row of houses. The site is slightly elevated from the road and slopes down towards the Lume estuary to the east. The site is bounded to the north by Venham Lane.	The site is available and given its location is considered to be viable. The site is located on the edge of a sustainable settlement but its suitability is affected by potential landscape impacts. It is considered that limited development would be acceptable.	10-20 year phase	Overton has been identified as a sustainable settlement as part of its review carried out in 2027. Given the size of the site and its elevated position on the edge of the settlement above the Lume estuary, there are likely to be significant impacts on landscape character and visual amenity. Development of the whole site would be unacceptable but consideration should be given to partial development close to the existing settlement. Surface water drainage may be an issue as well as the proximity of the environmental designations associated with the Lume estuary. The access via Chapel Lane (single carriageway B9 degree bend) may restrict the level of additional traffic generated by housing development. Awaiting comments from the Highways Authority.	This is a greenfield site with easy access from Chapel Lane, located in a popular residential location. There are no known abnormal costs. The site is considered to be viable.	The site owners confirm the sites availability.	AMBER	GREEN	GREEN	YES	NO
684	Overton	Land North Of Venham Lane	Greenfield	Yes	Rural	NO	NO	H2.3 (Housing)	Paddock adjacent to Farmhouse TBC	Developable (Beyond 5 Years)	21	The site is located on land between Manor Farm and Overton's primary school to the east of Lancaster Road. It is a greenfield site and currently used for grazing. The site's frontage on to Lancaster Road consists of a stone wall and a row of mature trees.	The site is located within Overton which has been identified by the Council as a sustainable settlement as part of its Sustainable Settlements Review (2017). The site is constrained by the adjacent listed building and the access (stone wall and mature trees) located within the Overton Conservation Area. This affects the developable area of the site and any access onto Lancaster Road. There is potentially an alternative access from Venham Lane.		The site is partially built within Overton Conservation Area and behind Manor House Farm, which is a listed building. There is a stone wall and row of mature trees fronting the site which are located within the Conservation Area and are an important asset. A buffer will be needed between development and the listed assets, and the road frontage onto Lancaster Road should be retained. There is also a meadow sewer within the site. These constraints affect the developable area of the site. There is an opportunity to provide an access from Venham Lane but will require upgrading. It is currently an unmetalled track, but is adopted.	The site is a greenfield site located within a popular residential area. The site is considered to be viable.	The need to access the site via Venham Lane may be an issue although it is an adopted highway.	AMBER	AMBER	AMBER	YES	NO
559	Princetons	Baron North Of Barn Cottage, Whitlocks Lane	Brownfield	No	Rural	NO	NO			Small sites (Below threshold for site location)*	0		Rural area and below 0.25ha	N/A						YES	NO	
647	Quernmore	Land North of A683	Greenfield	No	Rural	NO	NO		Agricultural	Undevelopable	0	The site lies to the west of Nabton on land of the A683. It is currently in agricultural use and contains a farmstead in the SW corner of the site. The site also contains an area of woodland and the River Lume Millennium Park cycle path which runs west to east. Denny Back Lane lies to the east of the M6 motorway to the west.	The site is considered to be available. The site is not considered to be suitable based on its isolated location and the limited potential of creating a sustainable urban extension. The site's isolated location is also likely to affect its viability in terms of delivering the necessary infrastructure (utilities, community facilities etc). Awaiting further information.	N/A	The site is physically isolated from the existing urban area, in particular, other residential areas and community facilities in Lancaster. This is exacerbated by the location of the motorway which limits opportunities for the site to form a sustainable urban extension to Lancaster. Nabton village is located to the north but separated by a narrow bridge. The site is likely to generate significant car journeys which in turn have impacts on the local network and city centre AQMA. The site is located just outside the Forest of Bowland AONB and any development will be restricted in order to avoid significant landscape impacts. The site was found to be an unsuitable location within the Council's Publication Sustainability Appraisal Report (January 2017).	This is a greenfield site located to the east of Lancaster. However there are a number of constraints affecting the site, most notably landscape impacts and the lack of infrastructure and services to serve the site. The feasibility and costs of providing the necessary connections to utilities and the provision of community facilities required to establish a sustainable location raise significant issues over the sites viability. Awaiting further information from the Council's consultants.	The site is being actively promoted and is considered to be available.	RED	RED	GREEN	YES	NO
371	Quernmore	Land North Of Quernmore Road	Greenfield	No	Rural	NO	NO		Agricultural	Developable (Beyond 5 Years) Subject to Green Belt, Local Landscape and Local Green Space Policy considerations	30	The site is an agricultural field located to the north east of Lancaster, and lies to the east of the Moor Hospital site. The site extends up to the motorway and has a frontage onto Quernmore Road. It is currently used for grazing.	The site is considered to be available and viable. There are a number of constraints affecting the site which reduce the developable area. Partial development may be acceptable subject to mitigating impacts and cumulative impacts on the highways network being considered.	6-10, 15-20 year phase	The site would form an extension to the existing development at Moor Hospital. It is on the eastern edge on Lancaster and approximately 2km from the town centre. The lack of services in the area would need to be considered. There may be cumulative impacts on the highways network L20 centre that will need to be considered (awaiting further information on highways). Surface water flooding is a particular risk at the western end of the site. The eastern part of the site is constrained by the route of a pipeline. The Council's evidence base indicates that the site is in terms of urban landscape. Development on the site would impact on the setting of the Moor Hospital and Williamson Park, and also affect views from the AONB. Given other development in the area cumulative landscape impacts will need to be considered.	This is a greenfield site with no known abnormal costs. It is considered to be a viable site.	The landowner has indicated the site is available for development.	AMBER	GREEN	AMBER	YES	NO
561	Quernmore	Lower Hollinhead Farm, Littlelake Road	Brownfield	No	Rural	NO	Forest of Bowland			Small sites (Below threshold for site location)*	0		Although there is no site threshold size within the AONB, this site is too small to be considered through the SHLEAP process.	N/A						YES	NO	
562	Quernmore	Barnes End, Long Lane	Brownfield	No	Rural	NO	Forest of Bowland			Small sites (Below threshold for site location)*	0		Although there is no site threshold size within the AONB, this site is too small to be considered through the SHLEAP process.	N/A						YES	NO	
648	Quernmore	Land South of A683	Greenfield	No	Rural	NO	NO	Agricultural	Undevelopable	0	This is a large greenfield site extending to over 50 hectares in size, located to the east of Lancaster and to the south of the A683. It is an undulating greenfield landscape bounded by the M6 motorway to the west and Denny Back to the east with a river running north to south. There are significant areas of woodland within the site and a footway runs north to south through the site. The boundary of the Forest of Bowland AONB lies just to the east of the site.	The site is considered to be available. The site is not considered to be suitable based on its isolated location and the limited potential of creating a sustainable urban extension. The site's isolated location is also likely to affect its viability in terms of delivering the necessary infrastructure (utilities, community facilities etc). Awaiting further information.	N/A	The site is physically isolated from the existing urban area, in particular, other residential areas and community facilities. This is exacerbated by the location of the motorway which limits opportunities for the site to form a sustainable urban extension to Lancaster. The site is likely to generate significant car journeys which in turn may have impacts on the local network and city centre AQMA. The site is located just outside the Forest of Bowland AONB and any development will be restricted in order to avoid significant landscape impacts. The site was found to be an unsuitable location within the Council's Publication Sustainability Appraisal Report (January 2017).	This is a greenfield site located to the east of Lancaster. However there are a number of constraints affecting the site, most notably its isolated location. The feasibility and costs of providing the necessary connections to utilities and the provision of community facilities required to establish a sustainable location raise significant issues over the sites viability. Awaiting further information from the Council's consultants.	The site is being promoted by a developer and is assumed to be available. Awaiting further information.	RED	RED	GREEN	YES	NO	
564	Rothburdale	Little Scar Farm, Morbury Road	Greenfield	No	Rural	NO	Forest of Bowland	Agricultural	Small sites (Below threshold for site location)*	0		Although there is no site threshold size within the AONB, this site is too small to be considered through the SHLEAP process.	N/A							YES	NO	
566	Shiredale	Land North Of Woodlands Cottage, Woodlands Drive	Greenfield	Yes	Rural	NO	Ardside and Shiredale	Overgrown woodland	Undevelopable	0	Woodland and greenpace within the curtilage of Woodland Cottage in Shiredale. Past enquiries to the planning department indicated that there may be interest in developing this site for housing.	Within the Ardside and Shiredale AONB DPO area	N/A							NO	NO	
567	Shiredale	Gibraltar Farm, Lindholme Road	Greenfield	Yes	Rural	NO	Ardside and Shiredale		Undevelopable	0		Within the Ardside and Shiredale AONB DPO area	N/A							NO	NO	
568	Shiredale	22 Emmsgate Lane	Brownfield	Yes	Rural	NO	Ardside and Shiredale		Under construction	0		Under construction	1-5 year phase							YES	NO	
569	Shiredale	Workshop To Eaves Croft, Elmlock Lane	Brownfield	Yes	Rural	NO	Ardside and Shiredale		Undevelopable	0		Within the Ardside and Shiredale AONB DPO area	N/A							YES	NO	
571	Shiredale	Land South East Of Woodlands Hotel	Greenfield	Yes	Rural	NO	Ardside and Shiredale		Undevelopable	0		Within the Ardside and Shiredale AONB DPO area	N/A							NO	NO	
574	Shiredale	20 Emmsgate Lane	Brownfield	Yes	Rural	NO	Ardside and Shiredale		Under construction	0		Under construction	1-5 year phase							YES	NO	
576	Shiredale	Land South Of Whinney Fold	Greenfield	Yes	Rural	NO	Agricultural		Undevelopable	0	The site lies to the south west of Shiredale and comprises green fields to the rear of properties on Whinney Fold.	Within the Ardside and Shiredale AONB DPO area	N/A							YES	NO	

