

STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT 2017

LPSA Site Reference

37

Site Name

Brookhouse Scout Hut, New Street

Site Summary

Site Description

The site is located on the eastern side of the village, to the south of St Pauls Church Hall. The site is bounded to the east and south by hedgerows and contains a Scout hut in the SW corner. A footpath runs through the site leading to St Pauls Primary School.

Parish
Caton with Littledale CP

Ward
Lower Lune Valley

Area (ha)
0.243207

Arnsdale and Silverdale AONB

Forest of Bowland AONB

Final Assessment
Undeliverable

Development Estimate
0

Development Phase



Suitability

Planning Status and History	AMBER	No planning history post 2000. The site lies within the bounds of the existing village.
Ecology	AMBER	Significant impacts on protected habitats and species are unlikely. Mitigation may be required.
Flood Risk and Drainage	AMBER	A site specific FRA will be required.
Neighbouring Land Use	AMBER	Mix of community uses.
Highways	RED	There is no obvious access to the site from the highway unless it is via the Church Hall car park. The site is well located within the village.
Heritage and Archaeology	AMBER	The site lies within a Conservation Area and adjacent to Moorside Cottage (listed building). Mitigation will be required to avoid impacts.
Open Space	RED	The site has an open space function associated with the scout hut.
Landscape	AMBER	The site is located on the edge of the existing village. There may be impacts on the landscape of the AONB and mitigation required.
Utilities	GREEN	The site lies within the existing village.
Trees and Hedges	AMBER	Consideration will need to be given to existing hedgerows which screen the site.
Hazards	AMBER	The site within a pipeline consultation area. An easement may be required. The site lies within a mineral safeguarding area. Views of the County Council will be required.
Sustainability	GREEN	The site is located within a Sustainable Settlement identified by the Council.
Accessibility	GREEN	The site is well located within the village.

LPSA Site Reference 37

Site Name

Brookhouse Scout Hut, New Street

2017 SHELAA Assessment

Suitability Summary	RED	There is no suitable access to the site other than a track serving the church hall.
Achievability	AMBER	This is a greenfield site. There may be access issues which effect viability.
Availability	RED	The site appears to be under the ownership of the church and is currently maintained. The hall/scout hut appears to be in use. There is no evidence that the land is available for development.
Development Assessment		There is no evidence to suggest that the site is available and there are issues relating to the site access.

LPSA Site Reference 38

Site Name

Land West Of Sycamore Road

Site Summary

Site Description The site includes a residential property situated on Sycamore Road and a parcel of land located to the rear currently used for grazing. A planning application has been approved on the site that includes the demolition of the existing dwelling and the creation of a new access and residential development.

Parish	Caton with Littledale CP
Ward	Lower Lune Valley
Area (ha)	0.873824
Arnside and Silverdale AONB	<input type="checkbox"/>
Forest of Bowland AONB	<input checked="" type="checkbox"/>
Final Assessment	Deliverable
Development Estimate	21
Development Phase	0-5 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		
Accessibility		

LPSA Site Reference 38

Site Name

Land West Of Sycamore Road

2017 SHELAA Assessment

Suitability Summary	GREEN	The site has approval for the erection of 21 dwellings (16/01603/FUL) and is under construction.
Achievability	GREEN	The site is under construction and considered to be viable.
Availability	GREEN	The site is under construction and is available.
Development Assessment		The site has planning approval and under construction.

Site Summary

Site Description	This is a greenfield site situated to the south of Hawthorn Close. It is currently in agricultural use with agricultural land to the west and south. It is a sloping site and has some small agricultural buildings in the SE corner. There is an access track in the NE corner leading on to Hawthorn Close.	
Parish	Caton with Littledale CP	
Ward	Lower Lune Valley	
Area (ha)	0.863613	
Arnsdale and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Developable	
Development Estimate	15	
Development Phase	6-10 year phase	



Suitability

Planning Status and History	RED	There is no planning history on the site post 2000. The land is identified as open countryside within the AONB in the adopted and emerging Local Plan.
Ecology	AMBER	There are no designated effected by development of the site. There may be impacts on ecology associated with hedgerows. Mitigation may be required.
Flood Risk and Drainage	GREEN	The site is not located within FZ3 or 1:30 surface water flood risk area.
Neighbouring Land Use	AMBER	Residential properties are located to the north and east and will need to be considered as part of any future development.
Highways	AMBER	There is an existing access in the NE corner of the site on to Hawthorn Close. It appears to be suitable but is restricted in width. Highways advice is awaited. There are no likely impacts on the wider network. A Public Right of Way runs through the site along its eastern boundary and will need to be retained. The bus service is only hourly but there are a range of local services located within Brookhouse and Caton (approx 400m and 800m respectively). There is also a dedicated cycle route between Caton and Lancaster.
Heritage and Archaeology	AMBER	There no listed buildings within 100m. There are no likely impacts on Brookhouse Conservation Area which is located approximately 450m to the east. Await comments on archaeology.
Open Space	AMBER	The site does not contain a designated open space. Public open space/play provision may be required as part of any development.
Landscape	AMBER	The site is considered to be able to accommodate residential development without having a significant effect on the AONB providing it is of similar scale as the neighbouring properties (single storey). Consideration will need to be given to minimising impacts on residential amenity of the adjacent properties.
Utilities	AMBER	The site is located on the edge of the existing urban area. Connection to utilities is not considered to be a significant issue.

