

Westmorland and Furness Strategic Housing and Economic Land Availability Assessment (SHELAA)

Draft Assessment Methodology

July 2024



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 Westmorland and Furness Local Plan



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Introduction and Background

Introduction

- 1.1.1 Westmorland and Furness Council is embarking on the preparation of a Local Plan for 2025-45 for the area of the new district for which it is the local planning authority (see map 1).
- A Strategic Housing and Economic Land Availability Assessment (SHELAA) provides an audit of land suitable, available and achievable for housing and economic development/employment uses over the Local Plan period. SHELAA's inform plan-making by providing information on potential sites but it is important to note that SHELAA's in themselves **do not allocate sites for development**. This document sets out a methodology for preparing a SHELAA.
- 1.1.2 Westmorland and Furness Council came into being in April 2023, replacing former Barrow Borough, Eden and South Lakeland Districts and Cumbria County Council. The Local Plans from the 'legacy' councils and associated planning policy guidance (see [here](#)¹ for details) will remain in place until replaced by a single Local Plan for Westmorland and Furness for 2025-45, including minerals and waste planning. The new SHELAA will form an important part of the evidence base for the new Local Plan for Westmorland and Furness.
- 1.1.3 Large parts of Westmorland and Furness are within the Lake District and Yorkshire Dales National Parks, which are separate local planning authorities and prepare their own local plans. The SHELAA study does not therefore include the National Parks. It includes the area of the North Pennines National Landscape (formerly Area of Outstanding Natural Beauty, AONB) but does not include the area of the Arnside and Silverdale National Landscape within the district – see also para 1.1.13.

Background

- 1.1.4 The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of the development land available in their area through the preparation of a Strategic Housing and Economic Land Availability Assessment (SHELAA). This provides an audit of land that is suitable, available and achievable for housing and economic development/employment uses over the Local Plan period. The NPPF requires Local Plans to identify a supply of specific, deliverable housing sites for years one to five of the plan period, and specific sites or 'broad locations' for years 6 to 10 of the plan, and if possible for years 11-15 of the remaining plan period. The most recent five-year housing land supply assessment for the legacy Local Plan areas within Westmorland and Furness is set out in the

¹ <https://www.westmorlandandfurness.gov.uk/localplan>



[Five Year Housing Land Supply Report²](#) to a base date of 31 March 2023, and this identifies deliverable housing land for the period 2023-2028.

- 1.1.5 The SHELAA is a key piece of evidence in identifying potential development land that could be considered for allocation through the Local Plan review process. The amount of housing land required to be allocated in the new Local Plan will depend on the existing supply (for example sites with permission or currently allocated for development) and the updated housing requirement target in the new Local Plan. The housing requirement will form part of the early consultation on the Local Plan. A study of the need for land for both new housing and economic development uses (a Strategic Housing and Economic Needs Assessment – ‘SHENA’) commenced in April 2024 to inform the preparation of the Local Plan.
- 1.1.6 The Government’s Planning Practice Guidance (PPG) sets out how land availability assessments should be undertaken and states that they should:
- identify sites and broad locations with potential for development;
 - assess their development potential;
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.1.7 The SHELAA study will form an important piece of evidence to underpin work on the new Local Plan for Westmorland and Furness for the period 2025-2040. It will provide a robust and up to date assessment of land with development potential in the planned area. It will update previous evidence prepared for legacy local plans and previous evidence on employment land availability including the Employment Land Reviews
- 1.1.8 It is important to note that SHELAA studies **do not allocate sites** for residential or economic development uses, and the identification of sites within SHELAA does not infer that the Council will them grant planning permission. The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.
- 1.1.9 The inclusion of sites within SHELAA does not preclude them from being developed for alternative suitable uses. Any planning applications will continue to be treated on their own merit and assessed against the development plan and other material considerations. The exclusion of sites from SHELAA (either because they have not been identified or have been assessed and discounted) does not preclude the possibility of planning consent being granted in the future.

² <https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-03/Westmorland%20and%20Furness%20Council%205YHLS%20Report%202023.pdf>



Methodology

Overall Methodology

1.1.10 The Government's online [Planning Practice Guidance](https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment)³ advises on the methodology that should be followed in preparing a strategic land availability assessment. It breaks the process into five broad stages and summarises these using the flowchart below. The Council will adopt this broad methodology for its SHELAA and the following sections describe how we will implement the stages of the assessment.

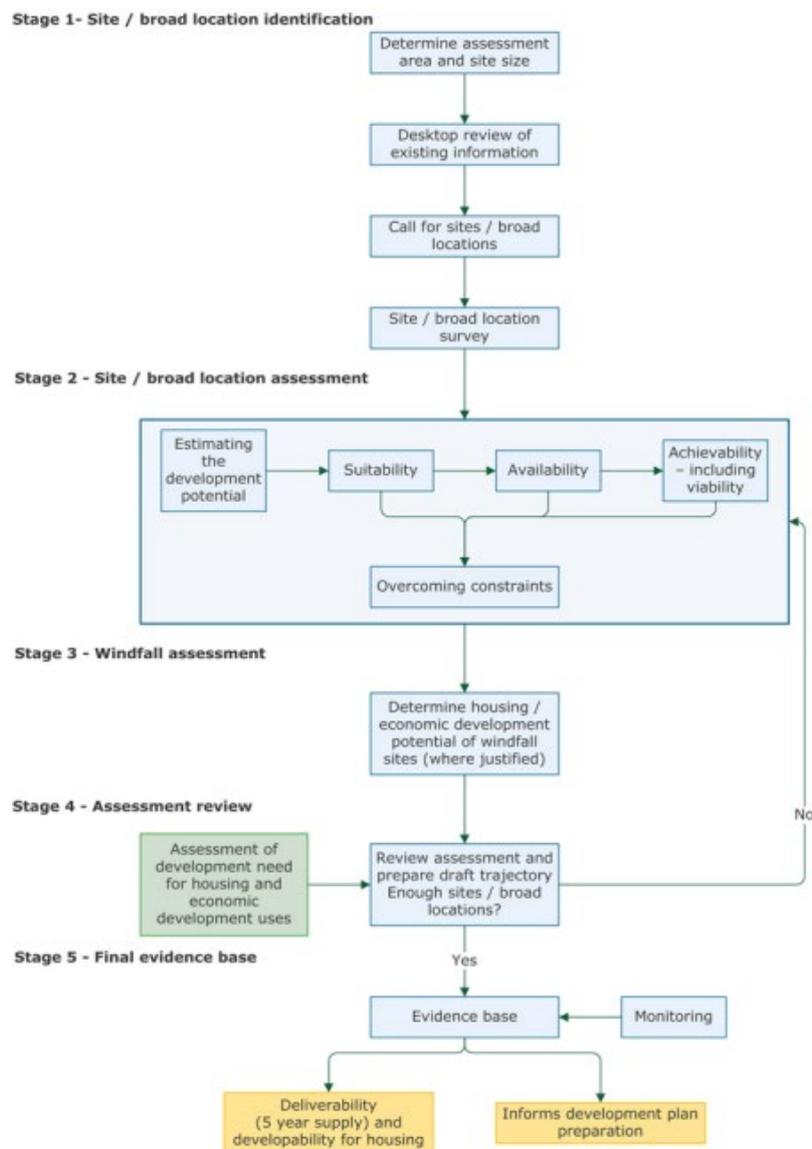


Figure 1: Planning Practice Guidance - Methodology Flowchart

³ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



Approach to Consultation and Engagement

- 1.1.11 The Council will engage with the development industry and other key stakeholders in the preparation of the SHELAA, to ensure that it provides a robust, well-informed and realistic assessment of land availability and deliverability. This will include making this draft methodology available to everyone for comment, alongside the first Call for Sites exercise in summer 2024. We will also continue to liaise with landowners, agents and developers on housing delivery issues, including through annual consultation on the site assessments to inform the five-year housing land supply report, and through regular meetings with the Council's Housing Providers Advisory Group (HPAG) and the Cumbria Housing Supply Group.

