

LPSA Site Reference	60	Site Name	Former Co-Op Building, John Street
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2019 SHELAA Assessment

Site Description	
Settlement	Carnforth
Local Plan Policy Reference	
Area (ha)	0.04
In an AONB?	No
Final Assessment	1
Development Estimate	6
Development Phase	1-5 year phase

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site has planning permission therefore is considered suitable for development (see 17/00502/CU).
Achievability	GREEN	The site has planning permission therefore is considered achievable (see 17/00502/CU).
Availability	GREEN	The site has planning permission therefore is considered available for development (see 17/00502/CU).
Development Assessment		The site has planning permission therefore is considered suitable, achievable and available for development.

LPSA Site Reference	60	Site Name	Former Co-Op Building, John Street
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2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	19/10/2017
Min Net Dwelling	6
Development Description	Change of use of part of the building into six x2 to bedflats B1 unit
NonHousing Development	Approx.26m2 Class B1
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	61	Site Name	Lundsfield Quarry, Kellet Road
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2019 SHELAA Assessment

Site Description	The site is located to the south of Carnforth 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 Carnforth Rangers is excluded from this LPSA site). The western part of the site is occupied by Carnforth Marina. Two residential properties are located adjacent to the marina area within the site itself. Access to the site is via a single track lane off Kellet Road in the north east corner of the site.
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Settlement	Carnforth
Local Plan Policy Reference	SG11, SG13, H1 (Housing)
Area (ha)	13.44
In an AONB?	No
Final Assessment	1
Development Estimate	200
Development Phase	1-5, 6-10 year phase



Suitability

Planning Status and History	GREEN	The redevelopment of the site has been a long standing ambition for a number of years. An application for residential development was submitted in 2007 and granted permission in 2013. (07/01653/HYB - Outline application for residential development (approx. 200 units) and ancillary commercial units and full application for new access road and remediation of the site and works to the biological heritage site). There were a number of issues affecting the site most notably the existence of a Biological Heritage Site within the site. The planning approval demonstrated that the principle for residential development upon this site (for approximately 200 houses) has been accepted, and that the potential impacts upon the Lundsfield Quarry North BHS can be mitigated against.
Ecology	AMBER	The assessment carried out to date highlights that there are a number of ecological constraints related primarily to the BHS sites associated with the canal and the former quarries. However, the previous planning approval on the site was able to demonstrate that the development could take place. Further assessments will help inform the future plans for the site.
Flood Risk and Drainage	AMBER	There are small areas of 1:30 yr surface flood risk within the site. These will have to be taken into account with as part of any scheme. In terms of drainage there is a lack of water courses running through the site. A comprehensive SUDS scheme is therefore recommended and a site specific FRA will be required.
Neighbouring Land Use	AMBER	Discussions are ongoing with Carnforth Rangers to relocate their ground as there are potential issues in terms of compatibility of uses. There will need to be strong linkages to the neighbouring strategic site to the south in terms of accessibility and connectivity, and also in terms of mitigating impacts on the BHS which is located within the site. The needs of Carnforth Marina and the current residential properties located within the site will also be a consideration as

LPSA Site Reference	61	Site Name	Lundsfield Quarry, Kellet Road
	AMBER	the site is taken forward.	
Highways	AMBER	A new access will be required onto Kellet Road and consideration will need to be given as to how access arrangements relate to the larger proposed housing site identified in the emerging Local Plan to the south. The site is physically separated from the town by the canal with access currently gained via Kellet Road. In order to keep traffic impacts to a minimum and lessen the impact of any development on the Carnforth AQMA it will be important to maximise sustainable transport options for the site. The provision of a new cycle/foot bridge across the canal plus the addition of improved bus services would help address this. The potential traffic generated by the adjacent strategic housing site SG14, together with this site, makes the case for a new bridge more significant. Given that other sites are likely to come forward within Carnforth cumulative impacts on the A6 junction and the related AQMA will need to be considered.	
Heritage and Archaeology	AMBER	The allocation of the site will have a limited impact on the significance of heritage assets, both designated and non-designated. Nevertheless, the allocation may impact views of and experience of the section of the canal near the marina and it is proposed this be retained as an open space. It is further recommended that a detailed masterplan is used to establish high quality development along the other sections that front the canal.	
Open Space	AMBER	The development of the site will create an increased demand on recreation facilities. On site provision is likely to be required. There will be an expectation for development to enhance the biodiversity and environmental value of Lundsfield Quarry North BHS and the Lundsfield Quarry Central BHS (the latter of which is directly adjacent to the south of the allocation). Where appropriate to do so this could be tied into the improvement to public access via enhancements to cycling and walking routes. Consideration also needs to be given to the future of the Carnforth Rangers football club which is located adjacent to this site.	
Landscape	GREEN	The site would easily accommodate a reasonable scale development without significant impacts on the wider landscape.	
Utilities	AMBER	Improvements will be required to connections to the water supply and the waste water treatment network in the South Carnforth area. New/improved connections to the gas and electric networks are likely to be required.	
Trees and Hedges	AMBER	The site contains a number of hedgerows and trees. These will need to be considered as part of any development.	
Hazards	AMBER	Carnforth town centre is identified as an AQMA. Any additional traffic movements associated with this site could potentially have an impact on the AQMA. Mitigation in the form of sustainable transport measures will be an important part of any future development. The site is a former quarry and remediation will be required. However, no significant issues were identified during the planning application process (07/01653/HYB).	
Sustainability	GREEN	The site is located within the existing Carnforth urban area and in principle is considered to be a sustainable location.	

2019 SHELAA Assessment

Suitability	GREEN	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 (07/01653/HYB) which received planning permission in 2013. There are a number of constraints on the site: contaminated land, BHS, poor accessibility to town centre and the location of Carnforth Rangers site. A footbridge over the canal will be required to provide linkages to the town centre. The site is dependant on the adjacent site in terms of the BHS 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.
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LPSA Site Reference	61	Site Name	Lundsfield Quarry, Kellet Road
Achievability	GREEN	This is a brownfield site with significant constraints relating to the sites previous uses and the existence of the BHS 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.	
Availability	GREEN	The site was bought by HCA in Spring 2017 indicating that the site is available. They will be submitting a planning application for residential development.	
Development Assessment	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 Carnforth Rangers and the connectivity between the site and the town centre. 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.		

2019 Brownfield Register Assessment

Ownership Status	Owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	200
Development Description	
NonHousing Development	
Net Dwellings Range From	200
Net Dwellings Range To	250

LPSA Site Reference	83	Site Name	Windermere Road Garages
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2019 SHELAA Assessment

Site Description	This is an area of domestic garages and open space located off Windermere Road in Carnforth. The site is on the edge of the existing urban area and backs onto open countryside identified as the Carnforth South strategic site allocation (LPSA 717). There are a number of mature trees in the SW corner of the site.		
Settlement	Carnforth		
Local Plan Policy Reference	SG12, H1 (Housing		
Area (ha)	0.19		
In an AONB?	No		
Final Assessment	1		
Development Estimate	4		
Development Phase	1-5 year phase		

No photo available



Suitability

Planning Status and History	GREEN	The site has been the subject of a recent planning application for residential development (since withdrawn). The application also includes land to the north currently used as public open space.
Ecology	AMBER	The SW corner of the site contains a number of trees and wetland and may have ecological implications.
Flood Risk and Drainage	AMBER	The SW corner of the site is identified as a 1:30 yr surface flood risk area. This is likely to constrain any development on the site.
Neighbouring Land Use	GREEN	The site is located in the corner of an existing estate. The adjacent open countryside is allocated for housing within the emerging Local Plan.
Highways	GREEN	The site is located off the public highway. There is an existing pedestrian access to the land to the west. This should be retained. There are no highways capacity issues.
Heritage and Archaeology	GREEN	No known heritage assets on or near the site.
Open Space	GREEN	There is a play area and playing field adjacent to the site. (It should be noted that the current planning application on the site incorporates some of this public open space although the pitch and play equipment is unaffected.)
Landscape	GREEN	This is a small site and unlikely to have landscape impacts.
Utilities	GREEN	This is an existing residential area with utility connections.
Trees and Hedges	AMBER	There is significant group of mature trees within the SE corner of the site. Mitigation may be required if these trees are affected or, if retained, they will impact on the developable area.
Hazards	GREEN	There are no known issues.
Sustainability	GREEN	Carnforth is a sustainable location

LPSA Site Reference 83 Site Name Windermere Road Garages

2019 SHELAA Assessment

Suitability	GREEN	This is a small site located within the existing urban area on the southern edge of Carnforth. 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. This site and LPSA 858 to the north are part of strategic site SG12. Partial development of the site is considered to be appropriate.
Achievability	GREEN	The site is considered to be viable.
Availability	GREEN	There have been planning applications (18/00890/FUL) for residential development on the site, suggesting it is available.
Development Assessment		This is a small site located within the existing urban area on the southern edge of Carnforth. 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. This site and LPSA 858 to the north, LPSA 858 are part of strategic site SG12. Partial development of the site is considered to be appropriate. The size of the site on the Brownfield Register has been reduced to remove the northern greenfield part of the site.

