



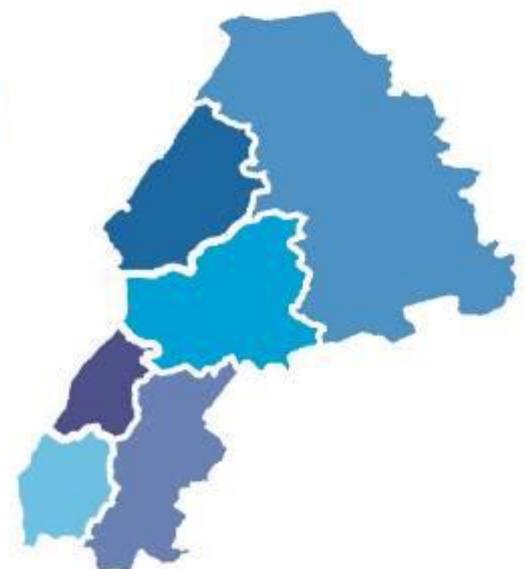
Allerdale Borough Council



Allerdale Local Plan (Part 2) Site Allocations

Preferred Options

January 2017



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Introduction

All local planning authorities are required to prepare a local plan that provides a vision and a framework for the future planning of their area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure . as well as a basis for safeguarding the environment, adapting to climate change and securing good design. They are also a critical tool in guiding decisions about individual development proposals, as local plans are the starting-point for considering whether applications can be approved.

Allerdale Borough Council's Local Plan covers the area of the Borough that lies outside the Lake District National Park and is made up of two parts. Part 1 was adopted in July 2014 and sets out the strategy including the future levels of housing and employment growth and the settlements where new development will be directed to.

The Council is in the process of producing Part 2 . Site Allocations. The purpose of Part 2 is to translate the housing and employment development identified in Part 1 to the community level by identifying the individual sites where development will occur. Therefore Part 2 has to be prepared in conformity with Part 1.

As the levels of housing and employment growth and the settlements specified as development locations were established in Part 1, these are not subject to further consideration or consultation as part of the preparation of Part 2.

The allocations contained within Part 2 do not grant automatic planning permission, this must still be obtained through the planning application process. The allocations do however establish that the principle of such development is acceptable.

There are a number of different stages involved in the preparation of the Site Allocations Document:

Main Stages		Date
Call for Sites	<ul style="list-style-type: none"> • Call for sites • Discussion Paper • Site Assessment Methodology • Sustainability Appraisal Scoping Report 	September . November 2013
Issues and Options	<ul style="list-style-type: none"> • Public consultation on all sites submitted for consideration for allocation / designation 	July . September 2014
Additional Sites	<ul style="list-style-type: none"> • Public consultation on further sites suggested to the Council as part of the July 2014 Issues and Options consultation 	January . February 2015
Preferred Options	<p style="text-align: center;">WHERE WE ARE NOW</p> <ul style="list-style-type: none"> • Public consultation on the Council's preferred sites 	January . March 2017
Publication	<ul style="list-style-type: none"> • Sets out the final Site Allocations Document for submission to the Secretary of State • Representations at this stage can only relate to legal compliance and soundness 	January 2018

Submission and Examination	<ul style="list-style-type: none"> Site Allocations Document submitted to Government (Planning Inspectorate) with all the comments received during the Proposed Submission consultation 	April 2018
Examination	<ul style="list-style-type: none"> Independent Examination carried out in public by a Planning Inspector 	July 2018
Adoption	<ul style="list-style-type: none"> Council formally adopts plan 	Late 2018
Monitoring and Review	<ul style="list-style-type: none"> Each year, identified targets and planning applications are monitored to assess delivery of the Local Plan, including sites 	

The Council has reached the Preferred Options stage. This means we have selected:

- The sites that we consider should be allocated for housing, employment, retail and gypsies and travellers
- The levels of growth for the individual Local Service Centre villages
- The sites that we consider should be protected as amenity greenspace, green gaps and green infrastructure
- The policy approach to the delivery of affordable housing and tourism development
- The areas we consider are suitable for wind energy development

This consultation involves publicising the decisions we have made and obtaining feedback. Details on how to get more information and submit your comments is outlined later in this section.

Using the document

This document is divided into seven thematic sections:

- Housing
- Employment
- Tourism, coastal and countryside recreation
- Retail and town centres
- Gypsies, Travellers and Travelling Showpeople
- Open space and green infrastructure
- Areas suitable for wind energy development

Each section contains:

- The Preferred Options for policies and/or site allocations/designations and the justification for their selection
- Alternative options and the justification for them being discounted, where appropriate
- A series of questions seeking feedback on the decisions the Council has taken.

This document should be read in conjunction with the following documents:

- Map Book** containing maps of all the settlements illustrating the preferred sites, alternative options and proposed amendments to the settlement boundaries.

- **Discarded Sites Locality Documents**, which have been prepared for the Workington, Maryport, Cockermouth, Wigton, Silloth and Aspatria localities and identify all the housing, employment and retail sites that have been discounted
- **Settlement Boundary Review Technical Document**, which identifies all the adjustments to the settlement boundaries and the assessment methodology used.
- **Open Space Technical Document**, which identifies all the open space sites that have been considered and discounted and the assessment methodology used.
- **Wind Energy Technical Document**, which identifies the options for areas suitable for wind energy development in the Plan area.

There are a number of supporting documents that have been prepared that may also be read in conjunction with this consultation document. These include:

- A **Sustainability Appraisal (SA)** which assesses the sustainability impacts of the policies and proposals contained within the Plan has also been prepared and published. Similarly a **Habitats Regulation Assessment (HRA)** has also been prepared.
- An **Issues and Options Consultation Statement**, which sets out the process of community engagement carried out for the Issues and Options stage, and the key issues raised through consultation responses.
- **Site Assessment Methodology Document**, which sets out the stages and criteria used to assess housing and employment sites and review settlement boundaries.
- An **Equality Impact Assessment** that assesses the impact or likely impact, which the Plan will have on particular group(s).
- A **Health Impact Assessment** that measures the potential health impacts of the Plan on the wider population.

These documents can all be viewed on our website at www.allerdale.gov.uk/siteallocations

In the process of preparing the Site Allocations Document, in addition to the input received through the consultation process the Council has collected a wide range of information and commissioned a number of studies. These include:

- Allerdale Council Plan
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessments
- Housing needs survey
- Allerdale Housing Strategy
- Gypsy and Traveller Accommodation Needs Assessment
- Strategic Flood Risk Assessment
- Retail Study
- Employment Land review
- Open space study
- Playing pitch strategy
- Annual Monitoring Reports
- Cumbria Landscape Character Guidance and Toolkit

- Cumbria Historic Landscape Characterisation
- Parking guidelines in Cumbria
- Layout of New Residential Developments

These documents can all be viewed on our website at www.allerdale.gov.uk/siteallocations

Getting more information and how to make your comments

All documents related to the Preferred Options consultation can be viewed online at: www.allerdale.gov.uk/siteallocations. Hard copies of the documents can viewed and comments forms obtained at the following Allerdale Council offices and libraries:

- Allerdale House, New Bridge Street, **Workington**
- Town Hall, Senhouse Street, **Maryport**
- Customer Service Centre, Market Hall, Church Street, **Wigton**
- Customer Service Centre, Fairfield Car Park, **Cockermouth**
- 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**

The Council is running a series of drop in consultation events at the main towns serving the six localities within the Plan Area. Staff will be present at the following locations to explain the Site Allocations process and the consultation documents, and to answer any questions you may have. The events will take place at the locations below:

- **Aspatria Locality:** Aspatria Library . Wednesday 15 February 2017 2pm . 5pm
- **Maryport Locality:** Maryport Library . Thursday 02 March 2017 1pm . 5pm
- **Cockermouth Locality:** Cockermouth Town Hall . Thursday 09 February 2017 2pm . 7pm
- **Silloth Locality:** Silloth Library . Monday 06 February 2017 2.15pm . 5pm
- **Wigton Locality:** Wigton Local Links Centre . Friday 24 February 2017 2pm . 7pm
- **Workington Locality:** The Carnegie . Tuesday 28 February 2017 9am . 1pm
- Council Chamber, Allerdale House . Wednesday 08 March 2017 3pm . 7pm

The Council is now inviting comments on the Preferred Options. The best way to submit your comments is electronically using the prepared comments form. The form can be downloaded from our website www.allerdale.gov.uk/siteallocations and emailed back to the email address below.

