



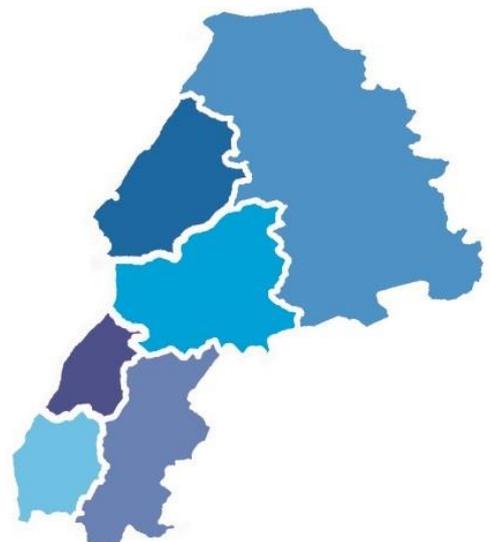
# Allerdale Borough Council



## Allerdale Local Plan (Part 2) Site Allocations

Final Site Selection Topic Paper

September 2018





## **1.0 Introduction**

- 1.1 This topic paper has been prepared in support of the Allerdale Local Plan (Part 2), outlining the reasons for the final selection of sites for housing, against those that were considered reasonable alternatives. It examines the methodology and evidence used in the decision making process.

## 2.0 The Amount and Distribution of Development Land Required

2.1 The overall amount and distribution of housing land to be allocated in the site allocations process is governed by the overarching spatial strategy and growth identified in the Allerdale Local Plan (Part 1). Strategic Policy S3 identified a housing need of at least 5,471 net additional dwellings to be delivered over the plan period (2011 – 2029). It also established the distribution of this growth and role of the town and villages in each tier of a settlement hierarchy, as set out in table 1.

Hierarchy	Settlement	% Growth
<b>Principal Centre</b> Focus for major new development in Allerdale. Will support significant housing growth often delivered in large sites.	<b>Workington</b> (including Harrington, Seaton, Siddick and Stainburn)	<b>35%</b>
<b>Key Service Centres</b> These towns offer a wide range of services and function as service centres for a wider rural hinterland. Housing growth will often be large scale, dependent on the attributes of the centre; delivery will often be in large to medium sites.	<b>Maryport</b>	<b>12%</b>
	<b>Cockermouth</b>	<b>10%</b>
	<b>Wigton</b>	<b>10%</b>
	<b>Silloth</b>	<b>3%</b>
	<b>Aspatria</b>	<b>4%</b>
<b>Local Service Centres</b> Larger villages with a more limited range of services, but all have a school, shop and public transport. Accommodate a smaller scale of housing development that will help contribute towards maintaining the vitality of the settlement.	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby  <b>IN COMBINATION, UP TO 20%</b>	<b>20%</b>
<b>Rural villages:</b> In the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. This level of the hierarchy is split into two further categories; Limited Growth Villages and Infill/Rounding Off Villages: <b>IN COMBINATION UP TO 6% NO ALLOCATIONS PROPOSED IN RURAL VILLAGES</b>		
<b>Limited Growth Villages</b> New housing and employment will be restricted to small-scale development within the designated settlement boundary.	Blencogo, Blitterlees, Branthwaite, Bridekirk, Bolton-Low-Houses, Bothel, Crosby, Dean, Eaglesfield, Fletchertown, Glasson, Gilcrux, Greysouthen, Ireby, Kirkbampton, Little Clifton/Bridgefoot, Mawbray, Newton Arlosh, Plumbland, Skinburness, Tallentire	<b>6%</b>
<b>Infill/Rounding Off Villages</b> Very small scale development may be appropriate to respond to local needs & to contribute to the vitality of rural communities. For this level of the hierarchy settlement limits will be removed & development will be directed by criteria in Policy S5 for very small scale rounding off and infill plots.	Anthorn, Blennerhasset, Bowness-on-Solway, Broughton Cross, Camerton, Crosby Villa, Deanscales, Dovenby, Hayton, Langrigg, Little Bampton, Mockerkin, Oughterside, Oulton, Papcastle, Pardshaw, Parsonby, Port Carlisle, Torpenhow, Ullock, Waverton, Westnewton	