2019 Brownfield Register Assessment

Ownership Status	Owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	4
Development Description	
NonHousing Development	
Net Dwellings Range From	4
Net Dwellings Range To	6

LPSA Site Reference	826	Site Name	2-4 New Street
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2019 SHELAA Assessment

Site Description	Building on the corner of New Street and Preston Street Carnforth.		
Settlement	Carnforth		
Local Plan Policy Reference			
Area (ha)	0.03		
In an AONB?	No		
Final Assessment	1		
Development Estimate	9		
Development Phase	1-5 year phase		

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site has an extant planning permission for conversion to 9 flats. The site is therefore suitable for residential development.
Achievability	GREEN	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.
Availability	GREEN	The site has an extant planning permission it is therefore considered available.
Development Assessment		The site has an extant planning permission for development. It is therefore considered that the development of the site can be delivered.

LPSA Site Reference	826	Site Name	2-4 New Street
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2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	12/05/2016
Min Net Dwelling	9
Development Description	16/00172/CU - Change of use of offices (A2) into 9 self-contained flats (C3) including demolition of outrigger and erectio
NonHousing Development	
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	713	Site Name	Halton Mill, Mill Lane
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2019 SHELAA Assessment

Site Description	This is a brownfield site located within Halton on land between Forge Lane and the River Lune. Much of the site has now been developed with a mix of uses (residential and employment) and as such the LPSA has been reduced as built out. The built out site is recorded under LPSA 855 (now archived). The remaining shapefile shows the central parcel of land which remains undeveloped. The land is currently vacant and made up of hardstanding and scrub.		
Settlement	Halton		
Local Plan Policy Reference	H2.8, (Housing) EC1.17 (Employment)		
Area (ha)	1.10		
In an AONB?	No		
Final Assessment	1		
Development Estimate	20		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	GREEN	The site has a complex planning history for a mix of uses but has largely now been redeveloped. The remaining undeveloped parcel of land can be split into two. One part has most recently received planning permission for the erection of 20 dwellings (see 14/01350/FUL). The other has most recently received planning permission for a nursing home (15/00510/OUT).
Ecology	GREEN	See planning application 14/01350/FUL for details.
Flood Risk and Drainage	GREEN	See planning application 14/01350/FUL for details.
Neighbouring Land Use	AMBER	See planning application 14/01350/FUL for details. Need to consider any issues relating to the business uses to the east.
Highways	GREEN	See planning application 14/01350/FUL for details.
Heritage and Archaeology	GREEN	See planning application 14/01350/FUL for details.
Open Space	GREEN	See planning application 14/01350/FUL for details.
Landscape	GREEN	See planning application 14/01350/FUL for details.
Utilities	GREEN	See planning application 14/01350/FUL for details.
Trees and Hedges	AMBER	See planning application 14/01350/FUL for details. An existing belt of trees within the site should be retained.
Hazards	GREEN	See planning application 14/01350/FUL for details.
Sustainability	GREEN	See planning application 14/01350/FUL for details.

2019 SHELAA Assessment

Suitability	GREEN	This remaining undeveloped parcel of land can be split into two. One part has most recently received planning
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LPSA Site Reference	713	Site Name	Halton Mill, Mill Lane
	GREEN	permission for the erection of 20 dwellings (see 14/01350/FUL). The other has most recently received planning permission for a nursing home (15/00510/OUT) but would also be suitable for residential development. Both planning permissions have now lapsed.	
Achievability	GREEN	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.	
Availability	AMBER	The applicant for the more recent planning applications was the land owner suggesting the site is available. Await further information.	
Development Assessment	This remaining undeveloped parcel of land is considered to be suitable for residential development. The central belt of trees should be retained. The site is considered to be available and viable. The size of the site on the Brownfield Register has been reduced to reflect the remaining undeveloped area.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	30
Development Description	
NonHousing Development	
Net Dwellings Range From	30
Net Dwellings Range To	35

LPSA Site Reference	179	Site Name	Former Police Station, Heysham Road
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2019 SHELAA Assessment

Site Description	This is a brownfield site located in the centre of Heysham and lies on the corner of Heysham Road and Knowlys Road. The site is currently vacant.		
Settlement	Heysham		
Local Plan Policy Reference	H1.3 (Housing)		
Area (ha)	0.06		
In an AONB?	No		
Final Assessment	1		
Development Estimate	14		
Development Phase	1-5 year phase		



Suitability

Planning Status and History	GREEN	There is an unimplemented planning permission for 14 apartments and a retail unit on the site - see 11/01089/FUL.
Ecology	GREEN	See planning permission 11/01089/FUL for details.
Flood Risk and Drainage	GREEN	See planning permission 11/01089/FUL for details.
Neighbouring Land Use	GREEN	See planning permission 11/01089/FUL for details.
Highways	GREEN	See planning permission 11/01089/FUL for details.
Heritage and Archaeology	GREEN	See planning permission 11/01089/FUL for details.
Open Space	GREEN	See planning permission 11/01089/FUL for details.
Landscape	GREEN	See planning permission 11/01089/FUL for details.
Utilities	GREEN	See planning permission 11/01089/FUL for details.
Trees and Hedges	GREEN	See planning permission 11/01089/FUL for details.
Hazards	GREEN	See planning permission 11/01089/FUL for details.
Sustainability	GREEN	See planning permission 11/01089/FUL for details.

2019 SHELAA Assessment

Suitability	GREEN	The site is considered to be suitable. See planning 11/01089/FULL & 14/00291/VCN.
Achievability	GREEN	The site is located in a popular residential area. Some remediation of the site may be required but it is considered to be viable.
Availability	GREEN	The site is considered to be available in view of the previous permission and the vacant use. An application for a non-material amendment has recently been granted planning permission (19/00047/NMA) indicating an intention to

LPSA Site Reference	179	Site Name	Former Police Station, Heysham Road
	GREEN	continue with development.	
Development Assessment	The site is considered to be suitable but given it has an unimplemented 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 scheme or a residential scheme.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	11/04/2012
Min Net Dwelling	14
Development Description	14/00291/VCN - Erection of 14 no apartments. construction of 3000sq ft retail unit with a further 1000sq ft storage area
NonHousing Development	372sqm Class A1 and associated storage
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	202	Site Name	Garage, Grosvenor Road
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2019 SHELAA Assessment

Site Description	The site consists of a car sales garage and was granted planning permission in 2017 for the redevelopment of the existing Bay View Car Garage for 9 flats.		
Settlement	Heysham		
Local Plan Policy Reference			
Area (ha)	0.06		
In an AONB?	No		
Final Assessment	1		
Development Estimate	9		
Development Phase	1-5 year phase		



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site has previously been granted full planning permission (Ref: 09/00329) for the erection of 9 flats. This permission was renewed in 2012 and has now expired. The permission have been replaced by an extant outline planning permission. The suitability of the site for development has therefore been established.
Achievability	GREEN	Development of the site is dependant 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 predominately residential area. Development is therefore considered viable and achievable

LPSA Site Reference	202	Site Name	Garage, Grosvenor Road
Availability	AMBER	The development of the site is dependant upon the closure or relocation of the car sales garage	
Development Assessment	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 it is achievable subject to the closure or relocation of the car sales garage. The size of the site on the Brownfield Register has been reduced to remove the adjacent car park which is subject to planning conditions.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	OUT
Permission Date	18/05/2017
Min Net Dwelling	9
Development Description	17/00162/OUT - Erection of 9 flats & parking
NonHousing Development	
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	203	Site Name	Sunacre Court, Maple Avenue
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2019 SHELAA Assessment

Site Description	The site consist of a vacant parcel of land to the rear of Sunacre Court. Planning permission was granted in August 2016 for a 4 flats and a pair of semi-detached dwellings.		
Settlement	Heysham		
Local Plan Policy Reference			
Area (ha)	0.14		
In an AONB?	No		
Final Assessment	1		
Development Estimate	6		
Development Phase	1-5 year phase		



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site has the benefit of full planning permission therefore is suitable for residential development.
Achievability	GREEN	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
Availability	GREEN	The recent planning permission indicates that the site is available.
Development Assessment		The recent extent planning permission indicates that the development of the site is suitable, achievable and deliverable.

LPSA Site Reference 203 Site Name Sunacre Court, Maple Avenue

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	08/08/2016
Min Net Dwelling	6
Development Description	16/00861/FUL – Erection of a 2-storey block of four flats and a pair of 2-storey semi- detached dwellings with associated
NonHousing Development	
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	692	Site Name	Battery Hotel, Sandylands Promenade
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2019 SHELAA Assessment

Site Description	The site consists of a building formally used as a public house. Planning permission is in place for conversion to apartments.		
Settlement	Heysham		
Local Plan Policy Reference			
Area (ha)	0.13		
In an AONB?	No		
Final Assessment	10		
Development Estimate	17		
Development Phase	1-5 year phase		

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	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.
Achievability	GREEN	Development has commenced and there are no known constraints. The development is therefore achievable.
Availability	GREEN	The site is under construction.
Development Assessment		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.

LPSA Site Reference 692 Site Name Battery Hotel, Sandylands Promenade

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	
Min Net Dwelling	17
Development Description	14/00106/CU - Change of use and conversion of former public house (A4) to five 1-bed, eight 2- bed and four 3-bed apar
NonHousing Development	
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	252	Site Name	Garages Adjacent 32 Tan Hill Drive Lancaster Lancashire LA1 2JB
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2019 SHELAA Assessment

Site Description	The site consists of garages and hard standing. It is in a residential area surrounded by dwellings. The site is significantly higher than the houses on Wensley drive to the rear.		
Settlement	Lancaster		
Local Plan Policy Reference			
Area (ha)	0.04		
In an AONB?	No		
Final Assessment	1		
Development Estimate	1		
Development Phase	1-5 year phase		

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site is in a sustainable location within a residential area. Planning permission was granted in 2005 (05/00751) for a dwelling on the site which was not implemented. The site is therefore suitable for development.
Achievability	AMBER	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 progress.
Availability	AMBER	Confirmation is awaited but the site appears to be vacant and available.
Development Assessment		The site is within a sustainable location and planning permission has previously been granted for development.

