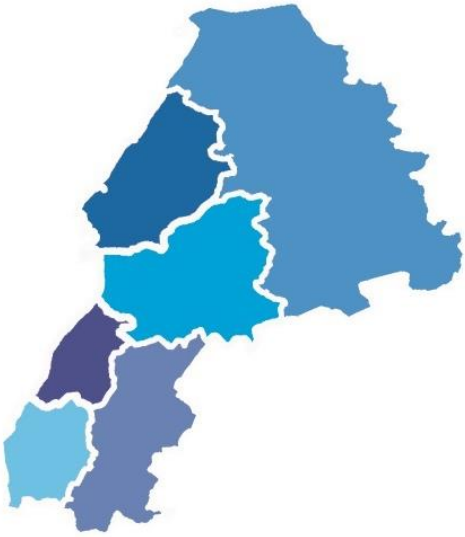
Allerdale Borough Council

Allerdale Local Plan (Part 2)
Site Allocations



Pre-Submission Consultation

October 2018

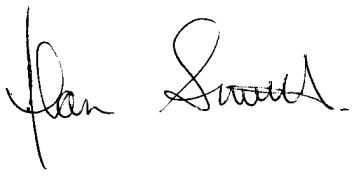
Foreword

In July 2014, the Council adopted the first part of the Local Plan. It sets an ambitious strategy that supports the growth of the local economy and the creation of new jobs. It also plans for new homes for our existing and future populations whilst balancing the need to protect the natural and built environment.

This document, which covers the area outside the National Park, represents the second part of the Local Plan. Its principal role is to identify sites to deliver the level of growth and spatial strategy set out in the Local Plan (Part 1).

This document is the culmination of a great deal of public consultation over recent years, and extensive evidence gathering by the Council. The Council considers this to be the most appropriate plan to take forward to be submitted to the Secretary of State for public examination by a Planning Inspector. However, before submitting this document we are asking the public and stakeholders to consider and submit comments on the soundness of the document. The plan and associated documents, including guidance on how to submit your comments, can be viewed at www.allerdale.gov.uk/siteallocations and at Council offices and local libraries.

All representations received during this six week consultation period will be submitted, along with the plan, to the Secretary of State to be considered at the public examination.



Councillor Alan Smith

Leader of Allerdale Borough Council

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Introduction

Overview

1. As a Local Planning Authority, Allerdale Borough Council has a statutory responsibility to produce a Local Plan. A Local Plan is important as it identifies a strategic vision and framework for future sustainable development within Allerdale and the policies contained in the Local Plan are used to determine planning applications.

2. Allerdaleôs Local Plan consists of two parts; Part 1 sets out the Strategic and Development Management Policies, whilst Part 2 contains the Site Allocations and associated policies. It covers the area of Allerdale outside the Lake District National Park. The National Park Authority produces its own local plan.

Local Plan Part 1 – Strategic and Development Management Policies

3. Part 1 of Allerdaleôs Local Plan was adopted in July 2014. This sets out a clear vision of what the Council wants to achieve and how areas should be shaped. It acts as an overarching framework by setting out the general priorities for action, addressing key issues facing Allerdale.

4. The Local Plan (Part 1) sets out the spatial strategy in terms of identifying the settlement hierarchy and the roles of each tier in providing the general scale and location of new development. Between 2011 and 2029, Allerdale has a minimum requirement for 5,471 houses and 54 hectares of employment land. As the scale and distribution of growth has been independently examined and subsequently adopted by the Council, these figures cannot be amended by the Local Plan (Part 2).

Local Plan Part 2 – Site Allocations

5. The Local Plan (Part 2) will ensure that sufficient land is available in appropriate locations to deliver the development requirements and policies set out in the Local Plan (Part 1).

6. The Site Allocations document will identify land for housing, employment, retail, gypsy and travellers and open space for the plan area. The document will also identify an area suitable for wind energy development, in line with national Government guidance.

What work has been done so far?

7. The Council has released a number of documents for consultation during the preparation of the Local Plan (Part 2). All of the responses to these consultations have helped to shape the Publication version of the Site Allocations document as it is now.

8. The first stage of the process was for the Council to issue a ó*Call for Sites*ô in November 2013. This allowed members of the public, parish and town councils, landowners, agents and other interested parties the opportunity to put forward sites for development, as well as open space and wildlife sites, that could be allocated through the Site Allocations process. This stage of the consultation also included a discussion paper to gather initial views on the key topics of housing, employment, retail, tourism and leisure, health, education, community facilities, transport, open space, allotments, burial grounds, local wildlife/geological sites, wildlife corridors, gypsies, travellers and showpeople, heritage and utilities infrastructure.

9. A copy of the draft methodology the Council planned to use to assess the sites when they were submitted and the draft Sustainability Appraisal scoping report were also issued for comments at the Call for Sites stage.

10. The sites received by the Council as part of the Call for Sites were then included in an ó*Issues and Options*ôdocument; consultation on this document ended on 30 September 2014. Two other documents were also released to be read in conjunction with the Issues and Options paper; these were the final Site Assessment Methodology and the final Sustainability Appraisal Scoping Report.

11. As a result of the Issues and Options consultation, a further 35 sites were put forward for consideration. In order to ensure that all stakeholders, consultees and members of the public were able to comment on these new sites, another consultation was held. This was entitled ó*Issues and Options – Additional Sites Submitted*ôand ran from 9th January 2015 to 27th February 2015.

12. Once all these sites were collated and assessed, the sites that the Council considered the most appropriate to meet the development targets and Strategy set out in the Local Plan (Part 1) and were released as part of the ó*Preferred Options*ôconsultation.

13. The Preferred Options consultation also included the settlement boundary technical document, the open space technical document and a document explaining the reasons sites were discarded.

14. A á*Focused Consultation*ôfollowed as further sites were put forward during the Preferred Options consultation. The Focused Consultation also consulted on a number of policy options relating to housing standards, broadband provision in new development, a wind energy buffer zone along the Allerdale/Lake District National Park boundary, tourism, green infrastructure in Lillyhall and suggested amendments to settlement boundaries.

15. All of the comments received from these five consultations have been considered by the Council and these have been used to inform the Publication version of the Local Plan (Part 2).

What is the Publication Draft Plan?

16. The Publication version of the Local Plan (Part 2) is the final version of the Site Allocations document that the Council intends to submit to the Planning Inspectorate for independent examination. The document has been prepared taking into account national Government policy and guidance, Allerdaleôs adopted Local Plan (Part 1), responses received from previous consultations and the Sustainability Appraisal, amongst other documents and evidence.

17. The document has to be available for public consultation for a minimum period of six weeks in order to meet the statutory guidelines.

18. The Council considers that the Publication draft of the Site Allocations document is compliant with national legal and procedural requirements and is ósoundô

Legal and Procedural Requirements

19. The Local Plan (Part 2) has to meet a number of legal and procedural requirements which are outlined in the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The Planning Inspector will look at the following requirements and determine if the Local Plan (Part 2) has met these requirements:

    - The Local Authority will have had to work with neighbouring authorities to address any strategic issues which are present across authority boundaries; this is known as the Duty to Co-operate
    - The Local Plan should be prepared in accordance with the current Local Development Scheme

- Any consultation and engagement of the preparation of the Local Plan should be in accordance with the Statement of Community Involvement
- A Sustainability Appraisal should be produced and developed alongside the production of the Local Plan to inform the development of planning policies throughout the whole Local Plan process
- The Development Plan should have regard to the Sustainable Community Strategy for its area
- A Habitats Regulations Assessment should be produced to inform the production of the Local Plan.

20. If these requirements have been met, then the Inspector will go on to assess if the Local Plan (Part 2) has met the Tests of Soundness.

Why does the Plan have to be 'Sound'?

21. The National Planning Policy Framework sets out four tests that local plans must meet in order to be considered ósoundô Without meeting these tests, a local plan cannot be adopted. The four tests are:

- Positively prepared ï the Plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- Justified ï the Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- Effective ï the Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- Consistent with national policy ï the Plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

The Policies Map

22. The Policies Map (formally known as the Proposals Map) is a spatial representation which identifies areas within Allerdale that are subject to various policies and proposals within the Local Plan. It shows where sites are identified for certain uses and where different policies apply. The Policies Map must be used in conjunction with the Local Plan.

Neighbourhood Plans

23. In 2011, the Localism Act provided communities with the opportunity to prepare Neighbourhood Plans. Neighbourhood Plans can be used to shape where development can go and what it will look like in an area. However, any Neighbourhood Plan must support the strategic development set out in the relevant Local Plan, and not be used to stop development.

24. It is up to communities to decide whether or not to prepare a Neighbourhood Plan. If one is prepared, it will need to be independently examined; if it successfully passes the examination, then it will be the subject of a local referendum. If the majority of local voters are in favour of having the Neighbourhood Plan, then the plan will be ómadeô It will then be a material consideration in the determination of planning applications.

Sub-Regional Context and Cross Boundary Matters

25. Allerdale is located within Cumbria, which is made up of a two tier local government administration (six district authorities and one county council). In addition, part of Allerdale is located within the Lake District National Park. This means that the responsibility for different planning matters in Allerdale is split between Allerdale Borough Council, Cumbria County Council and the Lake District National Park Authority.

26. Allerdale Borough Council has a statutory responsibility to prepare Local Plans for all types of development (with the exception of Minerals and Waste as this is the role of Cumbria County Council) outside of the Lake District National Park.

27. Allerdale Borough Council has a legal requirement through the Duty to Co-operate to engage with neighbouring authorities, other prescribed bodies, the Local Enterprise Partnership and Local Nature Partnership when preparing a local plan in order to maximise the effectiveness of a local plan in relation to strategic issues that are not constrained to local authority boundary lines.

How can I get involved?

28. We encourage all members of the public, agents, landowners, Parish and Town Councils and any other interested parties to be involved in the production of the Local Plan (Part 2) ï Site Allocations. The Publication version of the document, and its associated documents and comments forms, can be viewed at the following Allerdale Borough Council offices and libraries during their normal opening hours:

- Allerdale House, New Bridge Street **Workington**
- Town Hall, Senhouse Street**, Maryport**
- Customer Service Centre, Market Hall, Church Street, **Wigton**
- Aspatria Library, The Brandshaw, **Aspatria**
- Cockermouth Library, Main Street**, Cockermouth**
- Maryport Library, Lawson Street, **Maryport**
- Silloth Library, The Discovery Centre, **Silloth**
- Wigton Library, High Street, **Wigton**
- Workington Library, Vulcans Lane **Workington**

29. The documents can also be viewed online at: www.allerdale.gov.uk/siteallocations

30. At this stage, comments on the Publication version of the document should be limited to whether or not you believe the document to be ósoundô Further guidance on the tests of soundness and legal requirements is available on our website and at the locations listed above.

31. If you wish to make a representation seeking a change to the Local Plan (Part 2) ï Site Allocations, you should make it clear why you believe the current document is not sound, having regard to the legal compliance check and the tests of soundness. Wherever possible, you should try to support your representation with evidence showing why the document should be changed. It will also be helpful if you also say how you think the text/strategy/policies should be changed.

32. Representations should be made in writing using the comments form and sent either by email or post to either:

    siteallocations@allerdale.gov.uk

    Planning Policy, Allerdale Borough Council, Allerdale House, Workington, CA14 3YJ

33. All comments should be received by **4pm Friday 16th November 2018**.

What happens next?

34. The Council will submit the final version of the Local Plan (Part 2) ï Site Allocations, plus any representations received to this round of consultation and all of the supporting evidence and information, to the Planning Inspectorate.

35. The Planning Inspectorate will then appoint an Inspector to conduct an Examination in Public. This Examination in Public will check that the document has been produced in line with national planning policy and guidance and that it is supported and justified by appropriate evidence. Members of the public are able to attend the Examination in Public and, if advance notice is given, may request to speak and address the Inspector directly. Information relating to the Examination in Public will be published on the Councilôs website.

36. Once the Examination in Public is completed, the Inspector will write a report outlining their findings. Should they find the document to be sound, the Council will seek to formally adopt it.

How to use the Local Plan

37. The Local Plan is made up of two parts. To ensure a comprehensive approach to sustainable development it is important that the Local Plan (both parts) are read together and used as a whole. The first part of the plan sets out the level of growth, spatial strategy and strategic and development management policies. These are arranged thematically covering:

- Housing;
- Economy;
- Sustainable Communities and Infrastructure;
- Built and Historic Environment; and
- Natural Environment.

38. Part 2 of the Plan also includes additional policies which again are arranged thematically.

39. Each policy within the Local Plan is accompanied by explanatory text to aid understanding and implementation of the policy approach. In addition policies are linked directly to; national policy, local evidence, strategic objectives and other plans and strategies. Some cross-referencing to other policies in the Local Plan is also provided, but it should be noted that all policies within the Plan are mutually dependent and should be read together as a whole.

40. In addition to policies the Local Plan (Part 2) also identifies land for housing, employment and retail uses as well as identifying green infrastructure networks and areas of open space.

41. The Policies Map forms part of the adopted Local Plan. It identifies all the site specific policies, allocations and designations in the Local Plan. It should be used alongside the Local Plan documents.

Vision

Vision for the Plan Area

42. By 2029 Allerdaleôs communities will be sustainable, prosperous, safe, healthy and vibrant. The economy will be strong, diversified and well connected, with a growing and highly skilled population, with high employment, capitalising on skills and opportunities in the nuclear, energy and tourism sectors.

43. It will be a place that has adapted to meet the challenges of climate change, has a diverse and extensive network of accessible green infrastructure, unspoilt landscape and coastline and areas rich in biodiversity and geodiversity.

44. It will be a place where all sections of society have access to affordable, well designed homes that meet a range of needs, close to jobs, services and sustainable transport, where historic environments are conserved and enhanced and sustainable development, investment and successful regeneration has created prosperous towns supported by sustainable rural communities.

Vision for the main towns and rural areas

Workington	
Role	Principal Service Centre and focus for strategic housing, employment, retail and leisure development within the Allerdale Plan Area
Vision	By 2029 Workington will have retained and enhanced its role as West Cumbriaôs principal residential, educational, leisure, cultural and commercial centre. Taking advantage of its port and rail links it will have been a focus for major development delivering a stronger employment base, housing renewal and greater choice of housing as well as a vibrant town centre with an expanded night time economy.

Maryport	
Role	Key Service Centre and focus for housing, employment and retail development within the Maryport Locality
Vision	By 2029 Maryport will have enhanced its role as a key residential, employment and visitor centre, ensuring deprivation has been reduced significantly. The town will be a key tourist destination building on its harbour, coastal location, rich Roman and Georgian

	heritage and environmental assets.

Cockermouth	
Role	Key Service Centre and focus for housing, employment and retail development within the Cockermouth Locality
Vision	By 2029 Cockermouth will have retained its vibrant town centre and high quality historic environment. The housing market will be more balanced with greater access to affordable housing and wider job opportunities. The town is resilient to the risk from flooding through the delivery of appropriate infrastructure.

Wigton	
Role	Key Service Centre and focus for housing, employment and retail development within the Wigton Locality
Vision	By 2029 Wigton will have developed its role as an important housing, commercial, employment and educational centre in North Allerdale. In particular the role of the town centre and the condition of its historic fabric will have been enhanced, meeting the retail and service requirements of its catchment population.

Silloth	
Role	Key Service Centre and focus for housing, employment and retail development within the Silloth Locality
Vision	By 2029 Silloth will have an enhanced tourism sector having capitalised on its close proximity to the Solway Coast AONB and its historic environment. The role of the Port of Silloth will be maintained and enhanced, while the local community will have a more balanced age structure, with greater access to employment and services.

Aspatria	
Role	Key Service Centre and focus for housing, employment and retail development within the Aspatria Locality
Vision	By 2029 Aspatria will have enhanced its role as a key centre serving its rural hinterland by offering a greater mix of housing, employment and tourism opportunities, making greater use of rail links and providing a range of services.

Rural Villages	
Role	Focus for housing development to maintain the vitality and sustainability of rural communities
Vision	By 2029 the Rural Areas within the Allerdale Plan area will be made up of thriving, sustainable communities with improved access to

	employment opportunities and greater diversity in the local economy. Availability of affordable housing will have increased and existing services will have been retained and in places enhanced whilst the quality of the local environment and biodiversity assets has been protected and enhanced.

Strategic Objectives

Theme 1: Climate Change and Sustainability

SO1a	Reduce Allerdale's carbon footprint and support a low carbon future.
SO1b	Ensure a comfortable, resilient and liveable environment across Allerdale by ensuring development adapts to, and mitigates the effects of climate change.
SO1c	Focus major development in Workington and encourage complementary and additional development in Key Service Centres of Maryport, Cockermouth, Wigton, Silloth and Aspatria. Small-scale development will be supported in Local Service Centres with appropriate facilities.
SO1d	Ensure the sustainability of towns and villages by supporting a stable and balanced population, ensuring accessible services that meet a range of community needs.
SO1e	Support and encourage construction methods that seek to reduce energy consumption, use renewable energy sources, minimise waste and encourage recycling.
SO1f	Promote renewable and low carbon energy production in the Plan Area.
SO1g	Sustainable and effective use and re-use of land and buildings and protect the most versatile agricultural land from development.

Theme 2: Housing

SO2a	Enable a balanced housing market that delivers a mix of housing type and tenure to meet the needs of all communities.
SO2b	Support housing renewal and re-use of empty properties.
SO2c	Ensure a deliverable supply of housing land that meets the needs of the community and local economy.
SO2d	Increase access to affordable housing as part of housing developments and rural exception sites.
SO2e	Support independent living for older people and people with disabilities by ensuring housing is adaptable for changing and varied needs.

Theme 3: Economy

SO3a	Diversify the urban and rural economic base of Allerdale to enable a prosperous mixed, low carbon economy, including creative knowledge based industries, specialist engineering, energy and tourism sectors.
SO3b	Encourage the development of business clusters, maximise the economic opportunities identified in the West Cumbria Economic

	Blueprint and Implementation Plan and ensure the timely improvement and delivery of essential infrastructure, such as the Port of Workington to support economic growth.
SO3c	Promote Lillyhall as an important employment site, encouraging the growth of nuclear technology and research clusters while building on its existing education and skills role through the Energy Coast Campus.
SO3d	Provide a wide range of modern, high quality employment sites and premises to meet existing business needs and emerging sectors.
SO3e	Support opportunities for home working, creation of rural enterprise hubs for start-up businesses and proposals that contribute to farm diversification.
SO3f	Support improved digital connections, especially in rural areas.
SO3g	Support the development of further and higher education in the Plan Area and improve educational attainment and skills to meet the needs of existing and future employment opportunities.
SO3h	Promote the principles of sustainable tourism, the provision of high quality accommodation and attractions, and support key projects such as the Frontiers of the Roman Empire (Hadrianôs Wall) World Heritage Site (Hadrianôs Wall World Heritage Site), Derwent Forest, and Roman Maryport.
SO3i	Promote the vitality and viability of town centres, including the night time economy and support the retention of existing rural services.
SO3j	Enable the long-term sustainability of the ports at Workington and Silloth by supporting appropriate port related activities and lobbying for improved road and rail links.

Theme 4: Transport

SO4a	Locate the majority of development in locations that are accessible by a variety of modes of transport, particularly public transport, walking and cycling and reduce the need to travel.
SO4b	Support road and rail infrastructure improvements required to deliver economic growth and key economic projects.
SO4c	Work with partners to improve sustainable transport, both within and outside Allerdale.
SO4d	Improve sustainable access to jobs, services, education, leisure opportunities and the wider countryside.
SO4e	Develop and maintain safe, efficient, high quality, modern and integrated transport networks with good internal links and connections to key routes including A595/6 corridor, A66, M6, and West Coast mainline.
SO4f	Enable the delivery of transport hubs across the Plan Area, linking the Cumbria Coastal Railway to other transport modes.

SO4g Promote the role of Workington and Silloth ports as an alternative means of accessing the area for both business and visitors.

Theme 5: Built and Historic Environment

SO5a Ensure that all new development meets high standards of quality of design, energy efficiency, safety, security and accessibility, and relates well to existing development, enhances the public realm and develops locally distinctive and high quality places.

SO5b Conserve and enhance both non-designated and designated heritage assets and their settings, including the Frontiers of the Roman Empire (Hadrianôs Wall) World Heritage Site (Hadrianôs Wall World Heritage Site), where possible seek the opportunity to enhance and better reveal significance.

SO5c Protect and enhance existing social, community and utility related infrastructure, such as education, health, arts, cultural and leisure facilities.

SO5d Enhance green infrastructure by developing a comprehensive network of high quality open space such as parks, woodlands, gardens, natural green spaces and allotments.

SO5e Minimise the risk from flooding and support the incorporation of mitigation measures as part of the overall design solution.

SO5f Protect and enhance the quality of the environment and amenity.

Theme 6: Natural Environment

SO6a Protect and enhance the natural and historic landscape, including ancient woodland and geological assets, from unnecessary and harmful development, particularly within the Solway Coast AONB and areas adjoining the National Park.

SO6b Protect and enhance biodiversity and geodiversity, notably the Natura 2000 sites and create ecologically diverse habitats across Allerdale and ensure the ability of habitats and species to adapt to climate change.

SO6c Promote opportunities to improve access to the countryside and coast.

SO6d Ensure high levels of water, and air quality are retained and where necessary improved, and safeguard agricultural land.

SO6e Promote, protect and provide a comprehensive network of green infrastructure, incorporating multi-functional green and blue spaces both within developments, and linking across and between settlements throughout the area.

Identified Sites

45. The Local Plan (Part 1) establishes the strategic approach to the level of growth and its broad distribution across the plan area up to 2029. It also sets out the main role and function of different areas through the settlement hierarchy. The role of Part 2 of the plan is to add detail to this strategy, through the setting of specific proposals and ensuring that sufficient land is made available at the right time and in the right location.

SA1 Identified Sites

Sites allocated on the Policies Map for development and redevelopment shall be protected and delivered for their specified use in accordance with site specific policies and other relevant policies in the Local Plan.

Safeguarded sites on the Policies Map will be protected for their specified use(s) unless:

- It is proven that there is no longer a need; or
- Satisfactory alternative provision can be made in the same settlement.

Identified amenity green space, green gaps and green infrastructure network on the Policies Map shall be protected and enhanced.

Planning permission will be renewed on committed sites identified on the Policies Map provided it is for the same use and there is no significant change to relevant policy or material considerations.

46. The land supply across all land uses has been selected to deliver the level of growth and spatial strategy identified in Part 1 of the Local Plan. The land supply is made up of safeguarded sites, land with planning permission and allocated sites, which are identified on the Policies Map. Every element of this supply is important to the successful delivery of the planned growth and strategy and as such it is important that these sites are safeguarded from alternative uses and designed and delivered in accordance with site specific and other relevant Local Plan policies. Similarly areas of open space and green infrastructure make a valuable contribution to the sense of place and environmental quality and should be protected and enhanced where possible, especially those areas identified on the Policies Map.

47. Existing planning consents make up a significant proportion of the land supply. Where planning permission has lapsed there is a presumption that

consent will be renewed for that use unless there has been a significant change to relevant policy or other material considerations.

National Planning Policy	NPPF paragraphs 17 to 22 ,29,30,47 to 49
Local Plan Strategic Objectives	SO1a, SO1c, SO1d, SO1g, SO2a, SO2c, SO3a, SO3b, SO3c, SO3d,SO3i, SO3j, SO4a, SO4b
Local Plan Strategic Policies	S3, S5, S12,S13,S16
Allerdale Council Plan	**Strengthening our economy:** and supporting more homes where they are needed and supporting local economy **Enhancing our towns:** Encouraging thriving and vibrant towns
Evidence Base	Housing Study 2016 Allerdale Housing Strategy 2016 Retail Study 2015 Viability Study 2018 Allerdale Workspace and Employment Land Study April 2016.

Settlement Boundaries

48. Settlement boundaries mark the physical extent, for planning purposes, of a town or village, being the dividing line between the built area (the settlement) and rural area (the countryside). They have an important role in preventing unplanned expansion of settlements, ensuring development is located in the most sustainable location, (in line with the spatial strategy), and protecting sensitive areas from excessive or inappropriate development.

Policy SA2 Settlement Boundaries

There is a presumption in favour of sustainable development within the settlement boundaries as defined on the Policies Map.

Development within settlement boundaries will be supported where it is appropriate in scale, consistent with the settlement's role and function within the hierarchy and complies with other relevant policies in the Local Plan.

Proposals outside the settlement boundaries will be supported where it can be demonstrated that it complies with Policy S3 and other policies in the Local Plan.

49. All settlements identified in the hierarchy (Policy S3) as Limited Growth Villages and above are defined by settlement boundaries. These boundaries indicate the areas where new development will be generally permitted, subject to satisfying all relevant policies in the Local Plan. There are no settlement boundaries for infill and rounding off villages as development proposals are assessed against Policy S5 in Part 1 of the Local Plan, together with other relevant policies.

50. The rest of the plan area outside the settlements identified in the settlement hierarchy is rural in character. It is made up of smaller villages, hamlets and scattered development along with open countryside. Development in these areas is therefore subject to greater restrictions and limited primarily to that which requires a countryside location or meets an essential rural need.