Stage 1: Site/Broad Location Identification

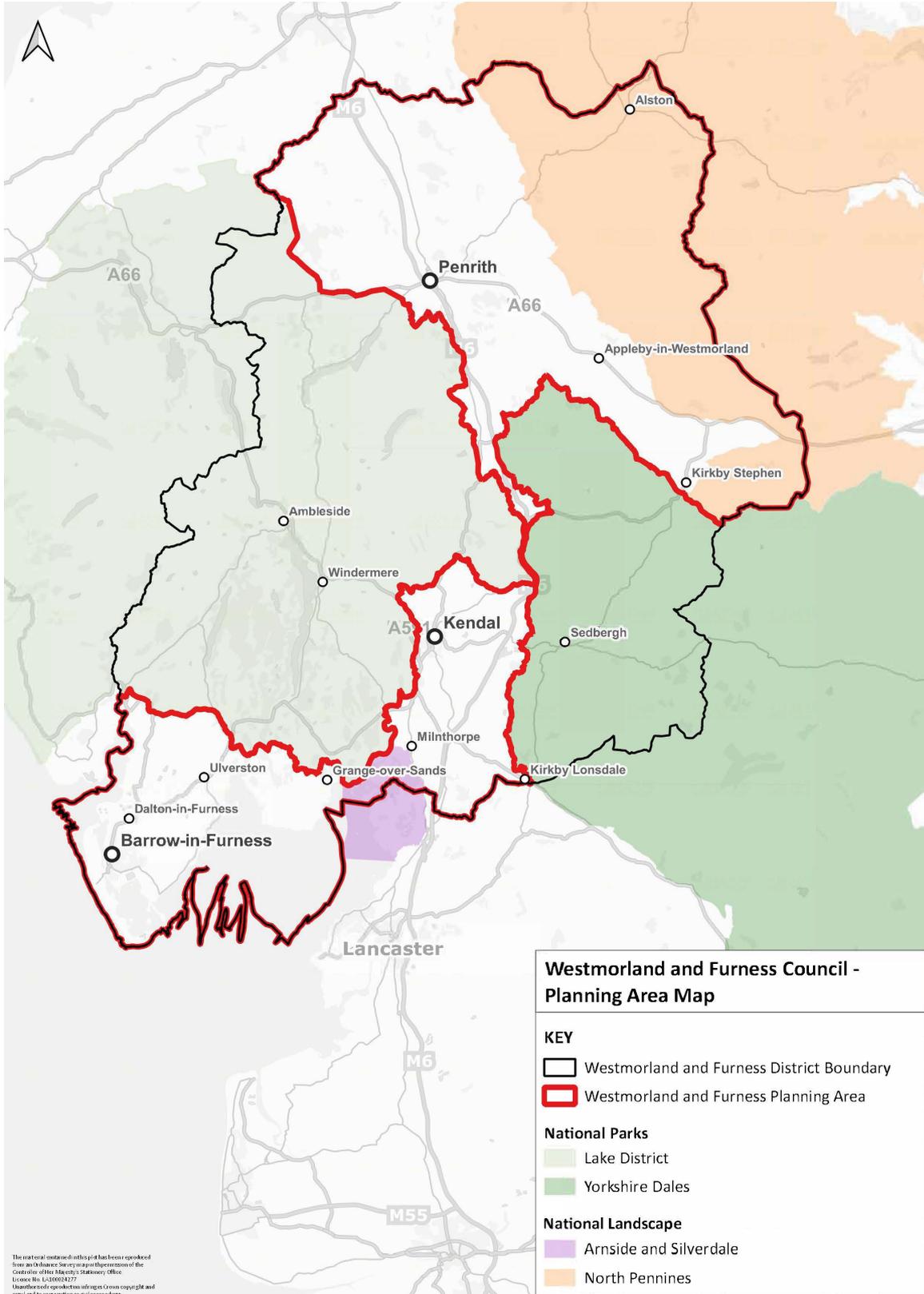
Geographical Area

- 1.1.12 The Planning Practice Guidance advises that the area covered by a SHELAA should reflect the housing market area and functional economic area, and can cover one or more local planning authority areas. Large parts of Westmorland and Furness are within the Lake District and Yorkshire Dales National Parks, which are in effect neighbouring planning authorities which prepare their own Local Plans. The Westmorland and Furness Local Plan and SHELAA study will therefore only cover parts of the District outside the National Parks.
- 1.1.13 The forthcoming Local Plan and SHELAA study will also include those parts of the North Pennines National Landscape (formerly called an 'Area of Outstanding Natural Beauty', or AONB) which are within the district.

The **Arnside and Silverdale** AONB Development Plan Document (DPD) was prepared jointly with Lancaster City Council and adopted in 2019. It allocates land suitable for development based on a bespoke landscape capacity-led approach. The current intention is that the Arnside and Silverdale AONB DPD will be retained and subject to a future review. The forthcoming Westmorland and Furness Local Plan will contain strategic policies which include the AONB area, but it will not review allocated sites in the AONB DPD or seek to allocate additional sites for development. The forthcoming Call for Sites will therefore not include the Arnside and Silverdale AONB (National Landscape) area within Westmorland and Furness district. However, the SHELAA will take account of sites already allocated in the AONB DPD and sites with planning permission, so that they can be included in the overall calculation of the district's housing land supply. If a later decision is taken that the new Local Plan should replace the AONB DPD, this is likely to require a subsequent Call for Sites for the AONB area within the district.

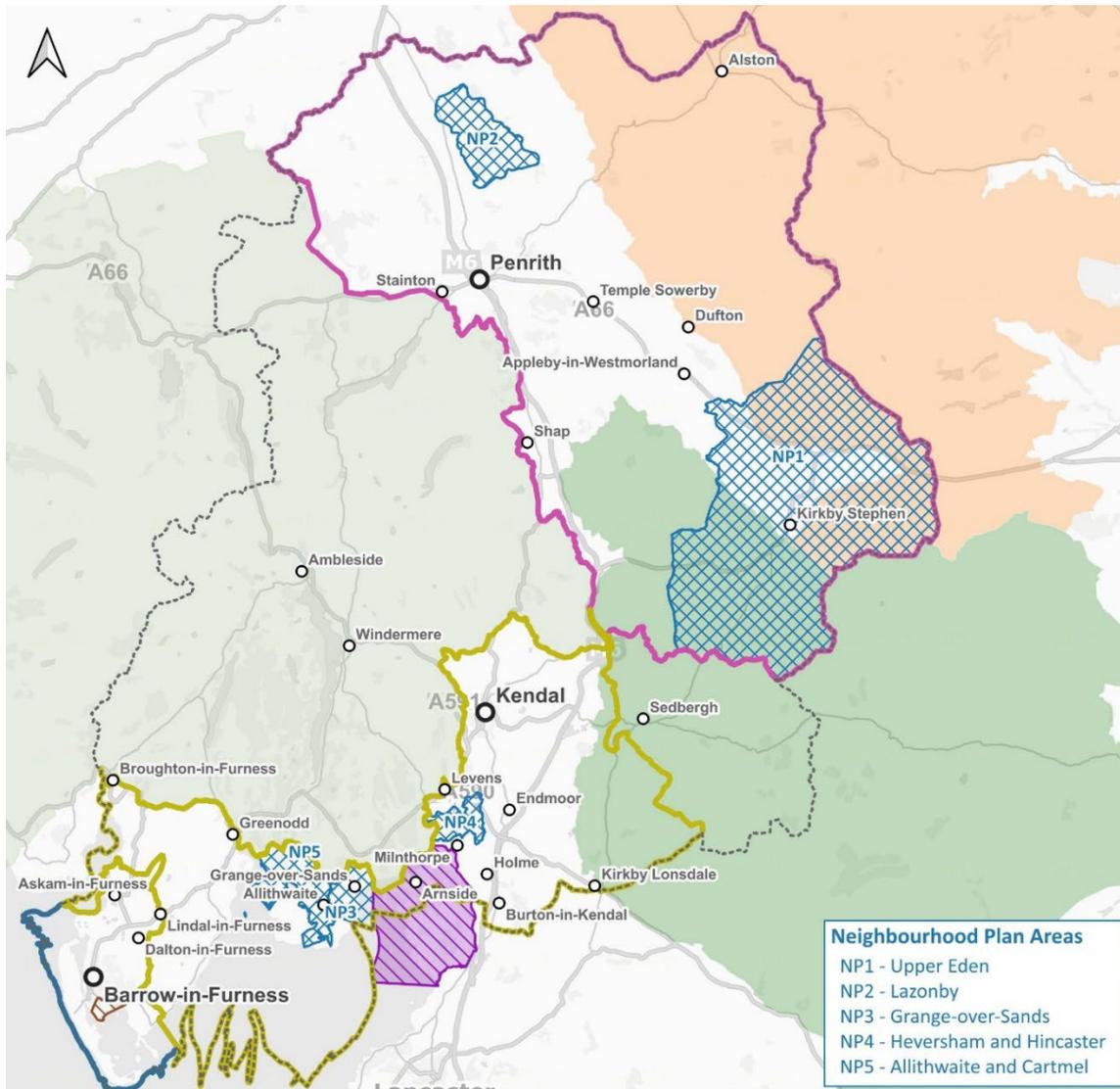


Map 1 – Westmorland and Furness Planning Area





Map 2 – Westmorland and Furness Planning Policy Framework



Neighbourhood Plan Areas
 NP1 - Upper Eden
 NP2 - Lazonby
 NP3 - Grange-over-Sands
 NP4 - Heversham and Hincaster
 NP5 - Allithwaite and Cartmel

Westmorland and Furness Council - Planning Policy Framework Map

KEY	
	District Boundary
	Former Barrow Borough
	Former South Lakeland District*
	Former Eden District*
	Arnside and Silverdale AONB
	Made Neighbourhood Plan
	National Parks Lake District
	Yorkshire Dales
	National Landscape Arnside and Silverdale
	North Pennines

Footnotes
 *The Yorkshire Dales National Park was extended in 2016. Until the National Park Authority adopts a local plan for the extended area, existing Eden and South Lakeland Statutory Development Plan Documents (except South Lakeland Development Management Policies) will continue to apply.
 The Cumbria Minerals and Waste Local Plan will apply to the whole of the Westmorland and Furness area outside of the National Parks.