LPSA Site Reference 252 Site Name Garages Adjacent 32 Tan Hill Drive Lancaster Lancashire LA1 2JB

2019 Brownfield Register Assessment

Ownership Status	Unknown Ownership
Deliverable ?	Yes
Planning Status	Not Permissioned
Permission Type	
Permission Date	
Min Net Dwelling	1
Development Description	
NonHousing Development	
Net Dwellings Range From	1
Net Dwellings Range To	1

LPSA Site Reference	260	Site Name	New Quay, New Quay Road
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2019 SHELAA Assessment

Site Description	This is a brownfield site located between the River Lune and New Quay Road. The site has been cleared and is currently vacant.		
Settlement	Lancaster		
Local Plan Policy Reference	H1.2 (Housing)		
Area (ha)	0.37		
In an AONB?	No		
Final Assessment	1		
Development Estimate	12		
Development Phase	1-5 year phase		



Suitability

Planning Status and History	GREEN	The site has received outline planning permission for up to 12 dwellings (16/00581/OUT).
Ecology	GREEN	See planning application 16/00581/OUT for details.
Flood Risk and Drainage	AMBER	See planning application 16/00581/OUT for details. The site is located within FZ3 and the sequential test should be applied.
Neighbouring Land Use	AMBER	See planning application 16/00581/OUT for details.
Highways	GREEN	See planning application 16/00581/OUT for details.
Heritage and Archaeology	GREEN	See planning application 16/00581/OUT for details.
Open Space	GREEN	See planning application 16/00581/OUT for details.
Landscape	GREEN	See planning application 16/00581/OUT for details.
Utilities	GREEN	See planning application 16/00581/OUT for details.
Trees and Hedges	GREEN	See planning application 16/00581/OUT for details.
Hazards	AMBER	See planning application 16/00581/OUT for details. There is sewer easement within the site.
Sustainability	GREEN	See planning application 16/00581/OUT for details.

2019 SHELAA Assessment

Suitability	GREEN	The site is considered to be suitable. See planning application 16/00581/OUT for details. The site is located within Flood Zone 3 but the sequential test was successfully applied as part of the planning application.
Achievability	GREEN	The site is located adjacent to a new residential development which has been successfully developed and marketed on a brownfield site.
Availability	GREEN	The site was put forward by the Port Commission. The site has been confirmed as being available.

LPSA Site Reference	260	Site Name	New Quay, New Quay Road
Development Assessment	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, easements. The site is considered to be available given the planning application was submitted by the landowner. It is considered to be viable given the success of similar developments in the vicinity.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	OUT
Permission Date	22/12/2016
Min Net Dwelling	12
Development Description	16/00581/OUT - Outline application for the erection of up to 12 dwellings including associated cycle/pedestrian access
NonHousing Development	
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	268	Site Name	Land At Corner Of Bulk Road And St Leonards Gate
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2019 SHELAA Assessment

Site Description	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.		
Settlement	Lancaster		
Local Plan Policy Reference			
Area (ha)	0.15		
In an AONB?	No		
Final Assessment	1		
Development Estimate	4		
Development Phase	1-5 year phase		



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	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.
Achievability	AMBER	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 less intensive development which protects the listed building could be achievable.

LPSA Site Reference	268	Site Name	Land At Corner Of Bulk Road And St Leonards Gate
	AMBER	The constraints and condition of the build may have an impact upon viability.	
Availability	GREEN	The building is vacant and in need of work. It is therefore considered available.	
Development Assessment	Appropriate development of the site addressing the significance of the listed building and enhancing the conservation area is considered achievable and the vacant condition of the site results in it being available.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	4
Development Description	
NonHousing Development	
Net Dwellings Range From	4
Net Dwellings Range To	4

LPSA Site Reference	289	Site Name	Private Car Park, Dolphinlee Bridge
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2019 SHELAA Assessment

Site Description	The site is a disused car park forming a narrow piece of land located between the Lancaster Canal and the Lansil golf course. The site is now overgrown. It is accessed from Caton Road via a steep track and single carriageway canal bridge.		
Settlement	Lancaster		
Local Plan Policy Reference	SG7, H1 (Housing)		
Area (ha)	0.71		
In an AONB?	No		
Final Assessment	3		
Development Estimate	10		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	AMBER	The site is allocated partially within the urban area and partially as Key Urban Landscape within the adopted Local Plan. It is allocated for housing within the emerging Local Plan. No planning history post 2000.
Ecology	AMBER	The Lancaster Canal lies adjoins the site and is a BHS, as is Newton Beck just to the south of the site. The site has potential to support protected species and habitats. Subject to careful consideration of these habitats and appropriate mitigation being put in place , development is unlikely to cause significant harm to ecological assets.
Flood Risk and Drainage	GREEN	The site is not within FZ3 or within an area identified as 1:30 yr surface water flood risk. There is little perceived risk of flooding subject to consultation with the LPA/LLFA.
Neighbouring Land Use	AMBER	This is currently a very secluded site due to the trees along its boundaries. Its location adjacent to the golf course is likely to cause issues in terms of nuisance. To the west lie employment uses and associated car parks which also are not compatible uses. These issues can be resolved if the site is considered as part of the larger site to the east.
Highways	AMBER	To avoid access issues the site should be considered as part of the wider strategic site to the east. This will allow access via a new link road onto Caton Road. The site is well located in terms of walking/cycle network and a regular bus service. There may be impacts on the highways network within the city centre requiring mitigation. This will be informed by the development of the Lancaster Movement Strategy being taken forward as part of the Lancaster District Highways and Transport Masterplan.
Heritage and Archaeology	AMBER	Dolphinlee Bridge is a Grade II listed structure. It is recommended that a landscape buffer is used along this section of the canal to minimise the visual impact of development on setting and significance of the canal. The site could impact Newton Beck which runs through the Grade II listed culvert to the south west of the site, therefore it is recommended that development is master planned to protect this.
Open Space	AMBER	There are recreational facilities located to the west of the canal and within the Ridge estate. Facilities may need to be upgraded.

LPSA Site Reference	289	Site Name	Private Car Park, Dolphinlee Bridge
Landscape	AMBER	This is an enclosed site screened by mature trees. The site could be developed without causing significant impacts on the wider landscape although retention of existing trees may be required in order to limit wider views of the site.	
Utilities	AMBER	New connections will be required. Given the sites location this would be more achievable if the site is considered as part of the adjacent site to the east.	
Trees and Hedges	AMBER	There are significant trees along the boundaries of the site. These are likely to be affected by the development of the site and mitigation may be required.	
Hazards	AMBER	This is a brownfield site but remediation is not considered a significant issue given its former use as a car park. The additional traffic generated by the site may have an impact on the Lancaster AQMA.	
Sustainability	AMBER	The site is located relatively close to the city centre benefitting from good links to the cycle/walking/network and to bus service on Caton Road. However, the site is located within an area of employment and leisure uses, and should be considered as part of the wider strategic site.	

2019 SHELAA Assessment

Suitability	GREEN	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 sites main constraint is its poor access via a steep and narrow track from Caton Road. It may be possible to upgrade the access if significant improvements are made. The sites suitability is largely dependant on the bringing forward the strategic site located to the east on the adjacent Lansil golf course.	
Achievability	GREEN	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 sites viability is reliant therefore on the bringing forward of the larger site to the east.	
Availability	AMBER	The access from Caton Road is via a car park which is under separate ownership. Land to the east of the site is under the Golf Clubs ownership.	
Development Assessment	The sites access and its position to the rear of an existing car park are significant constraints and have effected the sites viability in the past. The sites suitability and deliverability is therefore dependant on the bringing forward of the strategic site SG8 (Cuckoo Farm and Ridge Farm). Ecology and heritage considerations may reduce the developable area of the site however, the site may be suitable for higher density development.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permissioned
Permission Type	

LPSA Site Reference	289	Site Name	Private Car Park, Dolphinlee Bridge
Permission Date			
Min Net Dwelling	10		
Development Description			
NonHousing Development			
Net Dwellings Range From	10		
Net Dwellings Range To	15		

LPSA Site Reference	331	Site Name	The Abattoir, Wyresdale Road
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2019 SHELAA Assessment

Site Description	The site is located to the south of Wyresdale Road and contains an abattoir consisting of a large single building and associated areas of hardstanding/car parking. The site is well screened with mature trees on all boundaries. There is direct access onto Wyresdale Road.		
Settlement	Lancaster		
Local Plan Policy Reference	H5 (Housing)		
Area (ha)	1.68		
In an AONB?	No		
Final Assessment	3		
Development Estimate	35		
Development Phase	6-10, 11-15 year phase		



Suitability

Planning Status and History	GREEN	An application for housing on this site has been submitted to the council in the past. (Pre 2000?) Whilst this application was refused and upheld at appeal the principle of housing on this site had been considered to be acceptable.
Ecology	AMBER	Development of this site is unlikely to have a significant impact upon the ecological environment, although where necessary appropriate mitigation measures should be put in place.
Flood Risk and Drainage	AMBER	The site is not located within FZ3. There is a significant area within the 1:30 yr surface water flood risk. This is likely to restrict the extent of development. Drainage of the site will be an issue. A site specific FRA will be required.
Neighbouring Land Use	GREEN	This site and the adjoining site(Auction Market) are complimentary uses and it would be preferable if both sites came forward simultaneously.
Highways	AMBER	There may be cumulative impacts to consider in terms of network capacity given the number of sites that have been approved or being allocated within the emerging plan in this area. The site has relatively poor connectivity to the town centre and local services based on topography and the lack of footway on the south side of Wyresdale Road. Consideration should be given to improving permeability through the site and to enhancing bus services and pedestrian/cycle routes.
Heritage and Archaeology	AMBER	The site plays a role in terms of the setting of the setting of Williamson Park and the Ashton Memorial. Consideration will need to be given to the siting, layout and landscaping of any development to ensure it takes into account these designated sites.
Open Space	AMBER	Williamson Park is in close proximity. On site provision may be required.
Landscape	AMBER	The trees on the periphery of the site contribute to the wider landscape. Impacts on the wider landscape need to be considered given its importance to the setting of the heritage asset associated with the adjacent Williamson Park.
Utilities	GREEN	The site is a brownfield site located within the existing urban area. Connection to utilities is not considered to be an issue.