51. All settlement boundaries in the Allerdale Local Plan (1999) have been reviewed and updated to take account of new development, commitments and proposed allocated sites. In relation to the Limited Growth Villages the settlement boundary has been expanded, where appropriate, to allow small levels of growth to reflect their role in the hierarchy. Revisions to the boundaries have sought to utilise, where possible, existing built or natural features. It should be noted that the boundaries are a planning tool and do not necessarily define the full extent of the settlement as may be perceived by the

local community. For example an area of open space on the edge of a settlement or small a cluster of houses may have been excluded.

National Planning Policy	NPPF paragraphs 17, 29, 30, 47 to 49, 55, 109
Local Plan Strategic Objectives	SO1a, SO1c, SO1d, SO1g, SO2c, SO3b, SO3d, SO4a, SO4d
Local Plan Strategic Policies	S3 and S5
Allerdale Council Plan	**Strengthening our economy**: Supporting more homes where they are needed.
Evidence Base	Settlement Boundary Review document 2018

Affordable Housing Policy

52. The provision of affordable homes is one of the Council's key priorities. The majority of affordable housing that is built across the Plan Area is delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites.

53. Evidence from the Allerdale Housing Study (2016) indicates that Allerdale is ranked the third least affordable District in Cumbria with an average of house price to income ratio of 5:1. At entry level, the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market.

SA3 Affordable Housing

The Council will seek to maximise the delivery of affordable housing across the Plan Area by working with partners, developers and local communities. In order to address the need for affordable housing the Council will seek a proportion of affordable homes from residential development in perpetuity. Affordable housing will be provided on-site, apart from in exceptional circumstances.

All housing development of more than 10 dwellings or where the dwellings would have a combined gross floor space of more than 1,000 square metres will be required to make provision for 20% affordable housing. Given the level of need identified in the Cockermouth Housing Market Area provision will be made for 40% in this settlement.

The Council will require the provision of affordable housing to be in clusters throughout the development so as to be indistinguishable from open market dwellings. The Council will normally seek a tenure split of 50% affordable rented and 50% intermediate affordable units, but will take into consideration the identified local need and site specifics, including viability.

The Council recognise that in some cases viability of housing sites can be marginal and therefore a flexible approach is required. Where the viability of schemes fall short of the policy requirements, the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix.

54. Policy SA3 sets out the circumstances for securing affordable housing through open market development. Providing appropriate tenure and affordability are key to meeting housing needs and to developing mixed,

balanced and inclusive communities. The need for, and type of, affordable housing will be regularly reviewed and monitored throughout the plan period, and evidence updated and maintained to inform application of policy.

55. The proportion of affordable housing sought in Policy SA3 has been developed using the available evidence of identified need together with local viability and market evidence. Policy SA3 states that all qualifying housing proposals should make provision for 20% affordable housing, with the exception of Cockermouth, where the level of provision is 40% given the high level of need, and the evidence of a more viable housing market.

56. Where the proportion of affordable housing sought will result in the provision of a part unit, the number will be rounded up or down to provide the nearest whole unit.

57. Policy seeks affordable housing contributions from all housing developments of more than 10 dwellings or where the dwellings would have a combined gross floor space of more than 1,000 square metres. This approach is in line with national policy, the scale of affordable housing need and past delivery. Where the Council considers a proposal is under utilising the site or of an inappropriate density specifically for the purpose of avoiding the affordable housing threshold, the development will not be supported.

58. In line with national policy proposals that are solely for Build to Rent homes; provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); is proposed to be developed by people who wish to build or commission their own homes; or is exclusively for affordable housing, an entry-level exception site or a rural exception site will be exempt from the policy requirement to provide 10% of the affordable house provision to be available for affordable home ownership. In such cases the policy requirement would be reduced to 10% to be provided as affordable rented homes.

59. To assist in the creation of mixed, inclusive communities, affordable housing should be provided on-site as part of well-designed mixed tenure schemes. In exceptional circumstances where site specific issues preclude the provision of on-site affordable housing off-site contributions may be accepted in line with the provisions of the Developer Contributions SPD.

60. Affordable housing units will be dispersed throughout a development and of high quality design, so as to be indistinguishable from other development. Where the dwellings are being released to a Registered Provider they must meet that providerôs own standards and/or those imposed by funding

requirements. In determining the level of integration consideration will be given to the management and maintenance associated with the proposal, as well as the types of dwellings to be delivered. Guidance may be sought from the Registered Provider (or equivalent) to ensure resultant development meets their requirements.

61. The provision of affordable housing as part of open market housing development must be flexible to variations in market as well as site specific conditions over the plan period. It is therefore recognised that the provision of affordable housing can affect the profitability and the viability of housing development. In line with national policy the Council will work with developers where viability is compromised by policy requirements. In such cases the onus is on the applicant to demonstrate to the Council's satisfaction that the development is made unviable. A full financial appraisal will be required to support discussions. Further guidance is available in the Developer Contributions SPD.

National Planning Policy	NPPF paragraphs 47, 50, 54
Local Plan Strategic Objectives	SO2a, SO2c, SO2d
Local Plan Strategic Policies	S2, S6a, S6b, S6c, S6d, S6e, S6f, S7, S8, S9, S21
Allerdale Council Plan	**Tackling inequality:** helping to create more affordable housing **Strengthening our economy:** supporting the development of more homes where they are needed
Evidence Base and other relevant documents and strategies	Allerdale Housing Study 2016 Viability Study 2018

Custom and Self Build Housing

62. Custom or self-build housing provides an opportunity for individuals or groups of individuals who want to design and build their own homes as an alternative to that offered by volume house builders or the existing housing stock. The Council recognises the contribution self and custom build schemes can make to the delivery of housing in the plan area and seeks to adopt a proactive approach to support this.

Policy SA4 Custom and Self-Build Housing

Proposals for custom and self-build proposals will be supported provided:

- The development proposed complies with policy S3 and other relevant policies, is well related and commensurate to the size of the settlement; and
- It can be demonstrated that the plot(s) can be adequately serviced in terms of highway access, drainage and other utilities and comply with other relevant Local Plan policies

For proposals of five or more plots, a design code will be required to be submitted at the outline application stage. The Council will work in partnership with developers and landowners to agree the content of the code on a site by site basis.

For larger sites (25 plots and more) the Council will consider using Local Development Orders, supported by design codes, to facilitate delivery.

63. Individuals building their own home are well established in the Borough and this is reflected both in windfall development and the land supply that features individual or small sites suitable for self or custom build.

64. Custom and Self-Build dwellings are terms used interchangeably. Custom Build is where a person commissions a specialist developer to help to deliver their own home, while Self-Build is where a person is more directly involved in organising and constructing their home.

65. The Council will ensure high quality design is achieved by considering custom and self-build proposals against polices S4 and DM14 and requiring the use of design codes in developments of five or more dwellings. A design code is a set of written and illustrated rules that establish the design parameters of a particular development. They are likely to be site specific and may vary between locations. Design codes could include amongst other things, building form and orientation, density, building lines, landscaping, parking and

infrastructure. Design codes help to clarify and guide what form of development is acceptable on site, give greater certainty to all parties and ensure the development works as a cohesive whole.

66. The use of plot passports is encouraged to provide purchasers with clear information concerning the plot. Plot passports can include, for example, total plot size, any design specifications and service details.

67. Self and Custom Build proposals will be expected to comply with the provisions of Policy SA3 in relation to affordable housing provision. In addition, in order to meet as wide a range of demand and affordability, consideration should be given to providing a mix of plot sizes. This may include plots suitable for bungalows for people with limited mobility or smaller plots which provide opportunities for households seeking lower cost market housing.

68. The Council also maintains a self-build register for individuals to register their interest in self or custom build. The data from the register will give an indication of the local demand and will be used to develop policy accordingly.

National Planning Policy	NPPF paragraph 50
Local Plan Strategic Objectives	SO2a, SO2c
Local Plan Strategic Policies	S3, S7
Allerdale Council Plan	**Strengthening our economy:** supporting the development of more homes where they are needed.
Evidence Base	Self-Build Register Housing Study 2016

Housing Standards

69. Allerdaleôs population is ageing and with it comes the need to ensure that new housing developments are adaptable and allow individuals to be able to lead an independent life within their own home.

Policy SA5 Housing Standards

All new homes must be designed and constructed to meet the requirements set out in optional Building Requirement M4(2) (or any national equivalent standard should these regulations be subsequently reviewed).

All residential developments over 30 units must ensure that 5% of the total units (across both market and affordable dwellings) should be designed and constructed to meet optional Building Requirement M4(3). This will require the developer to ensure the dwellings make reasonable provision for wheelchair users to access and live in the dwelling.

In both cases, the Council will take a flexible approach to these policy requirements where the applicant can clearly demonstrate that:

a) It is not practically achievable due to the physical characteristics of the site; or
b) It would significantly harm the financial viability of the scheme.

70. This policy will provide homes that will be accessible and adaptable to a wide range of occupants, including young families, the elderly and disabled people.

71. The implementation of the requirements of M4(2) is particularly important in Allerdale due to its ageing population. Forecasts show that the ageing population in Allerdale is growing at a faster rate than the regional and national averages; the district is in the top 20% in the country for the increase in the population aged 65 and over between 2004 and 2014[1].

72. Government research has identified older people as the main group needing adaptations to their homes to allow them to live independently[2]; given that older people spend 70-90% of their time in their homes it is important to ensure that homes can be satisfactorily adapted to allow them to live independently in a safe manner for as long as they want to.

[1] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections

[2] http://www.ilc-alliance.org/images/uploads/publication-pdfs/pdf_pdf_49.pdf

73. A recent survey carried out by Allerdale Borough Council has shown that there is demand for people who want to stay in their own homes for as long as possible as they get older. This, combined with the pressure on public health and social care, it is important for the requirements of M4(2) to be implemented in all new builds.

74. Applying regional evidence at a local level[3], it has shown that Allerdale has an unmet wheelchair housing need of 292 houses; this equates to 16 dwellings per annum which represents 5% of Allerdaleôs annual housing supply target of 304. Approximately 2.8% of English households have a wheelchair user. However, given the fact that Allerdaleôs population is ageing quicker than the national average, it is considered that this figure will be higher in Allerdale. Therefore, the Council will also require 5% of units in housing developments of 30 houses or more to be made wheelchair accessible, in compliance with M4(3). The policy requirement will be applied to both affordable and market dwellings; the appropriate split will be determined on a case by case basis at the stage of determining a planning application.

75. The policy could be applied flexibly if there was an issue of viability or where the requirements cannot be provided due to the physical characteristics of the development site. This will be assessed on a case by case basis, and the applicant will be required to provide clear, justified evidence that this policy cannot be fully achieved. A lower level of provision will be sought through the reduction in the number of units required to be provided before assessing the appropriateness of removing the policy requirement completely.

National Planning Policy	NPPF paragraphs 7, 9, 14, 17, 47, 50
Spatial objectives	SO2a, SO2e
Local Plan Strategic Policies	S2, S4, S7, S10
Allerdale Council Plan	**Improving health and wellbeing**: ensuring access to suitable and safe housing
Evidence Base	Housing Standards Topic Paper 2018

[3] https://www.habinteg.org.uk/news/mind-the-step-habinteg-takes-a-fresh-look-at-housing-for-wheelchair-users-388

Housing Land Supply

76. Strategic Policy S3 in the Local Plan (Part 1) identified a housing need of at least 5,471 net additional dwellings to be delivered over the plan period. It also established the distribution of this growth and role of the town and villages in each tier of a settlement hierarchy, as follows:

Principal Centre	Workington (including Harrington, Seaton, Siddick and Stainburn)		35%
Key Service Centres	Maryport		12%
	Cockermouth		10%
	Wigton		10%
	Silloth		3%
	Aspatria		4%
Local Service Centres	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby	In combination up to	20%
Limited Growth Villages	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	In combination up to	6%
Infill/Rounding Off Villages	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: Settlement growth hierarchy

77. The role and function of the towns and villages identified in the settlement hierarchy are outlined below:

Principal Centre

78. Focus for major new development in Allerdale. This top-level of the tier will support significant housing growth often delivered in large sites. This tier is

central to the delivery of other policy aspiration such as affordable housing over the plan period. Approximately 35% of the housing growth will be directed to the Principal Service Centre. The principal centre will have the widest range of services in terms of public transport, employment, retail, education and leisure facilities.

Key Service Centres

79. 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. In combination the Key Service Centres (KSCs) will receive approximately 39% of the housing growth. These settlements have the ability to serve day-to-day needs of local and surrounding residents and offer a varied range of employment land to meet the needs of local and regional businesses.

Local Service Centres

80. This tier consists of larger villages with a more limited range of services, but all have a school, shop and public transport. These villages would accommodate a smaller scale of housing development that will help contribute towards maintaining the vitality of the settlement. In combination the Local Service Centres (LSCs) will receive up to 20% of the housing growth. In addition a small level of employment land may be required to meet local needs for small flexible premises and shared facility units such as work hubs.

Rural Villages

81. 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:

Limited Growth Villages: New housing and employment will be restricted to small-scale development within the designated settlement boundary.

Infill / Rounding Off Villages: Very small scale development may be appropriate to respond to local needs and to contribute to the vitality of rural communities. For this level of the hierarchy settlement limits will be removed and development will be directed by criteria in Policy S5 for very small scale rounding off and infill plots. These plots are expected to be appropriately sized, unless the proposal is to deliver affordable housing in accordance with Policy S9 (Rural Exception Sites).

Sources of Housing Supply

82. 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 growth target set out in Part 1 of the plan. Site selection has evolved through several stages of consultation, and assessment as set out in the methodology paper (June 2014).

83. The land supply, which will deliver growth in line with the spatial strategy, is made up of a number of components; current planning permissions, housing allocations and a windfall allowance. 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%. In addition account has been taken of the number of homes that have already been completed during the plan period and the housing target has been adjusted accordingly; Table 2 below sets out the sources of land supply.

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
Aspatria	219	23	39	190
Silloth	164	46	78	20
LSC	1094	482	397	261
Rural Villages	328	74	215	-
Totals	5,471	1,969	3027	1,276
		4,996		

Table 2: Sources of land supply within Allerdale

84. The allocations to achieve the housing delivery target set out in the Local Plan (Part 1) are set out in Policy SA6. It should be noted that in some settlements past completions together with existing commitments provide sufficient land supply for the plan period and therefore no site allocations are proposed.

Policy SA6 Housing Delivery

Housing will be delivered across the Local Plan area through a combination of allocated sites, sites with planning permission (commitments), windfall sites and conversion of buildings suitable for residential use. The following sites are allocated for residential development as shown on the Policies Map.

Site Ref	Settlement	Site Area (hectares)	Allocation/yield
SA8 (1/WOR/053/R) Stainburn Road	Workington	7.6	130
SA9 (1/WOR/056/R) Main Road, Harrington	Workington	4.7	115
SA10 (1/WOR/064A/R) Land off Seaton Road, Seaton	Workington	7.03	150
SA11 (3/WOR/084/R) Former Southfield School	Workington	2.5	65
SA12 (1/MAR/013/R) Maryport Marina	Maryport	0.45	20
SA13 (1/MAR/017A/R) Whitecroft	Maryport	13.5	300
SA14 (4/WIG/034/R) Syke Road	Wigton	1.02	25
SA15 (1/ASP/004/R) Adjacent to Rugby Club, Station Road	Aspatria	2.59	60
SA16 (1/ASP/006A/R) Land at Noble Croft	Aspatria	4.61	100
SA17 (4/ASP/014/R) Land off Station Road	Aspatria	0.83	20
SA18 (1/ASP/003/R) Brayton Road	Aspatria	0.53	10
SA19 (1/SIL/002/R) Fell View	Silloth	0.7	20
SA20 (1/ABB/002A/R) Land adjacent to Wheatsheaf Inn	Abbeytown	1.7	35
SA21 (4/ABB/007/R) Land at Main Road	Abbeytown	0.58	5
SA22 (4/ABB/008/R) Land at Abbey Road	Abbeytown	0.6	15
SA23 (4/BRM/010/R) Land adjacent to Meadowlands	Broughton Moor	1.3	25
SA24 (1/BRN/007/R) Rose Farm	Broughton (Great and Little)	2.8	55
SA25 (4/FLI/014/R) Rear of Marona, West Lane	Flimby	0.76	10
SA26 (3/KBR/010/R) Lynholme	Kirkbride	2.0	45

SA27 (3/KBR/009/R) Birch Hill Lane	Kirkbride	0.3	6
SA28 (1/PRO/001/A/R) Rear of Bank House	Prospect	1.2	25
SA29 (4/THU/017/R) Land to the West of Matty Lonning	Thursby	3.64	40

Proposals for housing on the allocated sites listed above will be permitted provided the scheme is in accordance with the relevant site specific policy requirements (SA8 to SA29) and other relevant policies set out in the Local Plan.

To ensure a sufficient housing supply is available throughout the plan period allocated and committed housing sites, as shown on the Policies Map, will be safeguarded for housing and proposals for non-residential uses will not be supported unless:

- It is proven that there is no longer a need; or
- Satisfactory alternative provision can be made in the same settlement

Subject to the consideration of any newly arising material planning considerations, existing planning permissions that lapse will be renewed.

Housing proposals on windfall sites located within settlement boundaries that are commensurate in scale and compatible with the role of the settlement, and comply with all relevant Local Plan policies, will be supported.

85. A significant part of the housing land supply is made up of existing planning permissions and are identified as commitments on the Policies Map. These form an important part of the overall supply in the plan area and as such alternative non-residential use of these sites will be resisted. Renewal of lapsed planning permissions will be supported unless newly arising material planning consideration dictates otherwise.

86. A number of smaller sites were submitted as part of the ôCall for Sitesô process that are located within existing settlement boundaries. In many cases these have not been formally allocated but would nevertheless have the potential to deliver housing subject to compliance with relevant Local Plan policies.

87. No site allocations are proposed in the Rural Villages tier of the settlement hierarchy. Instead the settlement boundaries in the Limited Growth Villages have been reviewed and expanded to allow future growth commensurate to

the size and role of the village. Development proposals in Infilling and Rounding Off villages will be assessed in line with Policy S5 and other relevant policies in the Local Plan.

88. It is recognised that windfall sites have made up a consistent housing supply over this and previous plan periods to the extent that a 10% allowance was established in Part 1 of the Local Plan. Evidence indicates that this is still a justifiable allowance. The Council will support housing proposals on windfall sites where they fall within the settlement boundary, are consistent in scale with the role and function of the settlement and comply with other relevant plan policies.

National Planning Policy	NPPF Paragraphs 17, 47-50, 55
Local Plan Strategic Objectives	SO2a, SO2c, SO2d
Local Plan Strategic Policies	S2, S3, S5
Allerdale Council Plan	**Tackling inequality:** helping to create more affordable housing **Strengthening our economy:** supporting the development of more homes where they are needed
Evidence Base	Housing Study 2016 Allerdale Housing Strategy 2016 Viability Study 2018 Infrastructure Delivery Plan 2018 Strategic Flood Risk Assessment 2018 Allerdale Transport Improvement Study 2018 Local Plan Site Access Assessment 2018

Supporting Housing Development

89. The Council publishes a five year land supply statement annually. As established in Part 1of the Local Plan, this includes the requirement to include a 20% buffer of supply to boost delivery and takes account of any under delivery since the start of the plan period.

90. The Local Plan (Part 2) allocates sites to meet the requirement for 5,471 dwellings over the plan period and builds in flexibility of supply. It also ensures that there is a deliverable five year supply of around 6.45 years at 30th June 2018.

Policy SA7 Supporting Housing Development

At any point in the plan period where there is no longer a demonstrable supply of sites to fully meet the five year land requirement, sustainable sites that would both make a positive contribution to the five year supply of housing land and are well related to settlement boundaries of the Principal, Key and Local Service Centres will be supported where these proposals comprise sustainable development and are consistent with relevant policies in the Local Plan.

91. There is a need to monitor delivery and supply of housing sites to ensure a rolling five year supply throughout the plan period. Should the Council be unable to demonstrate a deliverable five year supply at any point Policy SA7 provides the mechanism for the delivery of sites not allocated within the Local Plan. Sites will be supported that are well related to the settlement limits, of an appropriate scale, and meet the requirements of other relevant Local Plan policies. In such cases, proposals will have to demonstrate that they will be deliverable in the short term and contribute to any identified shortfall in the five year land supply of housing sites. The Council may seek to reduce the timescale of any such planning consent to ensure every effort is made to deliver the proposed housing within the subsequent five year period. Any development granted permission under the auspices of making up shortfalls in the five year supply will not be renewed automatically if the permission expires.

National Planning Policy	NPPF Paragraphs 17, 47-50, 55
Local Plan Strategic Objectives	SO1c, SO2a, SO2c, SO2d, SO4a, SO4d, SO5a, SO5f, SO6a, SO6b
Local Plan Strategic Policies	S2, S3, S5

Allerdale Council Plan	**Tackling inequality:** helping to create more affordable housing **Strengthening our economy:** supporting the development of more homes where they are needed
Evidence Base	Five Year Land Supply Statement

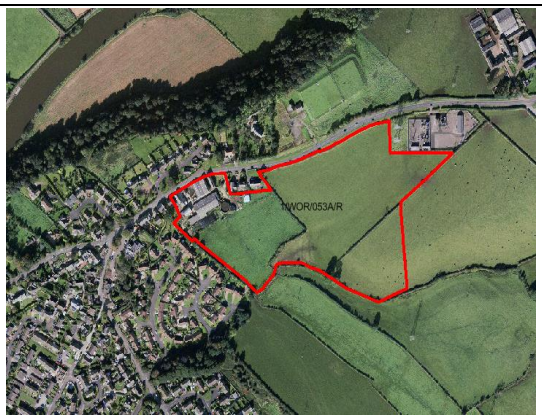
Housing Allocations

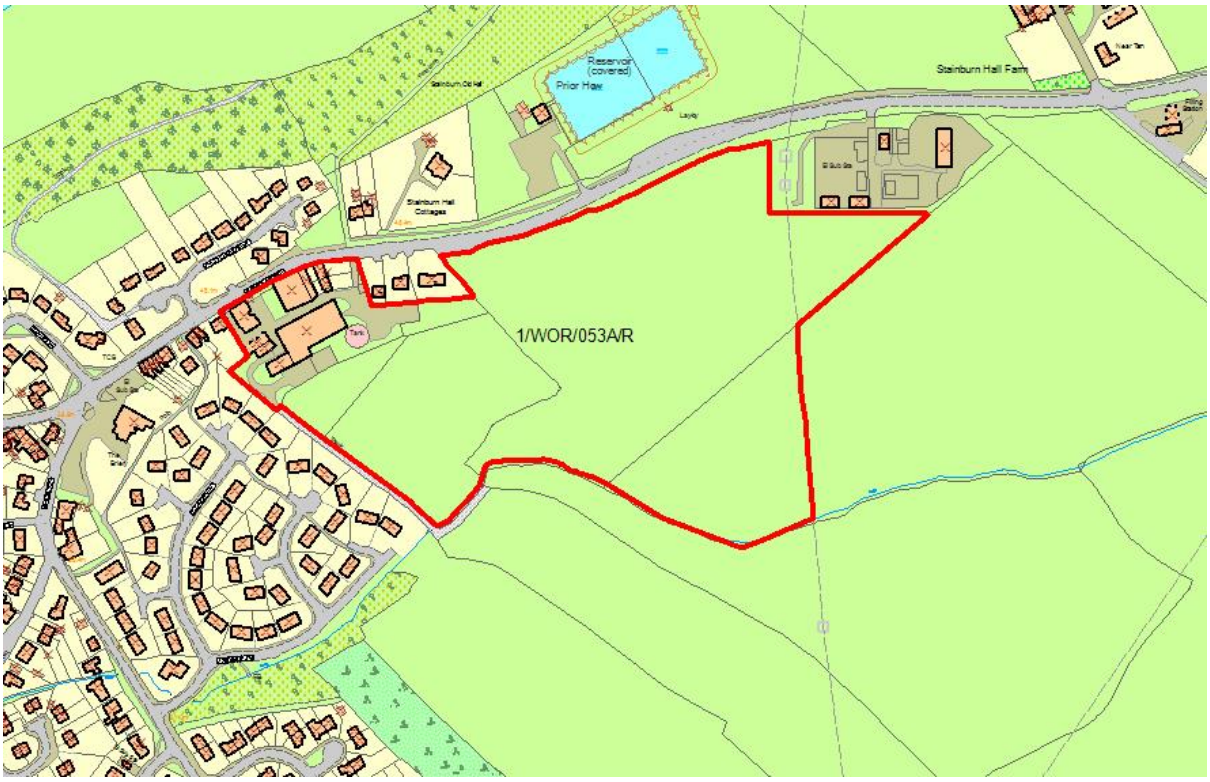
92. The Site Allocations provide a range of housing opportunities across a variety of sites to meet the requirement for housing as outlined in Part 1 of the Local Plan. The following site specific policies allocate land for housing and set down the development criteria that planning applications will be expected to adhere to. These are in addition to the requirement to comply with all relevant policies in the Local Plan as a whole. It should be noted that the site capacity may alter as a result of further site survey and investigation arising at the detailed design stage for each site.

93. A full trajectory for the delivery of housing sites throughout the plan period is shown in Appendix 3 and is representative of the position as of 30th June 2018. The trajectory will be kept under review as part of the Annual Monitoring Report.