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Site Size Threshold

- 1.1.14 The PPG states that it may be appropriate for assessments to consider all sites and broad locations capable of delivering 5 or more dwellings. The PPG allows for alternative site size thresholds where appropriate.
- 1.1.15 The Council does not consider that there are any locally specific reasons to vary from the thresholds suggested nationally and is therefore adopting the above thresholds for the assessment, which also align with the threshold for Brownfield Land Registers. The Council is converting the 5-unit threshold into a site area of 0.2 hectares (equating to 25 dwellings per hectare density) to allow for simpler initial screening of sites. However, if a site is below 0.2ha but its promoter, or the Council considers it could accommodate 5 or more dwellings it will still be included in the study.
- 1.1.16 The revised NPPF has introduced a requirement for local authorities to promote more small and medium size sites to ensure a wider mix of housing sites. It requires authorities to identify at least 10% of their housing requirement on sites no larger than one hectare. The proposed site size threshold of **5 dwellings or 0.2ha** in the SHELAA will therefore still allow the identification of a sufficient supply of housing land on small to medium sites.
- 1.1.17 For sites proposed for economic development, the SHELAA will adopt the site size threshold recommended in the PPG of **0.25 hectares or 500 square metres** of floor space.

The Identification of Sites and Broad Locations

- 1.1.18 The PPG advises plan makers to be proactive in identifying a range of possible sites and broad locations for development, and the PPG advises that authorities should not just rely on sites already known to them, and should seek to identify new opportunities through land availability assessments.
- 1.1.19 The Council will therefore identify sites for assessment from a range of sources to ensure that a comprehensive picture of available development land is presented in the SHELAA. The PPG suggests a range of types and sources of sites (see table below) and the Council proposes to use these sources, where appropriate, and any other available information to identify sites.
- 1.1.20 It should be noted the PPG suggestions for the types of sites (outlined below) may not be relevant to Westmorland and Furness or may not prove to be compatible with the emerging Local Plan's development strategy, however all are listed for completeness below.

Suggested Site Types in Planning Practice Guidance	Potential Data Source
Existing development allocations not yet with planning permission.	Legacy councils' Land Allocations Neighbourhood Plans



Suggested Site Types in Planning Practice Guidance	Potential Data Source
Planning permissions that are unimplemented or under construction.	Westmorland and Furness planning register records and annual monitoring activities, including the annual Five-Year Housing Land Supply Statement.
Planning applications that have been refused or withdrawn.	Westmorland and Furness planning application records.
Land in the local authority's ownership.	Westmorland and Furness records and land ownership GIS layer.
Surplus and likely to become surplus public sector land.	National register of public sector land Engagement with other public sector bodies that own land locally such as central government, National Health Service, fire services, utilities providers, statutory undertakers etc.
Other opportunities: <ul style="list-style-type: none"> - Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential). - Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks) - Sites in rural locations - Sites in and adjoining villages or rural settlements and rural exception sites - Large scale redevelopment and redesign of existing residential or economic areas - Potential urban extensions and new free-standing settlements 	A range of sources: <ul style="list-style-type: none"> ➤ Land and real-estate agents ➤ Legacy council's SHELAA sites ➤ Sites assessed in previous Local Plan site allocation processes. ➤ The South Lakeland Employment and Housing Land Search Study (2007) ➤ Employment Land Reviews ➤ Brownfield Land Register ➤ Westmorland and Furness records of empty properties ➤ Housing association development plans ➤ Ordnance Survey maps ➤ Aerial photography ➤ Planning applications ➤ Site surveys ➤ Previous Call for Sites ➤ Barrow and Kendal Town Centre Strategy /Vision ➤ Parish and Town Councils

Table 1: Site Sources



Call for Sites

- 1.1.21 A **guidance note** is available alongside the Call for Sites exercise to provide the context and background information, and it provides guidance on the types of sites that are invited through the process and how the methodology is to be applied.
- 1.1.22 The Council requires a **standard form** to be completed for any sites submitted through the Call for Sites, and this will be **available to fill in online** through Citizen Space via the Local Plan webpage. Printable versions of the form are available on request. The form requires comprehensive information to be provided on sites including, but not limited to:
- Full details of site ownership and site boundaries, including maps
 - Site constraints and site suitability information including highways access, topography, landscape features, flood risk, pollution/contamination, nature conservation, heritage, land use conflicts, sustainability, utilities, infrastructure
 - Ownership/access constraints e.g. third-party land interests, ransom strips, mineral rights etc.
 - Timescales for potential delivery of the site and evidence of progress made in bringing the site forward (e.g. technical surveys, marketing)
 - Viability issues
- 1.1.23 Please also note the following **important points**.
- Any sites submitted in the 2020 and 2021 South Lakeland Local Plan Review Call for Sites, **must be re-submitted** on the new survey form below. This will ensure we have consistent and up to date information on sites, and site promoters' intentions. Any sites which are not submitted again will **not be taken forward** for consideration in the Westmorland and Furness Local Plan.
 - **Housing and employment site allocations** in the Barrow, Eden and South Lakeland Local Plans, which do not yet have planning permission, will be reviewed to determine if they remain suitable, available and achievable for allocation in the new Local Plan to 2045. This will include sites or parts of sites, where permission has lapsed, or applications are pending or withdrawn. It will also include Broad Locations in the South Lakeland Local Plan. To ensure the review of these sites is based on up-to-date information, **they should be resubmitted** on the Call for Sites form below.

Exclusion Criteria

- 1.1.24 Following the collation of potential sites from the various sources outlined above, we will undertake an initial sift to exclude sites that are not considered to have any reasonable development potential, and in doing this will have regard to national and local policies and designations.



1.1.25 We will exclude sites that fall below the site size threshold of 0.2 hectares or 5 dwellings for residential sites, and 0.25 hectares or 500sqm floor space for employment sites. In addition, it is proposed that we will also exclude sites at the first stage if an obvious insurmountable constraint is present, without mitigation information, which renders the site unsuitable for the development proposed. Exclusion criteria include, but are not limited to, the following factors:

- They are not within the study area of the Westmorland Furness local planning authority area, excluding the National Parks (and the Arncliffe and Silverdale National Landscape, in terms of new site suggestions).
- Development on the site was completed before 31 March 2024 (Local Plan allocations).
- They are located wholly or mainly within an international or national nature designation (Special Protection Area, Special Area of Conservation, Ramsar Site, SSSI, National Nature Reserve).
- They are located wholly or mainly within limestone pavement order designations, local geological sites, ancient woodland, priority habitats, local nature reserves or County Wildlife Sites.
- They are greenfield and located wholly or mainly in flood zone 3 and being proposed for residential development.
- They are residential proposals located within the open countryside that do not align with the emerging Westmorland & Furness Local Plan (to be determined), in the interim consideration will be given to legacy Local plan policy, and:
 - are not suitable sites within or on the edge of small villages and hamlets, or
 - are not proposed as rural exception sites for affordable housing.
- They would compromise an important recreational open space, including public open spaces protected in current Local Plans and Local Green Spaces in Neighbourhood Plans.
- They are known at the outset not to be available for development and it is considered unlikely that they could become available within the plan period to 2040.
- Obvious insurmountable constraints are present at the outset that render the site unsuitable and there is no point progressing the site to the next stage of assessment.

1.1.26 As noted in the list above, the SHELAA will exclude residential sites within the countryside unless they accord with policies in the existing Local Plans. While some sites may be identified in accordance with rural housing policies in existing Local Plans, we consider that the majority of future housing land supply in rural areas,



outside settlements designated for growth in existing Local Plans, will be on sites below the SHELAA site size threshold of 5 units. Most sites in rural areas will therefore fall outside the scope of a study of this strategic nature. An appropriate windfall allowance will be factored in (see stage 3), to take account of the potential land supply from small sites in rural areas, based on an assessment of recent completion trends and extant permissions

- 1.1.27 The Council will be undertaking a review of the service centres in existing Local Plans at an early stage in preparing a plan for Westmorland and Furness and the SHELAA will take account of any emerging work on this topic.
- 1.1.28 Any sites excluded at this first stage will be presented in an appendix to the SHELAA with reasons for their exclusion (see the proposed template for this schedule in Appendix 1).

Initial site survey

Following the first exclusion stage above, officers will then proceed to collect further information, which will be undertaken through a desk-based assessment using existing available site information, GIS (geographical information system) mapping tools.

- 1.1.29 During the site survey the characteristics listed below will be recorded for each site (or checked if they were previously identified through other sources).
- site size, boundaries, and location;
 - current land use and character;
 - land uses and character of surrounding area;
 - physical constraints (e.g. access, contamination and hazards, steep slopes, ground conditions flooding, natural features of significance, location of infrastructure/utilities);
 - Infrastructure constraints;
 - potential environmental constraints;
 - consistency with the development plan's policies;
 - proximity to services and other infrastructure such as public transport and walking/cycling routes;
 - where relevant, development progress (e.g. ground works completed, number of units started, number of units completed);
 - initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.



- 1.1.30 If at this stage of the survey constraints or issues are identified that are considered insurmountable, sites will be excluded and will not proceed to the next stage of more detailed site assessment. The sites and reasons for their exclusion will be added to the schedule of discounted sites in an appendix to the SHELAA report.

Stage 2: Site/Broad Location Assessment

- 1.1.31 Stage 2 of the SHELAA will assess the suitability, availability and achievability of sites and assess their development potential and the timescale in which they may be delivered.

Assessing Suitability

- 1.1.32 Planning Policy Guidance (PPG) advises that the assessment of a site's suitability should be guided by:

- the development plan, emerging plan policy and national policy and guidance;
- market and industry requirements in that housing market or functional economic area;
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would-be occupiers and neighbouring areas.