Alternatively, hard copies of the form can be obtained by either calling 01900 878703 or collected from one of the Council offices or libraries listed below. Hard copies of the comments form should be returned to the postal address below.

If you do not wish to use the form you can still submit your comments to the Council in writing or by email.

Email address (for e-mail correspondence and electronic copies of the comments form):

siteallocations@allerdale.gov.uk

Postal address (for letters and hard copies of the comments form):

**Planning Policy,
Development Services,
Allerdale Borough Council,
Allerdale House,
Workington, CA14 3YJ**

All comments should be submitted by Friday 24th March 2017, no later than 4pm.

Vision

The vision for Allerdale Plan area is set out in Local Plan (Part 1) and sets out the place specific features that the Council envisages will characterise the Plan area by the end point of the Plan in 2029. The vision is about what the Council wants to achieve, and how the different places within the Plan area should be shaped. It acts as an overarching framework by setting out the general priorities for action and therefore, has informed the decision-making process in Part 2.

The vision is aspirational but based upon achievable aims - to address the key issues facing the area. Its central theme is to achieve sustainable development by balancing social, economic and environmental issues. The vision acknowledges that some new development and change is necessary in order to meet the need for new homes and jobs.

Vision for the Plan Area

By 2029 Allerdale's 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.

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.

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 Cumbria's 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.

2 / Vision and strategic objectives

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

The strategic objectives of the Local Plan broadly take account of the overarching aims and themes of the Council Plan and show how the Council intends to realise the vision for the Plan Area overall, the main towns and rural areas. The objectives have been translated into the Spatial Strategy and the strategic policy framework set out in Part 1 of the Plan and therefore, act as a basis for decision-making in Part 2.

The strategic objectives are arranged under six key themes that have, through consultation, identified as being of primary importance to the communities within the Allerdale Plan Area:

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 (Hadrian's Wall) World Heritage Site (Hadrian's 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 (Hadrian's Wall) World Heritage Site (Hadrian's 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.

Site Assessment and Selection

Introduction

To identify sites that were available for development within the Plan Area, the Council undertook a **Call for Sites** which ran from September to November 2013. Landowners, developers and the general public were invited to submit sites to the Council for consideration as future allocations. A total of 316 site submissions were received.

The Council then undertook a subsequent **Issues & Options** consultation, which ran from July to September 2014. No site assessment was carried out at this stage and the purpose of the consultation was to seek comments on the sites submitted from landowners, developers and the general public and also provide an opportunity for additional sites to be submitted. 136 comments were received and 35 further sites were submitted.

In order to ensure that all stakeholders, consultees and members of the public were able to comment on these new sites, a further consultation was held. This was entitled **Issues and Options - Additional Sites Submitted** and ran from 9 January to 27 February 2015. An additional 167 comments were received.

Cataloguing submitted sites

A full catalogue of all 351 sites that were submitted to the Council is provided in Appendix 4. Submitted sites were catalogued and assigned a unique identifying index code according to the time they were submitted, the settlement they were located within or adjacent to and the proposed land use(s). These codes are used across all the consultation documents. An overview of the approach to site coding is provided in Appendix 5.

In the case of those sites categorised as **mixed** these were sites that were submitted for a variety of different uses. These have been assessed for their suitability for development against the uses indicated by the submitter. For those that are considered suitable for development, the Council has identified the most appropriate use (e.g. residential, employment, retail).

Site assessment

The **Site Assessment Methodology** document outlines the approach to the appraisal of housing sites, employment sites and the review of settlement boundaries. This was published for consultation alongside the Call for Sites from September to November 2013 and was finalised in June 2014.

The assessment of sites and settlement boundary amendments has been consistent with the methodology and criteria set out in the document. In determining site suitability, housing and employment sites have been subject to three and two assessment stages respectively. In reviewing the settlement boundaries, four **principles** have been used to determine the proposed adjustments.

Site selection

In the case of housing, employment and retail sites, each has been assessed on its own merits, taking into account the criteria set out in the Site Assessment Methodology document and Policy S3 of the Local Plan (Part 1), along with relevant planning history, adjoining uses and other material considerations.

Those sites considered either unsuitable for allocation or those that are considered to be not deliverable or developable within the timeframe of the Plan have been discarded. A catalogue of these sites can be found in the respective Discarded Sites documents, which have been prepared for each individual locality.

The housing, employment and retail sites that fulfilled the assessment criteria were considered to constitute Reasonable Alternatives are included in this Preferred Options document.

From this pool of Reasonable Alternatives, the Council has selected its Preferred Options sites (and in the case of housing, an additional group of Reserve Sites). Proformas for Preferred Options sites, Reserve sites and the sites that were not finally selected - the Discounted Reasonable Alternatives - are included within each relevant section of this document.

Housing

Introduction

A key objective of the National Planning Policy Framework (NPPF) is to boost significantly the supply of housing. It requires that local planning authorities identify their housing needs and that Local Plans translate those needs into the number of net additional dwellings to be provided over the plan period. The NPPF also states that local planning authorities should develop a housing strategy that sets out the spatial strategy (i.e. the broad locations where net additional dwellings will be directed to) and then allocate individual sites on which they will be constructed.

Allerdale Local Plan (Part 1) and the work done so far

The Council have already assessed their housing needs and identified the number of net additional dwellings required in the Local Plan (Part 1). This establishes a housing growth target of 5,471 dwellings over the plan period 2011-2029. Local (Part 1) also sets out the spatial strategy - in terms of identifying the settlement hierarchy and the roles of each tier. As such, it establishes the first part of the housing strategy.

Tier	Settlement(s)	Role
Principal Service Centre	Workington (including Seaton)	Focus for major new development in the Plan Area A significant proportion of the housing, employment, retail and leisure development will be directed to the Principal Service Centre and delivered on large sites.
Key Service Centres	Maryport	Function as service centres for a wider rural hinterland. Housing growth will be of a larger scale and delivered on medium to large sites. Employment and retail development will be supported to meet local needs.
	Cockermouth	
	Wigton	
	Aspatria	
Local Service Centre	Abbeytown, Allonby, Brigham, Broughton (Great Broughton & Little Broughton), Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby	Larger villages with a limited range of services, These villages will accommodate levels of housing growth appropriate to the size of the settlement that will help maintaining its sustainability and vitality of the settlement. Small levels of employment development may be supported to meet rural business needs.
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	Small villages where small-scale housing and employment will be restricted to small-scale development within the designated settlement boundary.
Infill/Rounding	Anthorn, Blennerhasset,	Very small scale development may be

Off Villages	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	appropriate to respond to local needs and to contribute to the vitality of rural communities. For this level of the hierarchy the settlement limits have been removed and development is directed by criteria set out in Policy S5 of Local Plan (Part 1).
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Table 1: Settlement hierarchy and roles of each tier

Allerdale Local Plan (Part 2) what is its role and function?