Policy SA8 – Land off Stainburn Road, Workington

Original site reference	1/WOR/053A/R
Site address	Land off Stainburn Road
Settlement	Workington
Site area	7.6 hectares
Site capacity	130 units
Use	Housing
Type	Greenfield





Development Considerations

- Proposals should seek to achieve a density of approximately 25-30 dwellings per hectare.
- Principal elevations should be orientated towards Stainburn Road for the units located along the northern boundary of the site. Given the proximity of the listed Stainburn Hall, dwellings should not be closer to the highway than 122 Stainburn Road.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.

- A Transport Assessment will be needed. Two access points to Stainburn Road are required, of which one will be on the site of the demolished farm buildings, to the north east of the site.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- Development will involve the demolition of farm buildings. A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site as a result of agricultural uses.
- Stone from demolished farm buildings should be incorporated into the new development frontage on the site of the former farmstead.
- An appropriate buffer zone/easement in relation to the electricity sub-station located in the north east corner of the site, and power lines adjacent will need to be incorporated in the site.
- Pressurised treatment water trunk mains and associated easements pass through the site (Stainburn Service Reservoir and Pumping Station lie to the north of the site), for which a maintenance strip will be needed.
- Site layout and design will need to be considered as part of the Flood Risk Assessment. Surface water drainage shall be disposed of in the most sustainable way, with measures ensuring that any runoff into the watercourse marking the southern boundary of the site are minimised.
- The watercourse adjacent to the southern boundary of the site also connects downstream with the designated River Derwent and Bassenthwaite Lake Special Area of Conservation. A buffer zone should be maintained around the watercourse.
- There is the potential for currently unknown archaeological remains buried on the site. Any planning application will need to be accompanied by an archaeological desk-based assessment and the results of a geophysical survey.
- A Hedgerow Assessment will be necessary. The hedgerow running along the northern boundary of the site adjacent to Stainburn Road, and other hedgerows within the site should be retained and incorporated in the scheme, where possible, and outwith boundary fencing defining domestic gardens. Suitable compensation planting should be provided where hedgerows cannot be retained.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Bat Activity Survey
    - Bat roost survey of buildings
    - Bat roost potential survey if mature trees along riparian corridor and

overgrown hedgerow need to be felled
- Barn owl survey.
- Badger survey.
- Breeding bird survey.

Opportunities for Biodiversity Enhancement

There is scope to include habitat creation within the development to retain and enhance existing hedgerows and plant additional screening using native species of local provenance. Installation of bird and bat boxes within the development would also offer biodiversity benefits. The stream corridor should be protected using a wide buffer zone of additional native planting, and retention of the marshy grassland; a small reedbed is recommended. The large size of the site presents an opportunity to provide new habitats, green infrastructure and SuDS, and deliver a net gain in biodiversity.

Policy SA9 – Main Road, Harrington, Workington

Original site reference	1/WOR/056/R
Site address	Land at Main Road
Settlement	Workington
Site area	4.7
Site capacity	115
Use	Housing
Type	Greenfield

Development Considerations

- A density of approximately 25 to 30 dwellings per hectare should be achieved.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- An emergency vehicular access will need to be provided in addition to the main access to the site.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- A contaminated land survey and risk assessment will be needed to establish the

degree and nature of any contamination on site as a result of agricultural uses.

- Principal elevations of units adjoining Main Road shall face Main Road.
- Development will be subject to a Flood Risk Assessment; sustainable drainage measures are expected to be incorporated into any scheme.
- There is the potential for currently unknown archaeological remains to survive buried on the site; any planning application will need to be accompanied by an archaeological desk-based assessment and the results of an evaluation, in this instance a geophysical survey.
- A Hedgerow Assessment will be needed. Hedgerows and hedgerow trees bounding and within the site should be retained and incorporated in the scheme, where possible, and outwith boundary fencing defining domestic gardens. Suitable compensation planting should be provided where hedgerows cannot be retained.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Bat Activity Survey
    - Bat roost potential survey only if mature trees and overgrown hedgerow need to be felled
    - Barn owl survey
    - Badger survey
    - Breeding bird survey
    - Red squirrel survey

<u>Opportunities for Biodiversity Enhancement</u>

There is scope to include habitat creation within the development to retain and enhance existing hedgerows and plant additional screening using native species of local provenance. Installation of bird and bat boxes within the development would also offer biodiversity benefits. Implementation of SuDS offers the opportunity to deliver a net gain in biodiversity.

Policy SA10 – Land off Seaton Road, Seaton, Workington

Original site reference	1/WOR/064A/R
Site address	Land adjacent Seaton Road
Settlement	Workington
Site area	7.03 hectares
Site capacity	150 units
Use	Housing
Type	Greenfield

Development Considerations

- A density of approximately 25-30 dwellings per hectare should be achieved.
- Principal elevations shall be orientated towards Seaton Road for the units located along the eastern boundary of the site.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- An emergency vehicular access will need to be provided in addition to the main access to the site.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.

- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- A Hedgerow Assessment will be required. The hedgerow running along the eastern boundary of the site adjacent to Seaton Road shall be retained and incorporated in the scheme, where compatible with highway visibility splays and footways. Other hedgerows bounding the site should be retained outwith boundary fencing defining domestic gardens. Suitable compensation planting should be provided where hedgerows cannot be retained.
- There is the potential for currently unknown archaeological remains to survive buried on the site and so it is advised that any future application should be accompanied by an archaeological desk-based assessment and the results of a geophysical survey.
- Site layout and design will need to be considered as part of the Flood Risk Assessment. Sustainable surface water drainage measures are expected, to minimise flooding issues arising at Jubilee Cottage and Northside Road. United Utilities asset remains operational to the northern boundary of the site.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Great Crested Newt Habitat Suitability Index of ponds within 500m
    - Bat roost potential survey of trees, followed by emergence/return surveys as necessary
    - Bat activity surveys

<u>Opportunities for Biodiversity Enhancement</u>

The site provides considerable scope to be enhanced with wildlife links to the biodiversity corridors in this area. There are opportunities to plant native woodland species of local provenance within the proposed development and enhance existing hedgerows and/or create new native hedges to divide the site during landscaping. Planting of native shrubs should also be considered in the landscape designs and use of sustainable drainage schemes and possible introduction of associated wetland or water bodies would considerably enhance the site for wildlife. Bat and bird boxes would benefit wildlife in the area.

Policy SA11 – Former Southfield School, Workington

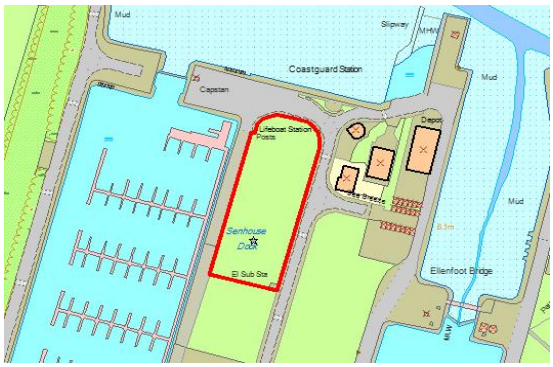
Original site reference	3/WOR/084/R
Site address	Former Southfield School
Settlement	Workington
Site area	2.5 hectares
Site capacity	65 units
Use	Housing
Type	Brownfield

Development Considerations

- A density of approximately 30 dwellings per hectare should be achieved.
- The main vehicular access to the site shall be via Moorclose Road, with a minimum of pedestrian access via Windsor Road.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- The mature tree planting at the main entrance and along the northern boundary of the site should be retained and incorporated into the development.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site as a result of agricultural uses.
- Site layout and design will need to be considered as part of the Flood Risk Assessment; sustainable drainage measures are expected to be incorporated.
- A United Utilities easement abuts the southern boundary and will need to be considered as part of the siteôs development.

Policy SA12 – Maryport Marina, Maryport

Original site reference	1/MAR/013/R
Site address	Land at Maryport Marina
Settlement	Maryport
Site area	0.45 hectares
Site capacity	20 units
Use	Housing
Type	Greenfield



Development Considerations

- It is expected that the development will consist principally of apartments, but may include townhouses.
- Principal elevations should be orientated towards streets and open spaces bounding the site.
- Careful design will be required in this prominent quayside location, close to Maryport conservation area. Development should take references from the traditional architecture of Maryport and marine influences. Appropriate designs are likely to be contemporary using traditional materials of render, slate and glass. Blocks should be broken up vertically by the use of colour and varying rooflines, and replicating the adjacent developments of Ritson Wharf and Ismay Wharf in terms of scale.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- There is the potential for archaeological industrial remains to survive buried on the site and it is advised that any future application should be accompanied by an archaeological desk-based assessment.

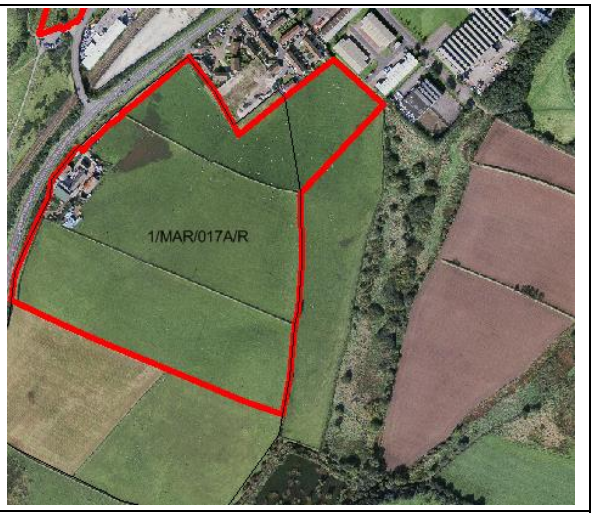
- A Flood Risk Assessment will be required, and sustainable surface water drainage measures are expected. The potential impact on water quality of coastal waters from discharges will need to be considered given the proximity to the Allonby Bay and Cumbria Coast Marine Conservation Zones, and the Solway Firth Special Area of Conservation.
- A pressurised water main and sewers run adjacent to the site. An existing UU easement will need to be considered as part of the siteôs development.
- An Extended Phase 1 Habitat Survey of the whole site during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities, and which will form the basis for any more detailed survey work, including bat surveys. If piling is necessary on the site it may be necessary to undertake a noise assessment on the effects on migratory fish, roosting birds and otter in the vicinity of the development.

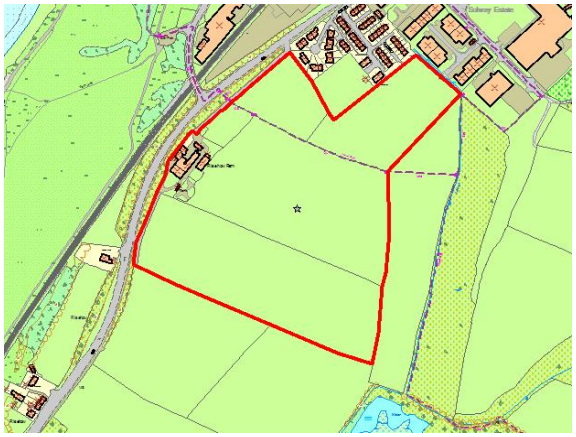
<u>Opportunities for Biodiversity Enhancement</u>

There is scope to include habitat creation within the development to enhance the wildlife corridors along the coast in Maryport. In addition development should aim to incorporate suitable native shrubs and trees of local provenance. Provision of bat and bird boxes within the development is recommended.

Policy SA13 – Whitecroft, Maryport

Original site reference	1/MAR/017A/R
Site address	Land adjacent Whitecroft
Settlement	Maryport
Site area	13.5 hectares
Site capacity	300 units
Use	Housing
Type	Greenfield





Development Considerations

- A comprehensive masterplan of the whole site is expected, guided by community involvement.
- A density of approximately 25-30 dwellings per hectare should be achieved.
- The main access point onto the A596 will be close to Whitecroft, but a second emergency access will also need to be provided, which is likely to be towards the most southerly point of the site adjacent to the A596.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Contributions may be required in accordance with the Councilõs Developer Contributions Supplementary Planning Document.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site as a result of agricultural uses.

- Potential noise, pollution and nuisance issues from nearby industrial uses will need to be addressed through the design and layout of new development and the incorporation of measures to prevent any noise or other pollution affecting new development.
- There is the potential for currently unknown archaeological remains to survive buried on the site and so it is advised that any future application should be accompanied by an archaeological desk-based assessment and the results of an evaluation, in this instance a geophysical survey will need to be undertaken prior to development.
- Part of the site lies within Flood Zone 3. The Flood Risk Assessment will need to inform site layout and design. No development will be permitted within Flood Zones 2 and 3. Sustainable drainage measures will need to be incorporated within the site, and allowance made to accommodate flood storage areas and the free flow of water. Eel Sike and surface water drainage issues will need to be addressed, and the potential for flood reduction to the adjacent land.
- A Hedgerow Assessment will be needed. Hedgerows and hedgerow trees bounding and within the site should be retained and incorporated in the scheme, where possible, and outwith boundary fencing defining domestic gardens. Suitable compensation planting should be provided where hedgerows cannot be retained.
- An extended Phase 1 Habitat Survey of the whole site including production of a habitat map during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and/or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Habitat Suitability Index of any waterbodies within 500m of the site and full surveys for Great Crested Newts if found necessary;
    - Breeding birds ï including adjacent area where hydrology may be affected;
    - Bat roost potential in adjacent farm buildings and further survey as required;
    - Important hedgerow check;
    - Retain or incorporate important trees and hedgerows within the development

<u>Opportunity For Biodiversity improvement and ecological considerations</u>

Ecological considerations include bats in buildings and the potential for amphibians within 500 metres of the site. Development will impact on the local hydrology and water quality of the adjacent wetlands habitat which is a County Wildlife Site; it will be important to assess the quality of wetland habitat to the east and the proposal should include plans for sustainable drainage resulting in no adverse effect on these habitats.

There is scope to include habitat creation within the development to enhance the

wildlife corridors linking to the wetland habitats in the east, and along Eel Sike. In addition development should aim to retain and enhance native hedgerows where possible and enhance these through planting of suitable additional native species of local provenance. Provision of bird boxes within the development is recommended.

Policy SA14 – Land off Syke Road, Wigton

Original site reference	4/WIG/034/R
Site address	Land off Syke Road
Settlement	Wigton
Site area	1.02
Site capacity	25
Use	Housing
Type	Greenfield

Development Considerations

- A density of approximately 25-30 dwellings per hectare should be achieved.
- Vehicular access will be off Syke Road only. A footway along Syke Road will need to be provided.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- The hedgerow and trees along the western, southern and eastern boundaries of the site shall be retained, outwith fencing defining garden boundaries.
- Where compatible with the access visibility splays and footway, the hedgerow and trees along the northern boundary along Syke Road shall be retained.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- A Flood Risk Assessment will be required, with disposal of surface water drainage addressed in the most sustainable way.
- An extended Phase 1 Habitat Survey of the site during the optimal survey period

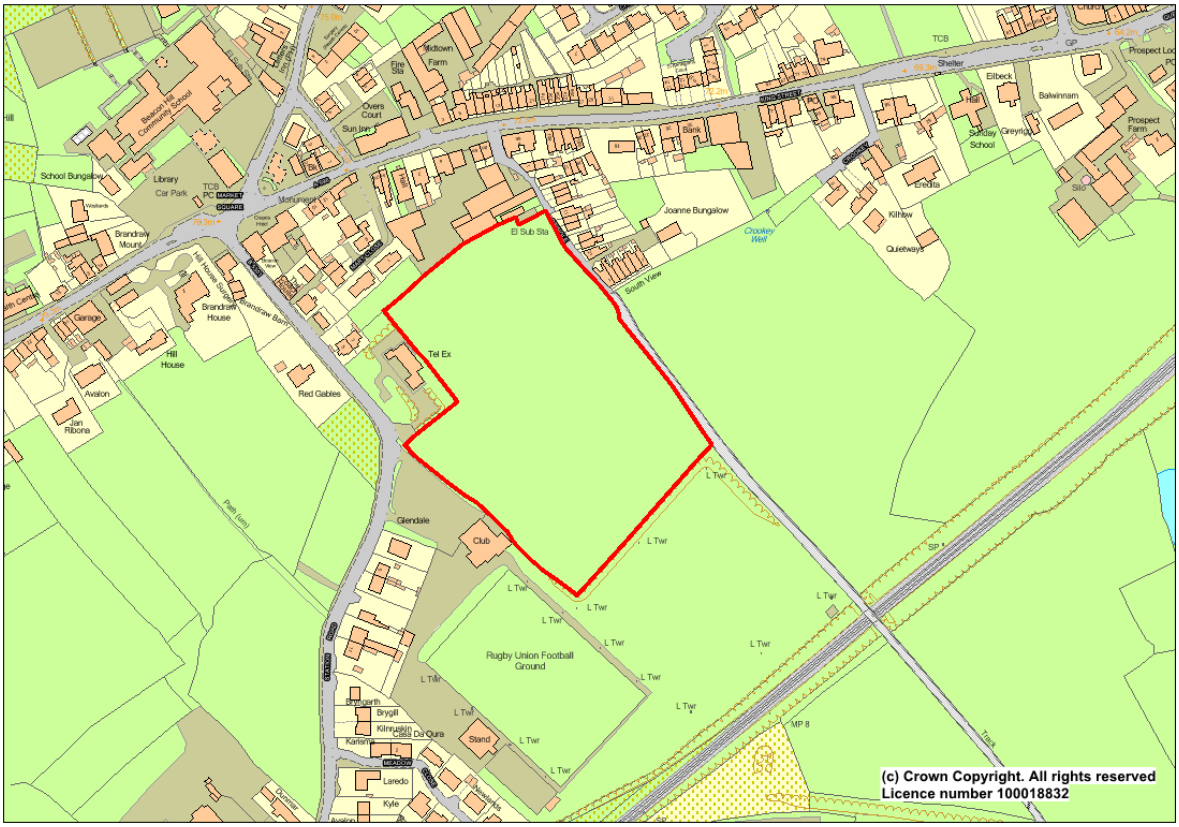
from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed.

Opportunity For Biodiversity improvement and ecological considerations

All mature trees and hedgerows should be retained and incorporated within the development. Hedgerows should be outwith fencing defining domestic curtilages. Additional native planting of hedgerows and trees around the edges of the site would improve the network of wildlife corridors.

Policy SA15 – Land adjacent to Rugby Club, Station Road, Aspatria

Original site reference	1/ASP/004/R
Site address	Land adjacent Aspatria RUFC
Settlement	Aspatria
Site area	2.6 hectares
Site capacity	60 units
Use	Housing
Type	Greenfield



Development Considerations

- Development should achieve a density of approximately 25-30 dwellings per hectare
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- There is the potential for currently unknown archaeological remains to survive buried on the site. An archaeological desk-based assessment and the results of a

geophysical survey will be required.

- Access will need to be considered in conjunction with the Rugby Club land to the south, and adjoining land to the north. Access needs to be as close to the telephone exchange as possible for visibility purposes at the bend in road or via the Rugby Club carpark. Measures to improve pedestrian safety in crossing Station Road will be necessary.
- Prior to development, a contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Layout and design will need to be considered as part of a Flood Risk Assessment. Consideration must be given to disposal of surface water drainage in the most sustainable way, avoiding the exacerbation of existing flooding issues on Station Road, or land to the south of the site, given the sloping topography.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- Careful consideration will need to be given to the relationship with adjoining residential properties and the unadopted lane Pringle.
- Layout and design will need to consider the relationship of proposed residential properties with the adjoining Rugby Club premises , and the B2 use site which abuts the northern boundary of the site.
- A Hedgerow Assessment will be needed. Hedgerows and hedgerow trees bounding the site should be retained and incorporated in the scheme, where possible, and outwith boundary fencing defining domestic gardens. Suitable compensation planting should be provided where hedgerows cannot be retained.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively)
    - Great Crested Newt Habitat Suitability Index survey of pools within 500m, followed by full surveys if necessary;
    - Bat roost potential survey, followed by emergence surveys as necessary of any mature trees to be removed;
    - SPA bird survey if noted as using the site in the Phase 1 survey;
    - Important hedgerow check;
    - Reptile survey if sufficient habitat found in Phase 1 survey.

<u>Opportunities for Biodiversity Enhancement</u>

All mature trees and hedgerows should be retained and incorporated within the development. Hedgerows should be outwith fencing defining domestic curtilages. Additional native planting of hedgerows and trees around the edges of the site should be undertaken to improve the network of wildlife corridors.

Policy SA16 – Land at Noble Croft, Aspatria

Original site reference	1/ASP/006A/R
Site address	Land at Noble Croft
Settlement	Aspatria
Site area	4.61 hectares
Site capacity	100 units
Use	Housing
Type	Greenfield

Development Considerations

- Development should achieve a density of approximately 25-30 dwellings per hectare.
- The preferred routes of vehicular access are via Brayton Park and Harriston Road.
- A large site for Aspatria, a masterplan approach is expected. Design and layout must pay particular regard to adjoining properties abutting the site. The relationship between the site and the principal elevations on Brayton Park and Fell View Close is particularly important. Consideration of single storey development on the northerly part of the site may be required to minimise the possible loss of amenity.
- Wider transport infrastructure improvements may be required as determined by a

Transport Assessment.

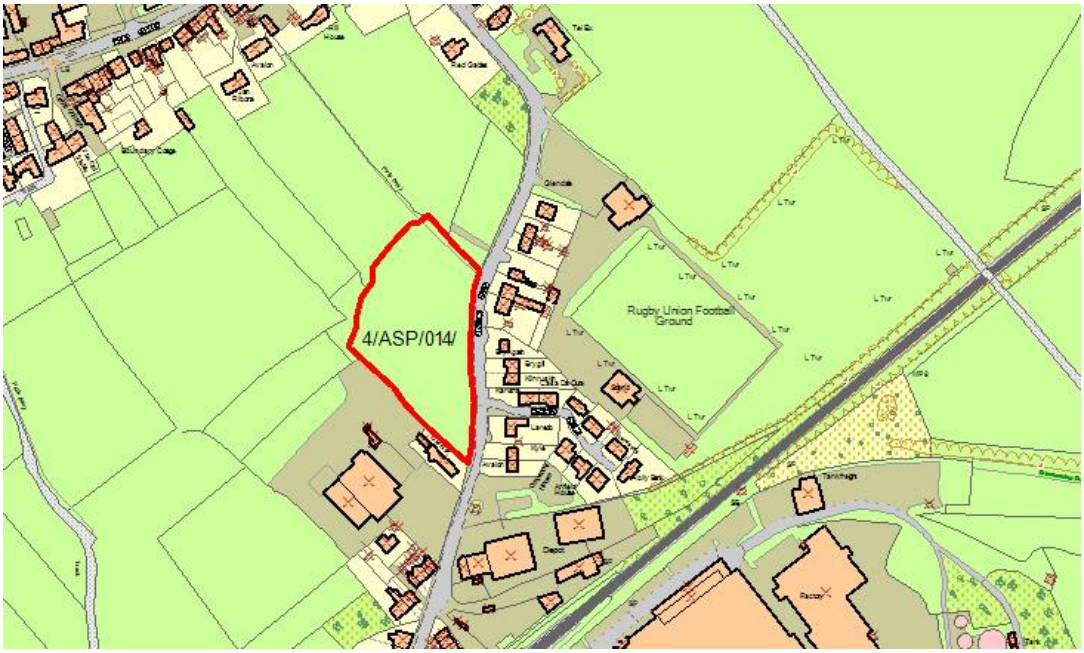
- Principal elevations should be orientated towards Harriston Road.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- There is the potential for currently unknown archaeological remains to survive buried on the site and so it is advised that any future application should be accompanied by an archaeological desk-based assessment and the results of an evaluation, in this instance a geophysical survey.
- UU easement and gravity sewer lies within the SW corner of the site, and any future masterplan will need to include a maintenance strip along the route.
- Site layout and design will need to be considered as part of the Flood Risk Assessment. Sustainable surface water drainage measures will need to be incorporated into the site layout and design to address existing drainage issues on the site connected with topography, a watercourse and ponding, and to avoid flood risk to Harriston Road, and properties on Fell View Close. Some form of ponding/wildlife area could be incorporated into the sustainable drainage solutions.
- A Hedgerow Assessment will be needed. Hedgerows and hedgerow trees bounding and within the site should be retained and incorporated in the scheme, where possible, and outwith boundary fencing defining domestic gardens. Suitable compensation planting should be provided where hedgerows cannot be retained.
- An extended Phase 1 Habitat Survey of the whole site including production of a habitat map during the optimal survey period from April to September. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Bat activity surveys;
    - SPA bird survey if noted as using the site in the Phase 1 survey;
    - Important Hedgerow check;
    - Great Crested Newt Habitat Suitability Index survey of ponds within 500m; full surveys if necessary.

<u>Opportunities for Biodiversity Enhancement</u>

All hedgerow trees should be retained and additional native planting of hedgerows and trees undertaken around the edges of the site to improve the network of wildlife corridors. Hedgerows should be retained and incorporated within the development. Provision of scrapes on part of the site for birds, possibly as part of a SuDS scheme.