Table 1

- 2.7 The role of Part 2 of the Local Plan is to allocate sites that will provide a deliverable supply of housing land to meet the identified growth target. Land is to be allocated in the Principal, Key and Local Service Centres only. The land supply is made up of current planning permissions (commitments), housing allocations and windfall sites. As set out in the Local Plan (Part 1), a windfall allowance of 10% has been factored in to the land supply as well as a lapse rate of 20%.
- 2.8 In determining how much land to allocate in each settlement, the number of homes that have already been completed during the plan period must be taken into account, in addition to the existing permissions. Table 2 sets out the scale of the allocations proposed. In settlements where past completions combined with existing commitments provide sufficient land supply for the plan period, no site allocations are proposed.

Settlement	Target	Completions	Planning permissions (commitments)	Allocations
Workington	1915	680	1,120	460
Maryport	657	70	376	320
Cockermouth	547	362	418	0
Wigton	547	232	384	25
Aspatia	219	23	39	190
Silloth	164	46	78	20
Local Service Centres	1094	482	397	261
Rural Villages	328	74	215	-
Totals	5,471	1,969	3027	1,276
			4,996	

Table 2 Completions and commitments (based on the position at 30<sup>th</sup> June 2018)

## 2.9 Local Service Centre Distribution of Growth

- 2.10 The determination of the distribution of growth between the eleven Local Service Centre villages was devolved to part 2 of the Local Plan. The preferred approach to distribution is explained in the Housing Topic Paper 2018. Table 3 illustrates the preferred approach taking into account completions and commitments; no allocations are being made in some settlements.

### Preferred Approach to the Distribution of Growth in the Local Service Centres

Settlement	Completions	Commitments	Allocations	Total
Abbeytown	3	2	55	60
Allonby	8	12	0	20
Brigham	21	68	0	89
Broughton	73	13	55	141
Broughton Moor	4	109	25	138

Dearham	236	30	0	266
Flimby	47	7	10	64
Great Clifton	56	29	0	85
Kirkbride	6	29	51	86
Prospect	3	46	25	74
Thursby	25	52	40	117
<b>Total</b>	<b>482</b>	<b>397</b>	<b>261</b>	<b>1140</b>

Table 3: Distribution of growth in Local Service Centre tier

2.11 In summary, the settlements in which land is being allocated, and the number of dwellings that need to be accommodated within them, are factors determined by the spatial strategy and the spatial distribution of completions and commitments. Sites put forward in settlements where no allocations are proposed are excluded from consideration, and site size and capacity have become relevant considerations in other settlements in achieving desired targets. The final decisions on which sites to allocate have had to take into account the most up to date position of each settlement in relation to planning permissions and completions. In some locations circumstances have changed since the Preferred Options consultation. Table 4 summarises the number of new dwellings that site allocations have to accommodate in each settlement.

<b>Settlement</b>	<b>Number of new dwellings to be allocated</b>
Workington (including Seaton, Harrington, Stainburn)	460
Maryport	320
Wigton	25
Aspatria	190
Silloth	20
Abbeytown	55
Broughton	55
Broughton Moor	25
Flimby	10
Kirkbride	51
Prospect	25
Thursby	40

Table 4 Numbers of new dwellings being allocated in each settlement.

### **3.0 Site Assessment Methodology**

- 3.1 The Site Assessment Methodology (2014) sets out the process for the assessment and comparison of sites. The three stage methodology involves an early exclusion of sites which do not meet some specific basic criteria at stage 1, an appraisal of site sustainability at stage 2, and more detailed analysis, site visits and specialist input at stage 3. A number of 'reasonable alternatives' were refined from the sites put forward, and from which the final allocations could be selected. The Considerations at stage 3 are set out in more depth in the Sustainability Appraisal Document. No sites were excluded at stage 2, although the results were considered as part of the stage 3 assessment.
- 3.2 In some settlements few sites were put forward for consideration leaving little to choose from. Elsewhere there was little to distinguish between the sites, performing comparably in the sustainability appraisal and being subject to similar constraints. Whilst the methodology has formed the framework for site selection, pragmatic decision-making has had to be undertaken in response to individual site circumstances, mindful that sites should be available, achievable and deliverable.
- 3.3 A number of sites (both preferred and discounted) have gained planning permission whilst this process has been ongoing, and are therefore excluded from further analysis. Other sites put forward lie within existing settlement limits, and could come forward for housing as windfall sites without allocation, subject to addressing any specific constraints and with a willing landowner and developer. However, the sites selected for allocation are those judged to be those most likely to deliver the growth identified in the Allerdale Local Plan (part 1).
- 3.4 Each settlement is examined, looking at the reasonable alternatives put forward. In the local service centre tier of the settlement hierarchy, where fewer sites have been put forward, all sites reaching stage 3 are discussed.