The objective of Part 2 of the Local Plan - site allocations - is to identify a deliverable supply of housing and employment land to deliver the growth targets in accordance with the spatial strategy set out in Policy S3 of the Local Plan (Part 1). More specifically Part 2 will:

- A. Provide additional policies to supplement the housing strategy and assist in the future delivery of allocated sites.
- B. Review settlement boundaries to incorporate existing housing commitments and proposed allocations and also provide opportunities for small-scale growth.
- C. Allocate sites that will provide a deliverable supply of housing and employment land to meet the growth target set out in Part 1 and, in the case of housing, identify additional Reserve Sites that will be released for development in the event that allocated sites do not come forward as anticipated

Whilst Part 2 will allocate specific sites to deliver the housing target, it is important to acknowledge that unallocated or windfall sites will make a contribution to the overall supply of housing. Windfall sites are those that are located within settlement boundaries and come forward for (re)development unexpectedly.

A number of sites were submitted that are located within existing settlement limits. Most of these sites have been discarded as options for allocation and can be found in the Discarded Sites Locality Documents. However, the fact that they have been discarded as options for allocation does not necessarily mean that they are unsuitable for development. Being located within the settlement limit means that the principle of their development is acceptable. Therefore, could potentially constitute windfall sites. However, whilst the principle is acceptable, any proposed development schemes would be assessed against - and demonstrate compliance with - relevant policies contained in both Parts 1 and 2 of the Local Plan.

Housing supply policies

Housing Growth in the Local Service Centres

Introduction

A cumulative housing growth target of up to 20% - equating to 1,094 dwellings - was identified for the Local Service Centre tier of the settlement hierarchy in the Local Plan (Part 1).

The Local Service Centre tier consists of 11 villages: Abbeytown, Allonby, Bringham, Broughton (Great Broughton & Little Broughton), Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby. Their role extends beyond their defined settlement boundaries as the services and facilities they provide not only support the sustainability of the settlement itself but also the smaller and deeper rural communities that surround them.

The decision regarding the distribution of this growth between the individual Local Service Centre villages was devolved to the Site Allocations document (Part 2).

Preferred Option

Policy SA1: Local Service Centre Housing Growth

Provision will be made for the delivery of a total of 1030 dwellings within the Local Service Centre tier over the Plan Period 2011-2029. This growth will be distributed across the 11 individual villages as follows:

Settlement	Housing growth target
Abbeytown	50
Allonby	20
Bringham	90
Broughton (Great Broughton & Little Broughton)	125
Broughton Moor	95
Dearham	230
Flimby	80
Great Clifton	80
Kirkbride	90
Prospect	50
Thursby	120
TOTAL	1030

When considering applications for residential development within the Local Service Centre villages the level of supply - including number of housing completions since 2011, existing housing commitments and allocated sites - will be taken into consideration.

In circumstances where monitoring confirms that the required level of supply to meet the growth target for an individual Local Service Centre has been met, proposals for further housing

development will be resisted in circumstances where:

- a) The proposed development would not constitute very small-scale infill or rounding-off development and/or:
- b) Evidence demonstrates that the proposed development exceeds the capacity of existing physical and social infrastructure serving the settlement.

Sustainability Appraisal

In assigning housing growth based on settlement size, demand and environmental and infrastructure capacity the Preferred Option performs strongly against environmental objectives relating to protecting biodiversity assets, safeguarding landscape character, reducing greenhouse gas emissions and maintain water quality and resources. Conversely by potentially suppressing housing growth in constrained areas it performs less strongly against social objectives relating to providing housing to meet local needs and creating mixed and balanced communities.

The alternative options perform less strongly against the environmental objectives and perform no better against the social objective and therefore, the Preferred Option is considered to be the most sustainable approach.

Justification for Preferred Option

It is considered that the Preferred Option for the distribution of growth between the Local Service Centre villages strikes a suitable balance between the following factors:

- (a) Existing settlement size
- (b) The framework for allocating housing growth set out in the Local Plan (Part 1),
- (c) Housing commitments and completions in the settlement
- (d) Infrastructure and environmental constraints
- (e) Viability and deliverability considerations
- (f) Feedback from the Issues and Options consultation.

The growth targets reflect both the capacity of Local Service Centre villages to deliver additional housing (in terms of constraints and market demand) and also their roles within the localities they sit.

The targets for Allonby, Abbeytown, Broughton (Great Broughton & Little Broughton) and Flimby have all been significantly revised downwards. Allonby is located within the sensitive landscape of the Solway Coast AONB and a high-risk flood area and therefore has limited scope to deliver housing growth. Broughton (Great Broughton & Little Broughton) is not considered to be able to accommodate the level of growth proportional to its size without harming its character or the surrounding landscape. Abbeytown and Flimby are subject to deliverability concerns due to low market demand and historically low completion rates.

Conversely the targets have been revised upwards in Dearham, Kirkbride and Thursby. Dearham already has a substantial number of housing completions and commitments and the housing target has been adjusted to reflect this. Feedback from the Issues and Options consultation was that the Local Service Centre villages in the northern part of the plan area should take additional

growth subject to having the capacity to do so. This principle has been applied to Kirkbride, Prospect and Thursby.

The Preferred Options result in the delivery of 1030 dwellings within the Local Service Centre tier, against the target of 1094 set out in the Local Plan (Part 1) - a deficit of 64 dwellings. This will be compensated for by a corresponding increasing the target for the Principal Service Centre from 1915 dwellings to 1979.

Discarded alternative options

a) Distribute growth evenly between the settlements

Settlement	Housing growth target
Abbeytown	99
Allonby	99
Brigham	99
Broughton (Great Broughton & Little Broughton)	99
Broughton Moor	99
Dearham	99
Flimby	99
Great Clifton	99
Kirkbride	99
Prospect	99
Thursby	99

This option involves the housing growth being split evenly between the 11 individual settlements resulting in each settlement having a growth target of 99 dwellings. Whilst this approach is the most equitable, it was discarded on the basis that it was overly simplistic and did not have regard to the policy framework for allocations set out in the Local Plan (Part 1). The failure to take into account the variety of size of individual settlements and infrastructure/environmental constraints generated unrealistic and unachievable growth targets for Abbeytown, Allonby and Prospect.

b) Distribute growth based on settlement size

Settlement	Housing growth target
Abbeytown	83
Allonby	66
Brigham	73
Broughton (Great Broughton & Little Broughton)	183
Broughton Moor	82
Dearham	184
Flimby	185

Great Clifton	65
Kirkbride	49
Prospect	34
Thursby	88

This option involves the housing growth being apportioned based on settlement size and would result in a range of growth targets between settlements ranging from 34 dwellings in Prospect to 185 dwellings in Flimby. Whilst this approach is rational and transparent, it was discarded on the basis that it was overly simplistic and did not have regard to the policy framework for allocations set out in the Local Plan (Part 1). The failure to take into account infrastructure/environmental constraints, housing demand and deliverability considerations generated unrealistic and unachievable growth targets for Abbeytown, Allonby, Broughton (Great Broughton & Little Broughton) and Flimby.

Question 1: Do you agree with the proposed approach to the distribution of housing growth between the Local Service Centres?

Housing Growth in the Limited Growth and Infill and Rounding Off Villages

Introduction

A cumulative housing growth target of up to 6% - equating to 328 dwellings - was identified for the Limited Growth and Infill and Rounding Off Villages tiers of the settlement hierarchy in the Local Plan (Part 1).

The Limited Growth Villages tier consists of 21 villages: Blencogo, Blitterlees, Branthwaite, Bridekirk, Bolton-Low-Houses, Bothel, Crosby, Dean, Eaglesfield, Fletchertown, Glasson, Gilcruix, Greysouthen, Ireby, Kirkbampton, Little Clifton/Bridgefoot, Mawbray, Newton Arlosh, Plumbland, Skinburness and Tallentire. The Local Plan (Part 1) permits small scale housing development in these settlements within their designated settlement boundaries.

The Infill and Rounding Off Villages tier consists of 22 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 and Westnewton. These settlements do not have a settlement boundary - with the Local Plan (Part 1) permitting very small scale infill/rounding off housing development subject to compliance with a criteria-based policy.