Policy SA17 – Land at Station Road, Aspatria

Original site reference	4/ASP/014/R
Site address	Land off Station Road
Settlement	Aspatria
Site area	0.83 Hectares
Site capacity	20
Use	Housing
Type	Greenfield



Development Considerations

- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Suitable sustainable drainage measures will be needed on site to assist with drainage issues on Station Road.
- The natural stone boundary fronting Station Road should be retained/realigned
- The principal elevations of dwellings on the eastern boundary of the site are to face Station Road.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- The Public Right of Way running along the north eastern boundary of the site should be incorporated within the scheme. Any permanent diversion proposed

should be discussed with the Local Highway Authority.

- Native hedgerows shall be retained and reinforced, outwith fencing defining boundaries of domestic curtilages.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and/or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Great Crested Newt Habitat Suitability Index survey of pools within 500m, followed by full surveys if necessary;
    - Bat roost potential survey, followed by emergence surveys as necessary of any mature trees to be removed;
    - SPA bird survey if noted as using the site in the Phase 1 survey;
    - Important hedgerow check;
    - Reptile survey if sufficient habitat found in Phase 1 survey.

<u>Opportunities for Biodiversity Enhancement</u>

All hedgerow trees should be retained and additional native planting of hedgerows and trees undertaken around the edges of the site to improve the network of wildlife corridors. Hedgerows should be retained and incorporated within the development.

Policy SA18 – Land off Brayton Road, Aspatria

Original Site reference	1/ASP/003/R
Site address	Land at Brayton Road
Settlement	Aspatria
Site area	0.53 hectares
Site capacity	10 units
Use	Housing
Type	Greenfield

Development Considerations

- A contaminated land survey and risk assessment will be necessary to establish the degree and nature of any contamination on site.
- A main combined gravity sewer is present on the site, which would need to be considered as part of the site layout.
- There is the potential for archaeological remains to survive buried on the site and, provisions will need to be made for the investigation and recording of any remains disturbed by the development.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- A footway would need to be provided along the site frontage.
- Greenfield run-off rate not to be exceeded. Sloping topography and drainage issues to south of site.
- The retention of existing boundary hedgerows is sought, outwith fencing defining

the boundaries of domestic curtilages.

- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed.

Opportunities for Biodiversity Enhancement

Additional native planting of hedgerows and trees undertaken around the edges of the site to improve the network of wildlife corridors. Hedgerows should be retained and incorporated within the development.

Policy SA19 – Fell View, Silloth

Original site reference	1/SIL/002/R
Site address	Land at Fell View
Settlement	Silloth
Site area	0.74
Site capacity	20
Use	Housing
Type	Greenfield

Development Considerations

- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- The site abuts Flood Zone 2. The Flood Risk Assessment will need to consider ground water flooding in the vicinity. Sustainable drainage measures should be implemented where possible.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- Units which will be located along the south-western boundary should have principal elevations facing Fell View.
- Design and layout must pay particular regard to adjoining properties abutting the

site; flats on Skiddaw Close.

- Hedgerows along the south-eastern and north-eastern boundaries shall be retained, outwith fencing defining domestic curtilages.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed.

<u>Opportunities for Biodiversity Enhancement</u>

Reinforcing the existing hedgerows with locally occurring native species.

Policy SA20 – Land adjacent to Wheatsheaf Inn, Abbeytown

Original site reference	1/ABB/002A/R
Site address	Land adjacent Wheatsheaf Inn, Abbey Road
Settlement	Abbeytown
Site area	1.7 hectares
Site capacity	35 units
Use	Housing
Type	Greenfield

Development considerations

- A density of approximately 20-25 dwellings per hectare should be achieved.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- The site is approximately 150 metres from, and within the setting of, the Grade I listed Holme Cultrum Abbey. The low stone wall running along the southern boundary of the site appears identical to the boundary wall of the Abbey, and is likely to have been part of the Abbey land. It will be retained as part of the development, performing a strong visual link with the Abbey and contributing to the setting of the Abbey. The development will be expected to be served by a single point of access rather than individual accesses onto Abbey Road.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.

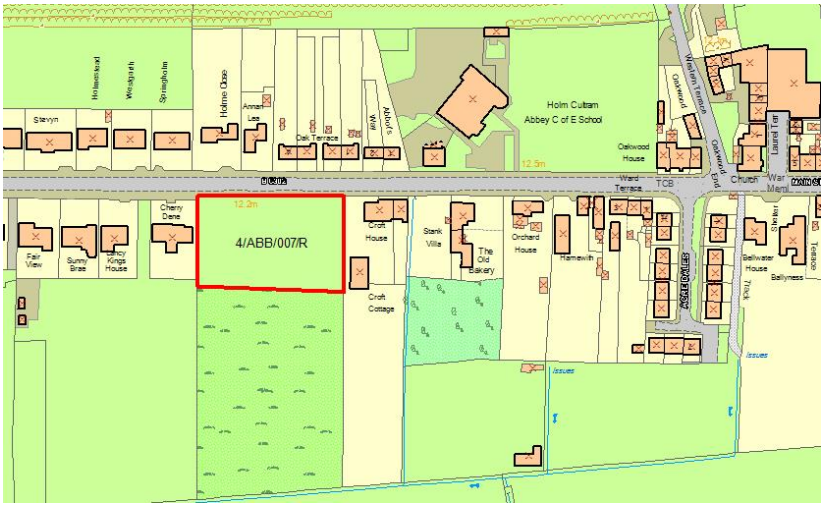
- There is the potential for currently unknown archaeological remains buried on the site. Any planning application will need to be accompanied by an archaeological desk-based assessment and the results of a geophysical survey.
- The layout, design and materials of new development must take account of the need to not detract from or dominate any views of the Abbey; elevations facing Abbey Road will be expected to be predominantly stone/render.
- Development will be expected to have principal elevations orientated towards Abbey Road for the units located along the southern boundary of the site.
- Site Layout and design must be considered as part of a Flood Risk Assessment (FRA) to determine vulnerability to flooding from other sources as well as fluvial, tidal and surface water. The FRA should determine the potential of increased flood risk elsewhere as a result of the addition of hard surfaces on-site and the effect of new development on surface water runoff.
- Layout and design will need to consider the relationship of proposed residential properties with nearby coalyard.
- Layout and design will need to consider the relationship of the development with the adjoining Area of Outstanding Natural Beauty.
- An appropriate sustainable drainage scheme will need to be formulated for the site in which drainage is directed away from the village, without utilising existing drains.
- Surface water drainage proposals will also need to take account of the connectivity of the site to the designated Natura 2000 sites south of Rabycote Marsh and the Waver estuary, incorporating pollution prevention measures.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Bat activity surveys;
    - Overwintering and migratory bird surveys;
    - Great Crested Newt HSI survey of ponds within 500m; full surveys if required.

<u>Opportunities for Biodiversity Enhancement</u>

There is scope to include habitat creation within the development, through planting and reinforcing the existing short sections of hedgerow with locally occurring native species. Provision of reedbed or scrapes on part of the site for birds, possibly as part of a SuDS scheme.

Policy SA21 – Land at Main Road, Abbeytown

Original site reference	4/ABB/007/R
Site address	Land off Main Road
Settlement	Abbeytown
Site area	0.58 ha
Site capacity	5
Use	Housing
Type	Greenfield



Development considerations

- Suitable for up to 5 dwellings.
- A footway would need to be provided across the site frontage.
- There is an electricity pole in the verge along the site frontage which will need to be taken into consideration in the site development.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- With Flood Zones 2/3 abutting the site to the south, consideration must be given to disposal of surface water in the most sustainable way.

<u>Opportunities for Biodiversity Enhancement.</u>

- Establishment of native hedge boundaries to rear of site.
- Retention and reinforcement of hedgerow along property frontage, subject to compatibility with footway requirements.

Policy SA22 – Land at Abbey Road, Abbeytown

Original site reference	4/ABB/008/R
Site address	Land at Abbey Road
Settlement	Abbeytown
Site area	0.60
Site capacity	15
Use	Housing
Type	Greenfield

Development Considerations

- An archaeological geophysical survey identified that buried remains survive of an iron-working site that once lay in the outer precinct of Holme Cultrum Abbey. These archaeological assets will be disturbed by the construction of the proposed development, necessitating an archaeological investigation and recording in advance of any development.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.

- The hedgerows running along the field boundaries, and particularly adjacent to public footpath which adjoins the western boundary of the site should be retained.
- Two mature oak trees within the western boundary should be retained and incorporated in development proposals.

Opportunities for Biodiversity improvement

Planting and reinforcing the boundary hedgerows with locally occurring native species, and additional native planting of trees and shrubs within the site.

Policy SA23 – Land adjacent to Meadowlands, Broughton Moor

Original site references	1/BRM/005A/R (part) 4/BRM/010/R
Site address	Land to the north of Meadowlands
Settlement	Broughton Moor
Site area	1.3
Site capacity	25
Use	Housing
Type	Greenfield

Development Considerations

- Development should achieve a density of approximately 20-25 dwellings per hectare.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- The Public Right of Way running across the southern part of the site should be incorporated into the site layout. Any permanent diversion proposed should be discussed with the Local Highway Authority.
- Principal elevations should be orientated towards Church Road for the units located along the western boundary of the site.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- The hedgerow running along the western boundary of the site adjacent to Church Road should be retained and incorporated in the scheme, if compatible with a new footway along the frontage and visibility splays.
- Site layout and design will need to be considered as part of the Flood Risk

Assessment. A sustainable surface water drainage scheme should be incorporated into the development, ensuring there is no risk of water pollution to the nearby wetland areas designated as a County Wildlife Site, and the Furnace Gill catchment.

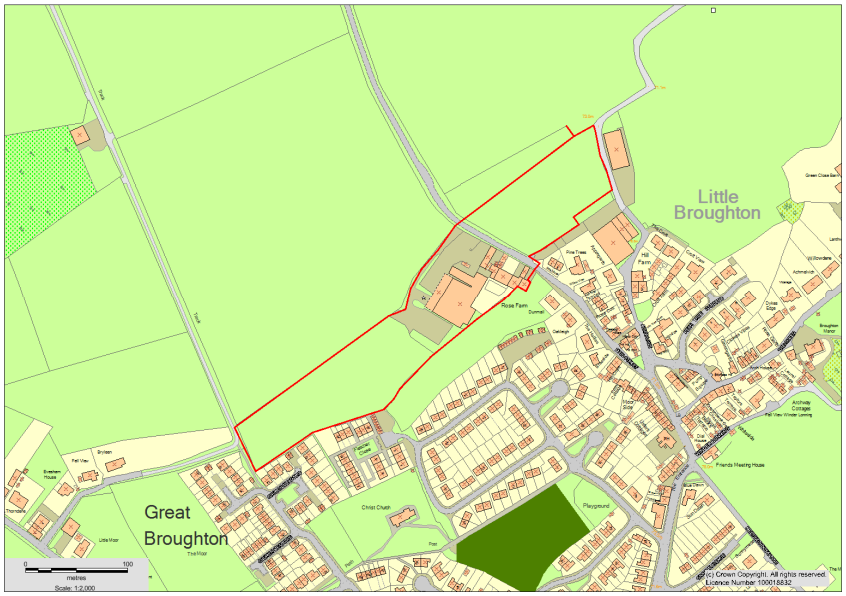
- A defined northern boundary to the site should be created with the planting of a new native hedgerow, outwith boundary fencing defining domestic curtilages.
- An Extended Phase 1 Habitat Survey of site during the optimal survey period from April to September will be required, which will form the basis for any more detailed survey work needed, which may include (although not exhaustively):
    - Bat activity surveys;
    - Great Crested Newt surveys of ponds within 500m, and full survey if required;
    - Breeding bird surveys;
    - Invertebrate surveys ï terrestrial and aquatic;
    - Badger survey within 30m of the site boundary (as part of Phase 1);
    - Otter survey if affecting the watercourses;
    - Reptile survey;
    - Barn owl.

<u>Opportunities for Biodiversity Enhancement.</u>

This site is situated in an area of high biodiversity with a high potential for Great Crested Newts, otter and ground nesting birds. Any development will need to develop buffer zones adjacent to the ponds/wet woodland/fen habitats, and there should be no direct access to the wet woodland and ponds from the new development.

Policy SA24 – Rose Farm, Broughton (Little and Great Broughton)

Original site reference	1/BRN/007/R
Site address	Land at Rose Farm
Settlement	Broughton
Site area	2.8 hectares
Site capacity	55 units
Use	Housing
Type	Greenfield



Development Considerations

- Development should achieve a density of approximately 20-25 dwellings per hectare.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Pedestrian links should be provided from the site to the public footpath that runs to the west of the site, and to the lane to the east of the eastern portion of the site.
- A pressurised main falls within the site and there is an easement adjacent, which will need to be incorporated in the layout.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- Site layout and design will need to be considered as part of the flood risk assessment. Consideration must be given to disposal of surface water in the most

sustainable way.

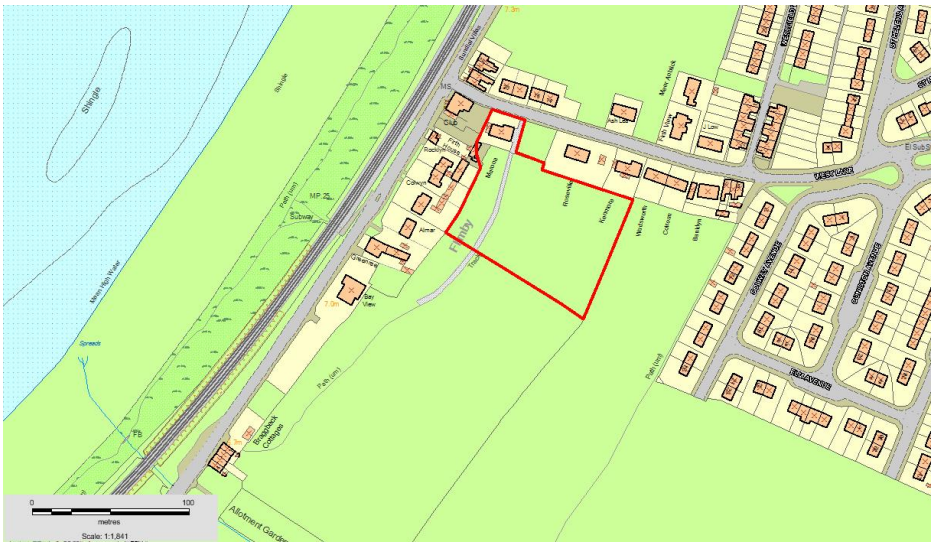
- Hedgerows along the boundaries of the site should be retained and where necessary, enhanced and reinforced.
- Redevelopment will involve the demolition of the main farmstead, but continued farming operations may constrain development on the eastern part of the site.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Bat activity surveys;
    - Bat roost potential in any mature trees followed by emergence/return surveys if required;
    - Bat roost potential in buildings, followed by emergence/return surveys as required;
    - Important hedgerow survey;
    - GCN HSI surveys of ponds within 500m, and full survey if required;
    - Badger survey within 30m of the site boundary (as part of Phase 1);
    - Red squirrel survey if any trees/hedgerows to be removed;
    - Barn owl.

<u>Opportunities for Biodiversity Enhancement</u>

There is scope to improve the connectivity of the site to the wider environment along enhanced hedgerows particularly linking to the woodland block to the north-west of the site. The western boundary hedgerows should be retained and enhanced, and provided with a buffer zone of planting of native species of local provenance. Any loss of bat roosts will require a licence from Natural England with appropriate mitigation. Installation of bat and bird boxes within the development is encouraged, and there is the potential for SuDS and creation of water habitat on site.

Policy SA25 – Land to the rear of Marona, West Lane, Flimby

Original site reference	4/FLI/014/R
Site address	Land to rear of Marona
Settlement	Flimby
Site area	0.88
Site capacity	10
Use	Housing
Type	Greenfield



Development Considerations

- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Proposals are likely to involve single or 1.5 storey dwellings adjoining properties facing West Lane.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- A full drainage assessment and Flood Risk Assessment will be necessary given localised flooding in the vicinity and the capacity of the foul sewer network. Consideration must be given to disposal of surface water in the most sustainable way, avoiding flood risk to adjoining properties or the highway.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the

basis for any more detailed survey work which may be needed, such as (but not exhaustively):

- Reptile surveys;
- Bat roost potential in buildings, followed by emergence/return surveys if required

Opportunities for Biodiversity Enhancement

Planting and reinforcing the boundary hedgerows with locally occurring native species, and additional native planting of trees and shrubs within the site.

Policy SA26 – Lynholme, Kirkbride

Original site reference	3/KBR/010/R and 4/KBR/011/R (formerly part of 1/KBR/005/R)
Site address	Lynholme
Settlement	Kirkbride
Site area	2.08 hectares
Site capacity	45
Use	Housing
Type	Greenfield

Development Considerations

- A density of approximately 20-25 dwellings per hectare should be achieved.
- The site is to be developed as a single unit (east and west), served by a singular vehicular access off the B5307.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- The preferred location for the vehicular access is the brow of the hill of the B5307 where the existing access to the site is located. It may be necessary to raise levels within the site at the access, and to extend the 30 mph limit eastwards. There shall be no vehicular access to the site from the public right of ways that abut the eastern and western boundaries of the site.
- Pedestrian access should be provided to the public right of way that abuts the western boundary of the site.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- There is the potential for currently unknown archaeological remains to survive buried on the site and so it is advised that any future application should be accompanied by an archaeological desk-based assessment and the results of an

evaluation.

- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Principal elevations of the units located along the northern boundary of the site shall be orientated towards the B5307.
- A gravity sewer along the western boundary and a pressurised main along the eastern boundary will require the inclusion of a maintenance strip along their routes.
- Two United Utilities water pipe easements run close to the western boundary, and a gravity sewer and pressurised main run along the northern boundary of the site. These will need to be given due consideration during the site masterplanning.
- The site lies to the north of Kirkbride Wastewater Treatment Works. Potential noise and odour issues will need to be addressed through appropriate investigations and the design and layout of new development.
- All boundary hedgerows and trees shall be reinforced and retained, outwith fencing defining domestic curtilages, with a buffer retained along the eastern boundary.
- A Flood Risk Assessment is required. The site abuts Flood Zone 3, and the disposal of surface water will require careful consideration, including the potential to affect hydrology of the area through construction of hard surfaces draining directly to sewers/watercourses, and the potential effect on adjacent local habitats associated with peat and nearby designated European sites.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Otter survey along nearby stream and River Wampool if identified as potentially using the site in the Phase 1 Habitat Survey;
    - Natterjack Toad HSI survey of pools within 500m, followed by full surveys if necessary;
    - Great Crested Newt Habitat Suitability Index survey of pools within 500m, followed by full surveys if necessary;
    - Bat roost potential survey, followed by emergence surveys as necessary of any mature trees to be removed;
    - Bat activity survey;
    - SPA bird survey if noted as using the site in the Phase 1 survey;
    - Invasive plants check due to the import of material dumped on the site

<u>Opportunities for Biodiversity Enhancement.</u>

The roadside hedgerow and internal hedgerows should be retained and enhanced

through additional planting of locally occurring native species, and these should not form part of the garden boundaries which could then be removed by residents.

The eastern wildlife corridor needs to be provided with a wide buffer to prevent loss of value to this area.

Policy SA27 – Birch Hall Lane, Kirkbride

Original site reference	3/KBR/009/R
Site address	Birch Hill Lane
Settlement	Kirkbride
Site area	0.33
Site capacity	6
Use	Housing
Type	Greenfield

Development Considerations

- Suitable for up to 6 units.
- Access shall be from Birch Hill Lane.
- The site lies within the Solway Coast Area of Outstanding Natural Beauty. High standards of design are expected, which conserve and/or enhance the distinctive landscape character, quality and heritage of the area.
- Principal elevations of the units located along the northern boundary of the site shall be orientated towards the highway.
- The hedgerow running along the eastern boundary of the site shall be retained and incorporated in the scheme, outwith any boundary fencing defining domestic curtilages.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- Electricity NW infrastructure will need to be considered as part of any scheme.
- The two large Ash trees on the northern boundary of the site should be retained.

- Where possible and compatible with highway access, parts of the hedgerow along the northern boundary of the site shall be retained.
- A footway access linking the site to the adjoining footway to the west will be required.
- The disposal of surface water will require careful consideration; the southwest corner of the site and adjoining land is subject to some groundwater flooding and care will need to be taken to ensure adjoining land is not adversely affected by any development.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Otter survey along nearby stream and River Wampool if identified as potentially using the site in the Phase 1 Habitat Survey;
    - Natterjack Toad Habitat Suitability Index (HSI) survey of pools within 500m, followed by full surveys if necessary;
    - Great Crested Newt HSI survey of pools within 500m, followed by full surveys if necessary;
    - Bat activity survey;
    - SPA bird survey if noted as using the site in the Phase 1 survey

<u>Opportunities for Biodiversity Enhancement</u>

In addition to the retention of the roadside hedgerows, additional planting of hedgerows of locally occurring native species along the western and southern boundaries is encouraged.

Policy SA28 – Land to the rear of Bank House, Prospect

Original site reference	1/PRO/001/R
Site address	Land to the rear of Bank House
Settlement	Prospect
Site area	1.19
Site capacity	25
Use	Housing
Type	Greenfield

Development Considerations

- A density of approximately 20-25 dwellings per hectare should be achieved.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Principal elevations of the units located along the eastern boundary of the site shall be orientated towards the highway.
- Contributions may be required in accordance with the Councilõs Developer Contributions Supplementary Planning Document.

- The hedgerow running along the western boundary of the site shall be retained and incorporated in the scheme, outwith boundary fencing defining domestic curtilages.
- The southern boundary of the site shall be reinforced with additional hedgerow and tree planting.
- A gravity sewer and pressurised main runs along the northern boundary of the site. A maintenance strip along the route of the pipe will be needed.
- Proposals will be subject to a FRA. Sustainable drainage methods will need to be incorporated into the design
- An extended Phase 1 Habitat survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively)
    - Bat activity survey;
    - Badger (part of Phase 1 Report);
    - Plant species in marshy area;
    - Hydrological change to the wetland areas a result of hard surfaces and surface water drainage from the new residential areas to the north of the site (could be used to benefit the wetland area).

<u>Opportunities for Biodiversity Enhancement</u>

Hedgerows should be retained and enhanced to provide more valuable wildlife corridors.

Policy SA29 – Land west of Matty Lonning, Thursby

Original site reference	4.THU.017.R (formerly part of 1/THU/003/R)
Site address	Land West of Storys Site
Settlement	Thursby
Site area	3.65
Site capacity	40
Use	Housing
Type	Greenfield

Development Considerations

- Careful consideration will need to be given to site levels and topography, to minimise the appearance of the development in the landscape.
- On site amenity green space, open space and play provision will accord with the guidance set out in Policy S25 of the Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document.
- Potential noise issues from the A595 and the wind turbine located to the south west of the site will need to be addressed with an appropriate survey, and through the design and layout of the new development.
- Potential residential amenity issues from the wind turbine located to the south west of the site will need to be addressed through the design and layout of the new development.

- Street lighting and a footway will need to be provided along Matty Lonning to connect the new development with the adjoining residential development and the village. Any additional links that can be provided to the public footpath network, if possible, would be encouraged.
- The site has been subject to a geophysical survey which has identified archaeological assets of local significance. Provision will need to be made for the investigation and recording of the assets disturbed by the development.
- Additional native planting is expected to reinforce the western boundary adjacent to the A595.
- Where compatible with the footway and visibility splays, the hedgerow along the southern boundary of the site, adjacent to Matty Lonning will be reinforced and retained.
- Site layout and design will need to be considered as part of the Flood Risk Assessment.
- An extended Phase 1 Habitat survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively).
    - Bat activity surveys;
    - Bat roost potential survey in any trees affected by the development. Followed by bat surveys if required;
    - Riparian mammals;
    - Habitat Suitability Index (HSI) for Great Crested Newt in pond to south-east of site boundary;
    - Potential for barn owls in veteran trees and buildings off-site;
    - Badger check as part of Phase 1.

<u>Opportunities for Biodiversity Enhancement</u>

There is scope to include habitat creation within the development to enhance the wildlife corridor and connectivity with Matty Beck, via the unnamed watercourse to the north of the site. In addition, development should aim to retain existing trees and native shrubs where possible and enhance these through planting of suitable additional native species of local provenance. Installation of bird and bat boxes within the development would also offer biodiversity benefits.

The use of SuDS drainage is recommended, and potential for creation of aquatic habitat to benefit the overall biodiversity of the site.

Gypsy, Traveller and Travelling Show People Sites

94. The Local Plan (Part 1) sets out the accommodation need for both Gypsy and Traveller pitches and Travelling Showpeople plots. This was based on the Cumbria Gypsy and Traveller Accommodation Assessment (2013). Further assessment regarding the travelling showpeople accommodation need was carried out in 2018 which indicated a drop in the number of plots required over the plan period. The level of identified need is set out in Table 3 below.