## 4.0 Workington

- 4.1 A large number of sites were put forward in Workington. Many lie within the existing settlement limit, and could come forward as windfall sites without allocation. Two sites identified as Preferred Options have gained planning permission. The majority of responses returned in Workington objected to the allocation of sites in Harrington.

Sites to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
1/WOR/053A/R 1/WOR/050A/R	Land off Stainburn Road	Yes, (although site area amended)	130
1/WOR/056/R	Land at Main Road, High Harrington	Yes	115
1/WOR/064A/R	Land adjacent to Seaton Road	Yes (although site area amended)	150
3/WOR/084/R	Former Southfield School	Yes	65

Site Reference & Name	Preferred Options 2017	Commentary
1/WOR/005/R Land adjacent to Coronation Avenue, Seaton	Yes Discounted reasonable alternative	This site was initially discounted because of its function as a green gap providing a visual break between Workington and Seaton. The site has been reconsidered, particularly in conjunction with site 1/WOR/064A/R on the opposite side of Seaton Road which performs similarly in the SA. Constraints associated with this site relate to the adjoining Ancient Woodland, ecological considerations connected with drainage and the River Derwent SAC, and elements of the site being a Coal Authority high risk developable area, including a mine entry. It was clear in the locality and public meetings that this open space was a valued resource, with a footpath crossing part of the site. Whilst there is the potential to address these issues, site 1/WOR/064A/R identified for allocation does not raise the same issues. It drains into the Derwent downstream of the SAC, does not raise the same ecological considerations, and lies within the Coal Authority low risk developable area.
1/WOR/006/R Clay Dubbs, Seaton	No	This site was originally discounted because it would depend on access via land to the north, over which there are highway concerns (see Transport Study) However, being in the same ownership as site 1/WOR/005/R, the two could be developed in

		tandem, although the site size would be large. It has therefore been re-evaluated. Key issues relate to the adjoining ancient woodland, and ecological considerations connected with drainage and the River Derwent SAC. A large part of the site is within the Coal Authority high risk developable area.
1/WOR/061/R & 1/WOR/062/R Land off Woodville Way	Yes reserve site	These sites (combined) were initially considered as a potential reserve site. Reserve sites are not being taken forward in the plan, and therefore the site has been reconsidered against the other options. Comparable in size to the Southfield School site which has been selected for allocation, it does not perform as well in the SA. The Southfield school site, close to employment and other services has been cleared and prepared for redevelopment; the Council is actively seeking the development of this brownfield site which lies in a residential area. The development of this brownfield site in a sustainable area is preferable to the development of a greenfield site. The site also performs less well when compared with the other Harrington site from a highways perspective, access being via an existing estate onto the minor Scaw Road, and triggering substantial public objection.
1/WOR/073/M Workington Leisure Centre. Former Moorclose sports centre & Swimming pool	Yes Discounted reasonable alternative	This site performed well in the SA, and has been partially cleared, although hardstandings remain. Legal issues remain to be resolved in respect of ownership of the whole site; it is less desirable than the Southfield school site. It remains within the settlement limit, and could come forward as a Windfall site.

## 5.0 Maryport

5.1 Although a number of sites were put forward for housing purposes, allocation options have been constrained in connection with drainage and highways issues. Two of the larger sites put forward at the start of the process now have planning permission, and reliance has been placed on a strategic site to the south east of the town for housing delivery, where there is sufficient land to address flooding and drainage concerns. A number of sites put forward in the eastern part of the town have been excluded because of access issues along an unmade unadopted track subject to flooding. How these sites could be satisfactorily assembled with a suitable access is unclear.