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598	Tatham	Southern Barn, Silly Lane	Brownfield	No	Rural	NO		Forest of Bowland			Undevelopable	0		The site forms part of Twelffields Trout Fishery and part of the wider proposal area when considered against BS 25. The smaller portion of the site is situated on land to the far south of the fishery site on land adjacent to the A6 and A6207.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					RED			YES	NO
72	Twelffield	Twelffield Trout Fishery, Burton Road	Brownfield	No	Rural	NO	NO				Undevelopable	0	An application for a change of use from fisheries to leisure use, including the construction of 30 holiday chalets, new treatment plant and new road layout with associated access was granted planning permission in January 2011.	The site is not considered to be suitable, available or achievable for recreational development and as such has not been assessed further.	N/A								YES	NO		
80	Twelffield	Twelffield Fisheries, Burton Road	Greenfield	No	Rural	NO	NO		TBC		Undevelopable	0	The site is not considered to be suitable, available or achievable for residential development and as such has not been assessed further.	Former sand and gravel quarry which has since been flooded and is now used for fishing. The site is located to the north of Camforth adjacent to the A6. The site has been suggested for 60 holiday lodges through the call for sites process.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		YES	NO		
599	Twelffield	Twelffield Farm, Burton Road	Greenfield	No	Rural	NO	NO		TBC		Undevelopable	0	The site is not considered to be suitable, available or achievable for residential development and as such has not been assessed further.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		YES	NO			
599	Warton	Land East of A58	Greenfield	No	Rural	NO	NO	Arnscliffe and Shercliffe		Private Garden	Undevelopable	0	Land East of A58	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		YES	NO			
600	Warton	1 Croftlands	Brownfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Private Garden	Small sites (Below threshold for site location)*	0	Within the Arncliffe and Shercliffe ADNB DPO area.	Within the Arncliffe and Shercliffe ADNB DPO area. Although there is no site threshold use within the ADNB, this site is too small to be considered through the SHLAA process.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A						YES	NO			
601	Warton	Town End Farm, Main Street	Brownfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe			Undevelopable	0	Within the Arncliffe and Shercliffe ADNB DPO area	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
602	Warton	Land West Of Coach Road	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe	WHA (ADNB)	Agricultural	Deliverable (15 years)	2	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
603	Warton	Land South East Of 25-79 Sand Lane	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Agricultural	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
604	Warton	Land Between 14 And 48 Main Street	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Agricultural	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
605	Warton	Boon Town Farm House, Main Street	Brownfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe			Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
607	Warton	Land Between Corfe Farm And Town End Farm, Sand Lane	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Agricultural	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
611	Warton	Land North Of Mill Lane And Town End Fold	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Agricultural	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
612	Warton	184 Main Street	Part Greenfield/Part Brownfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Dwellings and Gardens	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
613	Warton	9 Coach Road	Brownfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe			Small sites (Below threshold for site location)*	0	Within the Arncliffe and Shercliffe ADNB DPO area.	Within the Arncliffe and Shercliffe ADNB DPO area. Although there is no site threshold use within the ADNB, this site is too small to be considered through the SHLAA process.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO		
614	Warton	Land North West Of Corfe Cottage, Sand Lane	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Agricultural	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
615	Warton	Land South East Of Archbishop Pluton Primary School	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Agricultural	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
617	Warton	2 Holly Bank	Part Greenfield/Part Brownfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Brewery, dwelling and outbuildings	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A	Access Constraints.						YES	NO			
685	Warton	Land East of Farleton Close	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Farm Buildings	Deliverable (15 years)	22	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A	5-5 year phase						YES	NO			
686	Warton	Land East of Mill Lane	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe		Agricultural	Undevelopable	0	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A	Site located within Flood Zone 3.				RED		YES	NO			
687	Warton	Land North West Of Sand Lane	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe	WHA (ADNB)	Agricultural	Deliverable (Beyond 5 Years)	12	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A	6-10 year phase						YES	NO			
688	Warton	17 Main Street	Greenfield	Yes	Rural	NO	NO	Arnscliffe and Shercliffe	WHA (ADNB)	Agricultural	Deliverable (15 years)	9	Greenfield site in Warton running parallel to Sand Lane. The site is currently used for agriculture and was suggested for residential development in the 2008 SHLAA.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A	5-5 year phase						YES	NO			
689	Warrington	Warrington Institute, Benliss Road	Brownfield	No	Rural	YES	Warrington	NO			Small sites (Below threshold for site location)*	0	Rural area and below 0.15ha	N/A								YES	NO			