	Permanent Pitches	Transit Pitches	Showpeople Plots
Identified five year shortfall 2013/14 to 2017/18	10	10	
Medium term shortfall (2018/19 to 2022/23)	0		5
Long Term shortfall (2023/24 to 2028/29)	0		3
Identified need to Local Plan (2012/13 to 2028/29) 15 years)	**10**	**10**	**8**

Table 3: Gypsy and Traveller Pitch/Plot Targets

Policy SA30 – Gypsy, Traveller and Travelling Showpeople Sites

All existing showpeople yards listed below are to be retained and safeguarded for that purpose:

- Slaterôs Yard, Station Road, Wigton
- Printfield, Station Road, Wigton
- Fletcherôs Yard, Silloth Airfield, Silloth
- King Street Yard, Maryport
- Meadow Lodge Silloth

Proposals that would result in the loss of these yards will not be supported unless it can be demonstrated that they are no longer required to accommodate travelling showpeople.

Proposals within or extensions to existing yards or the establishment of new yards will be supported subject to compliance with Policy S11 and other relevant Local Plan policies.

Proposals for Gypsy and Traveller sites will be supported subject to compliance with Policy S11 and other Local Plan policies

95. The Gypsy and Traveller site allocation identified in Policy SA31 and on the Policies Map fulfils the fully assessed need for Gypsy and Traveller permanent and transit pitches for the plan period. Proposals for additional Gypsy and Traveller sites/pitches will be supported subject to conformity with Policy S11 and other relevant Local Plan policies.

96. There is a number of existing Showpeople Yards in the plan area which have the capacity to accommodate the assessed need of 8 plots. However, to ensure this supply is retained, the existing yards are identified and safeguarded on the Policies Map. Proposals to extend existing yards or establish new ones will be supported provided they accord with Policy S11 and other relevant Local Plan policies.

National Planning Policy	NPPF paragraphs 47, 50
Spatial objectives	SO2a, SO2c
Local Plan Strategic Policies	S11
Allerdale Council Plan	**Improving health and wellbeing**: ensuring access to suitable and safe housing
Evidence Base	Gypsy and Traveller Pitch/Plot Targets (Cumbria Gypsy and Traveller Accommodation Assessment (2013) Update of Travelling Showperson Needs (2018)

Policy SA31 – Former caravan park, Oldside

Original Site reference	3.WOR.096.GT
Site address	Former caravan park, Oldside
Settlement	Workington
Site area	1.5 ha
Use	Gypsy and Traveller Site
Type	Brownfield

Development Considerations

- The site shall accommodate Gypsy and Traveller permanent and transit pitches.
- An initial contaminated land survey and risk assessment has been undertaken to establish the degree and nature of contamination on site. Gas monitoring of the site maybe also be necessary.
- Further noise survey work will need to be undertaken in connection with the wind turbines.
- Upgrading of the access lane from the port will be needed.
- Site will require full provision of services. Foul drainage will be by means of non-mains drainage.
- Measures to maximise the biodiversity value of the site shall be incorporated in the scheme, particularly in relation to Small Blue butterflies, and maintaining green infrastructure links with the adjoining Cumbria Wildlife site to the north.
- An initial ecological appraisal and walkover survey has been undertaken, but further ecological survey work will be necessary, including:

- Small Blue butterfly
- Bats
- Red squirrel
- Breeding birds
- Reptiles

Tourism, Coastal and Countryside Recreation

97. The outstanding scenery, coasts and countryside of Allerdale are a major attraction to visitors to the area. A strategic priority of the Local Plan is to promote economic growth by supporting key tourism activities such as outdoor recreation, improvement of accommodation, food and drink production and improvements to the historic environment. The Council will seek to promote and diversify the tourism economy whilst prioritising the conservation and protection of sensitive landscapes, habitats, species and biodiversity.

Policy SA32 – Tourism, Coastal and Countryside Recreation

Tourism Attractions and Facilities

Proposals for new, improved and replacement tourism attractions and facilities will be supported within or on the periphery of Principal, Key and Local Service Centres subject to compliance with other relevant Local Plan policies.

Proposals of an appropriate scale and design will be supported beyond Principal and Key Service Centres where a locational need can be demonstrated and it would improve and diversify the tourist offer of Allerdale, providing that no direct or indirect adverse impacts on ecology, landscape character or the significance of heritage assets (including any contribution made by their setting) would be incurred.

In sensitive coastal areas and countryside, any new tourism development should be of an appropriate design and scale in keeping with the rural character of the area. Development should not result in significant adverse effect (either directly or indirectly) on the coastal or countryside landscape, wildlife or habitats, particularly within the Solway Coast AONB, and Natura 2000 sites, SSSIs, National Nature Reserves and should conserve and enhance historic assets including the Hadrian's Wall World Heritage Site.

Support will be given to measures which would relieve tourist pressures on the most sensitive areas of the Borough and which would protect vulnerable habitats, species biodiversity, landscapes and historical assets.

Proposals will be encouraged which support key tourism projects and destinations which have the transformational potential to significantly improve the social and economic prosperity of the area, such as:

i) Maryport Harbour
ii) Derwent Forest
iii) Derwent Valley
iv) Hadrianôs Wall World Heritage Site
v) Solway Coast AONB

Tourism Accommodation

Proposals which offer new or improved visitor accommodation will be supported within Principal, Key and Local Service Centres.

Tourism accommodation will also be supported in other locations where it has no significantly harmful impact (directly or indirectly) on the countryside or coast in terms of landscape quality, ecological/biodiversity value or the historic environment (and its settings), is of appropriate scale and design and it:

a) Forms part of a farm or land based rural business diversification scheme;
b) Forms part of an extension proposal for an existing hotel or guest house and it will enhance or maintain the viability of the business;
c) Forms part of an extension, realignment or relocation of an existing camping or caravan site to a less sensitive location which would reduce the impact on nature conservation areas and the local environment;
d) Is part of a scheme to upgrade ancillary facilities at an existing holiday park or camping or caravan site; or
e) Is a conversion or reuse of a redundant rural building which complies with the requirements of Policy S31.

Proposals to extend existing tourist accommodation sites will only be considered as an extension when the original site has been considered and approved through the planning process.

Proposals for new static caravan sites or parks within the Solway Coast AONB will be strongly resisted. Proposals for all holiday accommodation which fall outside the above criteria will not be supported.

Proposals to remove residential occupancy conditions on camping, caravan and chalet sites will be assessed against policies for provision of new housing.

Proposals which involve the loss or change of use of a tourism business to a non-tourism business will only be granted where the applicant has demonstrated that the business is no longer fit for purpose or financially viable through a robust marketing exercise as set out by the Council.

98. The Local Plan area covers the whole of the Borough outside of the Lake District National Park. However, there are key interlinkages between the two in terms of tourism and the related economy.

99. Tourism provides an important source of income to the towns and communities of Allerdale in the form of visitor spending on accommodation, food and drink, recreation activities and shopping, and also to the local business supply chain and wholesalers.

100. Allerdaleôs greatest tourism assets lie within its natural environment, with the majority of visitors to the area considering the scenery and landscape to be the most important factor in the enjoyment of their trip. The coastline in particular offers excellent opportunities for outdoor recreational activities and sports and is host to a number of national events such as kite surfing and golfing championships.

101. As well as being the areaôs most valuable tourism asset, the unspoilt countryside and coastlines are also the areaôs most sensitive resource. Much of the Plan Area is protected by international, national, regional and local designations such as the Natura 2000, World Heritage, Solway Coast AONB, SSSI and County Wildlife sites. Whilst the desire to develop the tourism industry is high, the priority must always be to conserve and protect the natural and historic environment from detrimental development wherever possible. This presents an even bigger challenge when considering that some of the areaôs key tourism destinations are difficult to access via public transport, placing a high dependency upon private car use. The Council will therefore strive to seek a balance between the aspirations for economic prosperity with the need to conserve and protect the natural environment. The Council will coordinate between partners such as Cumbria Tourism, the AONB Partnership, Natural England and Historic England to support their plans and deliver a joint strategy to promote sustainable tourism across the Plan Area.

102. An Assessment of Likely Significant Effect should be carried out on any developments with potential for impacting directly or indirectly on Natura 2000 sites. This will consider in-combination effects of other proposals and developments along the Solway Firth. Appropriate Assessment will be required for any development with a likely significant effect on Natura 2000 sites. Where proposals have a significant or a potentially significant adverse effect on the integrity Natura 2000 sites that cannot be made acceptable through mitigation, they should not be allowed to go ahead. Where mitigation is proposed, measures should be clearly defined and where appropriate secured by planning obligations.

103. As part of a managed approach to promoting sustainable tourism, the Council will seek to ensure that development is located within the most sustainable locations in accordance with the spatial strategy. Proposals for tourism attractions and accommodation will be expected to be located sequentially in Principal, Key and Local Service Centres before other locations will be considered. Proposals for developments which seek to attract visitors for outdoor recreation activities in the coast or countryside will be encouraged towards Key and Local Service Centres. These settlements can provide complementary facilities and amenities and will relieve visitor pressures on the AONB, World Heritage Site and Natura 2000, SSSIôs and National Nature Reserve sites, as well as being visitor destinations in their own right.

104. The Council will encourage development which will promote tourism activities in the following sectors, which have been identified as being significant areas of opportunity for the Plan Area, and Western Lake District, tourism sectors:

- The improvement in provision and quality of accommodation stock. There is currently a significant shortage of quality accommodation facilities within the Plan Area, particularly in north Allerdale for those wishing to visit the AONB, World Heritage Site or golf clubs.
- The improved provision of business accommodation and conferencing facilities. As part of the Councilôs strategy to support business growth there is a need to significantly improve the accommodation stock, conference and leisure facilities available to business people visiting the area, as well as local businesses hosting events.
- The promotion of the local food and drinks industry. Cumbria is becoming a well-known destination for ófood tourismô with visitors attracted to the high number of farmers, producers, suppliers, restaurants and hotels offering distinctive local produce. The success of the óTaste Cumbriaô festival has highlighted the demand and opportunities for local businesses to expand in this area, particularly rural businesses and farm diversification schemes.
- Outdoor recreation and adventure activities. Allerdale has an abundance of outstanding coast and countryside which offers a huge range of opportunities for visitors to enjoy walking, cycling, sailing, kite surfing and a variety of other adventure activities. óAdventure recreationô has recently become one of the most successful tourism sectors in the UK, attracting a wide range of visitors. The Council will support proposals for facilities and infrastructure to support the outdoor recreation market where they are appropriately located and in line with environmental objectives.

105. Support will be given to proposals and initiatives which will increase the attractiveness of the area to visitors whilst improving environmental conditions, infrastructure and social facilities for the resident population such as improvements to sea bathing quality and provision of sports, leisure and open space. The Council will support proposals for improvements to the cycling and public rights of way networks, including improved access for those with disabilities, and ensure that existing paths and routes are protected and do not suffer degradation. The Council will support the enhancement and protection of the England Coast Path which seeks to establish an unbroken walking route along the coast of England and to provide enhanced and secure access to the coastal margin.

National Planning Policy	NPPF paragraphs 7, 18-21, 23, 28, 57, 115-116, 126, 128-129, 132-140
Spatial objectives	SO1c, SO3e, SO3h, SO3i, SO4a, SO4d, SO4g, SO5b, SO6a, SO6c
Local Plan Strategic Policies	S1, S2, S3, S4, S5, S6, S14, S28, S33, S34, S35
Allerdale Council Plan	**Strengthening our economy**: encouraging tourism to help improve the local economy **Enhancing out towns**: assisting and supporting businesses, developing thriving and vibrant towns, making our towns attractive and welcoming
Evidence Base	Cumbria Tourism: Making the Dream a Reality: A Tourism Strategy for Cumbria 2008 ï 2018 Allerdale Cultural Strategy Revision 2007 Solway Area of Outstanding Natural Beauty Management Plan 2015 ï 2020 NE269: Coastal Access Natural Englandôs Approved Scheme

Broadband

106. High speed and good quality broadband is becoming an increasingly and significantly important aspect of modern, everyday life for both residents and businesses within Allerdale. Having fast and reliable broadband will: facilitate the growth of a sustainable and local economy; provide opportunities for community cohesion, particularly in our rural areas; support education and learning; and provide homeworking opportunities.

107. Nationally there is a Government initiative of enabling everyone in the UK to access broadband speeds of at least 2Mbps and for 95% to achieve at least 24Mbps[4]. The National Planning Policy Framework acknowledges the social and economic benefits that high speed broadband can deliver and the Government has identified the crucial role that local authorities have ñn supporting the rollout of superfast broadband when developing and updating Local Plans and when considering planning applicationsó[5].

Policy SA33 – Broadband

This policy applies to all proposals for new residential and commercial development.

As it is the Councilôs intention for all new properties to be served by a high speed and reliable broadband connection, all applicants must demonstrate to the Council how they will install the necessary infrastructure (including ducting and cabinets) to allow broadband service operators to provide future occupants with superfast fibre broadband connectivity.

If the provision of ducting for fibre broadband is not possible, then the applicant must demonstrate that they have explored alternative broadband provision options.

108. This policy is intended to ensure that applicants provide key broadband infrastructure in the early stages of a development, alongside other utility infrastructure (gas, water and electricity). The infrastructure will be required to allow for provision of Fibre To The Cabinet connections.

109. Where an adequate fibre network cannot be established, alternative broadband provision options will need to have been explored (e.g. satellite and mobile broadband).

[4] https://www.gov.uk/guidance/broadband-delivery-uk
[5] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/416827/superfast-broadband-new-builds.pdf

110. Due to the rural nature of some of the district, it is accepted that in some cases, new housing development may be located in areas where there is no high speed coverage. It is due to this rurality that it is important for broadband infrastructure to be implemented to deliver recognised social and economic benefits. It is accepted that due to the rurality of parts of Allerdale, the provision of broadband access cannot be viably or physically achieved; the applicant will need to submit evidence to show that all reasonable steps have been undertaken to attempt to make provision.

National Planning Policy	NPPF paragraphs 7, 42-43
Spatial objectives	SO3f
Local Plan Strategic Policies	S2, S7, S21
Allerdale Council Plan	**Strengthening our economy**: improving infrastructure
Evidence Base	Broadband Topic Paper 2018

Employment Sites

111. An important element of the Councilôs economic growth strategy is to ensure that there is a sufficient supply of quality employment land available to meet the needs of new and existing businesses across the plan area. Policy S3 identifies the requirement to deliver at least 54 hectares of employment land over the plan period. The employment land supply is made up of existing planning permissions and allocations. Employment premises and sites that have been completed since the start of the plan period have also been counted in to the supply. The current supply position is outlined in Table 4 below:

	Completed (hectares)	Under construction (hectares)	Extant (hectares)	Total (hectares)
B1(a)	0.0972	0.328	0.6179	1.0431
B1(b)	0	0.0413	0.0234	0.0647
B1(c)	-0.0099	0.0578	0.8185	0.8664
B2	0.6965	0.1955	0.4745	1.3665
B8	-8.7941	0.1172	0.0577	-8.6192
Mixed uses	-0.0504	-0.0131	0.1097	0.0462
Total	-8.0607	7.267	2.1017	-5.3323

Table 4: Current employment land supply

Policy SA34 – Employment Sites

The following sites as shown on the Policies Map are allocated for the development of uses identified in the ôUsesô column of the table below. All allocated sites and those with planning permission for employment use will be safeguarded from non-employment uses and will remain available for employment use throughout the plan period.

Policy reference	Name	Site Area (Gross)	Uses
Workington			
Policy SA36 (1/WOR/032A/E)	Land north of Port of Workington, Oldside	9.34 ha	Considered suitable for B1, B2, and B8 uses
Policy SA37 (1/WOR/034A/E)	Land at Oldside	10.36 ha	Considered suitable for B1, B2, and B8 uses
Policy SA38	Land off Jubilee	9.92 ha	Part of Lillyhall

(1/WOR/046/E)	Road		strategic employment site ï considered primarily suitable for B1 uses, and potentially B8 uses, of high quality design.
Policy SA39 (1/WOR/047/M)	Land off Joseph Noble Road, Lillyhall East	2.38 ha	Part of Lillyhall strategic employment site ï considered suitable for B1, B2 and B8 uses.
Policy SA40 (1/WOR/048/M)	Land off Hallwood Road, Lillyhall West	9.57 ha	Considered most suitable for B1 and B8 uses of high quality design.
Policy SA41 (1/WOR/049A/M)	Land north of Branthwaite Road	17.51 ha	Part of Lillyhall strategic employment site ï suitable for B1, B2 and B8 uses
Maryport			
Policy SA42 (1/MAR/009/E)	Land at Glasson Industrial Estate	3.54 ha	Considered primarily suitable for B1 uses, and potentially B8 uses, of high quality design.
Cockermouth			
Policy SA43 (2/COC/019/M)	Land north of Low Road	0.63 ha	Considered suitable for B1, B2, and B8 uses
Policy SA44 (3/COC/025/E)	Land south of Low Road	0.29 ha	Suitable for B1 office uses, compatible to residential

			properties to south.
Aspatria			
Policy SA45 (1/ASP/014/E)	Land at Aspatria Business Park	1.66 ha	Considered suitable for B1, B2, and B8 uses

Proposals relating to the sites listed above will be permitted where they are for the identified uses, are in accordance with other relevant policies set out in the Local Plan and satisfactorily address any issues and requirements set out in the individual employment site Policies SA36 to SA45.

112. The employment land allocations as identified in Policy SA34 and on the Policies Map, together with existing planning permissions, provide the quantity, quality and range of sites needed to meet business requirements at both a strategic and local level. It is important that in order to support business growth these sites remain available and safeguarded once developed for the employment uses as set out in SA34. To this end proposals on these sites for non-employment uses will only be supported where they are ancillary to the main employment use or have a direct relationship with existing businesses on the site, such as the provision of a service to the business or employees.

113. The allocated employment land supply has been concentrated in the Principal and Key Service Centres reflecting the main areas of population and job growth, and access to services. In identifying the allocated sites a number of objectives underpinned the selection:

- Conformity to the overall spatial strategy;
- The requirement to rationalise the current land supply where possible;
- Recognition that Lillyhall and Port of Workington are key employment sites in the plan area (Policy S13);
- The need to maintain a reasonable spatial distribution to cater for local businesses; and
- Site appraisals (Employment Land and Workspace Study 2016)

114. Rural businesses and the tourism sector are important elements of the wider local economy. Supporting business expansion and start-ups outside the Principal and Key Service Centres is a key objective of the Local Plan. No specific sites have been allocated outside the main centres instead a range of policies is in place to support business and tourism proposals. This includes supporting multi user work hubs in Local Service Centres and Rural Villages, live/work units, conversions of rural buildings as well as supporting farm

diversification schemes (Policy S14). Tourism accommodation and attractions are supported through Policy SA32. This policy approach for business proposals outside the main Principal and Key Service Centres allows flexibility to assess proposals on an individual basis.

National Planning Policy Framework	NPPF paragraphs 17,18-22
Local Plan Strategic Policies	S3, S12, S13
Local Plan Strategic Objectives	SO1c, SO1g, SO3a, SO3b, SO3c, SO3d, SO3j, SO4a
Allerdale Council Plan Priorities	**Strengthening our economy:** supporting business growth.
Evidence Base	Allerdale Workspace and Employment Land Study April 2016.

Safeguarding Employment Sites and Premises

115. Existing and established employment sites also provide an important source of supply for both current and future business needs across the plan area. Safeguarding key sites and premises ensures they remain available to support business growth.

Policy SA35 Safeguarding Employment Sites and Premises

In order to ensure that there is an adequate supply of employment sites and premises across the Local Plan area, all safeguarded employment sites identified on the Policies Map and listed below will be retained for employment use (B1, B2 and B8 use).

- Lillyhall, Workington
- Risehow Industrial Estate, Flimby
- Aspatria Business Park, Aspatria
- Port of Silloth and Station Road Industrial Estate, Silloth
- Derwent Mills Commercial Park, Cockermouth
- Lakeland Agricultural Centre, Cockermouth
- Lakeland Business Park, Cockermouth
- Syke Road, Wigton
- Western Bank, Wigton

Proposals for non-employment uses on these sites will only be supported if:

- They are ancillary to the main employment use; or
- They have a direct relationship with existing businesses on the site by providing a service to the business or employees.

116. As well as allocating new employment sites it is equally important that key existing strategic and local employment sites and premises are safeguarded from proposals for non-employment uses. The sites identified as safeguarded on the Policies Map represent a mix of sites catering for a range of business needs across the plan area.

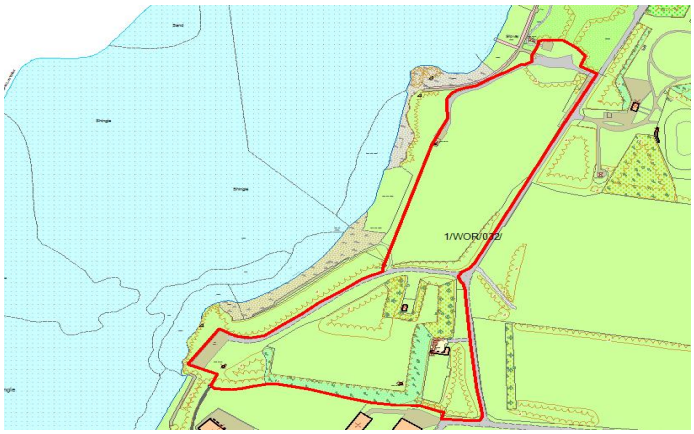
117. As acknowledged in Part 1 of the Local Plan , Allerdale has an oversupply of employment land and therefore sites have only be selected for safeguarding where they provide an important strategic, or local business role or contribute to maintaining a land supply throughout the plan area.

118. Proposals for non-employment uses on existing employment sites or premises, not allocated or safeguarded on the Policies Map will be supported where they comply with the provisions of Policy DM3 and other relevant policies in the Local Plan.

National Planning Policy Framework	NPPF paragraphs 17,18-22
Local Plan Strategic Policies	S3, S12, S13
Local Plan Strategic Objectives	SO1c, SO1g, SO3a, SO3b, SO3c, SO3d, SO3j, SO4a
Allerdale Council Plan Priorities	**Strengthening our economy:** supporting business growth.
Evidence Base	Allerdale Workspace and Employment Land Study April 2016.

Policy SA36 – Land north of the Port of Workington

Original Site reference	1/WOR/032/E
Site address	Land north of Port of Workington, Oldside
Settlement	Workington
Site area	9.34 ha
Use	Employment (B1, B2 and B8)
Type	Greenfield/Brownfield



Development Considerations

- A suitable buffer zone along the coastal zone should be included in any development scheme, consistent with coastal zone policy and in the interests of maintaining priority habitat and the creation of a green infrastructure/wildlife corridor.
- A coastal survey prepared by coastal engineering consultants may be necessary.
- A Transport Assessment and Travel Plan will be needed.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- A corridor abutting the English Coastal Path will be required with the incorporation of suitable landscaping and boundary treatments, to ensure that new development does not detract from the route.
- Consideration will need to be given to the land identified for use as a Gypsy and Traveller site (Policy SA31) when determining land uses and layout.

- Proposals shall include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings, and to provide wildlife connectivity. The stand of deciduous woodland shall be retained as far as possible.
- Measures to maximise the biodiversity value of the site will be incorporated in any scheme, particularly in relation to Small Blue butterflies, and maintaining green infrastructure links throughout the site and with the adjoining Cumbria Wildlife site to the north.
- A Flood Risk Assessment will be required. Surface water drainage is expected to be disposed of in the most sustainable way.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities, and will include surveys of the Small Blue Butterfly. The Phase 1 survey will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Reptile survey.
    - Bat activity survey.
    - Breeding bird survey.
    - Barn owl survey.
    - Otter survey.
    - Badger survey.
    - NVC survey if valuable habitats mapped.
    - Rare/scarce plant mapping, if required.

<u>Biodiversity Considerations</u>

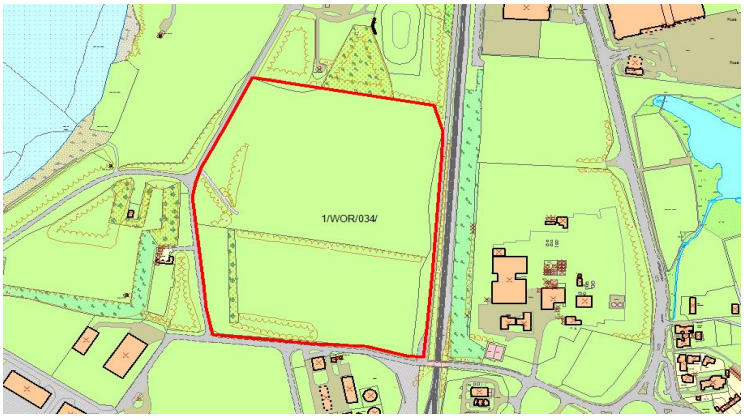
Otter is known to be present along this part of coastline, at the Port and in the River Derwent. This is a qualifying species of the River Derwent and Bassenthwaite Lake SAC and surveys will need to be carried out prior to any planning submission as they may well use terrestrial habitats in this vicinity.

Existing woodland and some scrub should be retained and wildlife corridors maintained and enhanced through the development.

Installation of bird and bat boxes within the development would also offer biodiversity benefits.