LPSA Site Reference	39	Site Name	Land South Of 1-19 Hawthorn Close
Trees and Hedges	AMBER	There is a hedgerow on the western boundary. This should be retained.	
Hazards	AMBER	This is a sloping site which may effect development costs. The site is within a Mineral Safeguarding Area. The views of the County Council will need to be considered.	
Sustainability	GREEN	The site is located on the edge of Brookhouse which has been identified as a sustainable settlement.	
Accessibility	GREEN	A Public Right of Way runs through the site along its eastern boundary. There is a bus service located on Brookhouse Road (approx 200m), with services broadly every hour. The bus service is less frequent than expected but there are a range of local services located within Brookhouse and Caton (approx 400m and 800m respectively). There is also a dedicated cycle route between Caton and Lancaster.	

2017 SHELAA Assessment

Suitability Summary	AMBER	The site is well located on the edge of the existing village. There are landscape considerations which will limit the scale of the development and likely restrict development to a single storey. Impacts on adjacent properties also needs to be considered. The site access is restricted in width and comments are awaited on its suitability.
Achievability	GREEN	This is a greenfield site with no known abnormal costs.
Availability	AMBER	The site came forward as part of the 2015 SHLAA when the landowner indicated that the land may be available in the future. Awaiting confirmation.
Development Assessment	The site is potentially able to accommodate development subject to the access being suitable and the land being available (awaiting confirmation). Development will be restricted to single storey to avoid landscape impacts.	

LPSA Site Reference 40

Site Name

Land South Of Hornby Road

Site Summary

Site Description	This is a large greenfield site which includes land between Brookhouse and Caton and extends north and east up to the A683 and Holme Lane. It is bounded to the south by Sycamore Road and Brookhouse Road. The land rises up to a ridge which runs east /west across the site. It is currently in agricultural use. The site is bounded by stone walls and hedgerows. Artle Beck runs along the western boundary.	
Parish	Caton with Littledale CP	
Ward	Lower Lune Valley	
Area (ha)	12.471884	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Undeliverable	
Development Estimate	0	
Development Phase		

**Suitability**

Planning Status and History	RED	No planning history post 2000. The site lies within land identified as open countryside within the adopted and emerging Local Plan. The site is also located within the Forest of Bowland AONB.
Ecology	AMBER	Significant ecological impacts are unlikely provided an appropriate drainage system is used and protection is given to Artle Beck corridor.
Flood Risk and Drainage	AMBER	There are significant areas of Floodzone 3 and 1:30 yr surface water flood risk located in the northern and western parts of the site. The site will need to pass the sequential test and any development will need to avoid the flood risk areas.
Neighbouring Land Use	AMBER	Development will need to consider impacts on local residents to the south of the site.
Highways	AMBER	The site has a potential access on to the highways network. The site is well connected in terms of local service provision although improvements to the existing bus service should be sought.
Heritage and Archaeology	AMBER	Artlebeck Bridge is a listed structure and lies just to the SW of the site and will need to be considered as part of any development. The site is considered to be of local archaeological significance.
Open Space	AMBER	The site does not form part of any designated open space/recreation provision. On site open space provision may be required as part of any development.
Landscape	RED	An assessment has been made based on the 3 parcels of land within LPSA 40 that have been put forward by the proposer of the site. Landscape concerns relate to the rising land form and prominence of parts of the site, and the potential loss of separation between Caton and Brookhouse. The resultant significant impacts on the AONB and its value for local amenity preclude it from development.
Utilities	AMBER	The site is located on the edge of the existing urban area and new connections to utilities are not considered a significant issue.

LPSA Site Reference	40	Site Name	Land South Of Hornby Road
Trees and Hedges	AMBER	There are significant trees and hedgerows within the site. These should be retained if possible and where necessary mitigated for any loss.	
Hazards	AMBER	The Thirlmere aqueduct passes through the western part of the site and an easement will be required. The site falls within a Minerals Safeguarding Area and the views of the County Council will need to be considered. The NE corner of the site falls within the consultation zone for a buried transmission line. Parts of the site are steeply sloping and constrain development.	
Sustainability	GREEN	The site is located on the edge of Caton, which has been identified as a sustainable settlement within the Council's recent review.	
Accessibility	AMBER	Public rights of way passes through the eastern part of the site and alongside Artle Beck. The site is well located in terms of local services and access to cycle network. Improvements to the bus service should be sought. Provision for footways and bus stops will be required on Hornby Road.	