620	Warrington	Foregwood, Wray Road	Part Greenfield/Part Brownfield	No	Rural	YES	Warrington	NO	Buildings Storage yard, Agricultural Land with Ancillary Buildings and part field		Undevelopable	0	The site is located directly adjacent to the Foregwood premises, off the B6480 in the small village of Warrington. The site is located, at least partly, with the Warrington Conservation Area and is the closest proximity to the local watercourse is located within Flood Risk Zone 3a. The site was suggested for residential development in the SHLAA.	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement				RED		YES	NO			
622	Whittington	The Old Rectory, Church Street	Brownfield	No	Rural	YES	NO	NO			Small sites (Below threshold for site location)*	0	Rural area and below 0.15ha	N/A								YES	NO			
623	Whittington	Seller Wall, Heslode Lane	Brownfield	No	Rural	YES	NO	NO			Undevelopable	0	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					RED		YES	NO			
624	Whittington	Old School House, Main Street	Brownfield	No	Rural	YES	NO	NO			Small sites (Below threshold for site location)*	0	Rural area and below 0.15ha	N/A								YES	NO			
625	Whittington	Whittington Farm, Main Street	Brownfield	No	Rural	NO	NO	NO	Working Farm		Undevelopable	0	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					RED		YES	NO			
707	Whittington	Land East (West of Dragon's Head, Main Street	Greenfield	No	Rural	NO	NO	NO	Phs, outbuildings and agricultural fields		Undevelopable	0	Site not considered to be suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					RED		YES	NO			
626	Wray	Land North Of Homes, Warrington Road	Greenfield	Yes	Rural	YES	Wray	Forest of Bowland	Agricultural		Undevelopable	0	This is a large greenfield site to the north of Wray. The site is currently in use for agriculture.	The site is not considered to be suitable due to the potential landscape and visual impacts.	N/A						This is a greenfield site with no known abnormal costs.	RED	GREEN	AMBER	YES	NO
627	Wray	Appletree Barn	Brownfield	Yes	Rural	YES	Wray	Forest of Bowland	Residential development currently under construction		Under construction	5	Area of green space on the edge of Wray. The site was assessed as being deliverable for housing in the SHLAA following the previous identification in the Urban Potential Study. The site has outline planning permission for 3 dwellings.	Under construction									YES	NO		
630	Wray	Former Dwelling, Redburn Lodge, Haverhill	Brownfield	Yes	Rural	YES	Wray	Forest of Bowland			Undevelopable	0	Site not considered suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					RED			YES	NO		
631	Wray	Hosiers Farm, Main Street	Brownfield	Yes	Rural	YES	Wray	Forest of Bowland	Working Farm		Undevelopable	0	The site is a group of farm buildings located within the village with an access on to Main Street. It is currently a working farm and made up of traditional stone buildings and more modern agricultural buildings to the rear.	The site is well located within the village and considered to be viable for redevelopment for residential use and possibly a new use scheme. Heritage impacts would need to be carefully considered. However, it is currently an operating farm and there is no certainty that it will be relocated. The site is not considered to be currently available.	N/A					This is a brownfield site made up of a collection of farm buildings. There will be significant costs associated with the redevelopment. The village is desirable location and visibility is not considered to be a significant issue.	GREEN	GREEN	RED	YES	NO	
632	Wray	Land East Of Home Farm Close	Greenfield	Yes	Rural	YES	Wray	Forest of Bowland	Agricultural	Developable (Beyond 5 Years)	15	This is greenfield site located to the east of the village between Home Farm Close and the River Hindburn. It is currently in agricultural use.	The site is considered to be viable and available. The main constraints affecting the site are flood risk and the impacts development would have on the landscape of the ADNB. It is considered that the site is considered suitable for partial development and that this should be located to the west of the site.	N/A						This is a greenfield site with no known abnormal costs.	AMBER	GREEN	AMBER	YES	NO	
633	Wray	Former Craig Hall Lodge Gardens	Greenfield	Yes	Rural	YES	Wray	Forest of Bowland	Agricultural		Undevelopable	0	Wray has been identified within the Council's evidence base as a sustainable settlement. The site is located adjacent to a Conservation Area and impacts on heritage and archaeology will need to be considered. The eastern part of the site is located within Floodzone 3 so any development would need to be located away from this area. This is a large site and impacts on the landscape will need to be considered. The site is located within the Forest of Bowland ADNB and landscape considerations are a significant issue. The Council's evidence base suggests that partial development of the site close to existing would be acceptable.	Site not considered suitable for development.	N/A	Not within or adjacent to a Sustainable Settlement					RED		YES	NO		
634	Yarland Conyers	Land East Of Yarland Road	Part Greenfield/Part Brownfield	No	Rural	NO		Arnscliffe and Shercliffe	Residential and agricultural	Deliverable (15 years)	2	Land to the east of Yarland Road has been suggested for affordable and supported housing for people with a local connection. The site is currently used as private gardens and for agricultural use.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A	5-5 year phase							YES	NO			
636	Yarland Redmayne	Land South Of 5 Silverdale Road	Greenfield	No	Rural	NO		Arnscliffe and Shercliffe	Private Garden		Undevelopable	0	Within the Arncliffe and Shercliffe ADNB DPO area	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			
637	Yarland Redmayne	Land North And East Of The Meadows	Greenfield	No	Rural	NO		Arnscliffe and Shercliffe	Agricultural		Undevelopable	0	This site is located to the east of the village of Yarland Redmayne. The land is located to the rear of residential properties on The Meadows, Meadow Close, Hill Top Close and Well Lane and is currently in use as agricultural grazing land. The site was suggested as a potential residential site through the SHLAA process.	Within the Arncliffe and Shercliffe ADNB DPO area	N/A							YES	NO			