Policy SA37– Land at Oldside, Workington

Original Site reference	1/WOR/034A/E
Site address	Land at Oldside (Part)
Settlement	Workington
Site area	10.36 ha
Use	Employment (B1, B2 and B8)
Type	Greenfield



Development Considerations

- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- This is the site of the Oldside Iron and Steel Works and there is the potential for archaeological industrial remains to survive buried on the site. An archaeological desk-based assessment and the results of a geophysical survey will be required.
- Consideration will need to be given to the land identified for use as a Gypsy and Traveller site (Policy SA31) when determining land uses and layout.
- The English Coastal Path abuts the western boundary of the site, and a public footpath adjoins the eastern boundary. Suitable landscaping and boundary treatments are expected. Any proposed permanent obstruction / diversion should be discussed with the Local Highway Authority.
- Proposals shall include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings, and to provide wildlife connectivity.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Contributions may be required in accordance with the Council's Developer

Contributions Supplementary Planning Document.

- Measures to maximise the biodiversity value of the site will be incorporated in any scheme, particularly in relation to Small Blue butterflies, and maintaining green infrastructure links with the Cumbria Wildlife site to the north.
- A Flood Risk Assessment will be required. Surface water drainage is expected to be disposed of in the most sustainable way.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities, and will include surveys of the Small Blue Butterfly. The phase 1 survey will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Reptile survey;
    - Bat activity survey;
    - Breeding bird survey;
    - Wintering bird survey;
    - Barn owl survey;
    - Otter survey;
    - Badger survey.

<u>Opportunities for Biodiversity Enhancement</u>

Existing woodland and some scrub should be retained and wildlife corridors maintained and enhanced through the development. Installation of bird and bat boxes within the development would also offer biodiversity benefits.

Policy SA38 – Land off Jubilee Road, Lillyhall

Original Site reference	1/WOR/046/E
Site address	Land off Jubilee Road, Lillyhall East
Settlement	Workington
Site area	9.92 ha
Use	Employment (B1, Potentially B8)
Type	Greenfield

Development Considerations

- A high quality design is expected, consistent with the status of this part of the Lillyhall estate.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- The watercourse and pond which lie adjacent to the north western and western boundary of the site should be maintained with a suitable buffer, and measures maximising their biodiversity value and that of the site shall be incorporated in any development scheme.
- The planting zones along the north-western boundary, the western boundary adjacent to the A596, and the south-western boundary adjacent to Blackwood Road should be retained.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.

- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Other areas of planting including the pine trees at the entrance to Jubilee Road should be retained, where possible, and a suitable landscaping scheme incorporated.
- A Flood Risk Assessment will be required. Sustainable surface water drainage measures should be incorporated, with the potential to enhance and reinforce the biodiversity of the site.
- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - National Vegetation Classification survey;
    - Bat activity;
    - Bat roost potential in mature trees if these are to be lost, followed by emergence surveys if required;
    - Badger check as part of Phase 1;
    - Great Crested Newt Habitat Suitability Index of all waterbodies within 500m of the site;
    - Breeding birds including ground nesting species;
    - Red squirrel check.

<u>Opportunities for Biodiversity Enhancement</u>

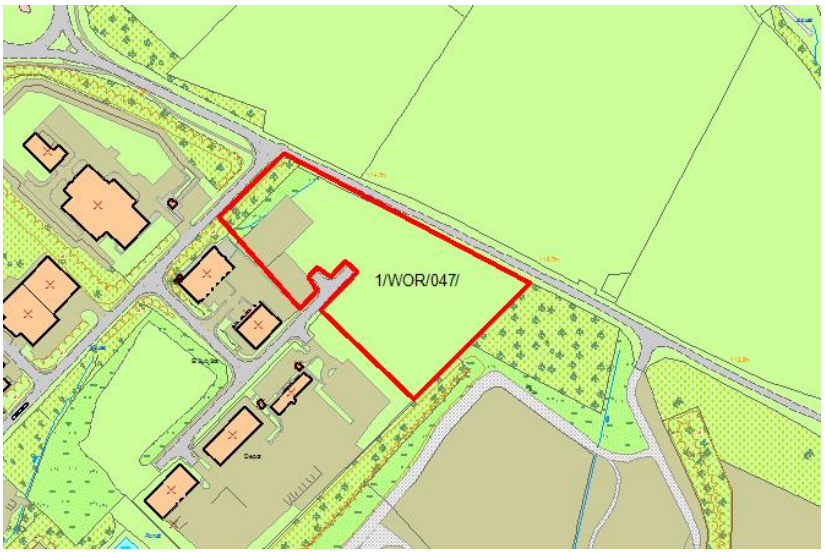
The site supports herb-rich marshy grassland, rush pasture and wet pools which will be lost should the site be developed. It is recommended that a wide buffer zone containing the wetter habitats should be retained, and moisture levels maintained through sustainable surface water drainage form the site.

There is scope to include habitat creation within the development to retain and enhance the wildlife corridor and connectivity throughout the Lillyhall Business Park development linking to hedgerows and woodlands beyond.

Any proposed development should aim to retain existing trees and native shrubs where possible and enhance these through planting of suitable additional native species of local provenance. Installation of bird and bat boxes within the development would also offer biodiversity benefits.

Policy SA39 – Land off Joseph Noble Road, Lillyhall

Original Site reference	1/WOR/047/E
Site address	Land off Joseph Noble Road, Lillyhall East
Settlement	Workington
Site area	2.38 ha
Use	Employment (B1, B2 and B8)
Type	Greenfield



Development Considerations

- Retain and reinforce the hedgerow along Branthwaite Road with additional planting.
- Maintain the planting area adjacent to the north western boundary at the junction with Branthwaite Road.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- A Flood Risk Assessment is required. Surface water drainage is expected to be disposed of in the most sustainable way.
- Contributions may be required in accordance with the Councilõs Developer Contributions Supplementary Planning Document.
- The watercourse and pond which lie adjacent to the north western and western boundary of the site shall be maintained with a suitable buffer, and measures

maximising their biodiversity value and that of the site shall be incorporated in any development scheme, possibly through the implementation of sustainable drainage methods.

- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - National Vegetation Classification survey;
    - Bat activity;
    - Great Crested Newt Habitat Suitability Index of waterbodies within 500m;
    - Breeding birds;
    - Red squirrel check;
    - Potential for overwintering hen harrier ï survey for local presence. The site lies adjacent to the West Cumbria Hen Harrier overwintering area.

<u>Opportunities for Biodiversity Enhancement</u>

The site supports some rush pasture and wet pools which will be lost should the site be developed. It is recommended that a wide buffer zone containing the wetter habitats along the woodland boundaries should be retained, and moisture levels maintained through sustainable surface water drainage form the site.

There is scope to include habitat creation within the development to retain and enhance the wildlife corridor and connectivity throughout the Lillyhall Business Park development linking to hedgerows and woodlands beyond.

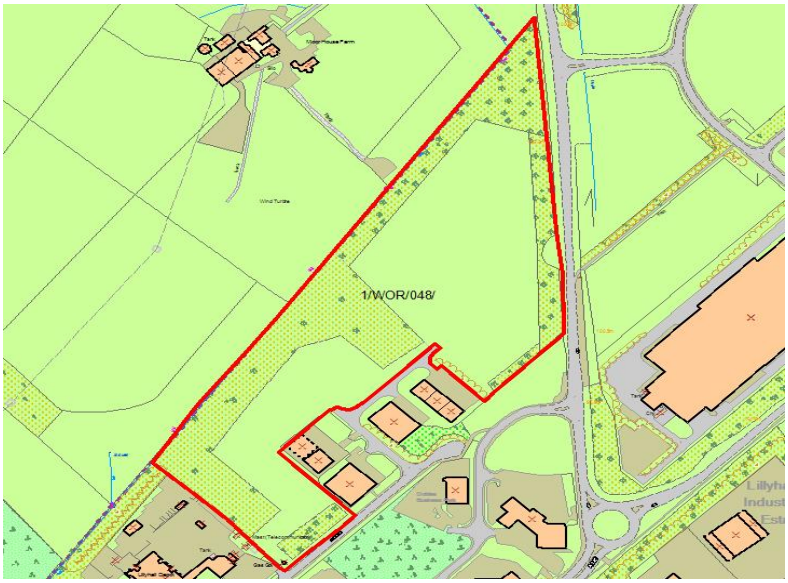
Any proposed development should aim to retain existing trees and native shrubs where possible and enhance these through planting of suitable additional native species of local provenance.

Installation of bird and bat boxes within the development would also offer biodiversity benefits.

Planting of native species of local provenance would help to reinforce woodlands and hedgerows but not where this results in loss of any biodiverse wet grassland.

Policy SA40 – Land off Hallwood Road, Lillyhall

Original site reference	1/WOR/048/E
Site address	Land off Hallwood Road, Lillyhall West
Settlement	Workington
Site area	9.57 hectares
Use	Employment (B1 and B8)
Type	Greenfield



Development Considerations

- Maintain planting belt zones along the north-western boundary and the eastern boundary along the A596, in the interests of visual amenity and to protect its function as a wildlife corridor.
- Retain other areas of planting where possible and incorporate suitable landscaping schemes.
- Maintain the watercourse along the north western boundary.
- A Flood Risk Assessment is required. Surface water drainage is expected to be disposed of in the most sustainable way.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- A contaminated land survey and risk assessment will be needed to establish the

degree and nature of any contamination on site.

- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - National Vegetation Classification survey;
    - Bat activity;
    - Bat roost potential in mature trees if these are to be lost, followed by emergence surveys if required;
    - Badger check as part of Phase 1;
    - Great Crested Newt Habitat Suitability Index of waterbodies within 500m with full surveys if required;
    - Breeding birds;
    - Red squirrel check;
    - Potential for overwintering hen harrier. (The site lies close to the West Cumbria Hen Harrier overwintering area).

<u>Opportunities for Biodiversity Enhancement</u>

The site supports herb-rich marshy grassland, rush pasture and wet pools which will be lost should the site be developed. It is recommended that a wide buffer zone containing the wetter habitats along the woodland boundaries should be retained, and moisture levels maintained through sustainable surface water drainage form the site.

There is scope to include habitat creation within the development to retain and enhance the wildlife corridor and connectivity throughout the Lillyhall Business Park development linking to hedgerows and woodlands beyond.

Any proposed development should aim to retain existing trees and native shrubs where possible and enhance these through planting of suitable additional native species of local provenance.

Installation of bird and bat boxes within the development would also offer biodiversity benefits.

Policy SA41 – Land north of Branthwaite Road, Lillyhall

Original site reference	1/WOR/049A/E
Site address	Land north of Branthwaite Road, Lillyhall
Settlement	Workington
Site area	17.51 ha
Use	Employment (B1, B2 and B8
Type	Greenfield

Development Considerations

- A high quality design is expected in this prominent location, which abuts the main gateway into Lillyhall from the A595 to the north.
- Vehicular access to the site shall be from Branthwaite Road.
- The planting/landscaping at the roundabout and along the A595 should be retained to link with the adjoining wet woodland county wildlife site to the north east.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- The hedgerow along Branthwaite Road should be retained and reinforced where possible.
- High quality landscaping proposals will be required to help assimilate development

into the wider landscape, particularly towards the south eastern boundary of the site.

- A suitable buffer zone or mitigation measures shall be incorporated along the north eastern boundary to protect the amenity of residential properties at Gale House Farm, and users of the adjoining public footpath.
- A Flood Risk Assessment is required. Sustainable drainage measures are expected to be incorporated, which can also contribute to maintaining and enhancing the sitesû biodiversity value.
- An Extended Phase 1 Habitat walkover survey of the site during the optimal survey period from April to September will be required. This will form the basis for more detailed surveys that may needed such as (but not exhaustively):
    - National Vegetation survey;
    - Bat activity;
    - Bat roost potential in mature trees if any are to be lost, followed by emergence surveys if required;
    - Badger check as part of Phase 1;
    - Great Crested Newt Habitat Suitability Index of waterbodies within 500m;
    - Breeding birds;
    - Red squirrel check.

The site also lies within the West Cumbria hen harrier overwintering area. A Hen Harrier survey will need to be undertaken over the winter. Natural England should be contacted for further guidance.

<u>Opportunities for Biodiversity Enhancement</u>

There are significant opportunities to enhance biodiversity within this large greenfield site as part of development proposals.

The site supports some rush pasture and wet pools which will be lost should the site be developed. It is recommended that a wide buffer zone containing the wetter habitats along the woodland boundaries should be retained, and moisture levels maintained through sustainable surface water drainage from the site.

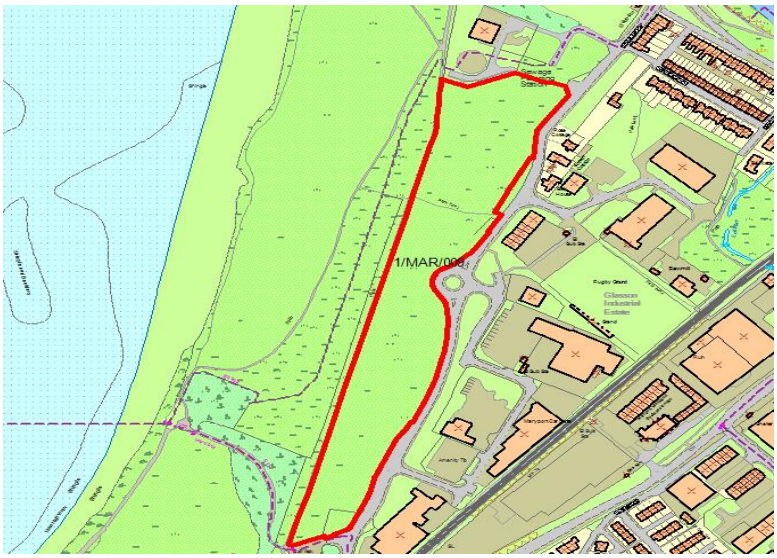
There is scope to include habitat creation within the development to retain and enhance the wildlife corridor and connectivity throughout the Lillyhall Business Park development linking to hedgerows and woodlands beyond.

Any proposed development should aim to retain existing trees and native shrubs where possible and enhance these through planting of suitable additional native species of local provenance.

Installation of bird and bat boxes within the development would also offer biodiversity benefits. Planting of native species of local provenance would help to reinforce woodlands and hedgerows but not where this results in loss of any biodiverse wet grassland.

Policy SA42 – Land at Glasson Industrial Estate, Maryport

Original site reference	1/MAR/009/E
Site address	Hutton Place, Glasson Industrial Estate
Settlement	Maryport
Site area	3.54 ha
Use	Employment (Primarily B1, potentially B8)
Type	Greenfield



Development Considerations

- A high standard of design is expected in this prominent and sensitive coastal location. Buildings are expected to be low lying/single storey in nature.
- A suitable buffer zone with the adjoining coastal footpath/cycleway should be included, incorporating landscaping and high quality boundary treatments.
- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings.
- A contaminated land survey and risk assessment will be necessary to establish the degree and nature of any contamination on site.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- A Flood Risk Assessment is required. Sustainable surface water drainage measures are expected to be incorporated.

- An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities, and will include surveys of the Small Blue Butterfly. The Phase 1 survey will form the basis for any more detailed survey work which may be needed, such as (but not exhaustively):
    - Reptile survey;
    - Bat activity survey;
    - Breeding bird survey;
    - Barn owl survey;
    - Otter survey;
    - Badger survey;
    - National Vegetation Classification survey;
    - Rare/scarce plant mapping, if required.
- Development will be expected to incorporate measures to maximise the biodiversity value of the site, linking with the SSSI which lies to the north and the adjoining Maryport Coastal Park.
- Development proposals will be expected to incorporate a suitable lighting scheme which will minimise light pollution, protecting the character of the immediate locality and biodiversity interests on and adjacent to the site.

Policy SA43 – Land north of Low Road, Cockermouth

Original site reference	2.COC.019.M
Site address	Land north of Low Road
Settlement	Cockermouth
Site area	0.63
Use	Employment (B1, B2 and B8)
Type	Greenfield/brownfield

Development Considerations

- A high standard of design incorporating suitable materials is expected; Papcastle and Cockermouth Conservation Areas lie in close proximity to the site.
- The mature trees upon the former railway line adjacent to Low Road which contribute to the locally distinctive character of the area should be retained, screening the development and protecting the setting of the listed Fitz, in addition to providing a valuable biodiversity corridor.
- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings, including views from the north.
- Proposals should include suitable flood mitigation measures as part of a Flood Risk Assessment which should determine the potential of increased flood risk elsewhere as a result of the addition of hard surfaces on site and the effect of new development on surface water runoff. A flood management plan should be included demonstrating safe access and egress.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- An archaeological desk-based assessment has identified the potential for currently

unknown archaeological remains to survive on site. Archaeological evaluation and, where appropriate, mitigation would need to be undertaken as part of any development proposals.

- The site is located within 100 metres of the River Derwent and Bassenthwaite Lake Special Area of Conservation (SAC), the qualifying features of which include migratory fish and otter. The potential for effects during the construction and operational phases of any development will need to be carefully considered, including surface water disposal, and any necessary piling operations which could adversely affect passage of migratory fish and disturb otter holts.
- An extended Phase 1 Habitat Survey of the whole site during the optimal survey period from April to September will be necessary to form the basis for any more detailed survey work which may include, although not exhaustively
    - Breeding birds;
    - Bat roost potential in trees affected and emergence/return surveys if required;
    - Bat activity survey;
    - Invertebrate survey of brownfield land;
    - Great Crested Newt survey of ponds within 500m followed by full survey as required;
    - Red squirrel survey;
    - Otter survey;
    - Invasive plant survey and management plan;
    - Badger survey within 30m as part of Phase 1;
    - Reptiles.

NOTE ï if piling is necessary on the site it may be necessary to undertake a noise assessment on the effects on migratory fish and otter in the zone of influence of the piling activity.

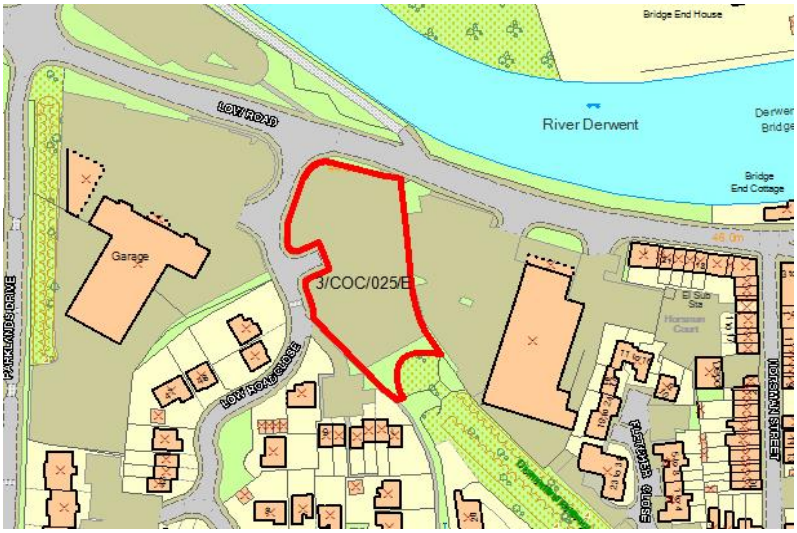
- Development proposals will be expected to incorporate a suitable lighting scheme which will minimise light pollution, protecting the character of the immediate locality and biodiversity interests on and adjacent to the site.

<u>Opportunities for Biodiversity Enhancement</u>

The site already supports a diverse range of habitat and species. The railway embankment and former track have developed into woodland with associated flora and fauna providing good connectivity with the river corridor and surrounding woodland and lowland meadow habitats in the immediately surrounding area. Eradication of the Himalayan balsam infestation around the northern periphery of the site and along the old railway embankment will result in a significant improvement. This needs to be eradicated prior to any site preparation.

Policy SA44 – Land south of Low Road, Cockermouth

Original site reference	3/COC/025/E
Site address	Land south of Low Road
Settlement	Cockermouth
Site area	0.29
Use	Employment (B1)
Type	Brownfield



Development Considerations

- High quality design is expected in this prominent location, close to the western boundary of Cockermouth Conservation Area. Design and landscaping should take account of the setting of the Conservation Area and the wider setting of Wordsworth House.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- A suitable landscaping scheme shall be included to mitigate visual impact and integrate the development into its wider surroundings, and to link with the green infrastructure of the Cockermouth ógreenwayô, cycle and footpath along the former railway line.
- Boundary treatments are expected to be sensitive to its location close to residential properties and the Conservation Area.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- Development proposals will be expected to incorporate a suitable lighting

scheme which will minimise light pollution, protecting the character of the immediate residential locality and biodiversity interests on and adjacent to the site.

- An extended Phase 1 Habitat Survey of the whole site during the optimal survey period from April to September will be necessary to form the basis for any more detailed survey work which may include, although not exhaustively:
    - Bat roost potential in trees on and adjacent to the site, and emergence/return surveys if required;
    - Bat activity survey.

Policy SA45 – Land at Aspatria Business Park, Aspatria

Original site reference	3/ASP/014/E
Site address	Land at Aspatria Business Park
Settlement	Aspatria
Site area	1.66
Site capacity	B1, B2 and B8
Use	Employment
Type	Greenfield

Development Considerations

- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- The hedgerow and trees to the south-western boundary, and the woodland group to southern corner, subject to a Tree Preservation Order should be retained.
- Planting along the south-eastern boundary should also be retained.
- Consideration will need to be given to the proximity of residential properties to the south east of the site as part of the layout of particular land uses.
- A Flood Risk Assessment is required. Sustainable drainage measures should be incorporated into the design to address surface water flooding.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- An extended Phase 1 Habitat Survey of the whole site during the optimal survey period from April to September will be necessary to form the basis for any more detailed survey work which may include, although not exhaustively
    - Bat roost potential in trees on and adjacent to the site;
    - Bat activity survey.

Retail/Town Centres

119. The role of the Local Plan is to support the vitality of town centres through policies that promote competitive town centre environments and manage the growth of those centres over the plan period. In particular it should set a network and hierarchy of centres, set policies that make it clear which uses will be permitted in such locations, define the extent of the town centres and primary shopping areas and allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial uses needed in the town centre.

120. The Local Plan (Part 1) sets out the policy context for the Site Allocations. Policy S16 establishes the hierarchy of centres and the policy framework for assessing proposals for main town centre uses. The primary shopping areas, including the primary and secondary frontages, for the Principal and Key Service Centres are also defined in the Local Plan (Part 1). The key role of the Local Plan (Part 2) is to identify suitable sites, where there is a need.

121. The 2015 Retail Study identified the levels of capacity for additional retail floor space in the six main towns in the Plan area as follows (see Table 5). Table 6 assesses the levels of floorspace which have been granted permission since the study was published in July 2015 and summarises the outstanding floorspace requirements for the remainder of the plan period until 2029. Given the remaining capacities, it is considered that the Local Plan (Part 2) only needs to allocate land for retail/main town centre uses in Workington.

Workington	Capacity for additional convenience goods floor space ï i.e. a medium-sized supermarket or discount food store. Capacity for additional comparison goods floor space. Focus for major new leisure development/main town centre use proposals.
Maryport	Very limited capacity for convenience goods floor space following the recent approval of a new food store. Very limited capacity for comparison goods.
Cockermouth	Very limited capacity for convenience goods floor space following the recent approval of a new food store. Moderate capacity for additional comparison floor space.
Wigton	Limited additional floor space capacity for both convenience and comparison goods.
Silloth and Aspatria	No future demand for additional convenience or comparison goods floor space.

Table 5: Summary of requirements from the Retail Study

Workington		
	Comparison Retail	**Convenience Retail**
2015 Retail Study capacity (m²)	8,460	1,720
Net gain/loss between 1st July 2015 and 30th April 2018 (m²)	5,586	0
Total remaining capacity (m²)	2,874	1,720
Cockermouth		
	Comparison Retail	**Convenience Retail**
2015 Retail Study capacity (m²)	1,690	870
Net gain/loss between 1st July 2015 and 30th April 2018 (m²)	282	903
Total remaining capacity (m²)	1408	- 33
Maryport		
	Comparison Retail	**Convenience Retail**
2015 Retail Study capacity (m²)	450	60
Net gain/loss between 1st July 2015 and 30th April 2018 (m²)	- 62	0
Total remaining capacity (m²)	512	60
Wigton		
	Comparison Retail	**Convenience Retail**
2015 Retail Study capacity (m²)	560	270
Net gain/loss between 1st July 2015 and 30th April 2018 (m²)	29	0
Total remaining capacity (m²)	531	270

Table 6: Remaining retail floorspace capacity until 2029

Policy SA46 – Retail and Town Centres

The following retail allocations, as shown on the Policies Map, are allocated for the development of uses identified in the 'Uses' column of the table below. All allocated sites will be safeguarded from non-retail uses and will remain available for retail and main town centre uses throughout the plan period.

Policy reference	Name	Site Area (Gross)	Uses
Policy SA47 (3/WOR/086/S)	Central Car Park, Workington	0.89 hectares (89,000m²)	Considered suitable for A1, A2, A3 and A4 uses
Policy SA48 (4/WOR/101/M)	Royal British Legion, Workington	0.2 hectares (2,000m²)	Considered suitable for A1, A2, A3 and A4

			uses

Proposals for main town centre uses, outside the allocated sites, will be supported subject to compliance with Policies S16, DM7, DM8 and DM9 and other relevant Local Plan policies.