Not all sites identified as Preferred Options have been taken forward to allocation. Three harbour sites were being considered, of which only one has been taken forward.

<b>Sites to be Allocated</b>			
<b>Site reference</b>	<b>Site Name</b>	<b>Preferred Options 2017?</b>	<b>Number of dwellings</b>
1/MAR/013/R	Land at Maryport Marina	Yes (amended site size)	20
1/MAR/017A/R	Land adjacent to Whitecroft	Yes	300

<b>Site Reference &amp; Name</b>	<b>Preferred Options 2017?</b>	<b>Commentary</b>
1/MAR/008/R Land at Irish Street (adjacent to Ritson Wharf)	Yes	Although a suitable location for new housing and identified as a Preferred Option, concerns were raised about the loss of carparking which serves residents, and visitors to The Wave and the port. The development of this site has greater potential to affect the conservation area and the setting of listed buildings on South Quay/Bridge Street when compared with the preferred site.
1/MAR/010/R Marine Road	Yes	Although a suitable location for new housing and identified as a Preferred Option, this site also functions as public open space available to host events such as the Maryport Blues festival. Given the ambitions to regenerate the harbour as part of the Maryport Masterplan, and an initial focus on supporting local events and festivals, this site has been discounted. It is also of a larger scale than the site identified.
3/MAR/036/R Land to the rear of Ellenfoot Drive	Yes, discounted reasonable alternative.	This site is of a significant scale on the periphery of Maryport. Access into the town from the site is constrained, and improvement works are being undertaken in connection with an existing permission at Ewanrigg Hall. These works would not support the development of this site, and the capacity for further improvement is not certain. Significant work would also be necessary to provide safe access to the site itself. It is in a less sustainable location than the key strategic site identified.

## **6.0 Cockermouth**

- 6.1 With a significant number of permissions and completions no allocations are proposed in Cockermouth. The discarded sites document does not make a distinction between the sites, although any particular issues that are apparent are noted.

## 7.0 Wigton

- 7.1 Since the Preferred Options Consultation undertaken in January 2017, planning permission has been granted for over 100 new dwellings in Wigton including a site the Council had identified as a 'Preferred Option', which will be shown on the proposals maps as a commitment. As a result the amount of land needed for allocation is small, and sites identified at Preferred Options stage have now been discounted on this basis. One modestly sized site has been selected for allocation, which relates well to land that has permission, and forms a natural extension to the settlement limit.

Site to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
4/WIG/034/R	Syke Road	No	20

Site Reference & Name	Preferred Options 2017	Commentary
1/WIG/012M013/M Former Auction Mart site	This site was identified as a preferred site for mixed uses accommodating approximately 50 dwellings and retail/employment.	Planning permission has been granted on the majority of the site for 100 dwellings. This Housing commitment has been taken into account when calculating what additional housing land needs to be allocated in Wigton.
1/WIG/016/R Land to south of Lowmoor Road	This site was identified as a Preferred site accommodating 200 dwellings.	There are sufficient commitments and completions in Wigton that a site of this scale is not needed. Topography, drainage issues and highway constraints make this site unsuitable for smaller scale development. A piecemeal approach would not be acceptable on this site.
1/WIG/009/M Land off West Road	Identified as a reserve site accommodating 120 dwellings	The Council is not proceeding with a policy for reserve sites. There are sufficient commitments and completions in Wigton that this large greenfield site is not needed.
1/WIG/032/R Land to south of Lowmoor Road (b)	Identified as a discounted reasonable alternative, accommodating 30 units	This site is comparable to that which has been selected for allocation and is not dissimilar in character. The allocated site, however relates better

		<p>physically to the settlement, being a recognisable infill site between The Hawthorns and Syke Road Industrial Park, whereas this site forms part of wider piece of land, with a parkland style appearance. Without development of the adjoining land, it will appear slightly divorced from the settlement.</p>
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## 8.0 Silloth

- 8.1 Work has commenced on a large phased housing site in Silloth; phase 1 is complete. An additional suitable site, of a smaller scale has been allocated to maintain market choice.