LPSA Site Reference	331	Site Name	The Abattoir, Wyresdale Road
Trees and Hedges	AMBER	The site is screened on all sides by mature trees. Those along the southern and eastern boundary are protected by a TPO. It may be possible to retain these trees through careful siting and design. Those along the frontage (northern Boundary) will need careful consideration.	
Hazards	AMBER	The site is brownfield and has an existing industrial use. Contamination of the site is a potential issue.	
Sustainability	AMBER	This is a brownfield site located within the existing urban area. There are issues relating to the sites connectivity but subject to appropriate mitigation it is considered to be a sustainable location.	

2019 SHELAA Assessment

Suitability	AMBER	Although the site is located within the urban area, improvements are required to improve pedestrian access/permeability between the site and Coulston Road. Public transport contributions may also be required to improve connectivity to the city centre. The contamination of the site will require further investigation and consideration will need to be given to the existing trees on the site in terms of the setting of Williamson Park. There is an area of flood risk within the site which will effect the developable area. Cumulative impacts will need to be considered in terms of highways network capacity given the number of sites coming forward within the locality.
Achievability	GREEN	The site may have contamination issues associated with its current use. Flood risk issues are likely to affect the developable area of the site. However, it is located within a popular residential area and viability is not considered to be an issue.
Availability	AMBER	The site is currently occupied by an abattoir.
Development Assessment	There may be issues relating to viability depending on the significance of any contamination and the extent of the area of flood risk which is likely to reduce the developable area (approx. 15%). Improvements will be required in terms of connectivity (pedestrian/cycle links and bus services). Cumulative impacts in terms of highways network capacity may be an issue.	

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permissioned
Permission Type	
Permission Date	
Min Net Dwelling	35
Development Description	
NonHousing Development	

LPSA Site Reference 331 Site Name The Abattoir, Wyresdale Road

Net Dwellings Range From 35

Net Dwellings Range To 40

LPSA Site Reference	355	Site Name	Bowling Green, The Bowerham Hotel
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2019 SHELAA Assessment

Site Description	The bowling green was suggested as a potential site for residential development in the 2008 SHLAA.		
Settlement	Lancaster		
Local Plan Policy Reference			
Area (ha)	0.16		
In an AONB?	No		
Final Assessment	1		
Development Estimate	6		
Development Phase	1-5 year phase		



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The is a brownfield site is within a mixed area of residential properties and local services. It forms a previous bowling green and its loss would need to be justified by evidence of being surplus to requirement and compensated for elsewhere. The site is therefore considered appropriate for development which reflects the housing in the surrounding area.
Achievability	GREEN	There is are surface water flooding (1 in 1000 yr.) in the vicinity and the area can be congested. A development of an appropriate scale could address these issues and there are no known constraints which would prevent development or result in the site being unviable.

LPSA Site Reference	355	Site Name	Bowling Green, The Bowerham Hotel
Availability	GREEN	The site is no longer in use as a bowling green and was the subject of a planning application (18/01526/FUL) which indicates availability.	
Development Assessment	The site is considered suitable, achievable and available for development of an appropriate scale. The permanent loss of the bowling green would need to be compensated for elsewhere.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	4
Development Description	
NonHousing Development	
Net Dwellings Range From	4
Net Dwellings Range To	6

LPSA Site Reference	359	Site Name	Farmers Auction Mart, Wyresdale Road
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2019 SHELAA Assessment

Site Description	The site is located to the east of Lancaster adjacent to Williamson park. It is currently occupied by a cattle market and is split across two levels with land rising steeply up to the western boundary. The site consists of a large area of hardstanding, car parking and associated buildings, including retail and veterinary businesses. There are significant mature trees within the site particularly along the Coulston Road frontage.		
Settlement	Lancaster		
Local Plan Policy Reference	H5 (Housing)		
Area (ha)	3.21		
In an AONB?	No		
Final Assessment	3		
Development Estimate	72		
Development Phase	6-10, 11-15 year phase		



Suitability

Planning Status and History	GREEN	No significant planning history post 2000.
Ecology	AMBER	Development of this site is unlikely to have a significant impact upon the ecological environment, although where necessary appropriate mitigation measures should be put in place.
Flood Risk and Drainage	AMBER	There are small areas of 1:30 yr surface water flood risk. These are unlikely to significantly effect the developable area of the site. A site specific FRA will be required.
Neighbouring Land Use	AMBER	The abattoir to the east is potentially a conflicting land use and mitigation may be required in the form of a buffer and screening.
Highways	AMBER	Although the site is located within the urban area there are issues relating to connectivity and the need to improve pedestrian connectivity in particular (ie. footway provision on Wyresdale Road and direct linkages to Coulston Road). There may be an issue in terms of cumulative impacts on network capacity given the level of potential development in the area. 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. Await further comments.
Heritage and Archaeology	AMBER	Land at Grab Lane has been protected in the adopted and emerging Local Plan based on its value in relation to the setting of Williamson Park and the Ashton Memorial. Consideration will need to be given to the siting, layout and landscaping of any development to ensure it takes into account these heritage assets.
Open Space	AMBER	Williamson Park is in close proximity. On site provision is likely to be required. Await further comments.
Landscape	AMBER	The elevated part of the site along the western boundary, and to a lesser extent the Wyresdale Road frontage, contain a number of mature trees. Consideration will need to be given to the contribution these make to the setting of the

LPSA Site Reference	359	Site Name	Farmers Auction Mart, Wyresdale Road
	AMBER	Williamson Park. The trees make a significant contribution to the urban landscape and should be retained.	
Utilities	GREEN	This is a brownfield site located within the urban area and connections to utilities is not considered to be an issue.	
Trees and Hedges	AMBER	TPO 477(2010) is located along the southern boundary of the site and should not effect development significantly. There are significant trees along the western and northern boundary. These provide a prominent frontage onto Coulston Road and Wyresdale Road and will need careful consideration.	
Hazards	GREEN	The motorway is approximately 600m away and is not considered to be an issue at this site.	
Sustainability	AMBER	Although the site is located within the urban area consideration will need to be given to improving connectivity for pedestrians in particular. E.g. Provision of footway on Wyresdale Road and direct access on to Coulston Road.	

2019 SHELAA Assessment

Suitability	AMBER	The site is a brownfield site located within the urban area with potentially good accessibility to services etc. (subject to improvements being made to pedestrian access). There are a number of significant trees on site which will need to be carefully considered. Housing coming forward on this site may conflict with the existing use to the east (abattoir). There may be cumulative impacts on the highways network given the number of potential housing sites in the area. 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.
Achievability	GREEN	There are large buildings and areas of hardstanding on the site. Although the site is not known to be contaminated there will be costs associated with clearing the site. Site levels may also be an issue. However, the site is located in a popular residential area and is considered to be viable.
Availability	AMBER	The site is currently occupied by the cattle market and associated businesses. Discussions are ongoing regarding the relocation of the cattle market to the Employment Site at J33 identified within the emerging Local Plan.
Development Assessment		There will be costs associated in clearing the existing buildings and areas of hardstanding. The site is however located in a popular residential area and viability is unlikely to prevent the site coming forward. The site is currently occupied and its availability is dependant on the relocation of the cattle market to the proposed Junction 33 employment site. The site is considered to be suitable although there may be cumulative impacts on the highways network requiring mitigation given the number of potential housing sites in the area.