In policy terms, infilling constitutes the filling of a small gap in an otherwise continuous built up frontage or redevelopment, alteration or extension of existing buildings to create new dwellings. Rounding off constitutes development on a site within the existing built-up areas of a settlement that would be a logical complement to the existing pattern of development and would not extend that settlement into open countryside.

In addition to allocating and designating sites, a key task of the Local Plan (Part 2) is to review the settlement boundaries for the Limited Growth Villages. The review is particularly important in this tier as the settlement boundaries not only manages development by acting as the dividing line between the built up area of the settlement and the surrounding countryside, but also provides the opportunities for small-scale housing development.

Preferred Option

Policy SA2: Limited Growth and Infill and Rounding Off Village housing growth

The Limited Growth Villages will receive 4% of the total housing growth and the settlement boundaries for these settlements will be reviewed on this basis

The Infill and Rounding Off Villages will receive 2% of the total housing growth

Sustainability Appraisal

The preferred option performed most strongly in the sustainability appraisal as it apportions the housing growth between the Limited Growth and Infill and Rounding Off Villages tiers according to their position in the hierarchy, taking into account their relative infrastructure and environmental capacity. This option would ensure an appropriate level of development within the individual villages.

Justification for Preferred Option

The preferred growth targets reflect the fact that the Limited Growth Villages are considered to be sustainable locations for small scale development and Infill and Rounding Off Villages sustainable locations for very small scale development. Therefore a split of 4% and 2% respectively is considered to appropriately reflect this distinction and will safeguard against disproportionate quantum of housing growth occurring within individual settlements.

Discarded alternative options

- a) Distribute growth evenly with Limited Growth Villages receiving 3% and Infill and Rounding Off Villages receiving 3%

This option involves the housing growth being split evenly between the Limited Growth and Infill and Rounding Off Villages. It was discarded on the basis that it was overly simplistic and did not have regard to the distinction made between the two tiers in the settlement hierarchy set out in the Local Plan (Part 1). It would potentially permit disproportionate quantum of housing growth occurring within individual settlements in the Infill and Rounding Off Villages tier.

- b) Limited Growth Villages receiving 5% and Infill and Rounding Off Villages receiving 1%

This option involves the housing growth being split with a bias towards the Limited Growth Villages. It was discarded on the basis that it would potentially permit disproportionate quantum of housing growth . not constituting small scale - occurring within individual settlements in the Limited Growth Villages tier.

Question 2: Do you agree with the proposed approach to the distribution of housing growth between the Limited Growth Villages and Infill and Rounding Off Villages?

Managed Release of Allocated Sites

Introduction

Policy S3 of the Local Plan (Part 1) sets out a housing growth target of 5,471 dwellings, to be delivered over the Plan period 2011-2029. This will be met by the sources of supply identified in Table 7. However there is a risk that if left undirected the delivery of allocated sites identified in Part 2 will be driven by market forces, resulting in undersupply in certain parts of the Plan area where housing markets are less buoyant. This would have implications for the delivery of the spatial strategy, aspirations for the regeneration of brownfield sites and the fulfilment of the strategic objectives set out in Part 1. Therefore it is important for the Council to consider whether it is appropriate to establish a policy framework to enable it to manage the release of allocated housing land.

Preferred Option

SA3: Managed Release of Sites

The Local Planning Authority will manage the release of allocated housing sites in order to ensure a steady supply of land availability across the Plan area. In order to secure an even and sustainable geographical distribution, the allocated sites will be released according to the following sequential bandings:

	Settlement	Capacity
Band 1		
Land off Main Road, Harrington	Workington	120
Land adjacent to Whitestiles	Workington	80
Land at Elizabeth Dock	Maryport	50
Former Auction Mart	Wigton	50
Land adjacent Aspatria RUFC	Aspatria	65
Land to the rear of Broughton Park	Broughton (Great Broughton & Little Broughton)	55
Land adjacent Towassen	Flimby	15
Land adjacent Lynholme	Kirkbride	35
Band 2		
Former Southfield School	Workington	65
Land off Moor Road, Stainburn	Workington	25
Land at Whitecroft	Maryport	365
Land off Lowmoor Road	Wigton	200
Land adjacent Wheatsheaf Inn	Abbeytown	35
Land to the rear of Elm Avenue	Flimby	40
Land off Noble Croft	Aspatria	95
Band 3		
Land off Stainburn Road, Stainburn	Workington	120
Land at Maryport Marina	Maryport	30
Land at Ritson Wharf	Maryport	30
Land adjacent Osbourne Place	Prospect	25
Land north of the Steadings	Thursby	50

Land off West Lane

Kirkbride

25

The Council will maintain a five year supply (plus appropriate buffer) of deliverable housing sites. Allocated sites may be released in advance of their sequential banding in circumstances where monitoring identifies the following scenarios:

- (a) The emergence of a shortfall in the five year supply of deliverable housing land and/or
- (b) A significant under delivery of housing within an individual locality

In the case of scenarios (a) and/or (b) the Local Planning Authority will, in the first instance, seek to release sites in the localities where the supply shortfall or under delivery has occurred. In the event that developer interest in sites in the localities where the supply shortfall or under delivery has occurred cannot be secured at this juncture, the release of sites outside of these localities will be permitted.

In circumstances where all allocated sites that have been released in advance of their sequential banding and monitoring confirms that scenario (a) persists, the provisions of the Reserve Sites Policy SAH4 will be engaged.

Sustainability Appraisal

In managing the release of allocated housing sites using a sequential banding approach the Preferred Option seeks to ensure an even geographical distribution of housing and adequate supply and choice for local communities across the Plan Period. Consequently it performs strongly against the social objectives relating to providing housing to meet local needs and creating mixed and balanced communities. The alternative options perform less strongly in relation to this objective and therefore, the Preferred Option is considered to be the most sustainable approach.

Justification for preferred option

The Council considers that there is a need for a managed release of land over the Plan period if the strategic objectives of the Plan - in relation to delivering a supply of housing land that meets the needs of local communities, securing a balanced housing market and sustainable patterns of development - are to be achieved. The preferred option therefore reflects the preference for a managed approach, underpinned by the fact there is no specific objection to managed release of housing sites in current national policy. Additionally, it is considered that the preferred option also provides a greater degree of certainty over the timescales for housing development for residents, developers and infrastructure providers.

Sites have been assigned their sequential bandings based on an assessment of their deliverability and the need to secure a steady and even geographical supply of sites across the Plan area. However the Council acknowledge that there must be sufficient flexibility to adapt to rapid change and the preferred option enables allocated sites to be released in advance of their sequential banding in the event of the emergence of a housing supply shortfall or a lack of delivery within individual localities

Compliance with other policies and strategies

Local Plan Strategic Policies	S3
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Local Plan strategic objectives	Climate change and sustainability: SO1d Housing: SO2a, SO2c, SO2d,
National Planning Policy	Chapter 6: Delivering a wide choice of high quality homes
Allerdale Council Plan	Strengthening our economy: supporting the development of more homes where they are needed
Evidence Base	Strategic Housing Land Availability Assessment (SHLAA) Strategic Housing Market Assessments (SHMA) Housing Study 2016 Allerdale Housing Strategy 2016 Viability Study 2017

Alternative policy option

- a) Do not include a policy to manage the release of allocated housing sites

An alternative option is to not include a policy to manage the release of allocated housing sites and enable the house builders to select the sites they wish to develop and deliver unimpeded. This option was not selected as, inferred to in the justification for the preferred option, there is a risk that if left undirected the delivery of allocated sites identified in Part 2 will be driven by market forces, resulting in undersupply in certain parts of the Plan area where housing markets are less buoyant. This would have implications for the delivery of the spatial strategy, aspirations for the regeneration of brownfield sites and the fulfilment of the strategic objectives set out in Part 1.