- 1.1.33 The Council has developed an assessment framework for the SHELAA that will align with, and input into, the Local Plan site assessment and Sustainability Appraisal assessments, that will be undertaken as part of preparation of the forthcoming Local Plan. The table below sets out the assessment criteria that will be used to assess the suitability of sites for development. A traffic-light system will be used to assign colours to each assessment factor:

- **Red** will generally indicate that a site is not suitable (and cannot be made suitable) with respect to that factor
- **Amber** will indicate some constraints or negative impacts that can potentially be mitigated against/resolved, and
- **Green** will indicate a high level of suitability on that factor.



Based on the assessment of all the factors, officers will then make a judgement as to the site's overall suitability.

- 1.1.34 The first factors to be assessed are general suitability factors such as planning policy and physical site constraints. Sites will then be assessed against a range of environmental and sustainability factors, based on the issues that need to be taken into account in [Strategic Environmental Assessment and Sustainability Appraisal](#)⁴. This will ensure we capture information in the SHELAA that can then be used in our sustainability appraisal of sites in the Local Plan process.

Site Suitability – Policy Issues

Factor	Assessment Conclusion
Planning Policy <ul style="list-style-type: none"> Is the principle of development on the site in broad conformity with existing development plans, emerging⁵ policy and national policy? 	<p>Not suitable: The development of the site for the proposed use would clearly be contrary to the existing or emerging development plan policy, or national policy.</p> <p>Potentially suitable: It is not clear at this stage that the development of the site would be in accordance with existing or emerging policy, or it is partly in accordance.</p> <p>Suitable: The development of the site for the proposed use would be in accordance with current or emerging development plan policies and national policy.</p>

Site Suitability – Physical Factors and Constraints

Factor	Assessment Conclusion
Physical Constraints <ul style="list-style-type: none"> Are there significant natural features on the site (e.g. waterbodies, geological features etc) that would restrict development? Are there major infrastructure features on/under the site (e.g. pylons, high pressure gas mains, aqueducts, facilities for waste management)? Does the site have topographical constraints? 	<p>Not suitable: There are severe physical constraints or land use conflicts affecting the site that are unlikely to be able to be mitigated, without undermining the viability of the site.</p> <p>Potentially suitable: There are some physical constraints or land use conflicts affecting the site, but these could reasonably be mitigated against or resolved, without severely undermining the viability of the site.</p>

⁴ https://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

⁵ The final SHELAA report will have regard to the relevant emerging Local Plan policy at the time.



Factor	Assessment Conclusion
<ul style="list-style-type: none"> Does the site/is it likely to have challenging ground conditions? <p>Neighbouring Land Uses</p> <ul style="list-style-type: none"> Would the development of the site be compatible with existing neighbouring land uses? 	<p>Suitable: There are no constraints or land use conflicts, or there are very few constraints of a slight nature that would not affect the site's viable development.</p>

Site Suitability – Infrastructure Capacity

Factor	Assessment Conclusion
<p>Highways Access</p> <ul style="list-style-type: none"> Does the site have, or can it be provided with safe pedestrian, vehicular and cycle access highways access? <p>Physical Infrastructure Capacity</p> <ul style="list-style-type: none"> Is there sufficient capacity within local physical infrastructure to support the development or could it be provided? (for example, highways, electricity water/wastewater, digital infrastructure) 	<p>Not suitable: There are severe infrastructure capacity issues affecting the site that are unlikely to be able to be mitigated without undermining the viability of the site.</p> <p>Potentially suitable: There are some infrastructure capacity issues affecting the site but these could reasonably be mitigated against or resolved, without severely undermining the viability of the site.</p> <p>Suitable: There are no infrastructure capacity issues, or there are very few constraints of a slight nature that would not affect the site's viable development.</p>

Site Suitability – Environmental and Sustainability Factors

Factor	Assessment Conclusion
<p>Biodiversity and Geodiversity</p> <ul style="list-style-type: none"> Is the site within or in close proximity to international, national or local nature conservation sites? Are there notable trees and woodland (TPOs, ancient woodland etc.) on the site? Does the site provide important habitats? Have key/protected species been recorded on the site or are they likely to be present? 	<p>Not suitable: Unacceptable loss or disturbance of significant wildlife habitat or species.</p> <p>Potentially suitable: Some impact on wildlife habitat or species that could potentially be mitigated, and net gains could still be achieved.</p> <p>Suitable: No loss or disturbance of wildlife habitat or species, and opportunities for net gains.</p>



Factor	Assessment Conclusion
<ul style="list-style-type: none"> • Has the site registered for Biodiversity Net Gain? • Has the site been secured for nutrient neutrality mitigation? 	
<p>Green and Blue Infrastructure</p> <ul style="list-style-type: none"> • Does the site perform a green or blue infrastructure function, and if so, what functionality does it have? • Is the site next to an area of green or blue infrastructure? • Is it publicly accessible? 	<p>Not Suitable: The site's development would compromise the site's green or blue infrastructure functionality.</p> <p>Potentially Suitable: The site's development would have some negative impact on the green or blue infrastructure functionality, but this could potentially be mitigated.</p> <p>Suitable: Loss of the site would not compromise the site's green or blue infrastructure functionality – for example on account of no longer being fit for purpose or surplus to requirements.</p>
<p>Water and Flooding</p> <ul style="list-style-type: none"> • Is the site at risk of flooding from any sources, or could it be at risk in the future? • Could development of the site make flood risk worse elsewhere? • Could development of the site result in adverse water quality impacts, including the requirements for nutrient neutrality? • Is the site within an area that could be affected by coastal change or erosion, including sea level rise? 	<p>Not suitable: The site is in a functional floodplain or at high flood risk from other sources/would make flood risk significantly worse elsewhere and/or would have a significant detrimental impact on the quality of the water environment including for nutrient neutrality, and the impacts are unlikely to be able to be sufficiently mitigated.</p> <p>Potentially suitable: The site is at some risk of flooding now or in the future and/or its development may increase the risk of flooding elsewhere and/or it may have a negative impact on the water environment including for nutrient neutrality, but it is anticipated that these risks can be adequately mitigated.</p> <p>Suitable: The site is not at risk of flooding now or in the future, will not lead to an increased risk of flooding elsewhere and is likely to maintain/enhance the ecological status of the water environment, including for nutrient neutrality.</p>



Factor	Assessment Conclusion
<p>Heritage</p> <ul style="list-style-type: none"> • Is the site within or adjacent to a Conservation Area? • Are there listed buildings on the site or is it within the setting of a listed building? • Are there scheduled monuments within the site or is it within the setting of a scheduled monument? • Does the site have significant archaeological potential? • Is the site within or adjacent to a registered historic park or garden? • Are there any local non-designated heritage assets within or adjacent to the site? 	<p>Not suitable: The site's development would result in unacceptable loss/disturbance/harm to heritage assets or their setting that could not be sufficiently mitigated.</p> <p>Potentially suitable: The site's development would result in some loss/disturbance/harm to heritage assets or their setting but could likely be sufficiently mitigated.</p> <p>Suitable: The site's development would conserve and where possible enhance the historic environment.</p>
<p>Landscape</p> <ul style="list-style-type: none"> • What landscape type is the site within? (Cumbria Landscape character toolkit) • Is the site within a landscape that is highly sensitive to new development? • Is the site within or near to a protected landscape or its setting? 	<p>Not suitable: The site's development would have unacceptable harmful impacts on the landscape.</p> <p>Potentially suitable: The site's development would have some detrimental impact on the landscape that could potentially be mitigated.</p> <p>Suitable: The development of the site would not result in adverse landscape impacts.</p>
<p>Resources and Land</p> <ul style="list-style-type: none"> • Is the site considered best and most versatile agricultural land, under Natural England's current requirements? • Is the site likely to have mineral resources that could be sterilised by development? • Is the site affected by land stability issues or old mine workings • Does the site offer an opportunity to re-use buildings/land? 	<p>Not suitable: The site's development would make inefficient use of resources and land.</p> <p>Potentially suitable: Further work on the viability of utilising the available resources and land is needed to determine acceptability of the site for development.</p> <p>Suitable: The site's development would make an efficient use of resources and land.</p>
<p>Hazards, Health and Amenity</p> <ul style="list-style-type: none"> • Could the site be contaminated? • Could the site be affected by hazard sites? 	<p>Not suitable: The site's development is likely to significantly adversely affect human health or amenity.</p> <p>Potentially suitable: The development of the site may result in some adverse effects</p>



Factor	Assessment Conclusion
<ul style="list-style-type: none"> • Is the site affected by existing pollution or will it generate pollution? • Could the development of the site result in amenity impacts for neighbours? 	<p>upon human health or amenity, but they can likely be mitigated.</p> <p>Suitable: The site's development is likely to have no adverse impacts/may have positive impacts on human health or amenity.</p>
<p>Sustainable Communities</p> <ul style="list-style-type: none"> • Taking account of emerging settlement hierarchy for the forthcoming Local Plan and in existing Local Plans, is the site a sustainable location for development and would it reduce the need to travel? • Would the site integrate well with an existing community? • Does the site have good access to a range of facilities and services either by active travel (walking/cycling) or public transport? • Would the site be vulnerable to the impacts of climate change? • Does the site offer opportunities to increase energy and resource efficiency? 	<p>Not suitable: The site would significantly undermine the principles of sustainable communities.</p> <p>Potentially suitable: The site would generally support sustainable communities but may not perform well on all the factors.</p> <p>Suitable: The site would help sustain or create sustainable communities.</p>

1.1.35 It is important to note that the SHELAA cannot itself be expected to undertake the level of detailed assessment of sites that would be expected through the development management process for example in Flood Risk Assessments, Habitats Surveys, Transport Assessments, Landscape and Visual Assessments etc. It's role is more confined to highlighting major constraints and making judgements on the best available information at this time. Further assessment of the sites will be undertaken during the Local Plan site assessment and sustainability appraisal processes, to inform the detailed consideration of which sites are the most appropriate to be allocated taking into account other factors such as the level of need for development land.