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	

LPSA Site Reference	359	Site Name	Farmers Auction Mart, Wyresdale Road
Min Net Dwelling	72		
Development Description			
NonHousing Development			
Net Dwellings Range From	72		
Net Dwellings Range To	84		

LPSA Site Reference	369	Site Name	Ridge Lea Hospital
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2019 SHELAA Assessment

Site Description	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 Head and is screened by a belt of trees around its perimeter. It sits in an elevated position when viewed from the west and north.
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Settlement	Lancaster
Local Plan Policy Reference	H3.1 (Housing)
Area (ha)	3.66
In an AONB?	No
Final Assessment	1
Development Estimate	75
Development Phase	1-5, 6-10 year phase



Suitability

Planning Status and History	AMBER	There is no planning history post 2000 other than a recent application for security fencing and a separate application for the widening of the access road. The access relates to the adjacent strategic housing site and the application has been refused due to impacts on an area of woodland.
Ecology	AMBER	The site has the potential to support bats, badgers and may also contain priority habitats. Further surveys will be required at the planning application stage and mitigation may be required.
Flood Risk and Drainage	GREEN	The site does not contain Flood Zone 3 or areas of 1:30 yr surface water flood risk. A site specific FRA will be required.
Neighbouring Land Use	AMBER	Consideration will need to be given to the relationship to the neighbouring prison. The retention of the existing screening around the site will be important. The strategic allocation identified within the emerging Local Plan to the north (SG7) includes land to the east of this site for a new access road onto Quernmore Road. The relationship between this site and the proposed access will need to be carefully considered.
Highways	AMBER	The existing access appears to be satisfactory however this may be effected by the proposed link road to the strategic site SG7. The site is relatively isolated from services, employment areas etc and is approximately 1.8km from the town centre. There is an existing regular bus service (No 18) serving the site which should be safeguarded and/or enhanced. There are opportunities to provide new and improved cycle/pedestrian routes in the area and these will need to be taken forward as part of the wider development proposed in the area. akin into account other current and future proposals for development in the area there may be cumulative impacts on the highways network within the city centre. 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.
Heritage and Archaeology	AMBER	Development of the site will affect the setting of designated assets associated with Lancaster Cemetery and will directly affect the hospital buildings. Ridge Lea Hospital is of local interest with links to the Lancaster Moor Hospital and is considered to be a non-designated heritage asset. The hospital buildings should therefore be retained and reused to

LPSA Site Reference	369	Site Name	Ridge Lea Hospital
	AMBER	conserve it in a manner proportionate to its significance. A heritage statement, assessing the significance of the buildings on the site as well as the setting of the cemetery and a more detailed assessment of the potential for buried remains should be submitted with any planning application.	
Open Space	AMBER	On site provision is likely to be required.	
Landscape	AMBER	A low scale campus development set to the lower side of the rolling hills, bounded by a linear wooded valley to the east and open pasture to the west, there are limited views north and west across the north of Lancaster, framed by mature trees and shelter planting. This site could reasonably contain a residential development without impacting on wider views and landscape character. Consideration should be given to the cumulative impact of development of this site in conjunction with adjacent sites (LPSA 383).	
Utilities	AMBER	The site is located close to the existing urban area. New connections to utilities are not considered to be a significant issue.	
Trees and Hedges	AMBER	There is a TPO located to the south of the site at the cemetery and Stone Row Head Farmstead. There are also significant trees forming a continuous shelter belt around the perimeter of the site. These screen the site and also contribute to the overall	
Hazards	AMBER	Given the distances involved the motorway is not considered to be an issue in terms of noise pollution. There maybe contamination associated with the former use as a hospital. Cumulative impacts on the Lancaster AQMA should be considered with regards to traffic generation.	
Sustainability	AMBER	Although within the existing urban area the site is relatively remote from services and the city centre. The site benefits from a good bus service but opportunities should be sought to safeguard/improve this service and develop walking/cycle infrastructure	

2019 SHELAA Assessment

Suitability	AMBER	The site has a prominent position when viewed from the west and north and it also contributes to the setting of the designated assets to the south (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.
Achievability	GREEN	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 enabling development. The location of the adjacent prison maybe an issue although the redevelopment of the adjacent Moor Hospital site has proved successful.
Availability	GREEN	The site is currently vacant and considered to be available.
Development Assessment		There will be significant costs in the redevelopment of the vacant hospital, however, the grounds provide the opportunity for enabling development. Mitigation 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.

LPSA Site Reference	369	Site Name	Ridge Lea Hospital
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2019 Brownfield Register Assessment

Ownership Status	Owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	75
Development Description	
NonHousing Development	
Net Dwellings Range From	75
Net Dwellings Range To	88

LPSA Site Reference	372	Site Name	University Of Cumbria, Coulston Road
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2019 SHELAA Assessment

Site Description	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. Five of the existing blocks are currently used for student accommodation. The sites frontage along Coulston Road and Golgotha Road consists of a high stone wall associated with the Barracks.		
Settlement	Lancaster		
Local Plan Policy Reference	H3.2 (Housing)		
Area (ha)	1.54		
In an AONB?	No		
Final Assessment	3		
Development Estimate	15		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	AMBER	The sites planning history is associated with the current use as an educational establishment.
Ecology	AMBER	There are some mature trees on the perimeter of the site and some planting within. Given the current use of the site there are unlikely to be any significant issues. Await further information.
Flood Risk and Drainage	GREEN	The site is not located within FZ3 or within a 1:30 yr surface water flood risk area. Given the existing use of the site it is unlikely that flood risk is a significant issue, however, a site specific SFA will be required.
Neighbouring Land Use	AMBER	Careful consideration will need to be given as to how any new uses relate to the remaining part of the campus and as to how a distinct residential redevelopment could be accommodated taking into account the need for access, parking and amenity areas.
Highways	AMBER	A new access is likely to be required onto either Coulston Road or Golgotha Road. Additional traffic generation will be dependant on the type of uses coming forward at the site but it is not anticipated that this will be significantly over and above the existing situation. Car parking is an existing issue in the area and will need to be addressed. The site is well connected to services on Bowerham Road and there are bus services on Coulston Road and Bowerham Road. A pedestrian route through the existing campus should be retained in order to provide good connectivity to the city centre. Await further information.
Heritage and Archaeology	AMBER	Development of the site would not impact designated heritage assets but would potentially directly impact the non-designated heritage assets of the barracks complex – notably the Hodgson Barrack Block, Brooke Barrack block and Barbon and Hornby Married Quarters. The site is an important example of late-19th century military developments in Lancaster and loss of the buildings could result in substantial harm to the asset. The barracks buildings should therefore be retained and reused proportionate to their significance. Development within the grounds should respect the character of and not dominate the barracks buildings.

LPSA Site Reference	372	Site Name	University Of Cumbria, Coulston Road
Open Space	AMBER	The need for open space/recreation provision will be dependant on the type and level of residential development coming forward. Williamson Park is located approximately 400m from the site. Await further information.	
Landscape	GREEN	The site is located within the urban area and redevelopment of the site is unlikely to have impacts on the wider landscape and views (subject to building heights not exceeding those existing).	
Utilities	GREEN	Connections to main services will already be present.	
Trees and Hedges	AMBER	There are significant street trees along Coulston Road. These lie outside the site but may be affected by any new access onto Coulston Road.	
Hazards	AMBER	This is a brownfield site containing a complex of converted barracks. These are unlikely to contain any form of contamination but will be a challenge in terms of any redevelopment. There are no known significant hazards associated with the site.	
Sustainability	GREEN	The site is located with Lancaster with good access to local services, employment opportunities and public transport. It will be important to retain the good pedestrian/cycle connectivity through the campus to the town centre.	

2019 SHELAA Assessment

Suitability	AMBER	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 uses and the location of any residential uses 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 Golgotha Road. The pedestrian/cycle access through the site should be retained in order to retain the good connectivity to the city centre.	
Achievability	AMBER	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 dependant on residential development coming forward.	
Availability	GREEN	The University of Cumbria has approached the Council with a view to dispose of the site, indicating that the site is available.	
Development Assessment	The redevelopment of the site is based on the retention of the barracks buildings which have local historic significance. The mix of uses and scale of redevelopment will be largely dependant on the costs involved in sympathetically converting the barracks and conserving their setting. In terms of residential uses these are best located to the west of the site away from the main University campus buildings.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted

LPSA Site Reference	372	Site Name	University Of Cumbria, Coulston Road
Permission Type			
Permission Date			
Min Net Dwelling	15		
Development Description			
NonHousing Development			
Net Dwellings Range From	15		
Net Dwellings Range To	20		

LPSA Site Reference	375	Site Name	Former Filter House, Scotforth Road
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2019 SHELAA Assessment

Site Description	
Settlement	Lancaster
Local Plan Policy Reference	SG1, SC3 (Lancaster South)
Area (ha)	0.73
In an AONB?	No
Final Assessment	1
Development Estimate	0
Development Phase	1-5 year phase

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability		See planning permissions 16/00847/FULL & 18/00637/VCN
Achievability		There are issues such as contamination, ecology, off site highway works and surface water disposal on the site. See planning permissions 16/00847/FULL & 18/00637/VCN. These issues are capable of being addressed. and student accommodation is being delivered on similar sites The development of the site is therefore considered viable.
Availability		The discharge of conditions attached to the planning permission is being progressed and the site has been cleared for development. The site is therefore considered available.
Development Assessment	The site has planning permission and the site has been cleared for development. The site therefore is considered suitable, deliverable	

LPSA Site Reference	375	Site Name	Former Filter House, Scotforth Road
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and available. Within Broad Location for Growth - Bailrigg Garden Village / View LPSA 136 for development estimate for the whole of Lancaster South

2019 Brownfield Register Assessment

Ownership Status	Unknown Ownership
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	13/02/2017
Min Net Dwelling	28
Development Description	18/00637/VCN - Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) wit
NonHousing Development	
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	383	Site Name	Stone Row Head
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2019 SHELAA Assessment