Appendix B - SHELAA Archived sites

LPSA	Site_Name	Settlement	Map_Colours	Archived	Archived_Reason
5	Land South of Aldcliffe Hall Drive	Aldcliffe	Archived	Yes	Built out
7	The Shieling And Surrounding Land, Kirkby Lonsdale Road	Arkholme	Archived	Yes	Built out
9	Land West Of Westhouse, Kirkby Lonsdale Road	Arkholme	Archived	Yes	Built out
13	Howsons Barn, Aughton Brow	Aughton	Archived	Yes	Built out
655	Field 2, North West of Gleaves Hill Lane	Bay Horse	Archived	Yes	Superceded by LPSA 842
656	Field 2, South East of Gleaves Hill Lane	Bay Horse	Archived	Yes	Superceded by LPSA 841
661	Field 3, South East of Gleaves Hill Lane	Bay Horse	Archived	Yes	Superceded by LPSA 841
17	Land North Of 1-9 St Michaels Grove	Bolton le Sands	Archived	Yes	Built out
23	Vicarage, Main Road	Bolton le Sands	Archived	Yes	Built out
24	Land North East Of 85 Main Road	Bolton le Sands	Archived	Yes	Sites with no evidence to suggest availability
25	Land South Of Acorn Meadow	Bolton Le Sands	Archived	Yes	Built out
30	Land East Of 1-7 Church Brow, Church Court	Bolton le Sands	Archived	Yes	Sites with no evidence to suggest availability
33	Hawthorne House, Bye-Pass Road	Bolton le Sands	Archived	Yes	Site in use as Mia Italia restaurant
34	Land East Of Coastal Road	Bolton le Sands	Archived	Yes	Built out
795	Land South of Rydal Road	Bolton le Sands	Archived	Yes	Sites with no evidence to suggest availability
85	Old Scout Hut, Brookhouse Road	Brookhouse	Archived	Yes	Sites with no evidence to suggest availability
36	The Stable, Chapel Square	Brookhouse	Archived	Yes	Sites with no evidence to suggest availability
42	Land North Of Brewers Barn, North Road	Carnforth	Archived	Yes	Superceded by 43
45	Stonecroft, 86 Crag Bank Road	Carnforth	Archived	Yes	Built out
46	Land West Of Boundary Lane, Kellet Road Industrial Estate	Carnforth	Archived	Yes	Superceded by LSPA 734
50	Vacant Land Next To 16 Kellet Road	Carnforth	Archived	Yes	Sites with no evidence to suggest availability
54	Land West Of 32 Highfield Crescent	Carnforth	Archived	Yes	Sites with no evidence to suggest availability
63	Land North Of 85-91 North Road	Carnforth	Archived	Yes	Built out
77	Rickerby Ltd, Scotland Road	Carnforth	Archived	Yes	Built out
78	Land South Of Windermere Road	Carnforth	Archived	Yes	Superceded by LPSA 717
115	Old Station Yard	Carnforth	Archived	Yes	Sites with no evidence to suggest availability
742	Land at Warton Road 2	Carnforth	Archived	Yes	Superceded This is a duplicate of LPSA_780, and has been superseded by it.
743	Market Street	Carnforth	Archived	Yes	Retail allocation, not a development site
749	Carnforth Town Centre	Carnforth	Archived	Yes	Retail allocation, not a development site
759	Carnforth	Carnforth	Archived	Yes	Regeneration Priority Area, not a development site
839	Red Court Caravan Park	Carnforth	Archived	Yes	Built out
68	24 Haws Avenue	Carnforth	Archived	Yes	Sites with no evidence to suggest availability
44	Springwood, North Road	Carnforth	Archived	Yes	Sites with no evidence to suggest availability
70	Travis Perkins, Oxford Street	Carnforth	Archived	Yes	Sites with no evidence to suggest availability
86	Moor Platt, Lancaster Road	Caton	Archived	Yes	Built out
758	Caton Local Centre	Caton	Archived	Yes	Retail allocation, not a development site
95	Greenfield Yard, Copy Lane	Caton	Archived	Yes	Sites with no evidence to suggest availability
103	WCF Premises, Hornby Road	Claughton	Archived	Yes	Superceded by LPSA 723
112	Land South Of Willey Lane	Cockerham	Archived	Yes	Built out
117	Hipping Hall, Long Level	Cowan Bridge	Archived	Yes	Superceded by LPSA 618
118	Land West Of Old Station Yard	Cowan Bridge	Archived	Yes	Sites with no evidence to suggest availability
119	Burr Tree Meadow, A65	Cowan Bridge	Archived	Yes	Built out
781	Tulchan Textiles, Bridge Mill	Cowan Bridge	Archived	Yes	Superceded by LPSA 719
122	9 Pennine View	Dolphinholme	Archived	Yes	Superceded by LPSA 843
123	Corless Farm, Anyon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 842