Assessing Availability

1.1.36 The PPG states that a site is considered available for development when on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies, minerals rights or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Where



potential problems have been identified, the PPG advises that an assessment will need to be made as to how and when they can realistically be overcome. PPG advises that consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

- 1.1.37 The Council will make a judgement on the availability of SHELAA sites based on a range of information sources. Those sites submitted through the SHELAA call for sites will contain up to date availability information as this information will be strictly required on the response form. This information will be verified where necessary and used to determine if sites are available now or likely to become available in future.
- 1.1.38 Additionally, for sites already allocated for housing in the Council's current Local Plans for the former Barrow, Eden and South Lakeland districts, and sites over ten units with planning permission, the Council regularly monitors development progress and availability with land owners and developers in order to ensure it maintains a robust and up to date picture of its overall and five year housing land supply. The Council has also recently surveyed owners of allocated employment sites to establish up to date positions on availability and timescales for development.
- 1.1.39 Based on the assessment of availability, sites will be categorised into the following categories:
- **Not available**
 - **Potentially available/available in the future**
 - **Available now**

Assessing Achievability

- 1.1.40 PPG advises that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic [viability of a site⁶](#), and the capacity of the developer to complete and let or sell the development over a certain period.
- 1.1.41 The legacy Councils commissioned viability studies to inform the preparation of the current Local Plans, to assess the viability of development, taking into account current and future policy requirements. These studies assessed a range of housing and employment development types to judge whether they would be deliverable taking into account issues such as build costs, sales values, policy requirements, developer contributions etc. These studies will be used as a starting point to inform the judgement of the achievability of SHELAA sites by looking at the characteristics and location of the site and referring to the nearest corresponding typology in the viability study. For example, the achievability of a residential greenfield site in Kendal would be assessed by referring to the appraisals for greenfield sites in the

⁶ <https://www.gov.uk/guidance/viability>



Kendal housing market area in the South Lakeland Viability study. It is recognised that site specific issues could impact viability, but it would not be proportionate or feasible to attempt to undertake site specific viability appraisals for every site in the SHELAA, and therefore a typology-based approach is considered appropriate. If particular constraints or abnormal costs are known for a site, this will be taken account of in determining whether a site is likely to be achievable.

1.1.42 The Council will consider the need to update its viability evidence and will utilise both specialist independent viability consultancy services and engagement with the development industry to inform judgments on the achievability of sites.

1.1.43 Following the assessment of achievability sites will be categorised as follows:

- Not available
- Potentially available/available in the future
- Available now

Estimating the Development Potential

Residential Sites

1.1.44 The development potential of residential sites will be estimated by applying an appropriate ratio to convert the gross site area to the net developable area, and then by applying a locally relevant density assumption, as set out below.

Gross to Net Ratio

1.1.45 The gross area of a site is the total land area of the development. The term net area is defined as the land that is available for development, commonly referred to as the net developable area. The net area is more than the land for just dwellings and private space and includes other areas that contribute to the use and enjoyment directly linked to the developed dwellings for example access roads within the site, private gardens, car parking areas, and incidental open space and landscaping. Infrastructure and services serving a wider area, such as parks and public open spaces, main distributor roads, significant landscaping buffer strips, large SuDS features, other land required for Biodiversity Net Gain, or community facilities would not be counted within the net site area.

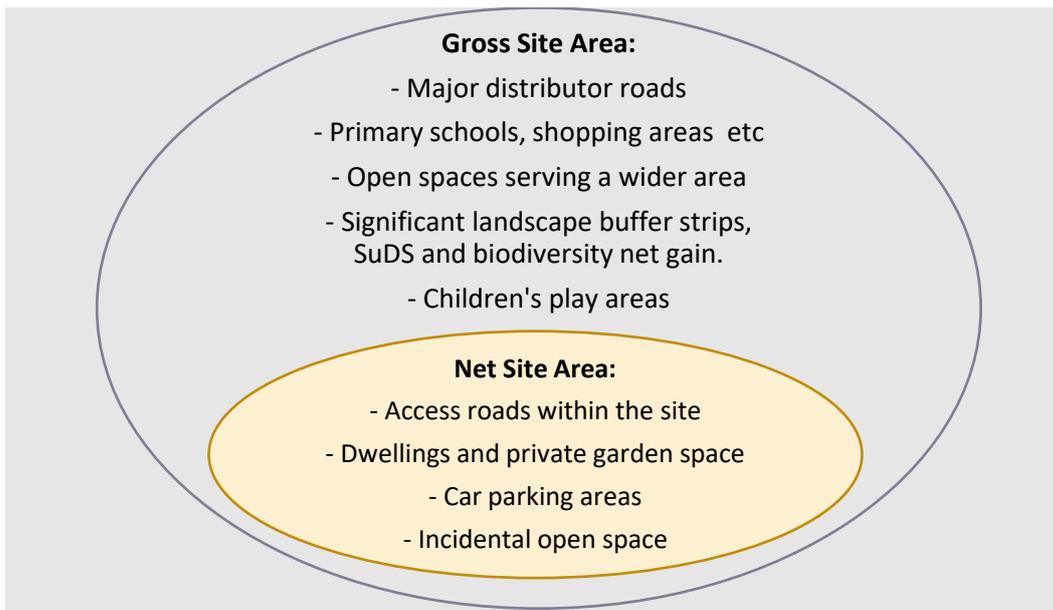


Figure 2: Gross Site Area – Net Site Area Diagram

1.1.46 A common methodology used in SHELAA's across the country to convert gross site areas to net developable areas has been based on the now historic publication *'Tapping the Potential'* (1999 report by Urbed for the Department of the Environment, Transport and the Regions). The report suggests the following gross to net ratios should be applied in order to determine the developable area of a site, and then a net density assumption can be applied. This recognises that as sites get larger there are more demands for other land uses such as distributor roads, public open spaces and infrastructure, and the proportion of the site that can therefore be developed for housing reduces.

Site Size	Gross to net ratio
Up to 0.4ha	100% gross to net ratio
0.4 – 2 hectares	75-90% gross to net ratio
Over 2 hectares	50-75% gross to net ratio

Table 1: 'Tapping the Potential' gross to net ratios

1.1.47 An assessment of 50 recent major development sites in the former South Lakeland area was undertaken previously to test the above assumptions. A summary of the average gross to net ratios is provided in the table below and shows that development sites in the district have generally aligned well with the upper limits of the suggested ratios above. These are also considered to align well with experience in former Barrow and Eden areas but will be assessed further against a sample of representative, recent sites.

Site Size	Average Gross to Net ratio	Number of Sites
Up to 0.4ha	98.04%	17
0.4 - 2 ha	91.36%	22
Over 2ha	78.79%	11



Site Size	Average Gross to Net ratio	Number of Sites
Overall average	90.87%	50

Table 2: Gross to net ratios achieved in former South Lakeland area

- 1.1.48 It is proposed that the SHELAA will apply the **upper limits** from the above ratios, and additionally for large sites over 10 hectares will use a 50% discount for gross to net ratios. This results in the ratios in the table below.

Site Size	Gross to net ratio
Up to 0.4ha	100% gross to net ratio
0.4 – 2 hectares	90% gross to net ratio
2 – 10 hectares	75% gross to net ratio
Over 10 hectares	50% gross to net ratio

Table 3: Proposed gross to net site area ratios for SHELAA

- 1.1.49 These ratios will be used as a general starting point, however where there are known site specific issues or constraints that could impact on the net developable area they will be taken account of on a case-by-case basis. Account will also be taken of any information provided by those promoting sites if they have undertaken work to determine the developable area.

Density assumptions

- 1.1.50 The following density assumptions are based on a detailed analysis of sites in the former South Lakeland area. These comprise the current proposed assumptions for SHELAA for Westmorland and Furness as a whole, but additional work will be undertaken to determine if they are sufficiently representative of typical experience on sites in the former Barrow and Eden areas.
- 1.1.51 It is recognised that individual sites may require the application of bespoke density assumptions on a case-by-case basis. An example would include a brownfield town centre site in Barrow, Kendal or Penrith developed for flats over several floors, where a significantly higher density would be applied, based on the site-specific circumstances. This approach is borne out by the analysis in the South Lakeland area, which revealed a wide variation in net densities, from 9.54 dwellings per net hectare on a village development of detached luxury homes, through to 444 dwellings per net hectare on a town-centre site comprising the conversion of a building to affordable flats. This extremely wide range highlights the challenge in developing benchmark assumptions, as every site has its own characteristics and circumstances which may influence the net developable area and density.