2017 SHELAA Assessment

Suitability Summary	RED	The site is located on the edge of Caton which has been identified as a sustainable settlement. However, there are a number of constraints effecting the site including the location of water main passing through the site, flood risk, topography and most notably the significant potential landscape impacts on the AONB. The site is therefore not considered to be suitable for development.
Achievability	GREEN	This is a greenfield site located within the AONB. There are no known significant abnormal costs. It is considered to be viable.
Availability	GREEN	The site is currently being promoted through the Local Plan process and is considered to be available.
Development Assessment	Given impacts on landscape and its location within the AONB the site is not considered to be deliverable.	

LPSA Site Reference 84

Site Name

Glazedale, Lancaster Road

Site Summary

Site Description	The site is located within the curtilage of a residential dwelling located on Lancaster Road.	
Parish	Caton with Littledale CP	
Ward	Lower Lune Valley	
Area (ha)	0.180597	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Undeliverable	
Development Estimate	0	
Development 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		
Accessibility		

LPSA Site Reference	84	Site Name	Glazedale, Lancaster Road
Suitability Summary	AMBER	Access to the site may be across 3rd party land. Any development would need to take into account neighbouring properties.	
Achievability	GREEN	The site contains an existing dwelling and a large garden. There may be issues with access to the site. It is considered to be viable.	
Availability	RED	The Council has been made aware that the site is not available.	
Development Assessment	The site may be suitable for development if access issues can be overcome, however the site is not available and therefore undeliverable.		

LPSA Site Reference

Site Name

Site Summary

Site Description Former Lancashire County Care Home Site. The site is now empty and was granted planning permission for 36 extra care units in March 2010.

Parish

Ward

Area (ha)

Arnside and Silverdale AONB

Forest of Bowland AONB

Final Assessment

Development Estimate

Development 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

Accessibility

LPSA Site Reference

Site Name

2017 SHELAA Assessment

Suitability Summary	<input type="text"/>	<input type="text"/>
Achievability	<input type="text"/>	<input type="text"/>
Availability	<input type="text"/>	<input type="text"/>
Development Assessment	<input type="text"/>	

LPSA Site Reference

88

Site Name

Land North Of 11-75 Hornby Road

Site Summary

Site Description The site is made up of a Council depot, small businesses and residential properties with extensive gardens. It is located between Hornby Road and the River Lune cycle path. Access to the site is via a single lane from Hornby Road.

Parish Caton with Littledale CP

Ward Lower Lune Valley

Area (ha) 1.603083

Arnside and Silverdale AONB

Forest of Bowland AONB

Final Assessment Undeliverable

Development Estimate 0

Development 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

Accessibility

LPSA Site Reference	88	Site Name	Land North Of 11-75 Hornby Road
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2017 SHELAA Assessment

Suitability Summary	AMBER	The site is well located within the village. The site is potentially suitable for either redevelopment for residential or employment uses.
Achievability	AMBER	The site is made up of a variety of uses currently occupied by a range of buildings. There will be significant costs in redeveloping the site but given its location in the AONB it is considered to be viable.
Availability	RED	There is no indication that the site is available.
Development Assessment		The site could potentially accommodate residential development however there is no indication that the site is available.

Site Summary

Site Description	The site is located to the west of Mill Lane and bounded by trees on the south, west and eastern boundaries. The site is currently used to store building materials. A car park is located in the SE corner of the site that serves the adjacent fishery.	
Parish	Caton with Littledale CP	
Ward	Lower Lune Valley	
Area (ha)	0.759436	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Deliverable	
Development Estimate	10	
Development Phase	0-5 year phase	



Suitability

Planning Status and History	AMBER	Planning applications have been submitted for residential development - 18/00002/FUL - decision is pending. A separate application has been submitted and withdrawn 18/00336/FUL on part of the site occupied by a car park. The site has permission for the storage of building materials and machinery. The site lies within land identified as open countryside within the emerging and adopted Local Plan.
Ecology	AMBER	The site is surrounded by areas of woodland. The site has the potential to support protected species and mitigation may be required. Development of this site is unlikely to have a significant impact upon the ecological environment.
Flood Risk and Drainage	AMBER	A site specific FRA will be required.
Neighbouring Land Use	AMBER	Need to take account of adjacent areas of woodland and amenity of those using cycle path.
Highways	AMBER	The site is well located on the western edge of the village. Current planning applications indicate that there are access issues on to Mill Lane that need to be resolved.
Heritage and Archaeology	AMBER	The site may be of county to regional archaeological significance. Further survey work and resultant mitigation may be required.
Open Space	AMBER	The site lies adjacent to the River Lune cycle path. Impacts on the amenity of path users needs to be considered.
Landscape	AMBER	Although within the AONB the site is enclosed particularly on its eastern and southern sides. There is some screening to the west also. Development of the site could be accommodated subject to screening of the site being retained and complemented if required.
Utilities	AMBER	The site is located on the edge of the existing settlement and connection to utilities is not considered to be a significant issue.
Trees and Hedges	AMBER	The planting surrounding the site on all sides is protected by a TPO. Given its location in the AONB and the its