LPSA	Site_Name	Settlement	Map_Colours	Archived	Archived_Reason
124	Land North Of Dolphinholme Cof E Primary School, Star Bank Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 844
125	Field 3, West Of Starbank Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
127	Field 1, North Of Anyon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
649	Field 1, North West of Gleaves Hill Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 842
650	Field 1, South East of Gleaves Hill Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 841
651	Field 1, West of Abbeystead Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
652	Field 1, West of Four Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
653	Field 1, West Of Starbank Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
654	Field 2, North Of Anyon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
657	Field 2, West of Abbeystead Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
658	Field 2, West of Four Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
659	Field 2, West Of Starbank Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
660	Field 3, North Of Anyon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
662	Field 3, West of Abbeystead Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
663	Field 4, North Of Anyon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
664	Field 4, West of Abbeystead Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
665	Field 5, North Of Anyon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 843
666	Land South of Anyon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 842
667	Land West of Wagon Lane	Dolphinholme	Archived	Yes	Superceded by LPSA 844
140	25A-25B Salford Road	Galgate	Archived	Yes	Sites with no evidence to suggest availability
142	Galgate Ex-Service And Working Men's Club, Chapel Street	Galgate	Archived	Yes	Built out
147	Laund Fields, Stoney Lane	Galgate	Archived	Yes	Sites with no evidence to suggest availability
8	Storrs Gate, Kirkby Lonsdale Road	Halton	Archived	Yes	Sites with no evidence to suggest availability
162	Halton Co-Housing Scheme, Forge Bank	Halton	Archived	Yes	Built out
783	Halton Mill, Mill Lane	Halton	Archived	Yes	Superceded Duplicate of 713
157	Town End Farm, Low Road	Halton	Archived	Yes	Sites with no evidence to suggest availability
565	Outhwaite Farm, Harterbeck	Harterbeck	Archived	Yes	Sites with no evidence to suggest availability
173	13 Sefton Road	Heysham	Archived	Yes	Built out
176	Land North Of Pernod Way	Heysham	Archived	Yes	Superceded by LPSA 740
178	Former Bus Depot Road	Heysham	Archived	Yes	Built out
182	2-20A St Johns Road	Heysham	Archived	Yes	Built out
186	158 Westminster Road	Heysham	Archived	Yes	Built out
192	Mossgate Park, Mossgate Road	Heysham	Archived	Yes	Built out
207	Reservoir, Seymour Grove	Heysham	Archived	Yes	Built out
211	52 Main Street	Heysham	Archived	Yes	Built out
213	Former Garage, Marlborough Road	Heysham	Archived	Yes	Built out
219	Heysham Head Hall, Barrows Lane	Heysham	Archived	Yes	Built out
221	Land South Of Shore Road	Heysham	Archived	Yes	Superceded by LPSA 740
222	Field Road, Port Of Heysham	Heysham	Archived	Yes	Superceded by LPSA 740
227	2-22 Marlborough Road	Heysham	Archived	Yes	Built out
228	Land On The Corner Of Port Way And Pernod Way	Heysham	Archived	Yes	Superceded by LPSA 740
751	Heysham Road Neighbourhood Centre	Heysham	Archived	Yes	Retail allocation, not a development site
762	South Heysham	Heysham	Archived	Yes	Regeneration Priority Area, not a development site
772	Heysham Power Station	Heysham	Archived	Yes	Energy allocation, not a development site
773	Heysham 3 construction footprint	Heysham	Archived	Yes	Energy allocation, not a development site

LPSA	Site_Name	Settlement	Map_Colours	Archived	Archived_Reason
775	Heysham Energy Coast	Heysham	Archived	Yes	Area of search, no longer needed
784	HMT Shipping, Middleton Road	Heysham	Archived	Yes	Superceded by LPSA 731
852	Car Park, Grosvenor Road	Heysham	Archived	Yes	Car park, restricted by conditions
198	Land East Of Moneyclose Lane	Heysham	Archived	Yes	Sites with no evidence to suggest availability
169	Meadowfield Bungalow, Middleton Road	Heysham	Archived	Yes	Sites with no evidence to suggest availability
174	342 Heysham Road	Heysham	Archived	Yes	Sites with no evidence to suggest availability
195	Unused Playing Field South Of Trumacar Lane	Heysham	Archived	Yes	Sites with no evidence to suggest availability
209	Back Gardens, 4-26 Longlands Lane	Heysham	Archived	Yes	Sites with no evidence to suggest availability
168	Land North East Of Jenny Nook	Heysham	Archived	Yes	Sites with no evidence to suggest availability
233	Strands Farm, Strands Farm Lane	Hornby	Archived	Yes	Built out
236	Barn North East Of Ingleborough View	Hornby	Archived	Yes	Built out
237	Garage And Filling Station, Station Road	Hornby	Archived	Yes	Built out
230	Land East Of Moss Mire Barn	Hornby	Archived	Yes	Sites with no evidence to suggest availability
232	26 Station Road	Hornby	Archived	Yes	Sites with no evidence to suggest availability
234	Castle Hotel, 49 Main Street	Hornby	Archived	Yes	Sites with no evidence to suggest availability
243	Land West Of Driveway To Hornby Castle	Hornby	Archived	Yes	Sites with no evidence to suggest availability
229	10 Main Street	Hornby	Archived	Yes	Sites with no evidence to suggest availability
245	Derby Home, Pathfinders Drive	Lancaster	Archived	Yes	Superseded by LPSA 298
247	The Old Substation, Bath Mill Lane	Lancaster	Archived	Yes	Sites with no evidence to suggest availability
248	Mariners View, Bridge Lane	Lancaster	Archived	Yes	Built out
251	Lancaster Leisure Park, Wyresdale Road	Lancaster	Archived	Yes	Built out
254	Gala Bingo And Cinema	Lancaster	Archived	Yes	Built out
257	Former British Waterways Land And Buildings, Aldcliffe Road	Lancaster	Archived	Yes	Built out
263	The Old Bus Depot, Kingsway	Lancaster	Archived	Yes	Built out
271	Albion Mills, Factory Hill	Lancaster	Archived	Yes	Built out
273	Riverview House, Bulk Road	Lancaster	Archived	Yes	Built out
280	Bulk Street Car Park	Lancaster	Archived	Yes	Superceded by LPSA_833, allocated as site DOS2 in SPLA.
292	178 Scotforth Road	Lancaster	Archived	Yes	Built out
295	Former Chorley Nissan Garage, Wheatfield Street	Lancaster	Archived	Yes	Built out
299	Nelson Street Car Park North Of	Lancaster	Archived	Yes	Superceded by LPSA_833, allocated as site DOS2 in SPLA.
302	26-28 Sun Street	Lancaster	Archived	Yes	Built out
313	Lancaster Moor Hospital, Quernmore Road	Lancaster	Archived	Yes	Built out
322	The Greaves Hotel, 142 Greaves Road	Lancaster	Archived	Yes	Built out
326	Orchard House, Sunnyside Lane	Lancaster	Archived	Yes	Sites with no evidence to suggest availability
330	Railton Hotel, 2-4 Station Road	Lancaster	Archived	Yes	Built out
335	Land South Of Ultramark	Lancaster	Archived	Yes	Superseded by LPSA 736
340	Land South Of Long Marsh Lane	Lancaster	Archived	Yes	Built out
342	Standfast Works, Caton Road	Lancaster	Archived	Yes	Superceded by LPSA 730
347	Land West Of Hertz Car Hire, Caton Road	Lancaster	Archived	Yes	Superceded by LPSA 730
357	Marton Street Depot	Lancaster	Archived	Yes	Built out
363	2 Lindow Street	Lancaster	Archived	Yes	Built out
364	John O Gaunt, 76 Torrisholme Road	Lancaster	Archived	Yes	Built out
365	Land North Of Ashbourne Road	Lancaster	Archived	Yes	Built out
367	98 St Leonards Gate	Lancaster	Archived	Yes	Built out
379	47-51 North Road	Lancaster	Archived	Yes	Sites with no evidence to suggest availability