Site Description	The site is made up a complex of redundant farm buildings, including a farmhouse and barns, that formed part of the prison estate. The site is located to the north of Lancaster Cemetery and accessed from Quernmore Road.		
Settlement	Lancaster		
Local Plan Policy Reference	H3.1 (Housing)		
Area (ha)	0.88		
In an AONB?	No		
Final Assessment	3		
Development Estimate	10		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	AMBER	There is no planning history post 2000.
Ecology	AMBER	The site contains a number of disused buildings and bats may be present. Subject to appropriate mitigation development may be brought forward.
Flood Risk and Drainage	GREEN	There is little perceived risk of flooding subject to consultation with the LLFA.
Neighbouring Land Use	GREEN	No conflicting uses.
Highways	AMBER	The site is relatively isolated from local services. There is an existing regular bus service serving the site which should be safeguarded and/or enhanced and there are opportunities to provide new and improved cycle/pedestrian routes in the area. These should be considered as part of the wider strategic allocation to the north. Await further information.
Heritage and Archaeology	AMBER	The development of the site will have a potential impact on both designated and non-designated heritage assets. The most significant assets affected include Grade II Registered Park and Garden of Lancaster Cemetery and the associated Grade II listed buildings. Stone Row Head farm is a non designated heritage asset and relates to designated assets (Lancaster Moor Hospital and Standen Park House). Development of the site should only be acceptable if Stone Row Head farm is retained and reused in a manner which is proportionate to its significance.
Open Space	AMBER	The site may require a contribution to on site provision.
Landscape	AMBER	With mitigation and protection of the surrounding mature woodland, this site could be developed with minimal impact on the wider landscape character and little effect on views of the site.
Utilities	GREEN	This is a brownfield site with existing utilities connections.
Trees and Hedges	AMBER	There are individual and group TPOs within the site. Conversion of the existing buildings and partial development of the site should be possible without significant impacts on the trees but some form of mitigation may be required.
Hazards	AMBER	Redevelopment of the site will need to take into account the adjacent cemetery.

LPSA Site Reference	383	Site Name	Stone Row Head
Sustainability	AMBER	Although within the existing urban area the site is relatively remote from services and the city centre. The site benefits from a good bus service but opportunities should be sought to safeguard/improve this service and develop walking/cycle infrastructure.	

2019 SHELAA Assessment

Suitability	AMBER	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 within the site. Impacts on the adjacent listed 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.
Achievability	GREEN	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.
Availability	GREEN	The site was submitted by the landowner as part of the call for sites and been confirmed as a available.
Development Assessment	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.	

2019 Brownfield Register Assessment

Ownership Status	Unknown Ownership
Deliverable ?	Yes
Planning Status	Not Permissioned
Permission Type	
Permission Date	
Min Net Dwelling	10
Development Description	
NonHousing Development	
Net Dwellings Range From	10
Net Dwellings Range To	12

LPSA Site Reference	693	Site Name	5-11 Brock Street
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2019 SHELAA Assessment

Site Description	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.		
Settlement	Lancaster		
Local Plan Policy Reference			
Area (ha)	0.04		
In an AONB?	No		
Final Assessment	3		
Development Estimate	35		
Development Phase	6-10 year phase		

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	Planning permission has previously been granted for the development of this site with retail at ground floor and residential above. The suitability of the site for development has therefore been established.
Achievability	AMBER	The planning permission has not been implemented and the site remains vacant calling into question the achievability of development on this site.
Availability	AMBER	This is currently a vacant site and appears to be available.
Development Assessment		The site is within a sustainable location in the city centre surrounded by mixed use developments. The site is suitable for development

LPSA Site Reference 693 Site Name 5-11 Brock Street

as evidenced by the previous planning permission but has failed to come forward.

2019 Brownfield Register Assessment

Ownership Status Not owned by a public authority

Deliverable ? Yes

Planning Status Not Permitted

Permission Type

Permission Date

Min Net Dwelling 30

Development Description

NonHousing Development

Net Dwellings Range From 30

Net Dwellings Range To 35

LPSA Site Reference	698	Site Name	47-51 North Road
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2019 SHELAA Assessment

Site Description	The buildings 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.		
Settlement	Lancaster		
Local Plan Policy Reference			
Area (ha)	0.11		
In an AONB?	No		
Final Assessment	1		
Development Estimate	27		
Development Phase	1-5 year phase		

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	Planning permission has been granted for the development of this site. The suitability of the site for development has therefore been established.
Achievability	GREEN	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.
Availability	GREEN	The site currently has signs across the frontage stating the development is coming soon.
Development Assessment		The site is within a sustainable location in the city centre surrounded by mixed use developments. The site is suitable for development

LPSA Site Reference	698	Site Name	47-51 North Road
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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.

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	08/04/2014
Min Net Dwelling	27
Development Description	14/00961/CU - Change of use of upper floors from retail and storage to student accommodation comprising 35 studio a
NonHousing Development	Approx. 85m2 Class A1
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	736	Site Name	Lune Industrial Estate
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2019 SHELAA Assessment

Site Description	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 unmade roads within the site, but there are a number of businesses currently operating of various types eg. manufacturing, vehicle repairs, waste management.waste management.		
Settlement	Lancaster		
Local Plan Policy Reference	DOS4 (Development Opportunity)		
Area (ha)	20.89		
In an AONB?	No		
Final Assessment	1		
Development Estimate	200		
Development Phase	6-10, 11-15 year phase		



Suitability

Planning Status and History	AMBER	There are numerous planning applications primarily relating to the various existing businesses on the site. The most notable however is:- 16/00276/OUT Outline application for the demolition of industrial buildings and the erection of up to 249 dwellings with associated access points. The application was refused due to a failure to resolve conflicts between residential and industrial uses, the sequential test and infrastructure issues.
Ecology	AMBER	Development of this site is unlikely to have a significant impact upon the ecological environment, although where necessary appropriate mitigation measures should be put in place.
Flood Risk and Drainage	AMBER	Much of the site is located within FZ3. The Councils' SFRA recommends that development at this site is possible subject to the sequential test being applied and that development takes account of the FZ3 areas within the site.
Neighbouring Land Use	AMBER	The site is currently occupied by a number of businesses and is located adjacent to a new residential area to the east which was also formerly an employment area. Conflict between existing employment uses and new residential uses is a significant issue in this area. The comprehensive redevelopment of the site is therefore important in terms of avoiding conflicting neighbouring uses.
Highways	AMBER	The site benefits from existing access on to New Quay Road and Willow Lane. However, it has a relatively isolated location to the west of Lancaster at the end of New Quay Road and measures to improve pedestrian, cycle, bus infrastructure will be required. There may be cumulative impacts on the highways network. 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.
Heritage and Archaeology	AMBER	Any proposals which would include demolition of further linoleum works buildings should be accompanied by a heritage assessment. Mitigation in the form of building recording is likely to be required prior to any demolition.
Open Space	AMBER	There is an equipped play area and playing pitch immediately to the south of the site (Coronation Playing fields.) On site

LPSA Site Reference	736	Site Name	Lune Industrial Estate
	AMBER	provision is likely to be required to meet the needs of any new development. Await outcomes of studies.	
Landscape	GREEN	This is currently a partially vacant industrial estate and its redevelopment is likely to enhance the wider landscape.	
Utilities	GREEN	The site is currently served by utility providers and connection is not considered to be an issue.	
Trees and Hedges	AMBER	Two TPOs are relevant to this site. Freemans Wood lies along the western boundary and a row of Lombardy poplars lie within the site adjacent to Port Royal Avenue. These will need to be considered as part of any redevelopment of the site.	
Hazards	AMBER	The site has a complex industrial history. There are a number of contaminated sites and numerous utilities passing through the site. (See utilities report submitted with 16/00276/OUT). There will therefore be a significant level of remediation required. Any additional traffic generated by the site is likely to have impacts on the AQMA located in the city centre. Mitigation may therefore be required in the form sustainable transport measures.	
Sustainability	AMBER	The site is located on a employment site located on the edge of the existing urban area. Much of the site is currently vacant or derelict. The redevelopment of the site would provide significant environmental benefits.	

2019 SHELAA Assessment

Suitability	AMBER	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 in particular suffers from poor connectivity given the lack of bus service on New Quay Road. 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.
Achievability	AMBER	The recently completed sites 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.
Availability	GREEN	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.
Development Assessment	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. The site is in multiple ownership and to achieve a comprehensive approach is likely to take some time.	

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted

LPSA Site Reference	736	Site Name	Lune Industrial Estate
Permission Type			
Permission Date			
Min Net Dwelling	200		
Development Description			
NonHousing Development	Approx 30-50% of site in a mixture of light industrial uses		
Net Dwellings Range From	250		
Net Dwellings Range To			

LPSA Site Reference	823	Site Name	Lansil Sports and Social Club
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2019 SHELAA Assessment

Site Description	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.		
Settlement	Lancaster		
Local Plan Policy Reference	SG7, H1 (Housing)		
Area (ha)	1.60		
In an AONB?	No		
Final Assessment	3		
Development Estimate	30		
Development Phase	6-10, 11-15 year phase		



Suitability

Planning Status and History	AMBER	No planning history post 2000
Ecology	AMBER	The Lancaster Canal lies adjoins the site and is a BHS, as is Newton Beck just to the south of the site. The site has potential to support protected species and habitats. Subject to careful consideration of these habitats and appropriate mitigation being put in place, development is unlikely to cause significant harm to ecological assets.
Flood Risk and Drainage	GREEN	The site is not within FZ3 or within an area identified as 1:30 yr surface water flood risk. There is little perceived risk of flooding subject to consultation with the LPA/LLFA.
Neighbouring Land Use	AMBER	To the west lie employment uses which are not compatible uses. The relationship to neighbouring uses will need careful consideration.
Highways	AMBER	To avoid access issues the site should be considered as part of the wider strategic site to the east. This will allow access via a new link road onto Caton Road. The site is well located in terms of walking/cycle network and a regular bus service. There may be impacts on the highways network within the city centre requiring mitigation. This will be informed by the development of the Lancaster Movement Strategy being taken forward as part of the Lancaster District Highways and Transport Masterplan.
Heritage and Archaeology	AMBER	Dolphinlee Bridge is a Grade II listed structure. It is recommended that a landscape buffer is used along this section of the canal to minimise the visual impact of development on setting and significance of the canal.
Open Space	AMBER	There are recreational facilities located within the Ridge estate. Facilities may need to be upgraded.
Landscape	AMBER	The site could be developed without causing significant impacts on the wider landscape although retention of existing trees may be required in order to limit wider views of the site.
Utilities	AMBER	The site is currently served by utility providers and connection is not considered to be an issue.