- b) Include a policy that releases allocated sites according to strict phasing regime based on fixed time periods.

A further alternative option would be to include a policy that released allocate sites to a more traditional phasing regime based on fixed time periods (e.g. 2017-2021, 2021-2025, 2025-2029). This option was not selected as the rigid control of the delivery of allocations is inconsistent with current national policy due to its potential effect of inhibiting housing supply.

Question 3: Do you agree that the Council should include a policy to manage the release of allocated sites? Do you agree with the proposed approach?

Reserve Housing Sites

Introduction

The Council expects to maintain a 5 year supply of deliverable housing land and meet the growth target set out in Policy S3 of the Local Plan (Part 1) from the sources identified in Table 7. However there is a possibility that allocated sites may not come forward as anticipated. Should this scenario arise there is a risk that the Council may not be able to demonstrate a 5 year supply of deliverable housing land, thereby rendering housing supply polices out-of-date. Furthermore national planning guidance requires that local planning authorities produce local plans incorporating sufficient flexibility to adapt to rapid change.

Therefore it is important for the Council to consider whether it is appropriate to identify reserve housing sites in the Local Plan (Part 2) that can be relied upon as contingencies and released for development in the event that allocated sites do not come forward as anticipated.

Preferred Option

SAH4: Reserve Housing Sites

The following sites with the estimated capacities as shown are identified as Reserve Housing Sites on the relevant proposals maps:

Site Reference	Site Name	Capacity
	Land off Seaton Road, Workington	100
	Land off West Road, Wigton	120
	Land off Woodville Way, Workington	70

The Local Planning Authority will only permit housing and related development on Reserve Housing Sites in circumstances where:

- (a) All allocated sites have been released in advance of their sequential banding and;
- (b) Monitoring indicates that a five year supply of deliverable housing land (including appropriate buffer) cannot be demonstrated

In circumstances where the trigger for the release of Reserve Housing Sites is fulfilled, the Local Planning Authority will review the sites themselves in order to identify which site(s) are most suitable to release for development at that time.

Reserve Housing Sites will remain subject to open countryside policies unless and until the Local Planning Authority identifies a need for them to be released.

Sustainability Appraisal

In identifying a number of reserve sites the Preferred Option provides the contingency to boost housing supply should allocated sites fail to come forward and a shortfall emerges during the Plan Period. Consequently it performs strongly against the social objectives relating to providing housing to meet local needs and creating mixed and balanced communities. It also performs well against environmental objectives insofar as ensuring that housing supply is both maintained and plan led thereby avoiding a developer-led scenario in which development pressure is directed to high-value market areas of greater biodiversity and landscape sensitivity.

The alternative option performs less strongly in relation to these social and environmental objectives and therefore, the Preferred Option is considered to be the most sustainable approach.

Justification for preferred option

Whilst reserve sites are not specifically required by national planning policy, the Council considers it prudent to identify a reserve supply of housing sites to provide contingency and flexibility. Notwithstanding the robust levels of appraisal, circumstances beyond the control of the Council could result in the sources of supply identified in Table 7 not delivering the quantum of development forecast. These reserve sites could be released in the event of an unanticipated shortfall in housing supply in order to ensure that that housing growth target set out in Policy S3 of the Local Plan (Part 1) is met. The release of reserve sites could also enable the Council to avoid being exposed to the risk of developments of the wrong scale and in areas considered unsuitable by the Council being granted planning permission as a consequence of having a shortfall against their five-year supply requirement.

Compliance with other policies and strategies

Local Plan Strategic Policies	S2, S3, S5
Local Plan strategic objectives	Climate change and sustainability: SO1c, SO1d Housing: SO2a, SO2c, SO2d, Transport: SO4a, SO4d Built and historic environment: SO5a, SO5d, SO5e, SO5f Natural environment: SO6a, SO6b, SO6d, SO6e
National Planning Policy	Chapter 4: Promoting sustainable transport Chapter 6: Delivering a wide choice of high quality homes Chapter 7: Requiring good design Chapter 8: Promoting healthy communities Chapter 10: Meeting the challenge of climate change, flooding and coastal change Chapter 11: Conserving and enhancing the natural environment
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	Strategic Housing Land Availability Assessment (SHLAA) Strategic Housing Market Assessments (SHMA) Housing Study 2016 Allerdale Housing Strategy 2016 Viability Study 2017

Alternative policy option

a) Do not identify reserve housing sites

The identification of reserve sites is not a mandatory requirement in national planning policy and therefore a decision to do so by a local planning authority is elective. A decision not to identify a reserve supply of housing sites would result in total reliance on sources of supply identified in

Table 7. This option was not selected as in the event of the quantum of supply identified not materialising, the housing growth target set out in Policy S3 of the Local Plan (Part 1) is unlikely to be met and the Council would be exposed to the potentially adverse consequences of having a shortfall against their five-year supply requirement.

Question 4: Do you agree that the Council should identify reserve sites? Do you agree with the reserve sites proposed?

Affordable Housing

Introduction

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.

The delivery of affordable housing is a key objective of the local plan and priority of the council plan. The majority of affordable housing that is built in the plan area is delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes.

Policy S8 was adopted in July 2014 as part of the Local Plan (Part 1). Since then a number of changes have been introduced at national level that now require a partial review of the current policy approach set out in Policy S8. The main changes which require consideration are:

- The introduction, in the national planning policy guidance, of a national threshold whereby development of 10 dwellings or less would not be required to provide affordable housing. A lower threshold of 5 dwellings or less applies to sites in the AONB and
- An update to the local housing need evidence base especially in terms of tenure requirements

Preferred Option

SA5: 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.

Housing development of 11 dwellings or more (or over 1000 square metres of gross floor space) 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 60% affordable rented and 40 % 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.

Sustainability Appraisal

In adopting the national threshold for the provision of affordable housing and revised tenure split (based on the Councils 2016 Housing Needs Survey), the Preferred Option will ensure the delivery of both affordable housing of the right tenure on larger sites and market housing smaller sites . particularly in rural areas . where affordable housing requirements could adversely affect viability and deliverability . Consequently it performs strongly against the social objectives relating to providing housing to meet local needs and creating mixed and balanced communities. It also performs strongly against the economic objective of providing the required mix of housing to ensure that the functionality of local labour markets is maintained.

The alternative options perform less strongly against the social objectives as the economic viability and overall housing supply could be adversely affected by maintaining the existing thresholds outside the Principal and Key Services Centres set out in Local Plan (Part 1). Therefore, the Preferred Option is considered to be the most sustainable approach.

Justification for preferred option

The evidence of affordable need in the plan area justifies the requirement for new housing development to deliver an element of affordable housing as part of the housing mix. The policy promotes the delivery of sustainable communities, and ensures the need is met where, or close to where it arises.

The preferred policy approach provides the appropriate balance between maximising the delivery of affordable housing and ensuring development viability. Overall the preferred policy provides a clear approach following national guidance and ensures that the strategic objectives of the local plan are delivered.

National Planning Policy	NPPF paragraphs 47, 50, 54
Local Plan Strategic Objectives	Housing: SO2a, SO2c, SO2d
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	Strategic Housing Land Availability Assessment (SHLAA) Strategic Housing Market Assessments (SHMA) Housing Study 2016 Allerdale Housing Strategy 2016 Viability Study 2017

Alternative Policy options

a) Maintain the current lower threshold outside the Principal and Key Services Centres

The Allerdale housing study (2016) does indicate that the most significant affordability issues occur in the smaller rural settlements. The current policy for a lower threshold in those areas would require development of 5 dwellings or more to contribute to the affordable housing stock. This policy approach has the potential to require a greater number of schemes to deliver affordable housing than the preferred option. However, evidence of past planning permissions

(since the adoption of the current policy) indicates that the removal of the lower threshold would not result in a significant fall in the level of affordable housing approved outside the Principal, Key and Local Service Centres. In addition Policy S9 (Rural Exceptions Sites - Local Plan Part 1) does provide an alternative opportunity for affordable housing delivery lower down the settlement hierarchy.

b) Maintain the current policy regarding the required tenure split for affordable housing

The Allerdale Housing Study indicates that there has been a shift in the type of tenure that existing and emerging households require. The current tenure split in Policy S8 no longer reflects the most up to date evidence and therefore has not been taken forward as the preferred option.