LPSA	Site_Name	Settlement	Map_Colours	Archived	Archived_Reason
386	The Dolly Blue, West Road	Lancaster	Archived	Yes	Built out
387	106 St Leonards Gate	Lancaster	Archived	Yes	Superceded as record appears to have been made in error
391	Land West of Acre Court, Mainway	Lancaster	Archived	Yes	Sites with no evidence to suggest availability
694	Land to South East of Brindle Close	Lancaster	Archived	Yes	Built out
695	Land to East of Brindle Close	Lancaster	Archived	Yes	Built out
696	Tramway Hotel, 127 St Leonards Gate	Lancaster	Archived	Yes	Superceded by 343
697	Westbourne House, Westbourne Road	Lancaster	Archived	Yes	Built out
716	Land West of The Abattoir, Wyresdale Road	Lancaster	Archived	Yes	Built out
744	Lancaster City Centre	Lancaster	Archived	Yes	Retail allocation, not a development site
745	Corn Market	Lancaster	Archived	Yes	Retail allocation, not a development site
746	Marketgate	Lancaster	Archived	Yes	Retail allocation, not a development site
747	St Nicholas Arcade	Lancaster	Archived	Yes	Retail allocation, not a development site
748	Penny Street	Lancaster	Archived	Yes	Retail allocation, not a development site
757	Lancaster University	Lancaster	Archived	Yes	Education
760	Caton Road	Lancaster	Archived	Yes	Regeneration Priority Area, not a development site
761	North East Lancaster	Lancaster	Archived	Yes	Regeneration Priority Area, not a development site
763	Land at Luneside	Lancaster	Archived	Yes	Regeneration Priority Area, not a development site
764	Central Lancaster	Lancaster	Archived	Yes	Regeneration Priority Area, not a development site
771	Castle and Quay Quarter	Lancaster	Archived	Yes	Regeneration Priority Area, not a development site
777	Lancaster and Morecambe College	Lancaster	Archived	Yes	Education
778	University of Cumbria	Lancaster	Archived	Yes	Education allocation, not a development site
785	Lune Industrial Estate, New Quay Road	Lancaster	Archived	Yes	Superceded by LPSA 736
786	Lancaster Science Park, Scotforth Road	Lancaster	Archived	Yes	Superceded by LPSA 739 (duplicate_
279	66-80 Winchester Avenue	Lancaster	Archived	Yes	Sites with no evidence to suggest availability
293	Former St Georges Church, Willow Lane	Lancaster	Archived	Yes	Sites with no evidence to suggest availability
266	79 Slyne Road	Lancaster	Archived	Yes	Sites with no evidence to suggest availability
399	Unit 38 Workshop Road	Middleton	Archived	Yes	Superceded by LPSA 735
402	Land South Of Main Avenue	Middleton	Archived	Yes	Superceded by LPSA 735
404	Part Of Heysham Industrial Estate	Middleton	Archived	Yes	Superceded by LPSA 735
405	Land East Of Unit 38, Workshop Road	Middleton	Archived	Yes	Superceded by LPSA 735
406	Newfield House, Middleton Road	Middleton	Archived	Yes	Superceded by LPSA 732
407	Former Shell ICI Site	Middleton	Archived	Yes	Superceded by LPSA 735
409	Middleton Business Park 1, Middleton Road	Middleton	Archived	Yes	Part superceed by LPSA 732 / nature reserve
410	Middleton Business Park 2, Middleton Road	Middleton	Archived	Yes	Part superceed by LPSA 732 / nature reserve
411	Middleton Business Park 3, Middleton Road	Middleton	Archived	Yes	Part superceed by LPSA 732 / nature reserve
412	Former Oil Depot, Middleton Road	Middleton	Archived	Yes	Superceded Duplicate site of LPSA_423
423	Former Oil Depot, Middleton Road	Middleton	Archived	Yes	Energy infrastructure land
770	South Heysham Nature Reserves	Middleton	Archived	Yes	Environmental allocation, not a development site
774	National Grid land holding North of A638	Middleton	Archived	Yes	Built out
776	Substation Land	Middleton	Archived	Yes	Superceded, duplicate of 774
787	Heysham Business Park	Middleton	Archived	Yes	Superceded by LPSA 735
788	Middleton Business Park, Middleton Road	Middleton	Archived	Yes	Superceded by LPSA 732
805	Middleton Business Park (west)	Middleton	Archived	Yes	Superceded by LPSA 732
806	Land South of Major Industrial Estate	Middleton	Archived	Yes	Superceded by 738
829	Old Roof Tree Inn	Middleton	Archived	Yes	Sites with no evidence to suggest availability

LPSA	Site_Name	Settlement	Map_Colours	Archived	Archived_Reason
185	12 West Street	Morecambe	Archived	Yes	Built out
191	20 Marine Road West	Morecambe	Archived	Yes	Built out
194	16-24 Alexandra Road	Morecambe	Archived	Yes	Built out
415	Land South Of Wellington Terrace And King Street	Morecambe	Archived	Yes	Built out
416	The Workshop, Oxford Street	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
420	Former Glass Fibre Works, White Lund	Morecambe	Archived	Yes	Superceded by 737
425	British Gas, White Lund	Morecambe	Archived	Yes	Superceded by 737
453	71 White Lund Road	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
454	6A Lines Street	Morecambe	Archived	Yes	Built out
468	Land Near Regent Road Bridge	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
469	Car Park Behind Winter Gardens	Morecambe	Archived	Yes	Superceded by LPSA 825
476	28 Marine Road West	Morecambe	Archived	Yes	Built out
478	305 Marine Road Central	Morecambe	Archived	Yes	Built out
484	16-18 Clarence Street	Morecambe	Archived	Yes	Built out
487	Masons Carpets Warehouse, White Lund	Morecambe	Archived	Yes	Superceded by 737
490	269 Marine Road Central	Morecambe	Archived	Yes	Built out
510	455 Marine Road East	Morecambe	Archived	Yes	Built out
515	2 Highfield Crescent	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
526	Land West Of Axa Direct, Northgate	Morecambe	Archived	Yes	Superceded by 737
527	Former Tip British Gas, White Lund	Morecambe	Archived	Yes	Superceded by 737
529	Grove Street Depot	Morecambe	Archived	Yes	Built out
533	Elms Hotel, Elms Road	Morecambe	Archived	Yes	Built out
534	26 Marine Road West	Morecambe	Archived	Yes	Built out
535	8 Back Morecambe Street	Morecambe	Archived	Yes	Built out
539	Mellishaw North Development Site	Morecambe	Archived	Yes	Superceded by 737
750	Bare Neighbourhood Centre	Morecambe	Archived	Yes	Retail allocation, not a development site
752	West End	Morecambe	Archived	Yes	Retail allocation, not a development site
753	Torrisholme Neighbourhood Centre	Morecambe	Archived	Yes	Retail allocation, not a development site
754	Morecambe Town Centre	Morecambe	Archived	Yes	Retail allocation, not a development site
755	Westgate	Morecambe	Archived	Yes	Retail allocation, not a development site
765	West End	Morecambe	Archived	Yes	Regeneration Priority Area, not a development site
488	Broomsby Builders And Railway Yard	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
511	179 Torrisholme Road	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
498	Regent Caravan Park	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
524	Summerville Caravan Park	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
492	Frontierland, Marine Road West	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
536	Hornby Terrace Gardens	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
514	Land East Of Regents Road Bridge, Westgate	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
424	Winter Gardens	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
437	113 White Lund Road	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
431	Queen Street Garage	Morecambe	Archived	Yes	Sites with no evidence to suggest availability
64	Land East Of Kellet Lane	Over Kellet	Archived	Yes	Built out
546	Land South Of 42 Greenways	Over Kellet	Archived	Yes	Built out
563	Langthwaite Filter House, Langthwaite Road	Quernmore	Archived	Yes	Built out
570	Hawthorn Bank, Cove Road	Silverdale	Archived	Yes	Built out
572	Blue Hills Cottage, Spring Bank	Silverdale	Archived	Yes	Built out