LPSA Site Reference	823	Site Name	Lansil Sports and Social Club
Trees and Hedges	AMBER	There are significant trees along the boundaries of the site. These are likely to be affected by the development of the site and mitigation may be required.	
Hazards	AMBER	The site is located within a Mineral Safeguarding Area. The views of the County Council will need to be considered prior to any development. The additional traffic generated by the site may have an impact on the Lancaster AQMA. Impacts on the canal embankment will need to be considered.	
Sustainability	AMBER	The site is located relatively close to the city centre benefitting from good links to the cycle/walking/network and to bus service on Caton Road. However, the site is located within an area dominated by employment and leisure uses, and should be considered as part of the wider strategic site.	

2019 SHELAA Assessment

Suitability	GREEN	The site currently has a substandard 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 below the existing canal. 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 towpath 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.
Achievability	AMBER	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.
Availability	AMBER	The site is currently occupied by the Lansil Sports and Social Club. The intention is for the club to be relocated as part of the wider proposals involving a 'land swap' with the developer of strategic site SG7.
Development Assessment	The site forms part of the wider Strategic allocation SG7 in the emerging Local Plan. It is currently occupied by the Lansil 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.	

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	
Permission Date	
Min Net Dwelling	30

LPSA Site Reference	823	Site Name	Lansil Sports and Social Club
Development Description			
NonHousing Development			
Net Dwellings Range From	30		
Net Dwellings Range To	35		

LPSA Site Reference Site Name

2019 SHELAA Assessment

Site Description	<input type="text"/>
Settlement	<input type="text" value="Lancaster"/>
Local Plan Policy Reference	<input type="text"/>
Area (ha)	<input type="text" value="0.08"/>
In an AONB?	<input type="text" value="No"/>
Final Assessment	<input type="text" value="3"/>
Development Estimate	<input type="text" value="12"/>
Development Phase	<input type="text" value="6-10 year phase"/>

No photo available



Suitability

Planning Status and History	<input type="text"/>	<input type="text"/>
Ecology	<input type="text"/>	<input type="text"/>
Flood Risk and Drainage	<input type="text"/>	<input type="text"/>
Neighbouring Land Use	<input type="text"/>	<input type="text"/>
Highways	<input type="text"/>	<input type="text"/>
Heritage and Archaeology	<input type="text"/>	<input type="text"/>
Open Space	<input type="text"/>	<input type="text"/>
Landscape	<input type="text"/>	<input type="text"/>
Utilities	<input type="text"/>	<input type="text"/>
Trees and Hedges	<input type="text"/>	<input type="text"/>
Hazards	<input type="text"/>	<input type="text"/>
Sustainability	<input type="text"/>	<input type="text"/>

2019 SHELAA Assessment

Suitability	GREEN	See planning permission 17/01219/OUT
Achievability	GREEN	See planning permission 17/01219/OUT
Availability	GREEN	The site is vacant and has a recent planning permission therefore is considered available.
Development Assessment	The site has been granted outline planning permission. The site is considered to be suitable.	

2019 Brownfield Register Assessment

LPSA Site Reference	872	Site Name	J Wedlake and Son, Wheatfield Street
Ownership Status	Not owned by a public authority		
Deliverable ?	Yes		
Planning Status	Permissioned		
Permission Type	OUT		
Permission Date	16/10/2016		
Min Net Dwelling	12		
Development Description	17/01219/OUT - Erection of two story and four story building comprising apartment and associated demolition of industr		
NonHousing Development			
Net Dwellings Range From			
Net Dwellings Range To			

LPSA Site Reference	408	Site Name	Former Pontins Holiday Camp, Carr Lane
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2019 SHELAA Assessment

Site Description	The site is a former holiday camp and sits on the coast to the west of Middleton village and Heysham Business Park. It is flat and level and been remediated since the closure of the holiday camp. Planning permission was granted in 2002 for retirement village (up to 650 dwellings) and to date 55 units have been completed. The development of this 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. LPSA has been reduced as some parts built out, The built out site is recorded under LPSA 856 and 857 (now archived).		
Settlement	Middleton		
Local Plan Policy Reference	DOS7 (Development Opportunity)		
Area (ha)	19.83		
In an AONB?	No		
Final Assessment	3		
Development Estimate	576		
Development Phase	6-10, 11-15 year phase		

Suitability

Planning Status and History	GREEN	Planning application 00/00156/OUT sought permission for the erection of retirement village on the site for up to 650 dwellings. It was initially turned down on grounds relating to the sites poor access on Carr Lane and its unsustainable location. The application was then 'called in' by the SoS and subsequently approved. The development was begun, but then the company involved went into receivership and the site was left partially completed. Conditions restricting the occupancy restrictions have subsequently been the subject of planning applications and it has been found that the conditions were not sufficiently robust. As a result the site, in effect, now benefits from the approval of 650 residential dwellings.
Ecology	AMBER	The site is located adjacent to Morecambe Bay SPA/SAC/RAMSAR site. Within the NE corner of the site itself is Carr Lane Meadows BHS. Surveys and assessments show that careful consideration will need to be given to impacts on the SPA/SAC and development should not take place within the BHS. Subject to mitigation measures being put in place significant impacts are unlikely on ecological assets.
Flood Risk and Drainage	AMBER	A large proportion of the site is located within FZ3. The Council's SFRA recommends that development is possible if it avoids the area of FZ and meets the NPPF sequential test.
Neighbouring Land Use	AMBER	There are a mix of uses along the northern boundary and it may be necessary to provide some form of buffer between the site and these uses. Within the NE corner of the site itself there is an area of grassland designated as a BHS which may also require a buffer. Any development will need to take into account the existing dwellings that formed part of the retirement village.
Highways	AMBER	The site suffers from poor connectivity with no opportunity to access shops and services by foot, cycle or bus. Highways safety is also an issue as access is only via Carr Lane which is narrow and has a series of blind bends. Significant

LPSA Site Reference	408	Site Name	Former Pontins Holiday Camp, Carr Lane
	AMBER	mitigation involving improvements to highways infrastructure and sustainable transport modes will be required. Ultimately the level of development may be restricted in order to ensure highways safety. Opportunities should be explored to provide a new access from the north through the Heysham Business Park.	
Heritage and Archaeology	AMBER	The site encompasses 3 listed buildings (farmstead and folly) Impacts of development on these assets should be mitigated through siting and design measures by providing buffer zones and restricting building heights. Land in the NE corner of the site is of archaeological interest.	
Open Space	AMBER	There is a well equipped play area within Middleton Village itself but this is over 1km away and not accessible by foot. Middleton Woods provides recreational cycle/walking routes. Provision will need to be provided within the site as part of any development.	
Landscape	GREEN	Development of this site would not negatively impact views from the surrounding area due to its former use and would improve the current appearance and nature of the landscape character.	
Utilities	GREEN	Given the site is partially developed utilities should be available at the site.	
Trees and Hedges	GREEN	The site has been remediated and has been partially developed. There are limited trees within the site. Development has the potential to increase tree and hedgerow cover.	
Hazards	GREEN	The site is a brownfield site and has been remediated. It is presently flat and level and been grassed over. It is not identified on the Part 2a Contaminated Land register. The site does not lie within a consultation zone for a GB nuclear site.	
Sustainability	RED	The development would bring forward the development of a brownfield site which has partially been developed. The site, however, is poorly located over a 1km from Middleton, the nearest settlement, via a narrow and hazardous road that has no footway.	