LPSA Site Reference	89	Site Name	Land West Of Mill Lane
	AMBER	function as a screen, this should be retained.	
Hazards	AMBER	The site lies within a mineral safeguarding area and the County Council will need to be consulted. The site lies within a pipeline consultation zone and an easement may be required.	
Sustainability	GREEN	The site lies on the edge of the existing settlement, which has been identified as a sustainable settlement within the Council's evidence base.	
Accessibility	GREEN	The site has good access to the centre of the village and to the River Lune cycle path.	

2017 SHELAA Assessment

Suitability Summary	AMBER	Impacts on the landscape are a potential issue and the trees surrounding the site should be retained as they screen the site from the wider AONB. Access (poor visibility) from the site on to Mill Lane is an issue and will need to be resolved. Overall given the sites location on the edge of the existing settlement the site is considered to be suitable.
Achievability	GREEN	This is predominantly an undeveloped site, previously used for storage and car parking, and is considered to be viable.
Availability	AMBER	There are currently planning applications for residential development on the site and it is considered to be available, although it is apparent that the fishery car park is still in use. The use of Mill Lane by the occupiers of the site may be an issue.
Development Assessment	There are issues relating to the availability of the small car parking area and the use of Mill Lane by future occupants of the site. It is considered that these could potentially be resolved. The site is considered suitable for development subject to the screening of the site being retained and enhanced if required in order to minimise any impacts on the AONB.	

LPSA Site Reference

Site Name

Site Summary

Site Description

Parish

Ward

Area (ha)

Arnside and Silverdale AONB

Forest of Bowland AONB

Final Assessment

Development Estimate

Development 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

Accessibility

LPSA Site Reference 90

Site Name

Amenity Space, Fell View

2017 SHELAA Assessment

Suitability Summary	RED	The site has been identified as an important greenspace and should be retained as a recreational greenspace. The site is not considered to be suitable for development.
Achievability	GREEN	This is a greenfield site and considered to be viable.
Availability	RED	There is no evidence to suggest that the site is available.
Development Assessment		The site is currently used as a recreational greenspace and has been identified as an important asset and should be retained. There is no indication that it is available.

LPSA Site Reference 91

Site Name

Mary Bank, Green Road

Site Summary

Site Description	This is a greenfield site located on the edge of Caton Green off Caton Green Road. The site is currently used for agriculture.	
Parish	Caton with Littledale CP	
Ward	Lower Lune Valley	
Area (ha)	1.658643	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Undeliverable	
Development Estimate	0	
Development 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		
Accessibility		

LPSA Site Reference	91	Site Name	Mary Bank, Green Road
Suitability Summary	RED	The site is located outside the settlement of Caton with Brookhouse and is considered to be an unsustainable location. The site is therefore not considered suitable for development.	
Achievability	GREEN	This is greenfield site located adjacent to the highways network with no known abnormal costs. It is considered to be viable.	
Availability	AMBER	The site came forward as part of the 2015 SHLAA call for sites suggesting that the site was available in the past.	
Development Assessment	The site is located outside Brookhouse and is not considered to be a sustainable location.		

Site Summary

Site Description	This is a greenfield site located on the junction of Quernmore Road and Lancaster Road, to the west of Caton. The site is bounded by a metal fence and is currently in agricultural use.	
Parish	Caton with Littledale CP	
Ward	Lower Lune Valley	
Area (ha)	0.957918	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Undeliverable	
Development Estimate	0	
Development Phase		



Suitability

Planning Status and History	RED	There is no planning history post 2000. The site is within the AONB and located within land identified as open countryside within the adopted and emerging Local Plan.
Ecology	AMBER	There are no designated sites likely to be effected by development. Mitigation may be required if there are impacts on protected species and habitats.
Flood Risk and Drainage	AMBER	The site does not contain areas of high flood risk. A site specific FRA will be required.
Neighbouring Land Use	GREEN	There are residential properties to the north and east and open countryside to the south and west. There are unlikely to be significant impacts on neighbouring properties.
Highways	GREEN	An access could be provided directly on to Quernmore Road. The site is well connected to the village.
Heritage and Archaeology	AMBER	The Listed Gd II Croftlands lies 55m to the west and development here may impact its setting. Careful design and mitigation may be required. The site is considered to be potentially of regional archaeological significance. A formal programme of archaeological field investigation is required on this site.
Open Space	AMBER	On site open space provision may be required.
Landscape	RED	The site is distinctive of the local landscape character and forms a valuable gateway green space and amenity for local residents creating a rural setting to the village, forming part of the green corridor from Caton into the rural landscape beyond and offers extensive views to the Forest of Bowland AONB landscape beyond. It is considered that the high quality of the landscape and the value of this land for local amenity precludes it from development.
Utilities	AMBER	Connection to utilities is not considered to be a significant constraint in this location.
Trees and Hedges	AMBER	There are isolated trees that may be effected by any development that should be protected and retained.
Hazards	AMBER	The site is located within a Mineral Safeguarding Area. The views of the County Council will need to be considered. The site lies within a pipeline consultation zone.
Sustainability	GREEN	The site is considered to be a sustainable location on the edge of Caton.