Question 5: Do you agree the revised threshold?

Question 6: Do you agree with the new tenure mix?

Custom and self-build housing

Introduction

Custom or self-build provides an opportunity for individuals or groups of individuals to design and build their own homes as an alternative housing offer provided by volume builders. The main difference between the two approaches is; custom build involves a person commissioning 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.

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

Currently, supporting and assessing self and custom build schemes has been undertaken on a case by case basis. The purpose of including a dedicated policy is to help promote this form of housing delivery, ensure that where possible serviced sites are made available and that the resulting development is of a high quality.

Preferred Option

SA6: Custom and Self Build Housing

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

- The development proposed is well related and commensurate to the size of the settlement and reflects its position in the settlement hierarchy;
- It can be demonstrated that the plot (s) can be adequately serviced in terms of highway access, drainage and other utilities;

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 to agree the content of the code on a site by site basis but could cover scale, massing, height, site layout and density.

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

Sustainability Appraisal

In supporting the delivery of self-build and improving housing choice and offer within the Plan Area the Preferred Option performs strongly against social objectives relating to providing housing to meet local needs and creating mixed and balanced communities. It also performs strongly against economic objectives in terms of widening housing choice, which in turn has positive impacts on local labour markets. The alternative option would not contribute to these social and economic objectives and therefore, the Preferred Option is considered to be the most sustainable approach.

Justification of Preferred Option

Custom and self-build represents an important alternative means to deliver housing in the plan area. The inclusion of a policy dedicated to this type of development ensures a consistent approach is applied especially in terms of design and site assembly. Although existing policy could provide a policy framework to assess such proposals, it is considered that a dedicated policy would provide the focus required to address the unique characteristics of custom and self-build schemes.

Compliance with other policies and strategies

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

Alternative Option:

a) Do not have a dedicated policy for custom and self-build housing

This option would entail relying on existing policy in the local plan. This approach was not selected as it provides less certainty and clarity for individuals wishing to undertake custom and self-build. In addition, custom and self-build schemes requires a different approach, to volume house building undertaken by a single developer, in terms of delivery and ensuring a consistent approach is achieved across potentially multiple individual plots and ownerships. It is therefore considered a dedicated policy is required.

Question 7: Do you agree a specific policy is required for Custom and Self build development?

Question 8: Is there any additional criteria that should be included in the policy?

Settlement Boundary revisions

Introduction

Settlement boundaries are a policy tool to define the limits of towns and villages within which further development will, in principle, be permitted. However land within settlement boundaries may not always be suitable for development due to other constraints (e.g. flood risk zones, tree preservation orders or the protection of green space or townscape character). By defining settlement boundaries, the areas outside of the boundary are recognised for the purposes of planning policy as countryside where new development will be strictly controlled.

There is no specific national planning guidance in relation to the use of settlement boundaries. The National Planning Policy Framework is generally supportive, stating that local plans should make clear where development will occur by identifying broad locations. However the National Planning Practice Guidance (NPPG) cautions against the use of blanket policies to restrict rural housing development and preventing rural settlements from expanding.

Background to the settlement boundary review

The current settlement boundaries were defined in the Allerdale Local Plan 1999 and in many cases, these originated from the earlier area-based Local Plans. In most cases the boundaries have remained unchanged for over twenty years. Policy S3 of the 2014 Local Plan (Part 1) committed the Council to undertaking a review as part of the Local Plan (Part 2). The Site Allocations Plan provides an opportunity to consider small scale revisions to the existing settlement limits where these are considered logical and justified. In addition, changes need to be made to include completed developments and commitments where planning permission has already been granted but not implemented.

The housing strategy set out in 2014 Local Plan (Part 1) establishes five tiers of settlements based on their size, role and function. The top four tiers have settlement boundaries, which are used to manage development and act as the dividing line between the built up area of the settlement and the surrounding open countryside. The settlements in the lowest tier of the settlement hierarchy - Infill and Rounding Off Villages - do not have settlement boundaries and therefore are not included in the review.

Tier	Settlement Boundary	Settlement(s)
Principal Service Centre	Yes	Workington
Key Service Centres	Yes	Aspatria, Cockermouth, Maryport, Wigton and Silloth
Local Service Centres	Yes	Abbeytown , Allonby, Brigham, Broughton (Great Broughton & Little Broughton), Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby
Limited Growth Villages	Yes	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 and Tallentire

Infill and Rounding Off Villages	No	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 and Westnewton
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Table 2: Settlement hierarchy and inclusion in the boundary review

The methodology used to review the settlement boundaries is set out in the Site Assessment Methodology document. In summary four guiding principles were used to assist undertaking the review, with the starting point being the existing settlement boundaries identified the Allerdale Local Plan 1999.

Preferred options

The Council's Preferred Options for settlement boundary revisions are set out in the Settlement Boundary Review Technical Document. The document illustrates the existing and proposed boundaries for each of the settlements and the reasons for each individual amendment. The proposed settlement boundaries are also shown in the Map Book, along with the proposed sites for allocation and designation.

The following table provides an overview of the number of proposed boundary changes for each settlement.

Tier	Settlement(s)	Boundary Amendments
Principal Service Centre	Workington	27
Key Service Centres	Aspatria	7
	Cockermouth	5
	Maryport	10
	Wigton	14
	Silloth	1
Local Service Centres	Abbeytown	13
	Allonby	14
	Brigham	7
	Broughton (Great Broughton & Little Broughton)	9
	Broughton Moor	8
	Dearham	28
	Flimby	10
	Great Clifton	14
	Kirkbride	16
	Prospect	5
	Thursby	4
Limited Growth Villages	Blencogo	23
	Blitterlees	7
	Branthwaite	14
	Bridekirk	10
	Bolton-Low-Houses	11
	Bothel	10

	Crosby	17
	Dean	10
	Eaglesfield	10
	Fletchertown	2
	Glasson	4
	Gilcruix	14
	Greysouthen	18
	Ireby	10
	Kirkbampton	16
	Little Clifton/Bridgefoot	11
	Mawbray	11
	Newton Arlosh	13
	Plumbland	13
	Skinburness	9
	Tallentire	12

Table 3: Number of boundary reviews proposed for each settlement

Site allocations

Introduction

The National Planning Policy Framework (NPPF) states that Local Plans should make clear where and when housing development will occur by firstly setting out broad locations and then allocating specific areas of land. In delivering new housing the NPPF states that the approach should reflect the vision and aspirations of local communities, be sustainable and take into account deliverability and viability.

Background to site allocations

Policy S3 of the Local Plan (Part) provides the framework for the Local Plan (Part 2) - Site Allocations and sets out a number of criteria and considerations to guide the process of allocating individual sites.

1. Allocations will be based on the housing strategy set out in the Local Plan (Part 1) and the growth targets set for each tier of the settlement hierarchy

The housing strategy sets out in the Local Plan (Part 1) set out a settlement hierarchy that contains five tiers that together will accommodate a total of 5,471 dwellings. The bulk of the housing growth will be directed to Workington, as the largest settlement and principal service centre in the Plan area.