2019 SHELAA Assessment

Suitability	AMBER	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 finished development 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 an unsustainable location. Given that the site has an extant permission for 650 residential units and that development will undoubtedly come forward, opportunities should be sought, therefore, to ensure highways safety and achieve sustainable measures 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.
Achievability	AMBER	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 effect the market value of any development coming forward. Applications are coming forward in a piecemeal way with an application for 9 dwellings on 1.1 ha of the site currently under consideration (18/01593/OUT). There are a number of issues to overcome but given the level of housing potentially coming forward the site is considered to be viable.
Availability	AMBER	The site is currently under two ownerships. Applications were made in 2015 to vary conditions relating to the

LPSA Site Reference	408	Site Name	Former Pontins Holiday Camp, Carr Lane
	AMBER	occupancy restrictions on the extant planning approval for the retirement village. There is continuing developer interest in the site, indicating that the site is available.	
Development Assessment	Based on the sites location it can be considered to be unsustainable. However, given the sites planning history (00/00156/OUT - Retirement village, 05/00740/REM - Reserved matter for retirement village, 13/00805/VLA & 14/00787/VCN - removal of restrictions on occupation as retirement village) and the extant 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 to improve the site sites sustainability wherever possible e.g. on site community facilities. Opportunities should be explored to provide an access via the employment site to the north. The size of the site in the Brownfield Register has been reduced to remove the areas which have been developed.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	30/05/2007
Min Net Dwelling	576
Development Description	Residential Development with associated local services
NonHousing Development	Small scale convenience A1
Net Dwellings Range From	576
Net Dwellings Range To	600

LPSA Site Reference	481	Site Name	Club, Victoria Street
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2019 SHELAA Assessment

Site Description	The building is vacant and in poor state of repair with security hoarding across the front of the site. The site is located within the Morecambe Area Action Plan and the Conservation Area.		
Settlement	Morecambe		
Local Plan Policy Reference			
Area (ha)	0.10		
In an AONB?	No		
Final Assessment	1		
Development Estimate	8		
Development Phase	1-5 year phase		

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site is within the Morecambe Area Action Plan Area which seeks to promote regeneration. Policy SP4 of the AAP states that residential uses and residential development within the Town Centre will be supported provided they are above ground floor. The site is within the Conservation Area and subject to the detail, development will serve to enhance the site and surrounding conservation area. The site is therefore suitable for development.
Achievability	GREEN	Development is supported by the AAP and similar sites have been successfully developed in the area. The scheme will require appropriate design in view of the location within the conservation area and the provision of commercial uses at

LPSA Site Reference	481	Site Name	Club, Victoria Street
	GREEN	ground floor. As similar developments have been delivered in the area it is considered that the development of the site is achievable.	
Availability	GREEN		
Development Assessment	This is a brownfield site within the Morecambe AAP which promotes regeneration. A mixed use residential led development with commercial uses at ground floor would accord with policies in the Local Plan and would enhance the conservation area. The site is considered suitable, achievable and available.		

2019 Brownfield Register Assessment

Ownership Status	Unknown Ownership
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	8
Development Description	
NonHousing Development	Ground floor frontage - commercial uses
Net Dwellings Range From	8
Net Dwellings Range To	12

LPSA Site Reference	495	Site Name	Nursery On White Lund Road, White Lund
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2019 SHELAA Assessment

Site Description	Council owned garden nursery. The site is allocated for housing in the adopted Local Plan.		
Settlement	Morecambe		
Local Plan Policy Reference			
Area (ha)	0.90		
In an AONB?	No		
Final Assessment	1		
Development Estimate	9		
Development Phase	1-5 year phase		



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site is allocated for residential development within the adopted Local Plan. The site is in a mixed use area with residential properties on both sides of the site and opposite. Residential development is therefore appropriate in the context of adjacent residential uses. Part of the site is within Flood Zone 2 with the majority is within Flood Zone 1. Appropriate design and mitigation can address this issue. The site is therefore suitable for residential development.
Achievability	GREEN	In view of the use as a plant nursery and the adjacent historic landfill site, contaminated land mitigation may be necessary. Mitigation may also be necessary to mitigate potential noise nuisance from the depot at the rear. These issues can however be addressed. The site has no other significant constraints and development is therefore achievable.

LPSA Site Reference	495	Site Name	Nursery On White Lund Road, White Lund
Availability	GREEN	The site is owned by the Council and is considered to be available.	
Development Assessment	This is a brownfield site which is allocated for residential development in the local plan therefore is suitable and achievable. The size of the site on the Brownfield Register has been increased to encompass all the area within the nursery.		

2019 Brownfield Register Assessment

Ownership Status	Owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	9
Development Description	
NonHousing Development	
Net Dwellings Range From	9
Net Dwellings Range To	12

LPSA Site Reference	500	Site Name	Land West Of 113 White Lund Road, Oxcliffe Road
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2019 SHELAA Assessment

Site Description	The site has planning permission and construction has commenced. It is considered to be suitable and available		
Settlement	Morecambe		
Local Plan Policy Reference	H1.5 (Housing)		
Area (ha)	0.23		
In an AONB?	No		
Final Assessment	1		
Development Estimate	5		
Development Phase	1-5 year phase		



Suitability

Planning Status and History	GREEN	The site has been the subject of numerous application for residential development and as a caravan park. The current application is 17/01384/FUL for the erection of 5 dwellings and has been approved.
Ecology	GREEN	The site does not have the potential to support protected species or priority habitat types. It is considered unlikely that there will be any significant ecological constraints. Therefore development of this site will not have a significant impact upon the ecological environment.
Flood Risk and Drainage	AMBER	Part of the site lies within FZ3a but development has been found to be acceptable in accordance with the sequential test. See planning application 17/01384/FUL for details. Mitigation will be required in terms of design.
Neighbouring Land Use	GREEN	Need to consider impacts on neighbouring properties.
Highways	GREEN	See planning application 17/01384/FUL.
Heritage and Archaeology	GREEN	See planning application 17/01384/FUL for details.
Open Space	GREEN	See planning application 17/01384/FUL for details.
Landscape	GREEN	See planning application 17/01384/FUL for details.
Utilities	GREEN	See planning application 17/01384/FUL for details.
Trees and Hedges	GREEN	See planning application 17/01384/FUL for details.
Hazards	AMBER	See planning application 17/01384/FUL for details. The site may be contaminated and further work will be required prior to development.
Sustainability	GREEN	See planning application 17/01384/FUL for details.

2019 SHELAA Assessment

Suitability	GREEN	See planning application 17/01384/FUL. Specific issues requiring mitigation relate to flood risk and potential contamination.
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LPSA Site Reference	500	Site Name	Land West Of 113 White Lund Road, Oxcliffe Road
Achievability	GREEN	The site is considered to be viable based on similar developments coming forward in the area and commencement of the development.	
Availability	GREEN	Planning permission is in place and development has commenced.	
Development Assessment	The site has planning permission and construction has commenced. It is considered to be suitable and available.		

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Permissioned
Permission Type	FULL
Permission Date	25/01/2018
Min Net Dwelling	5
Development Description	17/01384/FUL - Demolition of existing dwelling and detached garage and erection of 5 detached 2-storey dwellings with
NonHousing Development	
Net Dwellings Range From	
Net Dwellings Range To	

LPSA Site Reference	522	Site Name	Westview Road Car Park
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2019 SHELAA Assessment

Site Description	Car parking area in Central Morecambe. The site was identified as a potential development site in the council's National Land Use database. The site is located in the Morecambe AAP area.		
Settlement	Morecambe		
Local Plan Policy Reference			
Area (ha)	0.34		
In an AONB?	No		
Final Assessment	3		
Development Estimate	24		
Development Phase	1-5 year phase		



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	Underused car park within the Morecambe Area Action Plan and allocated by DO4 for development. The site is therefore suitable for development.
Achievability	AMBER	The site is within the Conservation Area and a small section of the northwest 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.
Availability	GREEN	The site has been identified as available for development by the Council and allocated. The site is therefore available.
Development Assessment		Underused car park within the Morecambe Area Action Plan and allocated by DO4 for development. The site is therefore suitable for

LPSA Site Reference	522	Site Name	Westview Road Car Park
development.			

2019 Brownfield Register Assessment

Ownership Status	Owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	24
Development Description	
NonHousing Development	
Net Dwellings Range From	24
Net Dwellings Range To	28

LPSA Site Reference	828	Site Name	Alice Street Works, Alice Street
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2019 SHELAA Assessment

Site Description	Large industrial building within area which has a mixture of uses. Residential properties are located to the rear, west and across the road.		
Settlement	Morecambe		
Local Plan Policy Reference			
Area (ha)	0.03		
In an AONB?	No		
Final Assessment	1		
Development Estimate	6		
Development Phase	1-5 year phase		

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site has an extant planning permission for residential development therefore is suitable.
Achievability	GREEN	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 planning permission.
Availability	GREEN	The site has an extant planning permission it is therefore considered available.
Development Assessment		The site has an extant planning permission for development. It is therefore considered that the development of the site can be

LPSA Site Reference 828 Site Name Alice Street Works, Alice Street

delivered.

2019 Brownfield Register Assessment

Ownership Status Not owned by a public authority

Deliverable ? Yes

Planning Status Permitted

Permission Type FULL

Permission Date 07/07/2016

Min Net Dwelling 6

Development Description 15/01122/FUL – Demolition of warehouse and erection of 6 dwelling houses

NonHousing Development

Net Dwellings Range From 6

Net Dwellings Range To

LPSA Site Reference	871	Site Name	Farmhouse Tavern and Motel
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2019 SHELAA Assessment

Site Description	
Settlement	Morecambe
Local Plan Policy Reference	
Area (ha)	0.33
In an AONB?	No
Final Assessment	3
Development Estimate	14
Development Phase	6-10 year phase

No photo available



Suitability

Planning Status and History		
Ecology		
Flood Risk and Drainage		
Neighbouring Land Use		
Highways		
Heritage and Archaeology		
Open Space		
Landscape		
Utilities		
Trees and Hedges		
Hazards		
Sustainability		

2019 SHELAA Assessment

Suitability	GREEN	The site is considered to be suitable see 17/01502?FUL.
Achievability	GREEN	The site is considered to be viable
Availability	AMBER	The site has been subject to applications therefore is considered available.
Development Assessment		The site is pending a decision on a planning application. Issues with regard to affordable housing and the S106 agreement are outstanding.

LPSA Site Reference 871 Site Name Farmhouse Tavern and Motel

2019 Brownfield Register Assessment

Ownership Status	Not owned by a public authority
Deliverable ?	Yes
Planning Status	Not Permitted
Permission Type	
Permission Date	
Min Net Dwelling	10
Development Description	
NonHousing Development	
Net Dwellings Range From	14
Net Dwellings Range To	10