LPSA Site Reference	92	Site Name	Land On Corner Of Lancaster Road And Quernmore Road
Accessibility	GREEN	The site is well located to access services within the village. There is a cycle route connecting the village to Lancaster. The village is served by a bus service.	

2017 SHELAA Assessment

Suitability Summary	RED	The site is distinctive of the local landscape character and forms a valuable gateway green space and amenity for local residents creating a rural setting to the village. It is considered to have high landscape quality and local amenity value. Given its location within the AONB and the potential landscape impacts it is not considered to be a suitable site.
Achievability	GREEN	This is a greenfield site with no known abnormal costs.
Availability	AMBER	The site was suggested by the Parish Council. Officers have no evidence to confirm that this site is available.
Development Assessment		Given the potential significant impacts on the landscape and its location within the AONB it is considered that the site is not suitable for development.

LPSA Site Reference 93

Site Name

Caton Football Ground

Site Summary

Site Description The site is located close to the centre of Caton and accessed from Hornby Road via a car park belonging to the adjacent pub. The site is currently used as a sports/events field. The adjacent pub and bowling green is located to the northwest of the site. The site is predominantly bounded by residential properties.

Parish	Caton with Littledale CP
Ward	Lower Lune Valley
Area (ha)	1.736473
Arnside and Silverdale AONB	<input type="checkbox"/>
Forest of Bowland AONB	<input checked="" type="checkbox"/>
Final Assessment	Undeliverable
Development Estimate	0
Development 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		
Accessibility		

LPSA Site Reference 93

Site Name

Caton Football Ground

2017 SHELAA Assessment

Suitability Summary	RED	The Council's evidence base identifies that the site has an important function as a local greenspace and as a recreational resource and recommends that the site is retained for such purposes. The site is therefore not considered to be suitable for development.
Achievability	GREEN	This is a greenfield site with no known abnormal costs although the loss of part of the pub car park in order to gain access to the site may be an issue. It is considered to be viable.
Availability	GREEN	It is understood from representatives of the landowner that the site is available.
Development Assessment		The site has an important function as a greenspace and recreational resource. It is not considered suitable for development.

Site Summary

Site Description	The site is situated between the former railway line (which is now part of the Lune cycleway) and Station Road, which sites to the north of the village of Caton. The site is currently grassland which formed part of the embankment to the railway line.	
Parish	Caton with Littledale CP	
Ward	Lower Lune Valley	
Area (ha)	0.523631	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Undeliverable	
Development Estimate	0	
Development Phase		



Suitability

Planning Status and History	RED	There is no planning history post 2000. The site is identified as open countryside within the AONB in the adopted and emerging Local Plan.
Ecology		There are no designated sites close
Flood Risk and Drainage		
Neighbouring Land Use	AMBER	Need to consider impacts on cycle track and on amenity of the neighbouring church. Neighbouring employment uses may not be compatible with residential.
Highways		
Heritage and Archaeology		
Open Space	RED	The rear part of the site is included within the Rive Lune Millennium Path and has been identified as an important green corridor within the district. It should therefore be retained as such.
Landscape	AMBER	The site is located within the existing village envelope and there are not considered to be significant landscape impacts.
Utilities	AMBER	The site is located within the village. Connection to utilities is not considered to be a significant issue.
Trees and Hedges		Part of the site contains a number of trees.
Hazards	GREEN	There are no known significant hazards.
Sustainability	GREEN	The site is well located within Caton. The village has been identified as a sustainable settlement.
Accessibility	AMBER	The eastern part of the site is included within the River Lune Millenium Park. This is an important recreational greenspace and should be retained. The western part of the site is associated with the adjacent church.

LPSA Site Reference

94

Site Name

Land East Of Station Road

2017 SHELAA Assessment

Suitability Summary

AMBER

The eastern part of the site forms part of the River Lune Millenium Park. It has been identified as an important asset within the evidence base and should be retained. The western part of the site lies within the grounds of the adjacent church. It is well located within the village and has an access on to Station Road. There are significant trees within the site. The site could accommodate limited development although this would lead to the loss of at least one mature tree.

Achievability

GREEN

This is a greenfield site with no abnormal costs.

Availability

RED

There is no evidence to suggest that the site is available.

Development Assessment

The western portion of the site may be able to accommodate limited development although this would involve the loss of at least one mature tree. There is no evidence to suggest the site is available.