Tier	Settlement(s)	Growth Target	No. Houses
Principal Service Centre	Workington (including Seaton)	36% (including 1% undersupply from LSC)	1979
Key Service Centres	Maryport	12%	657
	Cockermouth	10%	547
	Wigton	10%	547
	Aspatria	4%	219
	Silloth	3%	164
Local Service Centre	Abbeytown, Allonby, Brigham, Broughton (Great Broughton & Little Broughton), Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby	19%	1030
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	4%	219
Infill / Rounding Off Villages	Anthorn, Blennerhasset, Bowness-on-Solway, Broughton Cross, Camerton, Crosby Villa, Deanscales, Dovenby, Hayton, Langrigg, Little Bampton,	2%	109

	Mockerkin, Oughterside, Oulton, Papcastle, Pardshaw, Parsonby, Port Carlisle, Torpenhow, Ullock, Waverton, Westnewton		
		100%	5471

Table 4: Settlement hierarchy and housing growth targets for each tier

The Council will allocate sites within the Principal Service Centre and those settlements within the Key Service Centre and Local Service Centres tiers - where the housing supply target has not yet been met by housing commitments and completions.

The growth target identified for the Limited Growth Villages will be met by reviewing the boundaries of the settlements within that tier to allow for small-scale housing growth. The proposed boundary amendments can be found in the Settlement Boundary Review Technical Document.

2. Allocations will take into account the number of housing commitments and completions since the start of the Plan Period

	Commitments	Completions	Total Supply	Supply Target	Balance
	As of 30 June 2016	1 April 2011 . 30 June 2016	As of 30 June 2016	1 April 2011 . 31 March 2029	As of 1 July 2016
Principal Service Centre					
Workington	991	580	1571	1979	-408
Key Service Centres					
Aspatria	39	20	59	218	-159
Cockermouth	570	210	780	547	+233
Maryport	213	55	268	656	-388
Silloth	276	13	289	164	+125
Wigton	237	148	385	547	-162
Local Service Centres					
Abbeytown	17	2	19	50	-31
Allonby	11	0	11	20	-9
Brigham	76	12	88	90	-2
Broughton	9	61	70	125	-55
Broughton Mr	92	3	96	95	1
Dearham	85	175	260	230	+30
Flimby	8	19	27	80	-53
Great Clifton	23	55	78	80	-2
Kirkbride	36	3	39	90	-51
Prospect	25	3	28	50	-22
Thursby	67	5	72	120	-48

Table 5: Housing commitment and completions since 2011

Based on the monitoring of the Local Plan (Part 1) there are a number of settlements whose housing commitments and completions since the start of the Plan Period have already achieved or exceeded their housing targets. Therefore the Council will allocate sites in the following settlements:

Tier	Settlement(s)
Principal Service Centre	Workington
Key Service Centres	Aspatria
	Maryport
	Wigton
Local Service Centres	Abbeytown
	Broughton (Great Broughton & Little Broughton)
	Flimby
	Kirkbride
	Prospect
	Thursby

Table 6: Settlements for which housing allocations are proposed

3. The availability of appropriate land identified as being suitable for development

A total of 347 sites were submitted to the Council for consideration. 312 sites were submitted during the initial Call for Sites which ran during September . November 2013 and a further 35 sites during the Issues and Options consultation which ran from July . September 2014.

These sites were then assessed for their suitability for residential development. The approach taken by the Council was to undertake an initial sieving exercise to discount those sites that were wholly unsuitable for allocation. The criteria used are set out in more detail in the Site Assessment Methodology document. The sites that were discarded at the first stage sieve are identified in the tables included in the Discarded Sites documents.

4. Key constraints such as infrastructure, biodiversity, landscape and the historic environment and

- The ability of the settlement to accommodate growth without harming its character, setting or the surrounding landscape and;
- Policy and infrastructure requirements, such as the need to deliver affordable and highways upgrades

The sites that passed the first stage screening exercise were then subject to two further stages of assessment. Stage two involved a high level appraisal of their sustainability using a series of proxy indicators. The criteria used are set out in more detail in the Site Assessment Methodology document. No sites were discarded as this stage as all the sites performed adequately from environmental, social and economic perspectives. The results of the individual sites can be found in the Sustainability Appraisal document.

The third stage assessment included a review of planning histories and site visits, in order to identify any potential issues that could impact upon the developability of the sites. In addition, the sites were also assessed by the Highways Authority, Lead Local Flood Authority, Environment Agency and by an ecologist contracted by the Council. The objective was to refine the list to a selection of Reasonable Alternatives filtering out those sites that were either subject to serious constraints rendering them undevelopable or those that were potentially developable but have constraints that would adversely affect their economic viability and therefore, their developability.

The criteria used are set out in more detail in the ~~S~~Site Assessment Methodology document. A list of the sites discarded at this third stage are identified in the tables included ~~D~~Discarded Sites document.

From the final shortlist of Reasonable Alternatives, the Council has selected their ~~P~~Preferred Options for allocation and ~~R~~Reserve Sites that would be released for development in the event that allocated sites do not come forward. The remaining sites ~~D~~Discounted Reasonable Alternatives have not been selected.

The Preferred Options, Reserve Sites and Discounted Reasonable Alternatives are identified in the following section.

Preferred Options

The Preferred Options sites are the sites that the Council considers to be most sustainable and deliverable and intends to allocate. These sites have a cumulative indicative capacity of 1,575 dwellings. The capacities shown for each site are based on a standard formula used in the Strategic Housing Land Availability Assessment (SHLAA). Assumed density is based on 25-30 dwellings per hectare. Net developable area is assumed to be 90% on sites less than 1 hectare, 85% on sites between 1 and 2 hectares, 80% on sites between 2 and 3 hectares and 75% on sites over 3 hectares.

Tier	Settlement(s)	Allocations Target	Allocations Capacity	No. Sites Proposed
Principal Service Centre	Workington	408	410	5
		Land east of Whitestiles	80	
		Land off Stainburn Road	120	
		Land off Moor Road	25	
		Land off Main Road (A597)	120	
		Former Southfield School	65	
Key Service Centres	Aspatria	159	160	2
		Land adj Aspatria RUFC	60	
		Land at Harriston Road	100	
	Maryport	388	475	4
		Land adj Ritson Wharf	30	
		Land at Elizabeth Dock	50	
		Land at Maryport Marina	30	
		Land adj Whitecroft	365	
	Wigton	162	250	2
		Land south of Lowmoor Road	200	
	Former Wigton Auction Mart	50		
Local Service Centres	Abbeytown	31	35	1
		Land adjacent Abbey Road		
	Broughton (Great & Little)	55	55	1
		Land north of Broughton Park	55	
	Flimby	53	55	2
		Land adjacent Towassen	15	
	Land off Elm Avenue	40		

	Kirkbride	51	60	2
		Land off West Lane	25	
		Land adjacent Lynholme	35	
	Prospect	22	25	1
		Land to the rear of Bank House	25	
	Thursby	48	50	1
		Land to north of The Steadings	50	

Table 7: Proposed housing site allocations and yields

Reserve Sites

The Council has identified three reserve housing sites that will be relied upon as contingencies and released for development in the event that allocated sites do not come forward as anticipated. These sites have a cumulative indicative capacity of 290 dwellings. These sites were considered to be as equally deliverable as the Preferred Options but marginally less desirable from a spatial perspective.

Tier	Settlement	Reserve Sites Proposed	Capacity
Principal Service Centre	Workington	2	170
		Land off Woodville Way	70
		Land off Seaton Road	100
Key Service Centres	Wigton	1	120
		Land off West Road	120

Table 8: Proposed housing reserve sites and yields

Discounted Reasonable Alternatives

These sites were considered to be developable but were spatially less preferable than the Reserve Sites and/or were also subject to additional constraints that rendered their deliverability within the timeframe of the plan uncertain.