LPSA	Site_Name	Settlement	Map_Colours	Archived	Archived_Reason
575	Land North Of Silverdale Golf Club Car Park	Silverdale	Archived	Yes	Built out
585	Royal Hotel, 15 Emesgate Lane	Silverdale	Archived	Yes	Sites with no evidence to suggest availability
756	Silverdale Neighbourhood Centre	Silverdale	Archived	Yes	Retail allocation, not a development site
573	Land West Of Stone Bower, Cove Road	Silverdale	Archived	Yes	Sites with no evidence to suggest availability
590	Land North Of 138 Main Road	Slyne	Archived	Yes	Sites with no evidence to suggest availability
591	138 Main Road	Slyne	Archived	Yes	Built out
688	Land North West and South east of Slyne Road, Torrisholme	Slyne	Archived	Yes	Sites with no evidence to suggest availability
705	Land East of Fulwood Drive and North of Hasty Brow Lane, Bare	Slyne	Archived	Yes	Superceded by LPSA_712
596	Greenside House, Millhouses Road	Tatham	Archived	Yes	Sites with no evidence to suggest availability
597	Wood View, Lowgill Lane	Tatham	Archived	Yes	Sites with no evidence to suggest availability
610	Warton Library, Westover Avenue	Warton	Archived	Yes	Built out
616	Land West Of Coach Road	Warton	Archived	Yes	Superseded by LPSA 602
767	Warton Crag (Quarry)	Warton	Archived	Yes	Environmental allocation, not a development site
768	Warton Crag	Warton	Archived	Yes	Environmental allocation, not a development site
608	The Myers 48 Main Street	Warton	Archived	Yes	Sites with no evidence to suggest availability
606	Swallow Barn, Back Lane	Wennington	Archived	Yes	Sites with no evidence to suggest availability
621	Land South Of Lodge Lane	Wennington	Archived	Yes	Sites with no evidence to suggest availability
830	Land adjacent to Thistle House	Wray	Archived	Yes	Built out
831	Home Farm	Wray	Archived	Yes	Built out
628	Wood Ho	Wray	Archived	Yes	Sites with no evidence to suggest availability
629	Land South Of Dear Park View, The Gars	Wray	Archived	Yes	Sites with no evidence to suggest availability
635	32 Silverdale Road	Yealand Redmayne	Archived	Yes	Built out
766	Trowbarrow Quarry	Yealand Redmayne	Archived	Yes	Environmental allocation, not a development site
769	Gait Barrows	Yealand Redmayne	Archived	Yes	Environmental allocation, not a development site
79	Area Of Search: South Of Carnforth		Archived	Yes	Area of search no longer used
242	Area Of Search: South Of Hornby		Archived	Yes	Area of search, no longer needed
288	23 Clarence Street		Archived	Yes	Address no longer exists, have removed from database.
540	Area Of Search: South Of Oxcliffe Road		Archived	Yes	Area of search, no longer needed
541	Area Of Search: East Of Torrisholme		Archived	Yes	Area of search, no longer needed

Appendix C

Post SHELAA Site Assessment Paper

As identified in the introduction the Council has undertaken an additional stage of assessment following the completion of its Strategic Housing and Employment land Availability Assessment (SHELAA). The additional stage of assessment recognises that decisions on whether or not to allocate sites identified through the SHELAA can only be made through the Local Plan process having regard to the Council's wider evidence base and wider policy considerations. Only through this process can the most appropriate use for sites be determined.

This paper explores this further, identifying those sites where a potential conflict with alternative policy designations exist and following consideration of the wider evidence base provides a view on what the Council believe to be the most appropriate use justifying the decisions made in the Local Plan.

Post Assessment of Statutory Designations

The SHELAA process is policy neutral. It makes decisions on the deliverability of sites based on a consideration of their suitability, availability and achievability for development. It leaves the policy judgements as to which sites to allocate to the Local Plan process.

The Council recognise that there are a number of sites which have been identified in the SHELAA as a potential development site but which have not been allocated for development in the Local Plan with an alternative designation being applied. The justification for making such decisions is explained within this Paper.

- **Green Belt**

One of the main reasoning's for going against the recommendations of the SHELAA relates to the Green Belt. The Green Belt is a policy consideration which through the Local Plan process can be reviewed. Paragraph 83 of the NPPF (2012) states that once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan.

In parallel with the preparation of the SHELAA the Council has undertaken a Green Belt review. A full report detailing the conclusions of this work was published in November 2016. This work was undertaken separately from the SHELAA and considered the continued merit of the Green Belt in isolation from future development needs.

Whilst the Green Belt Review did identify the opportunity for the removal of some areas of land it also supported the continued designation of Green Belt across large areas of the district.

In identifying future opportunities for growth the Council has had regard to the conclusions of the SHELAA and the conclusions of the Green Belt review, and considered their implications separately from their assessments.