LPSA Site Reference 97

Site Name

SJ Bargh, Hornby Road

Site Summary

Site Description The site lies to the northeast of the village to the north of Hornby Road. Part of the site was formerly Bargh's garage and haulage depot and is being developed for housing. The remaining part of the site is a greenfield site in agricultural use.

Parish Caton with Littledale CP

Ward Lower Lune Valley

Area (ha) 1.939398

Arnside and Silverdale AONB

Forest of Bowland AONB

Final Assessment Undeliverable

Development Estimate 0

Development 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

Accessibility

LPSA Site Reference 97



Site Name

SJ Bargh, Hornby Road

2017 SHELAA Assessment

Suitability Summary	RED	Approximatley 50% of the undeveloped site lies within Floodzone 3. The site is not considered to be suitable for development.
Achievability	GREEN	This is greenfield site and is considered to be a viable site.
Availability	GREEN	Representations submitted by the agents of the landowner suggest that the site is available.
Development Assessment		A significant proportion of the undeveloped part of the site is located within Floodzone 3. Although the site may be available this is a significant constraint and is not considered to be a deliverable site.

Site Summary

Site Description	This is a greenfield site located between Quernmore Road and Escowbeck Farm to the west of Caton village. The site is slightly sloping, rising towards Escowbeck Farm, and is currently used for grazing/pasture. Access is currently via a track located adjacent to East Lodge at the northern corner of the site. The site frontage comprises a stone wall and hedgerow.	
Parish	Caton with Littledale CP	 
Ward	Lower Lune Valley	
Area (ha)	1.12405	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Developable	
Development Estimate	12	
Development Phase	6-10 year phase	

Suitability

Planning Status and History	RED	There has been a planning approval for the conversion of agricultural buildings at Escowbeck Farm to residential use using the current access (see 16/00913/FUL). The site is located within the AONB, on land identified as open countryside within the adopted and emerging Local Plan.
Ecology	AMBER	Hedgerows and protected species associated with the neighbouring woodland may be effected and may require mitigation, but there are unlikely to be any significant ecological constraints.
Flood Risk and Drainage	AMBER	The site does not lie within Floodzone 3 or within 1:30yr surface water flood risk area. Local reports indicate significant run off from the site during heavy rainfall. A site specific Flood Risk Assessment will be required should development come forward.
Neighbouring Land Use	AMBER	There are residential properties located to the east and north of the site and Escowbeck farm lies to the south. Any future development will need to take into account/not conflict with neighbouring agricultural uses.
Highways	AMBER	There is a current access at the north end of the site on to Quernmore Road and a further access serving Escowbeck Farm to the south of the site. These may require upgrading (await further information). There are not considered to be significant issues affecting the wider network. There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 600m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.
Heritage and Archaeology	AMBER	There is a listed building located within 100m, to the north east of the site but it is unlikely to be effected. The site falls within the estate/park of Escowbeck House which is of local interest and there may be some impacts. However, provided that survey work and any mitigation measures are put in place impacts should not be significant.
Open Space	AMBER	The site is not identified as a public open space. Public open space/play provision may be required as part of

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	AMBER	any development.	
Landscape	AMBER	The site is typical in appearance and character of the wider AONB landscape. However, given the presence of development on the western side of Quernmore Road, low level development of the site may be possible (subject to careful siting and design) as an extension to the existing settlement without having significant impacts on the AONB. Cumulative impacts will need to be considered if other nearby sites are also being taken forward for consideration.	
Utilities	AMBER	The site is located on the edge of the existing settlement. New connections will be required but are not considered to be insurmountable.	
Trees and Hedges	AMBER	The woodland which lies just to the NE of the site and trees just to the west are protected by a TPO. Development will need to take account of the TPO and impacts on hedgerows will also need to be considered and mitigated.	
Hazards	AMBER	The site is located within a Mineral Safeguarding Area and the views of the County Council will need to be considered.	
Sustainability	GREEN	The site is located on the edge of Caton and approximately 600m from the village centre. Caton has been identified by the Council as sustainable settlement as part of its recent review and is considered to be a sustainable location.	
Accessibility	GREEN	There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 600m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.	

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Suitability Summary	AMBER	The site is located on the edge of the village which is considered to be a sustainable settlement. Comments from the County Council will need to be considered with regards to the safeguarding of minerals at the site. The most significant constraint, however, relates to landscape and potential impacts on the AONB. Evidence suggests that the site is capable of accommodating some development although cumulative impacts will need to be considered if other sites in the areas are also taken forward.
Achievability	GREEN	The site is located on a greenfield site on the edge of a popular rural village and considered to be viable.
Availability	GREEN	Representations have been received from agents of the land owner promoting the site for development suggesting the site is available.
Development Assessment	The site is considered to be viable and available. The site, located on the edge of Caton is considered to be a sustainable location. In terms of overall suitability the main issue relates to potential landscape impacts on the AONB. Evidence suggests that low level development could be accommodated subject to careful siting and design. Cumulative impacts will	

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Site Name

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also need to be considered if adjacent sites are also considered for development.