Location	Development Type	Site Size	Net density assumption	Notes
Town	Flats	All	110	Mean 139, median 111
Town	Houses/mixed	Over 2ha	25	Mean 26, median 24
Town	Houses/mixed	0.4 – 2ha	35	Mean 40, median 37
Town	Houses/mixed	Under 0.4ha	55	Mean 59, median 56



Location	Development Type	Site Size	Net density assumption	Notes
Village	Houses/mixed	Over 2ha	25	Mean 22, median 25
Village	Houses/mixed	0.4 – 2ha	25	Mean 29, median 26
Village	Houses/mixed	Under 0.4ha	45	Mean 48, median 48 (only 2 sites)

Table 4: Proposed SHELAA density assumptions

- 1.1.52 In applying the above density multipliers as a general benchmark, the SHELAA will also look at the individual characteristics of the site in question, and where justified, a different approach will be taken. Additionally, where a site capacity is established through masterplan work or the preparation of a planning application, this will also be taken into account.
- 1.1.53 The above approach is based on schemes that have been designed and implemented in the context of current and previous local and national policy frameworks. Consideration will need to be given to the issue of density in the new Local Plan to ensure the most effective use of land.

Employment/Economic Development Sites

- 1.1.54 The development potential of employment sites will be expressed in terms of gross developable site areas. At this stage the SHELAA will not attempt to apply a gross to net assumption, or assumptions around land to floor space ratios.
- 1.1.55 Employment sites may be developed for a range of different uses with significantly different land take up rates and densities, and it would therefore be difficult to apply meaningful ratios without a relatively clear picture of the type of development that may take place. In addition, there is generally not a sizeable sample of recently developed local employment sites from which to determine reasonable assumptions.
- 1.1.56 A plot ratio of around 0.4 appears to be a relatively common approach in a number of other authorities SHELAA reports to convert the site area to employment floorspace (site area (ha) x plot ratio = employment floorspace (sqm)). It is considered that further local research would need to be undertaken to determine whether this ratio would be appropriate, including any research which may be provided by the current on-going Strategic Housing and Economic Needs Assessment (SHENA) study.

Estimating the Timescale and Rate of Development

- 1.1.57 For sites in the SHELAA that are considered to have development potential, a judgment will be made on when they are likely to be capable of being delivered. Information on sites' suitability, availability and achievability will be used to make a judgment on when sites are likely to be brought forward.
- 1.1.58 Sites will be categorised as **deliverable** if there is a realistic prospect of them being delivered within 5 years or **developable** if they are considered to be longer term



sites (6 to 15 years). The definitions of deliverable and developable in the SHELAA will be based on those in the National Planning Policy Framework:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

“To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”

- 1.1.59 Information on indicative lead-in times and build out rates will be gathered from a range of sources, including knowledge of recent development sites in the district, information provided by developers and landowners in the preparation of the annual five-year housing land assessment, and wider engagement with stakeholders through the SHELAA process.

Stage 3: Windfall Assessment

- 1.1.60 The Planning Practice Guidance states that incorporating a windfall allowance for housing development in the SHELAA may be justified where a local planning authority has compelling evidence as set out in paragraph 72 of the National Planning Policy Framework. Such evidence includes proof that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 1.1.61 Windfall sites are those that have not been identified as available during the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available and sites comprising fewer than five dwellings. The NPPF (2023), paragraph 72, states that: *“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”*
- 1.1.62 The past delivery rates on windfall sites demonstrate that these have been a reliable source of housing over recent years. A windfall allowance will be factored into the



SHELAA in recognition of the significant contribution of windfall sites to housing supply. The most recent windfall assessment is included in the [Five Year Housing Land Supply Report⁷](#) to a base date of 31 March 2023, which identifies deliverable housing land for the period 2023-2028.

- 1.1.63 A windfall allowance will not be included in relation to employment land supply as there is insufficient local evidence to support such an approach given limited employment land development in recent years.

Stage 4: Assessment Review

- 1.1.64 In stage 4 of the assessment, an indicative trajectory will be produced to show the development potential of all the sites and when they are capable of being delivered. For the first four years of the plan period (2025-29) completions figures will be used in the trajectory. From the point of 1 April 2029, the trajectory will be based on potential future supply. ‘Deliverable’ sites will therefore be those considered capable of delivery in the period 2029-2034 and ‘developable’ sites will be those considered capable of delivery in the longer term (2034-2049)
- 1.1.65 Once the indicative trajectory has been produced we will review whether there are sufficient sites/ locations capable of meeting the evidence of housing and employment land need in the forthcoming Strategic Housing and Economic Needs Assessment (SHENA) on which work commenced in April 2024.

Stage 5: Final Evidence Base

- 1.1.66 In line with the PPG the SHELAA will have the following outputs:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, in terms of its suitability for development, availability and achievability to determine whether a site is realistically expected to be developed and when;
 - an assessment of the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development and consideration of associated risks;
 - a list of discounted sites with clearly evidenced and justified reasons.

⁷ <https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-03/Westmorland%20and%20Furness%20Council%205YHLS%20Report%202023.pdf>



- 1.1.67 The SHELAA will be published as a written report with accompanying maps grouped by settlement. It will be published on the Council’s website and a GIS layer showing all the sites will be added to the Council’s public online interactive mapping system.
- 1.1.68 The report will be split into two main chapters, one for housing land supply, and one for employment land supply. The presentation of these chapters will take account of the sub areas within the SHENA study and current or future proposals relating to settlement hierarchy.
- 1.1.69 For each settlement the SHELAA report will provide a summary of the potential supply from deliverable and developable sites. Schedules of deliverable, developable and discounted/excluded sites will be provided in an appendix to the SHELAA report, as illustrated in Appendix 1 of this document.
- 1.1.70 A summary report for each deliverable and developable site will be prepared (see Appendix 2 for template) providing key information from the assessment. Site assessment information will also be published in more detail as part of the Local Plan process and accompanying Sustainability Appraisal work.

Later Stages

- 1.1.71 Preparing a SHELAA study, based on the methodology proposed above, will identify a range of potential development sites considered suitable, achievable and available.
- 1.1.72 Looking ahead, the Council will also set out and seek views on a proposed series of further steps by which it will assess the sites from the SHELAA study further, in order to identify sites which are ultimately proposed for allocation in a draft Local Plan. This will be set out and consulted on in a forthcoming document, but it may be helpful to provide a brief overview of the likely steps in this process in the table below. For completeness, the table also includes the Call for Sites exercise and SHELAA study methodology, which form part of the current early conversation on the Local Plan.

Stage	Summary
Stage 1	Call for Sites and Site Identification <ul style="list-style-type: none"> Call for Sites exercise in 2024 and collation of possible sites from a range of sources
Stage 2	Strategic Housing and Economic Land Availability Assessment (SHELAA) <ul style="list-style-type: none"> Initial filter/sieve of sites against exclusion criteria High level assessment of Suitability, Availability and Achievability Assessment against a range of constraints. Sites which are confirmed through the SHELAA as definitely not suitable, not available or not achievable will be discounted from the site assessment process at this stage and will not progress to stage 3.
Stage 3	Sustainability Appraisal and Habitats Regulations Assessment



Stage	Summary
	<ul style="list-style-type: none"> Appraise the remaining sites to identify the relative sustainability of the sites, and to identify any significant negative effects that may require mitigation if the site is allocated Including more detailed specialist input where required on areas such as heritage, landscape, ecology, flood risk to understand the scale of impact and mitigation.
Stage 4	Housing Need and Emerging Local Plan Spatial Strategy and Settlement Hierarchy <ul style="list-style-type: none"> Taking account of the required quantity and distribution of housing required in the Strategic Housing and Economic Needs Assessment (SHENA), which is currently in preparation and emerging settlement hierarchy strategy.
Stage 5	Flood Risk <ul style="list-style-type: none"> Recommendations from the Strategic Flood Risk Assessment (SFRA), on which preparation will commence in summer 2024. Advice from Environment Agency and Council's Lead Local Flood Authority team Application of sequential test, and if necessary, the exception test
Stage 6	Assessment of Deliverability and Viability Testing <ul style="list-style-type: none"> Assessment of infrastructure requirements Assessment of viability Likely timeframe for development
Stage 7	Consultation Feedback <ul style="list-style-type: none"> Consideration of comments received from communities and stakeholders during public consultation on the draft Local Plan.



Appendix 1: Examples of Site Schedule

Proposed Site Schedule for Deliverable and Developable Housing Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Gross Site Area (ha)	Net Site Area (ha)	Estimated Capacity	Deliverable / Developable?	Deliverable Units	Developable Units
								2025-30	2030+
							Deliverable Developable		

Proposed Site Schedule for Deliverable and Developable Employment Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Gross Site Area (ha)	Potential Suitable Uses	Deliverable / Developable?
						Deliverable Developable
						Deliverable Developable

Proposed Site Schedule for Discounted Sites

Site Ref	Site Name	Site Location	Settlement Hierarchy	Gross Site Area (ha)	Reason if discounted	Notes
					<ul style="list-style-type: none"> • Unsuitable • Not available • Unknown availability • Developed • Small size • Other 	



Appendix 2: Site Summary Sheet Template

Site Information

Site Name:	
Source of Site:	
SHELAA Site Ref:	
Site Location:	
Map Link:	
Settlement Hierarchy:	
Size (ha) gross:	
Development Progress:	
Current Land Use and Character:	

Site Map

Assessment Summary

Summary	Conclusion
Suitability:	
Availability:	



Summary	Conclusion
Achievability	
Overall Summary:	

Development Potential

Estimated Site Capacity	Deliverable Units 2025-30	Developable Units 2030-35	Developable Units 2035-40	Developable Units 2040+
-	-	-	-	-



Appendix 3 – Call for Sites Form

The online form can be viewed [here](#)⁸.