Site to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
1/SIL/002/R	Fell View	No	20

- 8.2 Only four sites were put forward for consideration in the site allocations process in total, and the other three sites were discounted from allocation for the following reasons

Site Reference & Name	Commentary
1/SIL/001/R Land at Silloth Lido	The site lies within flood zone 2, and abuts a Scheduled Ancient Monument. On this basis it is less preferable than the identified site, despite occupying a sustainable location within the existing settlement limit.
1/SIL/003/R Land south west of Lawn Terrace	Because of its location adjacent to the port, this site has been identified as being important for industrial and employment purposes. There are also amenity considerations connected with residential development of the site in relation to the working port and adjoining silos. The Local Plan (Part 2) proposes safeguarding this land for employment uses.
1/SIL/004/R Land to rear of Greenrow Meadows	This small area of land to the rear of an existing housing estate is of borderline size to be discarded at stage 1 in the site assessment methodology. The edge of the site lies within flood zone 2, and access would be via a shared drive, the capacity of which is limited. This site lies within the settlement limit and could still come forward. In comparison, the 0.7 ha site selected for allocation has good access and relates well to existing development.

## 9.0 Aspatria

9.1 With only 23 completions since 2011, and a requirement to accommodate 4% of the district's growth for the plan period, land is to be allocated for 190 dwellings. Although a number of sites were put forward for consideration in the site allocations process, options for allocation have been limited. Two main sites were identified in the Preferred Options document 2017. A further two sites have been identified for allocation in order to meet the target. Site 1/006A in particular raised significant public opposition on highway safety and drainage grounds. No objections were received from the Lead Local Flood Authority or Highway Authority, although these issues will be addressed as part of the layout and design.

Sites to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
1/ASP/004/R	Land adjacent to Aspatria RUFC	Yes	60
1/ASP/006A/R	Land at Harriston Road	Yes	100
4/ASP/014/R	Land off Station Road	No	20
1/ASP/003/R	Land to east of Holme Lea, Brayton Road	No	10

9.2 Sites that were not discarded at stage 1 in the site assessment methodology were reviewed against additional site 4/ASP/014/R which was included in the Focused Consultation 2018. This site has been selected for allocation, in addition to another site that had initially been discarded, 1/ASP/003/R.

Site name and reference	Commentary
4/ASP/014/R Land off Station Road	Access is achievable to this greenfield site from a main road in a sustainable location, subject to satisfactory drainage arrangements. Accessibility confirmed in the Allerdale Transport Improvements Study.
1/ASP/003/R Land to east of Holme Lea, Brayton Road	Originally discarded on the basis of ribbon development, and yield insufficient to warrant allocation. In the absence of alternative suitable sites reconsidered. Site does abut the existing settlement limit, and will not harm the character and appearance of the area.

	As a smaller site offers market choice.
1/ASP/001/R Adjacent to Greenfields, off Outgang Rd.	Unsatisfactory access to a small site which fails to meet the size threshold for inclusion unless the existing dwelling is demolished. Considered as part of settlement boundary review.
1/ASP/002/R South of Brayton Road	The top part of the site is level, and could be accessed from Brayton Road. The topography and shape of site is less suitable for development, with drainage issues and ponding. It could be linked to site 1/ASP/006/R which is to be allocated, but the scale would then exceed what is needed in Aspatria, with additional constraints to address. Most northerly part in Settlement Boundary Review.
1/ASP/005/R Land adjacent to Brayton Park	In separate ownership to sites 1/ASP/006/R & 1/ASP/002/R with no independent access. Would need to be accessed from adjoining land at Brayton Road. Northerly plateau considered as part of settlement boundary review.
1/ASP/007/R Land off Park Road	The site lies within the existing settlement limit, but access is constrained via an unmade unadopted track, and the reason for which a previous application was refused, rendering it unsuitable for allocation.
1/ASP/008/R Land off Comely Bank	Access along unadopted single track lane inadequate to serve additional dwellings.
1/ASP/012/R Station Road, Aspatria	The site lies within the existing settlement limit and is currently in use for employment purposes. A brownfield site with potential amenity issues due to close proximity with rail line and nearby commercial operations (Lakeland Dairy, Sealy), any proposals would need to be considered against DM3 of the ALP & S32 of the Allerdale Local Plan (part 1).
3/ASP/013/R Land at Midtown Farm	Lies within the existing settlement limit. A very sustainable location, but there is no satisfactory access available to serve residential development. The applicant has explored demolition of property, but

	even then access unsatisfactory. Potential as windfall site if able to overcome this constraint with a willing developer.
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## 10.0 Local Service Centres

### 10.1 Abbeytown

10.2 There is a requirement for 55 dwellings in Abbeytown. The preferred options consultation identified one site for allocation, and two further sites as discounted reasonable alternatives. Two further sites have been allocated for development, but not the two sites previously identified as discounted reasonable alternatives.