Site Summary

Site Description	This is a greenfield site located to the west of Quernmore Road and to the north of Escowbeck Farm. An area of woodland and a stone wall fronts the site on to Quernmore Road. There are further areas of woodlands within the site and Escow Beck runs along the western boundary. Access is currently via a track located adjacent to East Lodge.	
Parish	Caton with Littledale CP	 
Ward	Lower Lune Valley	
Area (ha)	2.473017	
Arnside and Silverdale AONB	<input type="checkbox"/>	
Forest of Bowland AONB	<input checked="" type="checkbox"/>	
Final Assessment	Undeliverable	
Development Estimate	0	
Development Phase		

Suitability

Planning Status and History	RED	There is no planning history post 2000. The site is located within the AONB, on land identified as open countryside within the adopted and emerging Local Plan.
Ecology	AMBER	The site contains areas of woodland and hedgerows, and a beck runs along the western boundary. The site has potential to support protected species. Any development should avoid impacts on these areas. Other impacts could be minimised through mitigation measures.
Flood Risk and Drainage	AMBER	The site does not lie within Floodzone 3 or within 1:30yr surface water flood risk area. Local reports indicate significant run off from the site during heavy rainfall. A site specific Flood Risk Assessment will be required should development come forward.
Neighbouring Land Use	AMBER	Consideration needs to be given to the adjacent farm and residential properties to the east of the site.
Highways	AMBER	There is an access serving Escowbeck Farm to the south of the site. This is only single track and a new or upgraded access would need to be provided. This would require the removal of part of the woodland and stone wall fronting the site which may have significant heritage/amenity implications. An alternative access may be possible via the adjacent field should this come forward for development. There are not considered to be significant issues affecting the wider network. There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 600m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.
Heritage and Archaeology	AMBER	There is a listed building located within 100m, to the east of the site but it is unlikely to be effected. The site falls within the estate/park of Escowbeck House which is of local interest and there may be some impacts. A new/improved access will need to be provided from Quernmore Road. This may result in the loss of part of the existing stone wall fronting the site. Provided that survey work and any mitigation measures are put in place impacts should not be significant.

LPSA Site Reference	99	Site Name	Land South West Of Quernmore Lane
Open Space	AMBER	The site is not identified as a public open space. Public open space/play provision may be required as part of any development.	
Landscape	AMBER	The site is typical in appearance and character of the wider AONB landscape. Given the presence of blocks of woodland which in effect break up views in to and out of the site, it is considered that partial development of the site may be possible. Mitigation would help minimise impacts and new screening should be considered along the NE edge of the site. Cumulative impacts will need to be considered if other nearby sites are also being taken forward for consideration.	
Utilities	AMBER	The site is located on the edge of the existing settlement. New connections will be required but are not considered to be insurmountable.	
Trees and Hedges	AMBER	There are significant blocks of woodland which should be protected and retained as part of any development. They have significant value in terms of landscape and ecology.	
Hazards	AMBER	The site is located within a Mineral Safeguarding Area and the views of the County Council will need to be considered.	
Sustainability	RED	The site is located to the west of the village and to the west of Quernmore Road. It is separated from the existing extent of the village by a shelter belt 40m in width. Development of the site would therefore provide an isolated groups of dwellings that had no relationship to the existing settlement pattern. It is considered that the site sits outside the existing settlement and as such is not considered to be sustainable location.	
Accessibility	GREEN	There are several bus routes serving Caton but not a good regular service (approx hourly). The site is located approximately 600m from the centre of Caton which has a good range of services. There is also a traffic free cycle route between Caton and Lancaster.	

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Suitability Summary	RED	There are impacts on landscape however the Council's evidence suggests that limited development of the site is possible subject to additional screen planting being provided and that an access can be provided without impacting on existing woodland. The blocks of woodland, notably on the Quernmore Road frontage, should also be retained in terms of their ecological value. An improved access on to Quernmore Road is likely to impact on heritage and visual amenity, and is likely to involve the removal of a small number of trees. Development of the site would be physically isolated from the village with no frontage on to Quernmore Road and has a poor relationship to the existing settlement pattern. It is considered that the site does not form a logical extension to the existing settlement and is therefore not considered to be a sustainable location for development.
Achievability	GREEN	This is a greenfield site with no known abnormal costs.
Availability	GREEN	The site is being actively promoted by the landowner and is assumed to be available.

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Development Assessment

The site is considered to be available and viable. There would be impacts on landscape and heritage and potentially ecology, but it is considered that these could be mitigated. However, the site is physically separated from Quernmore Road and the village itself by a woodland and not considered to form a sustainable extension to the existing settlement. The site is not considered to be suitable for development.