Hardcopy Form

For reference purposes only – do not complete

Westmorland and Furness Call for Sites 2024: Housing and Employment Sites

Overview

We are starting work and gathering evidence on a new Local Plan for Westmorland and Furness (excluding the National Parks). When this is adopted, it will replace the existing district-wide Local Plans adopted by the former Barrow, Eden and South Lakeland Councils.

As part of this, the Council is running a Call for Sites exercise, asking people to identify land or sites that are available to be developed for housing and/or employment purposes. We are particularly interested to hear about any brownfield sites that are available.

The purpose of the Call for Sites is to gain up-to-date information about land that has potential for housing, employment or mixed uses, so it can be included in our Strategic Housing and Employment Land Availability Assessment (SHELAA) study and potentially be considered for allocation in the Local Plan in due course.

The submission of a site through the call for sites exercise does not mean that the site will be allocated. Once submitted, sites will be subject to assessment in the SHELAA and further assessment through the emerging Local Plan. You are welcome to comment on our draft methodology for the SHELAA study in the form.

⁸ <https://consult.westmorlandandfurness.gov.uk/planning-policy/wf-call-for-sites-2024-housing-and-employment>



Tell us about a site

Anybody can nominate their own land or suggest any other land. If you are submitting a site that you do not own you will still need to provide the landowner's contact details and state whether they are supportive of the development you are suggesting.

Please only submit sites that are within Westmorland and Furness and not within the areas of:

- the Lake District and Yorkshire Dales National Parks
- and the Arnside and Silverdale National Landscape (formerly Area of Outstanding Natural Beauty). For more information, please see para 1.1.13 of the draft SHELAA Methodology and/or 1.1.4 of the Call for Sites Guidance Note.

If you would like to submit a site for consideration please ensure you firstly read the guidance note which provides information on the types of sites we are inviting suggestions for, and guidance on how the form should be filled in.

You must provide a location map clearly and accurately showing the outline of the site in red using an Ordnance Survey base map and at a clear scale. You must complete a separate form for each site submission.

Important Note:

- Sites submitted in the 2020 and 2021 South Lakeland Local Plan Review Call for Sites, must be **re-submitted**. This will ensure we have consistent and up to date information on sites, and site promoters' intentions. Any sites which are not submitted again will not be taken forward for consideration in the Westmorland and Furness Local Plan.
- **Housing and employment site allocations** in the Barrow, Eden and South Lakeland Local Plans, which do not yet have planning permission, will be reviewed to determine if they remain suitable, available and achievable for allocation in the new Local Plan to 2045. This will include sites or parts of sites, where permission has lapsed, or applications are pending or withdrawn. It will also include Broad Locations in the South Lakeland Local Plan. To ensure the review of these sites is based on up-to-date information, **they should also be resubmitted** on the Call for Sites form.



If possible please submit your response online at www.westmorlandandfurness.gov.uk/localplan or complete this paper copy and return to:

- FAO Planning Policy, Town Hall, Duke Street, Barrow-in-Furness LA14 2LD
- FAO Planning Policy, South Lakeland House, Lowther Street, Kendal LA9 4DQ
- FAO Planning Policy, Voreda House, Portland Place, Penrith CA11 7BF

Copies should be received by **Monday 30th September 2024**.



Introduction

Name	
-------------	--

**Required*

Email address	
----------------------	--

**Required*

Publication of site suggestion **Required*

It is a requirement of the Local Plan consultation process that all site suggestions are published if they are to be considered in the Local Plan. May we have your permission to publish your response?

Published responses will include your name (and organisation if applicable) and the site information you provide, but personal information such as contact details will not be published.

If you do not wish for your response to be published, please note we will not be able to consider the site in the housing and employment land studies or the Local Plan process.

Yes, you may publish my response	
---	--

No, please do not publish my response	
--	--

Consent to Process Personal Data **Required*

I confirm that I have read and understood the Privacy Notice (as detailed below) and consent to the information provided being processed for the purposes of the Westmorland and Furness Call for Sites 2024: Housing and Employment Sites and that without consent, Westmorland and Furness Council will be unable to proceed with my submission. I also understand that I can withdraw my consent at any time.

Yes, I confirm	
-----------------------	--

Under the terms of the Data Protection Legislation (Data Protection Act 2018 and the General Data Protection Regulation 2016), I consent to Westmorland & Furness Council using my personal data for the purpose of processing: Westmorland and Furness Call for Sites 2024: Housing and Employment Sites.

I understand and agree that Westmorland and Furness Council is the data controller and it will process my personal data for the above purpose and I consent to the following:

1. The Council will process the following data sets in respect of my personal data for the above purpose: Name and Email
2. The council will publish a copy of my submission including my name. My submission must include my name but does not include my email address.
3. The Council will only use this information for Westmorland and Furness Call for Sites 2024: Housing and Employment Sites and not share it with third parties outside of the Council.



4. Retain my personal data for the duration of the Local Plan process.
5. You have the right to withdraw your consent at any time.

The council will hold your personal data securely and keep it confidential at all times. The legislation gives you the right to access information held about you. Your right of access can be exercised in accordance with the legislation.

Questions, comments and requests regarding your personal data should be sent to localplan@westmorlandandfurness.gov.uk. This consent form and any dispute or claim arising out of or in connection with it shall be governed by and construed in accordance with the law of England and Wales.

Would you like your contact details to be added to our Local Plan Consultation Database? **Required*

By signing up you will receive email updates about any future Local Plan consultations

My contact details are already on the database	<input type="checkbox"/>
Yes, I would like to add my contact details to the Local Plan contact database	<input type="checkbox"/>
No, please do not add my contact details to the database	<input type="checkbox"/>

SHELAA Methodology

Do you have any comments you would like to make specifically about the SHELAA Methodology document and it's content?

If you are only commenting on the SHELAA Methodology, and do not wish to submit a site, you do not need to complete the rest of this form.



Section 1: Site Promoter's Contact Details

Title (Mr/Mrs/Miss/Ms etc.)	
-----------------------------	--

Name	
------	--

Organisation (if applicable)	
---------------------------------	--

Address*	
----------	--

Phone number	
-----------------	--

Email address	
---------------	--

Are you the sole landowner? **Required*

Yes	
-----	--

No	
----	--

If you are the sole landowner of the site, please move onto Section 2.



If you are not the sole landowner of the site, what is your interest in the site?

Land Agent	
Registered Social Landlord	
Parish Council	
Community Group	
Joint owner of the whole site	
Planning Consultant	
Developer	
Local Resident	
Own part of the site	

Other, please state	
---------------------	--

Section 1(a): Landowners contact details

Only complete if you are **NOT** the sole landowner of the site.

Is the landowner aware that you are submitting the site?

Yes	
No	

If yes, is the landowner supportive of the development you are proposing?

Yes	
No	

Proof of ownership requirements

Proof of ownership must be provided for all land marked on the site plan, contact details for owners should be provided and if the site is being proposed by someone other than the owner, written confirmation must be provided by the owner that they are willing to make the site available for the proposed use.

Additionally if any third party adjacent land is required to facilitate vehicular access or sustainable travel links such as cycling and walking routes, or to make infrastructure connections, evidence should be provided that this will not present a barrier to the development of the site and the submission should outline any actions that have been or will be undertaken to address the issue.

Please provide written confirmation from the landowner.

Title (Mr/Mrs/Miss/Ms etc.)	
-----------------------------	--



Name	
------	--

Organisation (if applicable)	
---------------------------------	--

Address*	
----------	--

Phone number	
-----------------	--

Email address	
---------------	--

If there are more landowners, please provide their details in addition to this form, along with a plan to show the areas that are in separate ownership, clearly labelling each parcel with the name of the landowner.

Section 2: Your proposed site / Site information

Site size

Sites proposed for residential development should be at least **0.2ha** or be able to accommodate **5 dwellings**.

Sites proposed for employment development should be at least **0.25ha** or capable of accommodating at least **500 square metres** of employment floor space.

Site location

We will only accept sites within the Westmorland and Furness Local Plan boundary (excluding the Lake District National Park, Yorkshire Dales National Park, and Arncliffe and Silverdale National Landscape areas).



The Arnside and Silverdale National Landscape (ASNL) area is not within the call for sites area as the Westmorland and Furness Local Plan will not allocate sites in ASNL. See paragraph 1.1.13 of the SHELAA Methodology for more information.

Please provide a location map clearly and accurately showing the outline of the site in red using an Ordnance Survey base map and at a clear scale.

What is your site address? **Required*

Please provide an address and postcode, or if not available briefly describe the location.

If your site crosses the Westmorland and Furness Local Plan boundary, please upload a site location plan on an OS basemap with the site boundary clearly marked in red.