122. Workington Town Centre has been subject to major redevelopment in recent years with the effect that it has established itself as the main retail centre for West Cumbria and has reduce the level of expenditure leakage to other centres such as Carlisle. The Council is now looking to build on this success, together with the investment in a new leisure on the edge of the town centre, to broaden the retail offer as well as developing the night time and leisure economy. The Site Allocations provide town centre locations to support this.

123. In addition to the allocated sites there are a number of sites and empty properties in the town centre that have the potential to contribute to expanding the offer. It is the Councilôs intention to develop a Workington Town Centre Action Plan to bring all these elements together. It will provide a planning framework for the development of these opportunity sites and premises including design and public realm guidance and opportunities. By establishing a clear policy direction it will provide developers with confidence to invest in Workington town centre.

124. No allocations are proposed in other centres in the hierarchy. This is based on the floor space requirements set out the Allerdale Retail Study 2015, current completions and commitments and the need take a flexible approach given the rapid changes in the sector.

125. Allerdale is a large rural district and the importance of local services in the Local Service Centres and Rural Villages in supporting those communities cannot be underestimated. Proposals to enhance the range of services or to secure their long term sustainability will be supported in line with policy S26.

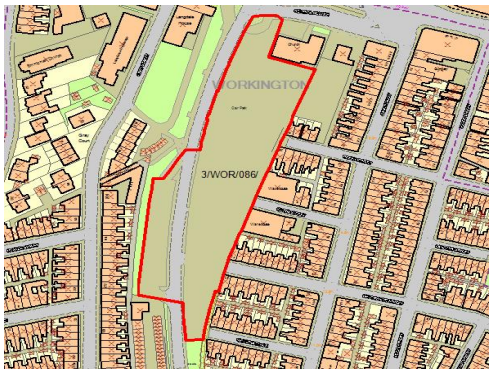
Town Centre boundary amendments

126. Since the adoption of the Local Plan (Part 1) and the current town centre boundaries, there have been a number of main town centre use developments and planning consents on edge of centre sites in Workington and Cockermouth. In order to reflect this, the current town centre boundaries have been reviewed and redefined and are identified on the Policies Map.

National Planning Policy	NPPF Paragraphs 23, 156, 161
Spatial objectives	SO1c, SO3i
Local Plan Strategic Policies	S2, S16, S26, DM7, DM8, DM9
Allerdale Council Plan	**Enhancing our towns**: assisting and supporting businesses, developing thriving and vibrant towns, making our towns attractive and welcoming
Evidence Base	Allerdale Retail Study (July 2015)

Policy SA47 – Central Car Park, Workington

Original site reference	3/WOR/086/S
Site address	Central Car Park
Settlement	Workington
Site area	0.89 ha
Use	Retail
Type	Brownfield



Development Considerations

- A high standard of design is expected in this central location.
- Development must relate satisfactorily with adjoining residential properties.
- Pedestrian links with the footpath along the former railway line must be maintained.
- A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site.
- A suitable landscaping scheme should be included to improve green infrastructure, and integrate with the footpath and cycleway former railway line.
- Contributions may be required in accordance with the Councilôs Developer Contributions Supplementary Planning Document.
- A Flood Risk Assessment is required. Sustainable surface water drainage measures will need to be included in the design.
- Wider transport infrastructure improvements may be required as determined by a Transport Assessment.

<u>Opportunities for Biodiversity Enhancement</u>

Existing trees along the existing vehicular access should be retained. The biodiversity of the site could be improved with incorporation of suitable native species within the landscaping scheme.

Policy SA48 – Royal British Legion, Workington

Original site reference	4/WOR/101/S
Site address	The Royal British Legion
Settlement	Workington
Site area	0.2 hectares
Use	Retail
Type	Brownfield

Development Considerations

- Opportunity to improve the appearance of this site which occupies a prominent location at a key junction. Careful design will be needed to take account of the settings of the adjoining Grade II* listed St John's Church, and Portland Square Conservation Area which lies opposite. Existing views of the church should be retained; the building line on Washington Street will be very important
- Protected trees abut the site boundary and consideration will be need to given to their protection.
- Boundary treatments will need to reflect this sensitive location.
- It is expected that this site will be served by existing public car parking within the town centre.
- Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document.
- Sustainable surface water measures are required as part of the Flood Risk Assessment.

Lower Derwent Valley

127. The Lower Derwent Valley forms an important gateway to the north of Workington. It has the potential to link the adjacent town centre, with the existing sport and leisure facilities, the river corridor and surrounding housing. In order to fulfil this potential a policy framework is required to ensure a holistic approach which enhances and protects it natural features, builds on its cultural and sporting heritage and delivers a high quality entrance to the town.

Policy SA49 Lower Derwent Valley

Proposals for new or replacement sport or leisure facilities and ancillary main town centre uses will be supported in the Lower Derwent Valley area, as defined on the Policies Map.

Proposals will be expected to:

- Deliver high quality design solutions that reflect and enhances its location at the northern gateway to the town;
- Improve access and connections, especially pedestrian and cycling, within the Lower Derwent Valley itself and to the town centre; and
- Contribute to the enhancement and protection of existing biodiversity, open space and green infrastructure, especially along the River Derwent corridor.

Proposals for main town centre uses will be expected to comply with relevant sequential and impact tests set out in Policies S16 and DM8.

Opportunities along the River Derwent corridor to protect and enhance its ecological value and flood storage capacity and improve informal recreational use, including pedestrian and cycle links to the town centre will be supported.

128. The Lower Derwent Valley already hosts a mixture of retail, sporting and recreation uses, the most significant being two sport stadia which accommodates Workington Rugby Football League Club and Workington Comets Speedway Team (Derwent Park), and Borough Park which is the home of Workington Reds Football Club. Building on this sporting role, the Council has delivered a multi-million pound leisure centre to the east of the football stadium, close to the town centre.

129. The River Derwent corridor, which runs along the northern boundary, is an important feature of this area in terms of biodiversity value, green infrastructure networks and informal pedestrian links to the town centre and surrounding area. The River Derwent is designated as a Special Area of

Conservation (SAC) and as such is recognised of international importance for its biodiversity. The river corridor provides opportunities in terms of an important area of open space, a green corridor link for informal recreation, opportunities for ecological protection and enhancement, as well as providing cycle and pedestrian links in to the town centre. Part of the Lower Derwent Valley also forms part of the English Coast Path network.

130. The Lower Derwent Valley has the potential to provide a complementary role to the town centre focussing on its sporting and cultural heritage and building on existing leisure and retail uses. To deliver this, the Council would expect that development proposals are designed to a high standard reflecting it importance as a gateway to the town and ensure that the river corridor and green infrastructure networks are integral to any design solution. Development proposals should also seek to maximise the opportunities to provide pedestrian and cycle links to the town centre, English Coast Path network and surrounding area. Proposed town centre uses will need to satisfy the sequential and impact tests set out in Polices S16 and DM8.

131. The River Derwent corridor is an integral feature of this area of Workington. An Assessment of Likely Significant Effect should be carried out on any development with the potential for impacting directly or indirectly on the River Derwent and Bassenthwaite SAC. Appropriate Assessment will be required for any development with a likely significant effect on the Natura 2000 site. Where proposals have a significant adverse effect, that cannot be made acceptable through mitigation, they should not be allowed to go ahead. Where mitigation is proposed, measures should be clearly defined and where appropriate secured by planning obligations. In addition, the River Derwent tributary that runs through the Lower Derwent Valley is classified as a main river and, as such, the prescribed buffer zone would be required to be incorporated in any development proposal. Proposals that enhance and protect the River Derwentôs ecological value and its role as part of a town wide green infrastructure network will be supported.

132. Green infrastructure networks, defined on the Policies Map, should be incorporated, where possible in proposals, both for the opportunities to provide links to the town centre and surrounding area but also to be safeguarded where it provides valuable flood storage and contributes to local biodiversity.

133. To support the delivery of this policy the Council intends to publish a development brief for the Lower Derwent Valley.

National Planning Policy	NPPF paragraphs 23,56,57,69,73,74,109,117
Local Plan Strategic Objectives	SO3i SO5c, SO5d, SO5f **,**SO6b,SO6e
Allerdale Council Plan	**Enhancing our towns:** Encouraging thriving and vibrant towns **Improving Health and Wellbeing:** Improving access by delivering our Leisure Strategy action plan for the borough.
Evidence Base	Saved allocations from Allerdale Local Plan First Alteration 2006 Retail Study 2015 Open Space Assessment Report 2014 Playing Pitch Strategy 2014

Area Suitable For Wind Energy Development

134. European and national targets seek to increase energy production from renewable sources in order to facilitate the transition to a low carbon future. In line with this, one of the key objectives of the Local Plan is to reduce Allerdaleûs carbon footprint and support a low carbon future.

135. Policy S19 in the Local Plan (Part 1) sets out the strategic policy for assessing proposals for renewable energy. In June 2015 a Ministerial Statement, now incorporated into the Planning Practice Guidance, introduced two further tests when considering proposals for wind energy. Firstly, a planning application for wind turbines should only be granted if the development is in an area identified as suitable for wind energy development in a Local Plan and secondly it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed. To support a proactive approach to the delivery of renewable energy the Council has identified an area suitable for wind energy on the Policies Map.

Policy SA50 Area Suitable For Wind Energy Development

Proposals for wind energy developments will be supported within the area suitable for wind energy development, as defined on the Policies Map subject to:

- Compliance with Policy S19 and other relevant plan policies; and
- Evidence showing that the planning impacts identified by affected communities following a public consultation have been fully addressed.

In addition, proposals for wind energy developments located within the identified sensitivity zones will be restricted to small scale wind turbines. The sensitivity zones have been identified to provide additional protection to the following areas:

- Hadrianûs Wall World Heritage Site (and its buffer zone);
- the Solway Coast Area of Outstanding Natural Beauty; and
- the Lake District National Park World Heritage Site

This policy will apply to planning applications for new wind energy development and applications to repower existing schemes.

136. The identification of an Area Suitable for Wind Energy Development on the Wind Energy Inset Policy Map together with policy S19 in the Local Plan (Part 1) sets a positive framework for the development of wind energy across the Plan area reflecting both national policy and local evidence.

137. Within and adjacent to the Area Suitable for Wind Energy Development lies national and international historic, landscape and biodiversity designations. This has warranted the identification of areas where only small scale (15m-50m[6]) wind energy schemes would be supported.

138. Policy S19 already identifies that the Hadrianâs Wall World Heritage Site and its buffer zone and the Solway Coast Area of Outstanding Natural Beauty, (which also includes many of the areas Natura 2000 sites) can only accommodate small scale wind energy schemes in order to preserve the special qualities of these designations.

139. Since the adoption of the Local Plan (Part 1) in 2014, the Lake District National Park has been granted World Heritage Site status. In order to recognise this designation, and to aid the protection of the special characteristics of this area, a sensitivity zone along the Allerdale/Lake District National Park boundary has been created. As with the Hadrianâs Wall World Heritage Site and its buffer and the Solway Coast Area of Outstanding Natural Beauty, only small scale wind energy schemes will be considered.

140. Not all areas located within the Area Suitable for Wind Energy Development are suitable for wind energy development. Proposals will only be supported, within the Area, where it can be demonstrated that the planning impacts identified by affected communities have been fully addressed together with compliance with this policy, Policy S19, and other relevant Local Plan policies.

National Planning Policy	NPPF paragraphs 17-18, 93, 95, 97, 98, 117-120, 126
Spatial objectives	SO1a, SO1b, SO1e, SO1f, SO5f, SO6a, SO6b
Local Plan Strategic Policies	S1, S2, S17, S19
Allerdale Council Plan	**Strengthening our economy**: supporting the development of renewable energy
Evidence Base	Cumbria Renewable Energy Capacity and Deployment Report (2011) Cumbria Wind Energy SPD (2007) Cumulative Impacts of Vertical Infrastructure (2014) Solway Coast AONB Management Plan 2015-2020 Solway Coast AONB Landscape & Seascape Assessment

[6] As defined on page 36 of the Cumbria Cumulative Impacts of Vertical Infrastructure Study http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/2789/42089105224.pdf

Amenity Greenspace

141. Open space and undeveloped land in towns and villages can contribute significantly to the quality of the environment in terms of visual amenity, the health and well-being of communities and by supporting biodiversity and wildlife conservation as part of the green infrastructure network. Important areas of amenity greenspace need to be safeguarded from development pressure to ensure their continued contribution to the local community.

Policy SA51 Amenity Greenspace

Proposals affecting designated and undesignated amenity greenspace and undeveloped land in all settlements will be considered against Policy S25 and other policies within the Allerdale Local Plan (Part 1) which seek to protect settlement character, local distinctiveness or natural features which provide valuable local amenity.

In Local Service Centres and Rural Villages, sites identified as Amenity Green Space on the Policies Map will be safeguarded from development unless the proposals enhance their visual, cultural, historic, environmental, informal recreation or biodiversity significance, for which the site is designated.

142. A key objective of the Local Plan is to protect and enhance the quality of the environment and amenity value, and create a diverse and extensive network of accessible green infrastructure. Amenity greenspace will inevitably be subject to development pressure and be exposed to development that may adversely impact upon its quality and function.

143. This policy reaffirms and supplements Policy S25 in emphasizing the value of amenity green space, and requiring development proposals on all open spaces and undeveloped land within settlements to be considered against the amenity/visual importance of the site. Proposals which would significantly impact on such value would not be supported unless the economic or social benefits of the proposal outweighed the value of the undeveloped site, and appropriate compensatory measures to minimise its impact were included.

144. Areas of amenity greenspace and undeveloped land that merit retention and protection have not been identified on the Policies Maps in the Principal and Key Service Centres. Instead development proposals on open space in these towns would be considered against Policy S25 and other policies which seek to protect local distinctiveness or natural features which provide valuable local amenity.

145. In Local Service Centres and Rural Villages, areas of open space which make the most significant contribution to village character and appearance or play an important community role have been designated on the Policies Map as amenity green space. Development proposals that would undermine the intrinsic value or result in the loss of these designated areas will not be supported.

National Planning Policy	NPPF paragraphs 17, 69,70, 73,74,109, 156,157,171
Spatial objectives	SO5a, SO5f SO6a, SO6e
Local Plan Strategic policies	S2, S3, S4, S5, S33
Allerdale Council Plan	**Enhancing our towns**: Promoting the unique identities and assets of our towns. **Improving Health and Wellbeing:** Improving access by delivering our Leisure Strategy action plan for the borough.
Evidence Base	Open Space Study (2014) Open Space Designation review 2017

Protecting and Creating Green Infrastructure

146. Green infrastructure is a network of multi-functional green and blue spaces found within and between the settlements across the area. It is an important asset that, if well designed and managed as an integral part of new development and the wider townscape, can bring benefits on many levels.

Policy SA52 Protecting and Creating Green Infrastructure

The Council expects the existing Green Infrastructure Network, as shown on the Policies Map, to be considered at an early stage of the design process for all major development proposals.

Proposals for major residential, commercial and industrial developments will be required to:

(a) Strengthen the Network through the creation of new and enhancement of existing green infrastructure assets within the site; and
(b) Incorporate a layout that provides pedestrian and/or wildlife linkages to the existing Network in circumstances where the development site lies adjacent and connectivity is feasible

The Council may extend requirements (a) and (b) to smaller developments in circumstances where it would produce clear environmental and social benefits without significantly impacting on economic viability.

Proposals that strengthen and extend the existing green infrastructure network will be supported.

147. A key objective of the Local Plan is to develop and maintain a strategic and local network of green infrastructure. To achieve this green infrastructure should be a central consideration at the early design stages of any major development. Specifically, by building on existing green infrastructure features on site, exploring opportunities to create new networks and providing links to the wider strategic green infrastructure network, as identified on the Policies Map. In placing green infrastructure at the centre of the design process it maximises the contribution this multi-functional network makes to create high quality, well connected and sustainable development.

148. The Green Infrastructure Network, within the Principal and Key Services Centres, is defined on the Policies Map. This is made up of a number of assets including amongst other things historic parks and gardens, public open space, Natura 2000 sites, Sites of Special Scientific Interest and Local Nature

Reserves. As the main urban centres in the plan area the green infrastructure network is more extensive but as the location for the majority of development in the plan period, likely to come under more pressure. The Council will work with developers to ensure that fragmentation of the existing network is kept to a minimum and where development is located adjacent to the network enhancement and connection opportunities are considered.

National Planning Policy	NPPF paragraphs 114,156,157,171
Local Plan Strategic Policies	S2, S3, S5 S24 S33, S35
Local Plan strategic objectives	SO1a, SO1b SO4d SO5d, SO5e, SO5f SO6a, SO6b, SO6c, SO6e
Allerdale Council Plan	**Tackling inequality**: helping to create more affordable housing **Strengthening our economy**: supporting the development of more homes where they are needed
Evidence Base	Green Infrastructure in Allerdale Document 2010.

Green Gaps

149. Although a large part of the District consists of relatively small and scattered towns and villages, there are some areas where the identity of individual settlements may be compromised by development. To minimise the impact of coalescence on settlement identity in those locations, green gaps have been identified on the Policies Map

Policy SA53 Green Gaps

To provide a framework for maintaining the separate identities of communities in the plan area, by maintaining visual and functional separation, a green gap is identified on the Policies Map between the following settlements:

- Kirkbampton and Thurstonfield
- Prospect and Oughterside

Within the green gap, proposals will be supported where it:

- is essential for the needs of agriculture, forestry, and local community infrastructure which cannot be located elsewhere; and
- would not harm, either collectively or individually, the purpose or open character of the green gap and result in the coalescence of the settlements.

Other development would not normally be supported unless the benefits of such proposals are considered to significantly outweigh their impact on the green gap.

150. A key objective of the Local Plan is to ensure that new development relates well to existing development and creates locally distinctive high quality places, protecting and enhancing amenity and the quality of the environment. This policy will supplement the policies in Part 1 of the Local Plan by identifying locations where green gap designation is judged essential and ensuring that proposals that have the potential to impact upon it, both directly and indirectly, are fully assessed in this regard.

151. In identifying which locations justified a designation of green gap on the Policies Map, the following was taken into account:

- if developed, would cause or add to the risk of future coalescence of two or more settlements between which it is important to retain a distinction;
- helps to maintain a settlement's identity, landscape setting and

character;

- Is predominantly open and maintains an open aspect.

152. The existing green gaps between Kirkbampton and the adjoining settlement of Thurstonfield and between Prospect and Oughterside provide an important function in retaining the separate identities of these settlements. It is for this reason, along with the contribution they make to the setting of these villages and their local distinctiveness, that a green gap designation is required. Only proposals and activities that retain the open character of the gap and do not result in the coalescence of the settlements will be supported.

153. The designation of green gaps has been confined to those areas where the need to have a specific policy intervention is deemed necessary. Proposals out with the green gap designation will still be assessed against the relevant policies in the Local Plan in relation to settlement character, landscape impact and design, amongst other considerations.

National Planning Policy	NPPF paragraphs 17,57,69,73,74,109
Local Plan strategic objectives	**Built and historic environment**: SO5a, SO5f **Natural environment**: SO6a, SO6e
Local Plan Strategic Policies	S2, S3, S4, S5, S33
Allerdale Council Plan	**Enhancing our towns**: promoting the unique identities and assets of our towns.
Evidence Base	Open Space Designation Review 2017

Appendices

Appendix 1 - Glossary and Acronyms

Air Quality Management Area (AQMA)	An area where levels of pollution and air quality might not meet national air quality objectives. If it does not, a plan is prepared to improve the air quality - a Local Air Quality Action Plan.
Adoption	The final confirmation of a Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Full definition in National Planning Policy Framework.
Amenity	A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.
Amenity Green space	The Local Plan identifies areas of land within settlements which make a significant contribution to their character and to the amenity and enjoyment of nearby residents and the public at large as to warrant long term retention as open space. Such designation does not signify that such areas are available for public access and use although this may be the case in some instances. Rather, it indicates an intention that proposals for built development which would encroach on the identified areas will not normally be granted planning permission.
Ancient Monument	A structure regarded by the Secretary of State as being of national importance by virtue of its historic, architectural, traditional of archaeological interest.
Ancient Woodland	An area of woodland that has had a continuous cover of native trees and plants since at least 1600 AD, having neither been cleared nor extensively replanted since then.
Ancillary use / operation	A subsidiary or secondary use or operation connected to the main use of a building or piece of land.
Annual Monitoring Report (AMR)	An annual report on the wider social, economic and environmental position of the Borough, and provides monitoring of the effectiveness of plan policies
Appropriate Assessment	An Appropriate Assessment, also known as a habitat

(AA)	regulations assessment, is the process of considering emerging policies against the habitats directive.
Area Action Plan (AAP)	An area action plan is used to provide a planning framework for areas of change and areas of conservation. They have the status of development plan documents.
Area of Outstanding Natural Beauty (AONB)	An area with legal protection because of its natural beauty and high landscape quality.
B1,B2 and B8 uses	These types of employment use defined by the Government in the document called the Use Classes Order. Planning permission is normally needed to change from B1 (a, b, or c) to B2 or B8 B1a) includes offices (other than banks, building societies, estate agents, employment agencies and similar businesses where services are provided principally to members of the public) B1b) research and development B1c) light industry B2) general industry B8) storage and distribution
Brownfield Land	Land that has been previously developed excludes the gardens of houses. Sometimes referred as previously developed land (PDL).
BREEAM	Building Research Establishment Environmental Assessment Methodology which assesses the sustainability credentials of industrial, commercial and institutional buildings.
Coastal Change Management Area (CCMA)	An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).
Code for Sustainable Homes (CSH)	A national standard for sustainable design and construction of new homes
Commitments and Completions	These relate primarily to housing developments. A housing ócommitmentô is a scheme that has been granted planning permission but has not yet been built. A housing completion is a scheme that has been approved and built since 2011 and is therefore included in the housing land supply for the Local Plan, whose timeframe is 2011-2029
Conservation Areas	Conservation Areas are ñareas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhanceò. Such areas are

	designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990. Provisions relating to conservation areas are contained in the Act. The Local Planning Authority has additional powers over the demolition of buildings and the removal of trees within such areas, and certain permitted development rights are either reduced or removed.
Contaminated Land	Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.
Core Strategy (CS) / Strategic Policies	A core strategy or strategic policies set out the long-term spatial vision for the local planning authority area, as well as the spatial objectives and the strategic policies to deliver that vision. The core strategy / strategic policies have the status of a development plan document.
Community Infrastructure Levy (CIL)	A mechanism by which councils can secure monies from development to help fund both strategic and local infrastructure needs.
County Wildlife Sites	Cumbria Wildlife Trust designates some sites, which do not meet the criteria set out by Natural England for SSSIôs, as wild life sites. They contain examples of important habitats with uncommon species of plants and animals.
Custom Build	custom build involves a person commissioning a specialist developer to help to deliver their own home
Development Management (DM)	The process by which a Local Planning Authority considers the merits of a planning application and whether it should be given permission, having regard to the Development Plan and all other material considerations.
Development Management Policies also referred to as DM Policies	Development Management Policies set out the more detailed ólmplementationôplanning policies for development and together with the Strategic Policies forms the basis for Local Planning Authority decision-making. Neighbourhood plans can develop new and adapt development management policies to address local issues.
Development Plan	This includes adopted local plans, neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Development Plan	Development plan documents consist of spatial planning

Documents (DPDs)	documents that are subject to independent examination. These form the Development Plan for a council area for the purposes of the Planning and Compulsory Purchase Act 2004. They can include a core strategy, site specific allocations of land, area action plans (where needed) and other documents deemed necessary by the council to deliver the spatial strategy in a justified and effective manner.
Edge of Centre	For retail purposes edge-of-centre, is a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping centre boundary.
Environmental Impact Assessment (EIA)	A process by which information about the environmental effects of a proposal are collected, and taken into account by the Local Planning Authority in forming their judgement about whether or not to grant planning consent. The Town and Country Planning (Environmental Impact Assessment etc.) Regulations 1999 as modified sets out the types of project for which an EIA is required.
Evidence base	A series of technical studies and reports are prepared to support the preparation of the Local Plan documents and inform the policies. It is made up of the views of stakeholders and background facts about the area.
Examination in Public / Hearing	This is essentially a public inquiry conducted by an independent inspector to test the soundness of the documents produced as part of the Local Plan to decide if they are legally compliant and produced using good evidence.
Flood Risk Assessment (FRA)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Front loading	Front loading is the idea that a strong emphasis needs to be placed upon work at the early stages of the plan making process, so that the later stages will run more smoothly and swiftly.
Green Gaps	Green Gaps are designations on the Proposals Map the purpose of which is to deter future development where it will erode the defined gap between two settlements.
Greenfield land/site	Land (or a defined site), usually farmland, that has not been developed. Domestic gardens are not classified as previously developed land/ brownfield.