Site Summary

Site Description	The site is located on the southern edge of the village to the east of Quernmore Road and includes land belonging to Caton Primary School. Artle Beck runs along the eastern boundary. Part of the site is a school playing field and the remaining is currently used for agriculture.		
Parish	Caton with Littledale CP		
Ward	Lower Lune Valley		
Area (ha)	5.216889		
Arnsdale and Silverdale AONB	<input type="checkbox"/>		
Forest of Bowland AONB	<input checked="" type="checkbox"/>		
Final Assessment	Developable		
Development Estimate	30		
Development Phase	6-10 year phase		



Suitability

Planning Status and History	RED	No planning history post 2000. The site is identified as open countryside within the AONB in the adopted and emerging Local Plan.
Ecology	AMBER	Development of the site has the potential to impact designated sites located to the south of the site (Artle Dale SSSI and BHS). The site itself has the potential to support protected species and habitats. Overall it is not considered that there will be any significant ecological constraints. Where necessary appropriate mitigation measures should be put in place.
Flood Risk and Drainage	AMBER	The eastern edge of the site lies within FZ3 (Artle Beck). The site may require the sequential test to be passed. Any subsequent design/layout will need to take into account the area of FZ3.
Neighbouring Land Use	AMBER	Consideration will need to be given to impacts on neighbouring residential properties, the school, and the ecological assets of the adjacent beck.
Highways	AMBER	An access to the site could be provided directly from Quernmore Road. There are likely to be limited impacts on the wider network. The main constraint is the lack of footway on Quernmore Road and the poor connectivity to the village centre. There is a very narrow public footpath from the site to Broadacre. A new footpath would need to be provided on Quernmore Road (on third party land) or through the existing school grounds.
Heritage and Archaeology	AMBER	Borwicks Farm is a listed building and lies just to the east of Artle Beck. Potential impacts will need to be considered. The site contains a feature associated with Rumble Row Mill and is of local significance. This feature should be retained in order to avoid heritage impacts.
Open Space	AMBER	Development of the site could potentially lead to the loss of the existing school playing field. It is understood

LPSA Site Reference	100	Site Name	Land East And South Of Caton Community Primary School
	AMBER	that it may be possible for land to be made available on land outside the County Council's ownership in order to relocate the playing field. The retention or relocation of the playing field is a pre-requisite for development to take place	
Landscape	AMBER	The development of the entire would be likely to have significant negative effects on the landscape character of the AONB. Partial development limited to the two northerly fields may be acceptable subject to careful siting and design. If development were to also come forward on sites to the west of Quernmore Road then an assessment of cumulative impacts would need to be undertaken and impacts on the AONB considered further.	
Utilities	AMBER	The site is located on the edge of the village and connections to utilities is not considered to be a significant issue.	
Trees and Hedges	AMBER	There is a TPO relating to trees located just to the south of the existing schoolbuildings. There a number of hedgerows within and along the boundary of the site and significant hedgerow trees. Significant trees should be retained. If hedgerows are lost then then mitigation will need to be provided.	
Hazards	AMBER	The Carnforth/Treales Transmission pipeline runs east/west through the southern part of the site. This is a significant constraint and an easement will be required. The site lies within a Mineral Safeguarding Area. The views of the County Council will need to be considered.	
Sustainability	AMBER	The site lies on the southern edge of Caton village which has been identified as a sustainable settlement (Sustainable Settlements Review 2017). Subject to an acceptable footway being provided between the site and village it is considered to be a sustainable location.	
Accessibility	AMBER	The most suitable access to serve the site is from Quernmore Road, however, there is a lack of a footway on Quernmore Road beyond Broadacre. A Public Right of Way links the site to Broadacre (and the village) however this is via a narrow path between existing houses. A new path would need to be provided along the western side of Quernmore Road or an alternative route provided via the school grounds.	

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Suitability Summary	AMBER	There are a number of constraints relating to landscape, ecology, pipeline easement and flood risk that constrain development to the two most northern fields. Careful siting and design will also be required to minimise landscape impacts. The main constraint relates to the lack of a footway between the site and the village. A new footway would need to be provided on third party land on Quernmore Road or via a new footway on school land from Broadacre.
Achievability	AMBER	The site will require a land swap in order that the school playing field is not lost. It is understood that discussions have taken place between relevant landowners. In addition a new footway will need to be provided on third party land and/or potentially through the school grounds from Broadacre. Viability is a considerable issue.

LPSA Site Reference	100	Site Name	Land East And South Of Caton Community Primary School
Availability	AMBER	The site was put forward by the landowner as part of the call for sites process in the 2015 SHLAA and includes land currently in Lancashire County Council Ownership. Await further information.	
Development Assessment	It is considered that the site is suitable for partial development and it is understood that there is the possibility of a 'land swap' with an adjoining landowner to relocate the existing playing field. The site's suitability is subject to an acceptable footway being provided between the site and the village, either through third party land or via the school grounds.		