What is the current land use? – Select all that apply **Required*

Agriculture	<input type="checkbox"/>
Employment	<input type="checkbox"/>
Car park	<input type="checkbox"/>
Housing	<input type="checkbox"/>
Community facility	<input type="checkbox"/>
Vacant/unused	<input type="checkbox"/>
Sport/recreation/leisure	<input type="checkbox"/>
Retail	<input type="checkbox"/>
Education	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Other, please state



Please tell us of any previous uses on the site (if any). - Select all that apply

Agriculture	<input type="checkbox"/>
Employment	<input type="checkbox"/>
Car park	<input type="checkbox"/>
Housing	<input type="checkbox"/>
Community facility	<input type="checkbox"/>
Vacant/unused	<input type="checkbox"/>
Sport/recreation/leisure	<input type="checkbox"/>
Retail	<input type="checkbox"/>
Education	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Other, please state

Describe the character of the site.

For example: type and quality of agricultural land, is the site steeply sloping or does it have other topographical or land stability challenges?

Describe the character of the surrounding area.

For example: describe the surrounding uses – urban, rural, residential employment, retail, agricultural, etc. Is the site near a major transport route, water or sewage treatment works?



Is the site Greenfield or Brownfield (previously developed land)?*

Greenfield	
Brownfield	
Part Greenfield/ Part Brownfield	
Don't know	

If the site is wholly Greenfield, please move on to Section 3.

Section 2(a): Brownfield Land Register

The Council will include brownfield sites that are suitable for housing on its Brownfield Land Register. The answers will determine whether the site falls within the definition of 'previously developed land' as set out in the [National Planning Policy Framework](#)⁹.

The land is/was occupied by a permanent structure and any associated fixed surface infrastructure, and this has not blended into the landscape in the process of time.

True	
False	
Don't know	

The land is/has been occupied by agricultural or forestry buildings.

True	
False	
Don't know	

The land is a former minerals or waste extraction or disposal site with restoration conditions.

True	
False	
Don't know	

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https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf



The land is a residential garden, park, recreation ground or allotment in a built up area.

True	
False	
Don't know	

Section 3: Proposed use

What is the proposed use of the site? **Required*

Housing	
Employment	
Mixed use	
Gypsy, Roma and Traveller pitches	
Travelling Showpeople plots	
Don't know	

Please provide further information on the proposed use of the site.*

For housing: Number of units, type, tenure (affordable housing, specialist housing, older people's housing etc.)

For employment: number of units, proposed floorspace, use classes (see [England Use Classes Order](#)¹⁰) etc.

¹⁰ <https://lichfields.uk/media/s3ljljpw/guide-to-the-use-classes-order-in-england.pdf>



Could there be any potential land use conflicts if this site is developed for its proposed use? - Select all that apply **Required*

Amenity impacts for neighbours	<input type="checkbox"/>
Incompatible with existing uses	<input type="checkbox"/>
Amenity impacts for future occupiers	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>
No potential conflicts expected	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Other, please state

How will the site respond to the climate emergency that has been declared by the Council, for example how will it help mitigate or adapt to climate change impacts? **Required*

Consider whether the site could for example:

- incorporate renewable energy technology
- water reuse measures or sustainable construction methods above the minimum required by building regulations
- support sustainable travel and reduce car travel
- incorporate green infrastructure and space for nature and wildlife



Section 4(a): Site suitability, constraints and impacts

Does the site have vehicle access or can safe access be achieved? - Select all that apply.

Existing access directly onto highway	
Existing access to highway via land in same ownership as site	
Existing access to highway via land in different ownership to site	
No existing access to highway	
Proposed access directly onto highway	
Proposed access to highway via land in same ownership as site	
Proposed access to highway via land in different ownership to site	
No possible access to highway	
Don't know	

Is there safe access to a pedestrian route?

Yes, existing continuous pavement from the site to a settlement centre	
No, would need third party agreement to achieve	
A safe route from the site to a settlement centre could be readily provided	
Don't know	

Any other comments or useful information

Is there safe access to a pedestrian route?

Existing continuous off-road cycle route from the site to a settlement centre	
Intermittent cycle route from the site to a settlement centre	
Existing continuous on-road cycle route from the site to a settlement centre	
No cycle route	
Don't know	



Any other comments or useful information

Are there any particular access rights over the land?

Is it registered common land, designated open access land or section 15 land in accordance with the Countryside and Rights of Way Act 2000 (CROW Act) or other access rights?

Public Rights of Way can be viewed on the interactive map at the top of this page. An illustrative map of rights of way in Cumbria can be viewed on the Westmorland and Furness [website¹¹](#) and the legal definitive rights of way map can be viewed by appointment by contacting countryside.access@westmorlandandfurness.gov.uk

Yes	
No	
Don't know	

Any other comments or useful information

¹¹ <https://legacy.westmorlandandfurness.gov.uk/roads-transport/public-transport-road-safety/countryside-access/default.asp>



Does the site have access to the following utilities (or could they readily be provided?)

	Yes	Could be readily provide	No	Don't know
Mains water supply				
Mains sewerage				
Electrical supply				
Gas supply				
Landline telephone				
Superfast/full fibre broadband				



Section 4(b): Site suitability, constraints and impacts

See the [Environment Agency's flood map](#)¹² for planning where flood zones and areas at risk of surface water flooding can be viewed.

Please tell us of any constraints that affect your site. - Select all that apply

Site promoters should identify any surface water flooding, potential sources of pollution or contamination based on their knowledge of the site and its history, and any local pollution generators, and also any known major hazards nearby such as high pressure pipelines. We will also liaise with Council's Environmental Protection team and the Health and Safety Executive as we review the submitted sites.

Surface water flooding	
Air pollution	
Land stability issues	
Hazardous installations	
Pylon	
Gas pipeline	
Culvert	
Sewerage main	
Historic buildings and/or features	
Noise pollution	
Land contamination	
Mining works	
Overhead wires	
Aqueduct	
Water main	
Electricity substation	
Poor mobile data reception	
Other buildings	
Other (please state)	

Any other comments or useful information

Please provide any site surveys and/or reports (e.g. flood risk assessments).

¹² <https://flood-map-for-planning.service.gov.uk/>


Do any of the following issues affect the site?

	Yes	No	Don't know
Multiple ownership issues			
Third party land interests			
Ransom strips			
Current use needs to be relocated			

Any other issues, please state

Are there any restrictive covenants associated with the site?

Yes	
No	
Don't know	

If yes, please provide details

Are there any tenancy issues associated with the site?

Yes	
No	
Don't know	



If yes, please provide details

Is the land held in trust?

Yes	
No	
Don't know	

If yes, please provide details including whether the trustees are supportive the submission of the site

Are there any mineral rights associated with the site?

Yes	
No	
Don't know	

If yes, please provide details including contact details for the mineral rights owner and state whether they are supportive of the submission of the site



Section 4(c): Site suitability, constraints and impacts

Are there any existing landscape features on the site? - Select all that apply

Watercourse	<input type="checkbox"/>
Rocky outcrop	<input type="checkbox"/>
Large mature trees	<input type="checkbox"/>
Pond or large areas of standing water	<input type="checkbox"/>
Drystone wall	<input type="checkbox"/>
Hedgerow	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

Any other features

Does the site, or could it potentially, provide suitable habitat(s) for protected species?

For Example: bats, badgers, great crested newts

Consider whether there are any features on or adjacent to the site that could indicate the presence of wildlife such as barns, standing water, mature trees and hedgerows, etc.

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Any other comments or useful information

**Has any biodiversity assessment been carried out for the site?**

Yes	
No	
Don't know	

Any other comments or useful information

If yes, please provide a copy of the biodiversity assessment.

Taking into account the site's constraints, what is the developable area of the site?

Developable area of the site (hectares)	
--	--

Any other comments or useful information



Section 4(d): Site suitability, constraints and impacts

Is the site well related to an existing settlement?

Within an existing settlement	
On the edge of an existing settlement	
Not related to an existing settlement	
Don't know	

Any other comments or useful information

Does the site have good access to a range of facilities and services within a reasonable walking distance or by public transport?

For example: schools, shops, open spaces, sports facilities, community facilities, health services, employment opportunities, recreation facilities

A good range of facilities	
A limited range of facilities	
No facilities	
Don't know	

Please list facilities and travel times/ distances



Section 5: Availability and achievability

Please indicate the approximate timescale for availability. **Required*

Immediately	
Up to 5 years	
5 - 10 years	
10 – 15 years	
Beyond 15 years	
Don't know	

Any comments or useful information (particularly if the site is not immediately available, please explain why).

Has the site been marketed to potential developers? **Required*

Site is owned by a developer	
Site is under option to a developer	
Enquiries received	
Site is being marketed	
No activity	
Don't know	

Any comments or useful information (particularly if the site is not immediately available, please explain why).



What is the likely timescale for the development of the site? **Required*

Within 5 years	
6 - 10 years	
11 – 15 years	
Beyond 15 years	
Don't know	

Any comments or useful information

If any constraints have been identified, are they likely to affect the achievability/timing of the development? **Required*

Yes	
No	
Don't know	

If yes, please provide details

**Any other relevant information.**

Please use this space to add any additional information to support your submission, particularly noting if you have identified any measures to overcome constraints on the site. You may find it useful to refer to the draft SHELAA Methodology, specifically the criteria against which sites will be assessed.

If you have any further site surveys, reports or other information that may support your submission, please provide them.

Thank you for your submission