<b>Sites to be Allocated</b>			
<b>Site reference</b>	<b>Site Name</b>	<b>Preferred Options 2017?</b>	<b>Number of dwellings</b>
1/ABB/002/A	Land adjacent to Wheatsheaf Inn	Yes	35
4/ABB/007/R	Land off Main Road	No	5
4/ABB/008/R	Land at Abbey Road	No	15

### 10.3

<b>Site name and reference</b>	<b>Commentary</b>
1/ABB/003/R Land at Abbey Farm	This site is occupied by farm buildings. Provision of safe access may require access via the adjoining site (002). Preferred sites have less impact on the setting of the Grade 1 listed Abbey.
1/ABB/004/R Land to the south of Friars Garth	The whole site is in excess of what is needed for Abbeytown, although Stank Beck which floods parts of the site, makes development in its entirety challenging, dividing the site and making the northern portion more difficult to access. Partial development would relate less well to the settlement pattern. Other considerations include the agricultural engineering business to the east of the site and potential to harm the setting and views of grade 2* listed Mill Grove. Alternative sites available.
4/ABB/007/R Land off Main Road	An infill site suitable for a small number of dwellings, offering market choice. There are no major constraints to the development of this site, which is not

	dissimilar in size to site 1/ABB/003/R.
4/ABB/008/R Land at Abbey Road	Originally a commitment, this sustainable site was converted into an allocation with the prospect of the outline approval lapsing. Although identified in the Pre-submission draft as an allocation, a subsequent application has been approved since publication, making the site effectively a commitment again.

#### 10.4 Allonby

10.5 Taking into account commitments and completions, no allocations are proposed in Allonby.

#### 10.6 Brigham

10.7 Taking into account commitments and completions, no allocations are proposed in Brigham.

#### 10.8 Broughton (Great Broughton & Little Broughton)

10.9 Taking into account commitments and completions, there is a requirement for 55 dwellings in Broughton. The site to be allocated was a discounted reasonable alternative at Preferred Options stage.

Site to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
1/BRN/007/R	Land at Rose Farm	Yes – discounted reasonable alternative	55

10.10 Five sites were discarded at stage one in the Site Assessment Methodology, and one site was put forward as open space. Only three of the remaining 6 sites exceed 1 hectare in size.

Site name and reference	Commentary
1/BRN/001/R Land adjacent to (2/BRN/012/R) Briery Meadows	Land effectively lies in open countryside and does not relate as well to the settlement form as the preferred site, with increasing landscape impact. Permission has been granted for part of the site frontage.
1/BRN/003/R Land at East Elms	This site has mining legacy issues and drainage issues, in addition to the demolition of buildings and creation of

		satisfactory access. Lies within the settlement limit, so subject to the satisfactory resolution of constraints could come forward.
1/BRN/004/R	Broughton Park	Originally Preferred Option with developer interest. Sizable public opposition, particularly in connection with highway safety. Residential development dismissed at appeal on landscape & amenity grounds only. There is the potential to overcome these issues. However, the alternative site selected relates well to settlement form and has better footpath links to the school. It will not come forward until towards the end of the plan period
1/BRN/009/R	Land to rear of Thorndene	Planning permission has been granted for a dwelling on the site.
1/BRN/010/R	Land at Pear Tree Gardens	Small site to be included in settlement boundary
4/BRN/014/R	Land at junction of Craggs Road/Meeting House Lane	Prominent elevated site at entrance to the village with adverse effect on village character. Unsatisfactory access. Does not compare favourably with allocated site.