Green Infrastructure (GI)	Open land in both the natural and built environments, from countryside through to urban parks and play areas that provide a range of functions, such as contributing to biodiversity, alleviating flood risk and providing recreation.
Habitats Regulation Assessment (HRA)	Under Regulation 48 of the Habitats Regulations 1994 an Appropriate Assessment (AA) is required when a plan would be likely to have a significant effect on a European wildlife site. The conclusion of an Assessment enables the plan making body to understand whether a proposal or plan would adversely affect the integrity of European wildlife, and therefore, develop appropriate policy and strategy.
Hadrianôs Wall World Heritage Site (or Frontiers of the Roman Empire (Hadrianôs Wall): World Heritage Site)	Hadrianôs Wall was designated as part of a World Heritage Site by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in 1987 as the most complex and best preserved of the frontiers of the Roman Empire.
Heritage Assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including local listing).
Housing Market Area (HMA)	Sub-regional housing market areas are geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work.
Issues and Options	Preparation of the Development Plan Document when Local Planning Authorities should gather evidence about their area and engage with stakeholders
Infill development	Building taking place on a vacant plot in an otherwise built-up street frontage.
Infill/Rounding Off Villages (IROV)	Fifth tier of the Settlement Hierarchy. Very small-scale development may be appropriate to respond to local needs and to contribute to the vitality of rural communities. For this level of the hierarchy settlement limits will be deleted and development will be directed by criteria in Policy S5 for very small scale rounding off and infill plots. A full list of these settlements can be found in Policy S3.
Infrastructure	Essential facilities, services, and organisational

	structures needed to create neighbourhoods and support new development. Refers to the full range of transport networks, utilities, services and facilities such as roads, sewers, as well as social infrastructure such as schools and healthcare centres.
Infrastructure Delivery Plan (IDP)	This document set out the key infrastructure required to deliver the site allocations. It includes phasing and costs
Key Service Centre (KSC)	Maryport, Cockermouth, Wigton, Silloth and Aspatria ï Second tier of the Settlement Hierarchy. These towns offer a wide range of services and function as service centres for a wider rural hinterland. Settlements have the ability to serve day-to-day needs of local and surrounding residents and offer varied range of employment land to meet the needs of local and regional businesses.
Lifetime Homes	A home that is built to 16 specific design standards so that is accessible, adaptable and is suited to a wide range of household types, from couples with young children through to older single people.
Limited Growth Villages (LGV)	Fourth tier of the Settlement Hierarchy. New development is restricted to small-scale development within the designated settlement boundary. A full list of these settlements can be found in Policy S3.
Listed Building	The Government, advised by Heritage England compiles a list of buildings of ñspecial architectural or historic interestò Any material alteration to or demolition/part demolition of a listed building, whether external or internal will require an application for listed building consent.
Local Validation Checklist	Sets out the information and evidence that is required to enable a planning application to be validated and registered. Includes description of the purpose, trigger and requirements, plus relevant current planning policy context.
Local Development Order	An Order made by a Local Planning Authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	The Local Development Scheme sets out the programme for preparing local development documents.
Local distinctiveness	Local distinctiveness is the physical, environmental, economic or social factors that characterise an area (and

	most likely a combination of all four), as well as how an area interacts with others.
Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Service Centre (LSC)	Third tier of the Settlement Hierarchy. These settlements have the ability to serve day-to-day needs of local and surrounding residents and offer varied range of employment land to meet the needs of local and regional businesses. This tier consists of larger villages with a more limited range of services, but all have a school, shop and public transport. A full list of these settlements can be found in Policy S3.
Main Town Centre Use	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). Also includes medical centres and clinics.
Mitigation	Measures to avoid, reduce or offset significant adverse effects.
National Planning Policy Framework (NPPF)	Sets out the Governmentôs planning policies for England and how these are expected to be applied. Replaced PPS series in March 2012.
National Planning Policy Guidance	Sets out the Governmentôs planning guidance for England and how it should apply in drafting local plans and assessing planning applications.
Natura 2000	Natura 2000, created by the European Union, is a network made up of Special Protection Areas and Special Areas of Conservation. These designations form an internationally important network of wildlife sites

Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Planning Inspectorate	Responsible for the processing of appeals against the refusal of planning permissions and also for examining DPDs.
Planning Obligation or Section 106	Contributions secured by the Council to help provide or fund infrastructure items or services that will help make development acceptable in planning terms.
Planning Policy Statement (PPS)	Set out national planning policy in relation to a variety of issues that regional and local policies should consider. Replaced by the National Planning Policy Framework in March 2012.
Preferred Option	Document produced as part of the preparation of Development Plan Documents, and issued for formal public participation. It shows the favoured 'direction' of a Development Plan Document.
Principal Service Centre (PSC)	Workington - Top-level of the Settlement Hierarchy. Focus for major new development in Allerdale.
Proposals Map	A proposal map is an illustration on a base map, reproduced from or based upon a map base to a registered scale, of all the policies contained in development plan documents. It must be revised as each new development plan document is adopted and it should always reflect the up to date planning strategy in the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposal map.
Ramsar	A wetland site of international importance
Regional spatial strategy (RSS)	The regional spatial strategy set out the regionôs policies in relation to the development and use of land. The Government officially revoked the Regional Strategy for the North West, on 20 May 2013.
Regulations	The regulations refer to the Town and Country Planning (Local Planning) (England) Regulations 2012.
Regionally Important Geological or Geomorphologic Sites (RIGS)	Important sites for geology and geo-morphology outside of statutorily protected land as identified by the Local Authority.
Rural Exception Site	A site that is within or adjoins existing rural communities which may be subject to policies of restraint, such as open countryside, and which would not otherwise be

	released for housing, but may only be developed in order to provide affordable housing to meet local needs in perpetuity.
Rural Villages (RV)	Refers to both Limited Growth Villages and Infill/Rounding Off Villages that make up the fourth and fifth tiers of the Settlement Hierarchy. A full list of these settlements can be found in Policy S3.
Self-Build	self-build is where a person is directly involved in organising and constructing their home
Settlement Hierarchy	Defines the role of settlements within Allerdale, including the form and scale of development that would be expected within the towns and villages and what is acceptable in the open countryside. Defined in full in Policy S3.
Sequential Approach	Planning policies that involve particular steps to be taken, or types of location or sites to be considered, in a particular order of preference.
Site specific allocations	Allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual purposes.
Site of Special Scientific Interest (SSSI)	A site or area of land protected for its special wildlife, habitat or landscape value. Nationally important protected by Wildlife and Countryside Act.
Soundness or ósoundô	Soundness means founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. For something to be sound is must also be deliverable, flexible and able to be monitored.
Special Area of Conservation (SAC)	Areas designated under the European Union Habitats Directive. They provide increased protection for a variety of wild animals, plants and habitats and are vital part of the global effort to conserve world biodiversity.
Special Protection Area (SPA)	An area containing an assemblage of breeding populations of rare birds at a level of European significance, designated under EC Directive 79/409
Statement of Community Involvement (SCI)	The Statement of Community Involvement sets out the standards that authorities must achieve in involving local communities in the preparation of Local Development Documents and development management decisions.
Strategic Environment Assessment (SEA)	A strategic environment assessment is a generic term used to describe environmental assessment as applied

	to policies, plans and programmes. The European SEA directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.
Strategic Flood Risk Assessment (SFRA)	Examines the likelihood that rivers and watercourses will flood and the mechanisms that can be implemented to reduce flood risk.
Strategic Housing Market Assessment (SHMA)	These are studies of the operation of Housing Market Areas that are used to inform the development of planning and housing policy. It provides analysis of the characteristics of the housing market in Allerdale, how key factors work together, and the probable scale of change in housing need and demand.
Strategic Housing Land Availability Assessment (SHLAA)	This is used to identify sites which may be suitable for housing development over the next 15 year. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.
Strategic Policies	Strategic Policies (S1 to S37) articulate the Councilôs vision, strategic objectives and the spatial strategy to guide future development and growth in Allerdale. Neighbourhood plans must be in conformity with the strategic policies of the development plan
Submission	Submission of the Local Plan documents, as proposed for adoption, to the Secretary of State.
Supplementary Plan Documents (SPD)	Supplementary plan documents provide supplementary information about the policies in development plan documents. They do not form part of the Development Plan and are not subject to independent examination
Sustainability Appraisal (SA)	A sustainability appraisal is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors), and are required in the act to be undertaken for all local development documents.
Sustainable development	Meeting the needs of the present without compromising the ability of future generations to meet their own needs (Resolution 42/187 of the United Nations General Assembly)

	The central aim of the planning system. Defined in paragraphs 18 to 219 of the National Planning Policy Framework.
Sustainable Community Strategy	Prepared by Local Strategic Partnerships as a set of goals and actions, which they wish to promote.
Sustainable Urban Drainage Systems (SuDS)	Drainage systems that absorb rainwater back into the ground rather than into man-made drains and sewers.
Transport Assessment	This is prepared and submitted alongside planning applications for developments likely to have significant transport implications.
Travel Plan	A general term for a package of measures aimed at promoting greener, cleaner travel choices with a specific emphasis on reducing single-occupancy car journeys.
Tree Preservation Orders (TPO)	Under Section 198 of the Town and Country Planning Act 1990 a Local Planning Authority may, in the interests of amenity, make provisions for the preservation of individual trees or woodlands. TPOs prohibit the cutting down, topping, lopping, uprooting, wilful damage or destruction of trees without the prior consent of the Authority.
Windfall sites	An informal term used to describe a site where planning consent (usually for housing) is granted despite that site not being allocated for development in the Local Plan.

Appendix 2 – Monitoring and Implementation

The Council has a legal requirement to produce a monitoring framework as it will help to ensure that the policies contained within the Local Plan (Part 2) are effective, deliverable and in accordance with the intended timescales.

The performance of the Local Plan (Part 2) must be reported through the publication of an Annual Monitoring Report. The Annual Monitoring Reports will then be used to identify any potential changes required to be made to policies in order to improve their effectiveness based on the following criteria:

- are the policies achieving their objectives?
- are the policies delivering sustainable development?
- are relevant targets being achieved?
- are the policies helping to achieve the overall spatial vision and objectives of the Local Plan?

The Annual Monitoring Report will also include an annually updated housing trajectory which will show housing delivery with regard to Local Plan targets and provide updated information on the Councilôs current Five Year Housing Land supply.

Policy	Target/Objective	Indicator	Notes	Relation to other Local Plan Policies
SA1 ï Identified Sites	For sites to be protected and delivered for their specific use as identified in the Local Plan	Number of planning applications approved/refused on allocated sites	N/A	S2, S3, S5, S12
SA2 ï Settlement Boundaries	To prevent the unplanned expansion of settlements and to help ensure development is located within the most sustainable locations	Number of planning applications approved/refused outside defined settlement boundaries	N/A	S3, S5
SA3 ï Affordable Housing	To ensure a provision of affordable homes are provided throughout the district	Number of affordable houses approved in a monitoring year Number of affordable houses completed in a monitoring year	N/A	S2, S3, S6a, S6b, S6c, S6d, S6e, S6f, S7, S8, S21
SA4 ï Custom and Self-Build Housing	To provide individuals an opportunity to design and build their own homes	Number of planning applications approved for custom or self-build homes	N/A	S3, S7
SA5 ï Housing Standards	To ensure that new homes are adaptable and allow individuals to lead independent lives within their own home	Number of planning applications approved where houses are designed to meet Building Requirement	N/A	S2, S4, S7, S10

		M4(2) Number of planning applications approved for developments over 30 houses where 5% of the total units meet Building Requirement M4(3)		
SA6 ï Housing Delivery	To deliver houses across Allerdale which meet the identified spatial strategy set out in the Local Plan (Part 1)	Number of houses delivered across the different tiers of the settlement hierarchy	N/A	S2, S3, S5
SA7 ï Housing Allocations	To identify sufficient housing land in order to meet the requirements identified in Local Plan (Part 1)	Number of allocations developed during the Local Plan period	N/A	S2, S3, S5
SA8 ï Land off Stainburn Road, Workington	To deliver 130 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6a, S7
SA9 ï Main Road, Harrington, Workington	To deliver 115 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6a, S7
SA10 ï Land off Seaton Road, Workington	To deliver 150 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6a, S7

SA11 ï Former Southfield School, Workington	To deliver 65 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6a, S7
SA12 ï Maryport Marina, Maryport	To deliver 20 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6b, S7
SA13 ï Whitecroft, Maryport	To deliver 300 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6b, S7
SA14 ï Land off Syke Road, Wigton	To deliver 25 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6d, S7
SA15 ï Land adjacent to Rugby Club, Station Road, Aspatria	To deliver 60 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6f, S7
SA16 ï Land at Noble Croft, Aspatria	To deliver 100 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6f, S7
SA17 ï Land at Station Road, Aspatria	To deliver 20 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6f, S7
SA18 ï Land off Brayton Road, Aspatria	To deliver 10 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6f, S7
SA19 ï Fell View, Silloth	To deliver 20 housing units	Number of dwellings	N/A	S2, S3, S6e, S7

		completed on the site on annual basis		
SA20 ï Land adjacent to Wheatsheaf Inn, Abbeytown	To deliver 35 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6e, S7
SA21 ï Land at Main Road, Abbeytown	To deliver 5 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6e, S7
SA22 ï Land at Abbey Road, Abbeytown	To deliver 15 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6e, S7
SA23 ï Land adjacent to Meadowlands, Great Broughton	To deliver 25 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6c, S7
SA24 ï Rose Farm, Broughton (Great and Little Broughton)	To deliver 55 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6c, S7
SA25 ï Land to the rear of Marona, West Lane, Flimby	To deliver 10 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6b, S7
SA26 ï Lynholme, Kirkbride	To deliver 35 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6d, S7
SA27 ï Birch Hall Lane, Kirkbride	To deliver 6 housing units	Number of dwellings completed on the	N/A	S2, S3, S6d, S7

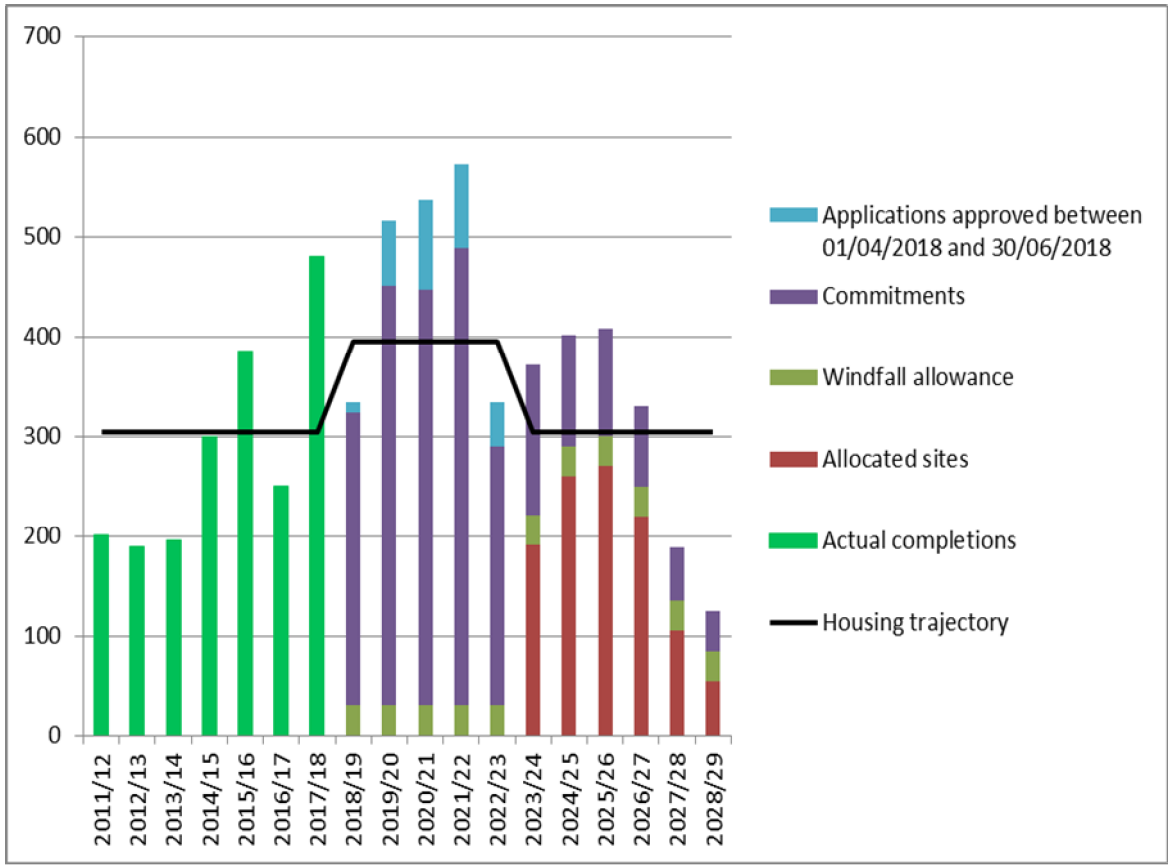
		site on annual basis		
SA28 ï Land to the rear of Bank House, Prospect	To deliver 81 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6f, S7
SA29 ï Land to the west of Matty Lonning, Thursby	To deliver 40 housing units	Number of dwellings completed on the site on annual basis	N/A	S2, S3, S6d, S7
SA30 ï Gypsy, Travellers and Travelling Showpeople	To meet the identified need of pitches, with existing pitches safeguarded and retained.	Number of new pitches permitted Number of loss of existing pitches Number of unauthorised pitches	Monitoring the unauthorised pitches will allow the Council to see if there is any extra demand that needs to be catered for	S2, S3, S8, S11
SA31 ï Former Caravan Park, Oldside	To provide the land for the identified requirement for Gypsy and Traveller pitches	Number of pitches approved on the site	N/A	S2, S3, S8, S11
SA32 ï Tourism, Coastal and Countryside Recreation	To promote and diversify the tourism economy whilst prioritising the conservation and protection of Allerdaleôs environment and landscape	Visitor numbers to Allerdale Tourism related employment within Allerdale	N/A	S1, S2, S3, S4, S5, S6, S14, S28, S33, S34, S35
SA33 ï Broadband	To encourage fast and reliable broadband across Allerdale.	Speed of broadband in new housing and commercial		S2, S7, S21

		developments		
SA34 ï Employment Sites	To identify sufficient employment land in order to meet the requirements identified in Local Plan (Part 1)	Number of allocations developed during the Local Plan period	N/A	S2, S3, S12, S13
SA35 ï Safeguarding Employment Sites	To provide protection for consented, existing and established employment sites	Number of hectares of existing employment land lost	N/A	S2, S3, S12, S13
SA36 ï Land North of the Port of Workington	11.6 hectares to be developed for B1, B2 and B8 uses	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6a, S12
SA37 ï Land at Oldside, Workington	10.34 hectares to be developed for B1, B2 and B8 uses	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6a, S12
SA38 ï Land off Jubilee Road, Lillyhall	9.72 hectares to be developed primarily for B1, with potential for B8 use	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6a, S12
SA39 ï Land off Joseph Noble Road, Lillyhall	2.3 hectares to be developed for B1, B2 and B8 uses	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6a, S12
SA40 ï Land off Hallwood Road, Lillyhall	9.57 hectares to be developed for B1 and B8 uses	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6a, S12
SA41 ï Land North of Branthwaite	17.55 hectares to be developed for B1, B2 and B8	Number of hectares completed on the	N/A	S2, S3, S6a, S12

Road, Lillyhall	uses	site on annual basis		
SA42 ï Land at Glasson Industrial Estate, Maryport	3.5 hectares to be developed primarily for B1, with potential for B8 use	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6b, S12
SA43ï Land north of Low Road, Cockermouth	0.75 hectares to be developed for B1, B2 and B8 uses	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6c, S12
SA44 ï Land south of Low Road, Cockermouth	0.23 hectares to be developed for B1 (office use)	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6c, S12
SA45 ï Land at Aspatria Business Park	2 hectares to be developed for B1, B2 and B8 uses	Number of hectares completed on the site on annual basis	N/A	S2, S3, S6f, S12
SA46 ï Retail and Town Centres	To support the vitality and viability of town centres through policies which promote competitive town centre environments and manage the growth of town centres.	Number of retail applications approved outside the identified town centre boundaries	Using the target to ascertain if the identified boundaries are the most appropriate	S2, S16, S26, DM7, DM8, DM9
SA47 ï Central Car Park, Workington	0.89 hectares to be developed for retail use	Number of hectares completed on the site on an annual basis	N/A	S6a, S16, DM7
SA48 ï British Legion, Workington	0.2 hectares to be developed for retail use	Number of hectares completed on the	N/A	S6a, S16, DM7

		site on an annual basis		
SA49 ï Lower Derwent Valley	To protect the natural features of the Lower Derwent Valley whilst building on the potential links to the town centre and its cultural and sporting heritage	Monitor the type of planning applications approved in the area	N/A	S25
SA50 ï Renewable Energy (area)	To identify a zone in Allerdale which is considered suitable for wind energy development	Number of applications approved in accordance with the policy	N/A	S19, S33, S34
SA51 ï Amenity Greenspace	To protect amenity greenspace from development pressure	Permissions granted for development on identified amenity greenspace	N/A	S24
SA52 ï Green Infrastructure Network	To protect and enhance the character and environmental qualities of Allerdale	N/A	N/A	S24
SA53 ï Green Gaps	To protect the character and setting of certain areas by preventing the merging of identified settlements.	Number of planning applications approved/refused for development within identified green gaps.	N/A	S24

Appendix 3- Housing Trajectory



	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
Actual completions	201	189	196	300	385	250	480	0	0	0	0	0	0	0	0	0	0	0
Allocated sites	0	0	0	0	0	0	0	0	0	0	0	0	191	260	270	220	105	55
Windfall allowance	0	0	0	0	0	0	0	30	30	30	30	30	30	30	30	30	30	30
Commitments	0	0	0	0	0	0	0	294	421	417	458	260	150	112	108	80	54	40
Applications approved between 01/04/2018 and 30/06/2018	0	0	0	0	0	0	0	10	65	90	85	44	0	0	0	0	0	0
Housing trajectory	304	304	304	304	304	304	304	395	395	395	395	395	304	304	304	304	304	304

Appendix 4 – Saved Policies from the Allerdale Local Plan 1999 removed or replaced by the Allerdale Local Plan (Parts 1 and 2)

Local Plan Policy (1999)	Site	Status	Local Plan Policy (policies) (Parts 1 and 2) which apply
Environment			
WKEN1	Lower Derwent Valley	Delete	SA50 applies to part of site
WKEN4	Curwen Park	Delete	Policy S6a S27
MEN1	Sea Brows	Delete	
WEN1	Buffer zone, Park Road, Wigton	Delete	
WEN2	Longthwaite Tip	Delete	
SEN3	Silloth Green	Delete	
REN1	Various sites	Delete	Policy SA52 applies to **some** of these sites
Housing and Settlement Pattern			
HS2	Various sites	Delete	
HS3	Various sites	Delete	
WKHS1	Ashfield Road, Workington	Delete	Commitment
WKHS4	Croftfield Road, Seaton	Delete	
WHS1	Howriggbank, Wigton	Delete	
SHS2	Fell View, Silloth	Delete	
RHS3	Silloth Road, Abbeytown	Delete	
Employment			
EM1		Delete	
EM2	Various sites	Delete	Some sites proposed for allocation
WKEM2		Delete	Proposed for allocation
WKEM3		Delete	Safeguarded as part of Lillyhall Strategic employment site, and part proposed for allocation
WKEM4		Delete	Safeguarded as part of Lillyhall Strategic employment site, and part proposed for allocation
WKEM5		Delete	Safeguarded as part of

			Lillyhall Strategic employment site
WKEM6		Delete	Safeguarded as part of Lillyhall Strategic employment site
WKEM7	Princes Way	Delete	Retained within settlement limit
MEM2	Glasson Industrial Estate	Delete	
CEM1	Low Road, Cockermouth (south)	Delete	Proposed for allocation (Policy SA44) as employment use
SEM1	Silloth docks	Delete	Safeguarded employment site
REM1	Abbeytown	Delete	
REM3	Kirkbride	Delete	
REM4	Prospect	Delete	
REM9	Silloth/Kirkbride airfields	Delete	
REM10	Dovenby Hall developed	Delete	
Transport			
WKTR1	Integration of bus, railway services and car parking at Workington railway station	Delete	Works on transport hub completed
WKTR2	Southern link route	Delete	S23
Leisure			
ML2	Hall Close Wood, Maryport (Netherhall Town Park)	Delete	
ML3	Maryport coastal park	Delete	
WL2	West Road, Longthwaite Road, Wigton	Delete	
RL5	Broughton cemetery extension	Delete	Included on new Policies Map
RL6	Flimby cemetery extension	Delete	Sufficient land now provided.
Tourism			
MTM3	Netherhall	Delete	

MTM4	Grasslot Caravan Park	Delete	
MTM5	Mote Hill Heritage Park	Delete	
RTM1	Business, tourism recreation uses at Crofton Hall	Delete	
Town Centre and Retailing			
ARG1	Queen Street Aspatria	Delete	
Environment			
WKEN1		Delete	Part included as Derwent Valley Policy SA50
Leisure			
WKL1		Delete	Part included in Derwent Valley Policy SA50
Town Centre and Retailing			
WKRG3	Laundry Field Workington	Delete	Developed for leisure centre and included in revised town centre settlement limit
Others			
Glasson Development Limit		Delete	Included as part of settlement boundary review

Local Plan (Part 1)	Policy	Status	Local Plan (Part 2) Policy
Tourism			
S17	Tourism, Coastal and Countryside Recreation	Delete	Replaced by SA32
S8	Affordable Housing	Delete	Replaced by SA3