In all but one instance the Council has aligned itself to the recommendations of the Green Belt review, with those sites identified as continuing to meet the purposes for designation remaining Green Belt within the Local Plan. On this basis, whilst the following sites were assessed positively in the SHELAA they have not been taken forward for allocation in the Local Plan with the existing Green Belt designation continuing to apply

- LPSA 711: Greenbelt between Hest Bank and Slyne
- LPSA 704: Land North of Manor Lane

The exception to this relates to land at South Carnforth. Whilst this area was noted to perform relatively well in Green Belt terms the council concluded that on the basis of limited opportunities for growth elsewhere in Carnforth and given Carnforths status as the fourth largest settlement in the district, opportunities for development in South Carnforth should be explored. As a result, the Council determined that the most appropriate option to secure sustainable growth was the release of Green Belt land to the south of the town. Whilst it is accepted and recognised that this land does have value, the release of it is not considered to have a strategic value with the Council satisfied that growth can be achieved without damaging the strategic role that the North Lancashire Green Belt plays in ensuring that settlements do not coalesce.

On this basis the Council, aligning with the deliverability assessment of the SHELAA, have recommended the removal of this site from the Green Belt and its allocation as a strategic housing site in the Local Plan.

- **Local Landscape Designations**

In preparing the Local Plan the Council has continued to designate key areas of local landscape across the district. These are those landscapes that have been historically important and which together have helped shape the character of the district with many providing the setting for significant areas and features. Their continued identification remains important.

Following further assessment of this designation the council has sub-divided the designation into two components: Urban Setting Landscape (USL) and Key Urban Landscapes (KUL). Both remain important and the Council through the preparation of the Local Plan has attached great importance to maintaining the open nature of both KUL and USL.

In addition to historic allocations the Council, through its evidence base, has identified a number of additional areas for designation as USL and KUL in the Local Plan.

The Council has had regard to this evidence base together with the conclusions of the SHELAA and determined that whilst the SHELAA identified the following sites as deliverable either in their entirety or just as a small component, on the basis of its evidence base relating to the landscape value of these sites the alternative local landscape designation should be applied:

- LPSA 640: Land North of Hala Carr Farm¹
- LPSA 255: Land East of Bowerham Lane
- LPSA 712: Land West of Railway Line
- LPSA 537: Fair View, Slyne Road
- LPSA 371: Land North of Quernmore Road
- LPSA 256 Land at Barley Cop Lane, Lancaster

¹ The Council recognise that these two sites (LPSA 640 and LPSA 255) now benefit from planning permission for residential development. These were approved contrary to policy advice and whilst acknowledging their likely delivery the Council on the basis of its wider landscape evidence base have determined that the sites should not be allocated for residential development in the Local Plan with their continued protection on a landscape basis preferred. This will be kept under review through monitoring. The implication of this means that were the approval for residential development to lapse new applications would be considered in the context of the Local Plan which as submitted would mean determining the applications against the Local Plan landscape designation.

- **Local Green Space**

The Council has identified a number of areas for designation as Local Green Space in the submitted Local Plan. The identification of sites follows the preparation and consultation of a methodology for identifying and assessing sites and a call for sites exercise.

Following this process a total of 21 sites were identified for designation as Local Green Spaces in the Submitted Local Plan.

No conflict has been identified in relation to the SHELAA and this designation.

- **Other Policy Considerations**

In addition to the above the Council on a number of other occasions has determined, on the basis of further policy considerations, not to allocate a number of further sites despite them receiving positive consideration within the SHELAA. The following sites whilst being positively assessed in the SHELAA have not been taken forward for allocation by the Council:

LPSA 701 Land west of Gressingham Road, Hornby

This site lies within the designated landscape of the Forest of Bowland AONB. The Council considers that the development of the site would constitute major development within the AONB, and that paragraph 172 of the NPPF would apply. The Council commissioned a landscape assessment of the site, concluding that the development of the entire site would have impacts on the landscape character and visual amenity of the AONB that could not be mitigated. Given this level of impact, the Council could not support the development of the entire site. The site has not been proposed for allocation on this basis.

LPSA 793 Land adjacent to Scotland Road, Carnforth

Whilst the SHELAA identified the site as a deliverable housing site the Council in determining whether to allocate the site continue to have concerns regarding this site and its relationship with the existing settlement pattern of Carnforth. Whilst it is accepted that there is some employment development to the south of the proposed site, beyond the railway line, residential development to the scale proposed is not considered to represent a natural extension to the current urban form of the town being poorly related to the existing settlement pattern and as noted by the Councils landscape evidence would result in a negative impact on the local landscape and importantly on views from the AONB. On this basis the site has not been proposed for allocation within the Local Plan.

LPSA 678 Land East of Nether Kellet Road, Over Kellet

Whilst this site received positive consideration in the SHELAA the site has not been put forward for allocation in the Local Plan.

The Council investigated opportunities for dispersed growth across its rural settlements as part of its early options consultation. Following a review of this option, including a review of consultation responses and sustainability appraisal conclusions, the option was not taken forward within the Local Plan. On this basis the Council would not be expecting significant levels of growth across its rural settlements. Allocations in addition to that already suggested in Over Kellet would not therefore be supported.

- **Neighbourhood Plan Areas**

Allocations for development within these areas will be made through the Neighbourhood Plan process and not through the Local Plan. For this reason sites within neighbourhood plan areas whilst receiving a positive recommendation in the SHELAA have not been proposed for allocation in the Local Plan. Progress on preparation of Neighbourhood Plans will be kept under review through the examination process.

- **Employment Site Assessments**

With regard to employment opportunities, there are only a limited number of sites which, whilst considered positively in the SHELAA have not resulted in formal allocations in the Local Plan. The following sites whilst being positively assessed in the SHELAA have not been taken forward for allocation by the Council:

LPSA 710 – Green Belt North of Lancaster

Whilst this site received positive consideration in the SHELAA as a potential employment area, this site has not been formally allocated in the local plan for this purpose. The site has been identified in an area which is considered important to be kept open, providing a gap between the urban area of Lancaster (and the proposed growth associated with the North Lancaster Strategic Site) and the rural settlement of Halton. The proposed area of separation is identified in the Strategic Policies and Land Allocations DPD under Policy EN8 and is designed to protect the visual openness of land in the locality.

LPSA 835 - Land at VVV Gymnasium, Slyne-with-Hest

Whilst this site received positive consideration in the SHELAA as a potential employment area, this site has not been formally allocated in the local plan for this purpose for a number of reasons. The site is located in Flood Zone 3 and is at high risk from coastal flooding, this has been demonstrated with a number of flooding events at the site over recent years. Whilst this is the primary reason the site has been not allocated for employment purposes, the site is also located within the North Lancashire Green Belt and is positioned within the designated area for the Slyne-with-Hest Neighbourhood Plan.