### 10.11 Broughton Moor

10.12 Requirement for 25 dwellings in Broughton Moor. The site identified for allocation is part of a larger site that had originally been discarded. In its entirety this site exceeded the scale of what is needed in Broughton Moor, and there are constraints associated with drainage and ecological considerations. Developing only a small part of the site considered acceptable.

Site to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
4/BRM/010/R (Part of site 1/BRM/005/R)	Land to the north of Meadowlands	No	25

10.13 Of the few alternative sites put forward, site 1/BRM/004/R (same as site 1/BRM/007/R) has planning permission and is treated as a commitment.

Site name and reference	Commentary
1/BRM/001/R Land at South Green Cottage	Unsuitable access to the site.
1/BRM/002/R Road to Sunny Slack	High risk developable area (mining). Site relates less well to settlement, in open countryside. Development of adjoining site closer to the village would need to be undertaken first.
1/BRM/003/R Planting Villas	Poor relationship with settlement form, effectively backland development with poor access and potential amenity issues with adjoining properties.
1/BRM/005/R Land to rear of Seaton Meadow	Part of this site is proposed for allocation

#### 10.14 Dearham

10.15 Taking into account commitments and completions, no allocations are proposed in Dearham.

#### 10.16 Flimby

10.17 10 units are to be allocated in Flimby. The allocated site has previously had planning permission. Two sites identified as Preferred Options have not been taken forward for allocation.

Site to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
4/FLI/014/R	Land to rear of Marona	No	10

10.18 Few sites were put forward in Flimby, and most were subject to constraints relating to flooding and highways. Some lie within the existing settlement limit; whilst they may be considered unsuitable for allocation, they could still come forward subject to a satisfactory resolution of constraints. Flimby experienced severe flooding in Storm Desmond in 2015, and there is significant opposition to new development until drainage issues are resolved.

Site name and reference	Commentary
1/FLI/001/R Land adjacent to Ryehill Farm	This lies within the existing settlement limit, but lies within flood zone 2, and is subject to overland flows from Penny Gill.

1/FLI/002/R Main Road, Flimby	This site lies within a sustainable location, but is landlocked. A small part of the site is allocated, access can be achieved to service this part of the site only.
1/FLI/003/R Corner of Main Street	Important amenity green space.
1/FLI/004/R Former Bowling Green, Flimby	Lies within settlement limit. No suitable access to the site to serve residential development.
1/FLI/005/M Land at Risehow	Brownfield contaminated site lying within settlement limit at the entrance to Risehow Industrial estate which provides for heavy industrial uses. Significant amenity concerns from Environmental health
1/FLI/006/M Flimby Lodge	Highway constraints to overcome. Site remains within the settlement limit.
1/FLI/007/R Flimby, Land adjacent A596, Station Road	Lies within existing settlement limit and subject to flood zones 2 & 3, adjoining railway line.
3/FLI/008/R Land off Flimby Brow (a)	Originally a Preferred Option, but objections in relation to adjoining ancient woodland (and need for buffer zone), drainage and effect downstream in Flimby Gill. Elevated prominent position. Developable area limited. Highway considerations.
3/FLI/009/R and 4/FLI/013/R Land off Flimby Brow (b)	Drainage issues and highway constraints to address with limited developable area.
3/FLI/012/R Land off Solway and Elm Avenue	Identified as Preferred Option prior to receipt of S19 flood report. Significant on-site flooding issues. Village-wide public opposition, and objection from Cumbria County Council (LLFA).

### 10.19 Great Clifton

10.20 Taking into account commitments and completions, no allocations are proposed in Great Clifton.

### 10.21 Kirkbride

10.22 51 units are to be allocated in Kirkbride. The main allocation involves a site identified at Preferred Options stage, although part of the adjoining land has now been included. A small site has also been identified. One of the Preferred Options sites has not been taken forward for allocation

**Site to be Allocated**

Site reference	Site Name	Preferred Options 2017?	Number of dwellings
3/KBR/010/R and 4/KBR/011/R (formerly part of 1/KBR/005/R)	Lynholme	Yes	45
4/KBR/012/R (formerly part of 3/KBR/009/R)	Birch Hill Lane	No	5

10.23 Few sites were put forward in Kirkbride, and were subject to constraints relating to flooding and highways. The key choice to make in the final selection was between sites at Lynholme and West Lane.

Site name and reference	Commentary
1/KBR/001/R Railway Cutting, Kirkbride	Makes a significant contribution to the village in its undeveloped state; constraints in terms of highway access, trees and topography.
1/KBR/002/R Land off West Lane, Kirkbride	Preferred Option, but discarded in favour of site 3/KBR/010/R. Both sites not needed. Similar results in SA. Development already ongoing off West Lane. Flooding associated with Monks dyke.
1/KRB/003/R Land to East of Greenside Farm	There is no satisfactory access to this site. The proximity of Kirkbride WwTW also represents a constraint to development.
1/KBR/004/R Land to East of Chestnut Grove	No suitable access
1/KBR/005/R Land to South of Telephone Exchange	The majority of the site is constrained by access and proximity of Kirkbride WwTW. Part of the site has been added to the allocated site at Lynholme.

## 10.24 Prospect

10.25 Taking into account commitments and completions, 25 dwellings are to be allocated at Prospect. Only three sites were put forward for consideration, and both others now have planning permission. The site to be allocated relates well to the settlement and is suitable for development, although it has been reduced in size in order to maintain the separate identities of Prospect and Oughterside, and because the whole site would exceed what is needed for Prospect.

Site to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
1/PRO/001/R	Land to rear of Bank House	Yes	25

### 10.26 Thursby

10.27 Taking into account commitments and completions, 40 dwellings are to be allocated at Thursby. The number of units to be allocated has influenced the decision on which site to allocate. The site selected for allocation can accommodate the requisite number of dwellings and can be adequately accessed, as work on the transport study has demonstrated. There is sufficient land to accommodate a buffer zone with the A595, address the proximity of the wind turbine, and address drainage issues. Development of this site would complete this part of the village.

Site to be Allocated			
Site reference	Site Name	Preferred Options 2017?	Number of dwellings
4/THU/017/R (formerly part of 1/THU/003/R)	Land to west of Story's site (Matty Lonning)	No	40

10.28 A significant amount of land was put forward in Thursby, much of which could suitably accommodate residential development. The capacity of junctions with the A595 would be an issue if it all were to be developed.

Site name and reference	Commentary
1/THU/003/R Land between Matty Lonning and A595 south of Matty Beck	Part of the site has been developed, and the remainder of the site is now allocated for development.
1/THU/004/R East of Stonehouse Park	Large site with inadequate access; alternative sites are available without this constraint.
1/THU/005/R Land South of Matty Lonning (a)	Identified as a discounted reasonable alternative. This land would need to be developed in conjunction with land to the north, far in excess of what is needed.
1/THU/006/R Land South of Matty Lonning (b)	Entire site not needed. Setting of listed West House needs to be considered.
1/THU/007/R North of the Steadings	Part of site identified as Preferred Option. This involved an arbitrary demarcation of a field. Development

	<p>of entire site not needed. It is recognised that this site also offers the potential to unlock adjoining land to the west. On this basis, it is clear that this greenfield site is not needed. Partial development would be less preferable than the identified site for allocation, and not represent an effective use of this land.</p>
<p>1/THU/008/R West of Matty Lonning</p>	<p>Development of this site would have a detrimental impact on the character of the village, with the loss of the open aspect and views of the listed church at the entrance to the village. Sites available with less harm.</p>
<p>1/THU/009/R Land off Church Lane</p>	<p>This site lies within the settlement limit, and there are surface water drainage issues on part of the site. An amenity greenspace designation from the Allerdale Local Plan (1999) was not saved, and there is no intention to apply a designation to this site. It could come forward as a windfall site, subject to a suitable scheme taking into account the character of this part of the village and historic assets.</p>
<p>1/THU/014/R Rear of Midtown</p>	<p>This site cannot be independently accessed, and would need to be developed in conjunction with site 1/THU/007/R. Together they are not needed.</p>
<p>2/THU/015/R Evening Hill</p>	<p>Identified as a discounted reasonable alternative. In isolation the site does not achieve a good relationship with the settlement pattern of the village. Would be suitable if it formed part of a comprehensive development including sites 1/THU/005/R &amp; 1/THU/006/R, which in combination are not needed.</p>