Workington

Preferred Option Site 1

Site reference	1/WOR/002/R	
Site address	Land east of Whitestiles	
Settlement	Workington (Seaton)	
Site area	3.6 hectares	
Site capacity	80 units	
Type	Greenfield	



Justification

This site has been selected as a preferred option for the following reasons:

- It lies adjacent to the edge of the built up area and development would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Seaton Road with required upgrades unlikely to impact on viability
- Its allocation would be consistent with the social and environmental sustainability

objectives of the Local Plan

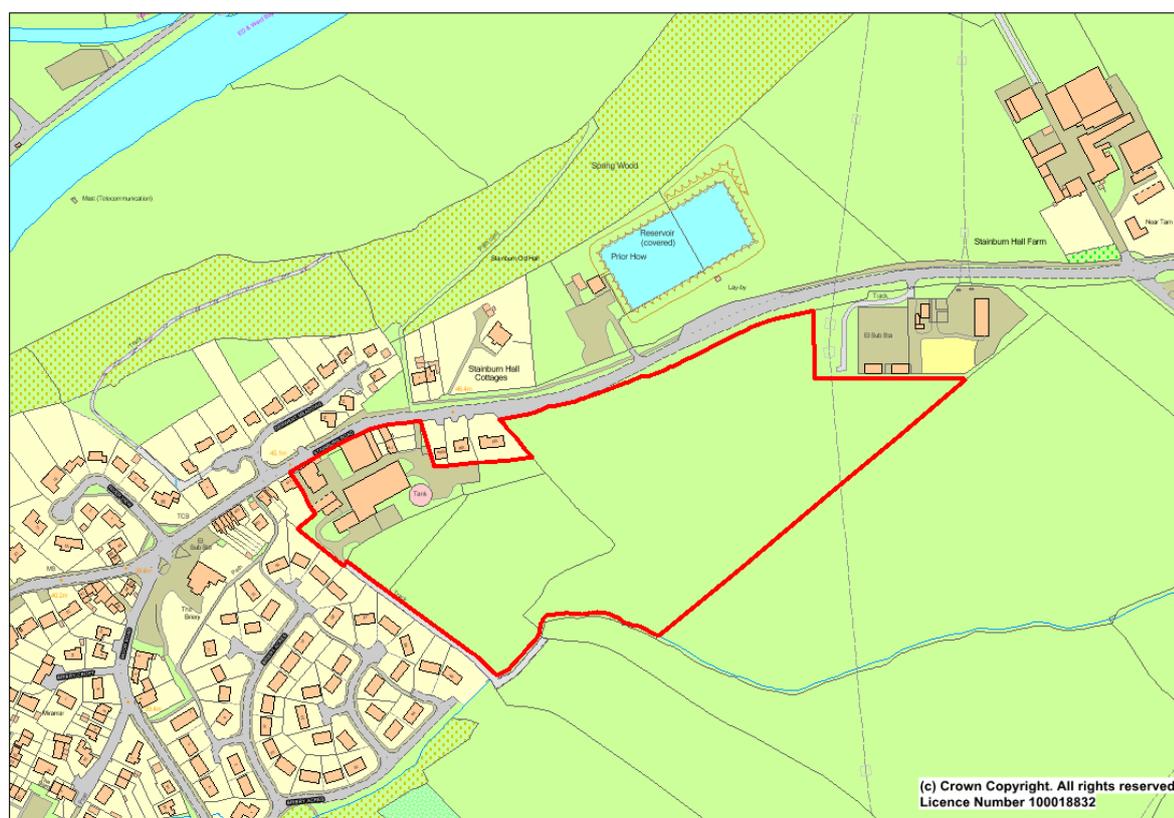
Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare
- Have principal elevations orientated towards Seaton Road for the units located along the southern boundary of the site
- Retain and incorporate the hedgerow running along the southern boundary of the site adjacent to Seaton Road
- Retain all hedgerow boundaries where possible to maintain the amenity of the public footpaths adjoining the site.

Preferred Option Site 2

Site reference	1/WOR/050A/R 1/WOR/053A/R	
Site address	Land off Stainburn Road	
Settlement	Workington	
Site area	6.3 hectares	
Site capacity	120 units	
Type	Greenfield	



Justification

This site has been selected as a preferred option for the following reasons:

- It lies adjacent to the edge of the built up area and development would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Stainburn Road with required upgrades unlikely to impact on viability
- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

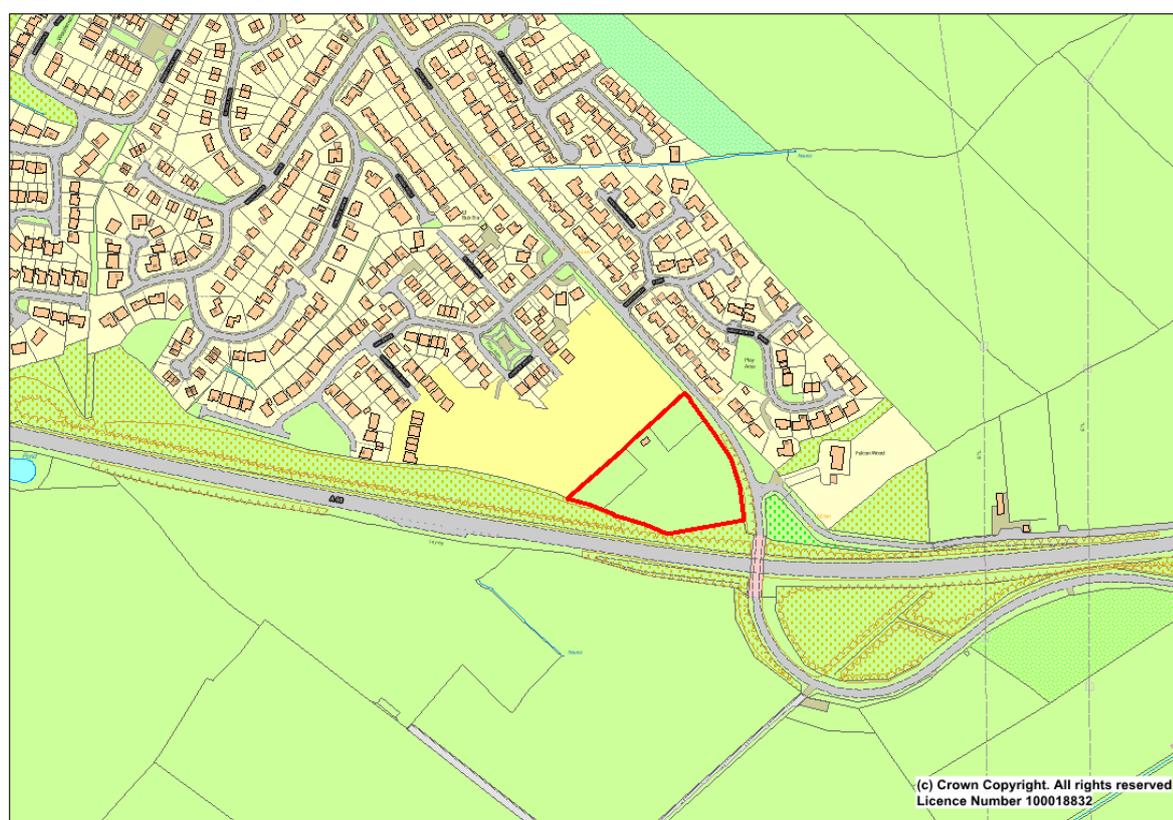
Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare
- Have principal elevations orientated towards Stainburn Road for the units located along the northern boundary of the site
- Retain and incorporate the hedgerow running along the northern boundary of the site adjacent to Stainburn Road
- Include an appropriate buffer zone/easement in relation to the electricity sub-station located in the north east corner of the site
- The electricity sub-station to the north of the site has been identified for upgrading by National Grid as a part of the North West Coast Connections project
- Include a desk-top study that assesses the potential for land contamination as a result of agricultural uses
- Maintain a buffer zone with the adjoining watercourse to the south.
- Incorporate suitable mitigation measures for surface water drainage given downstream watercourse flooding in Stainburn.

Preferred Option Site 3

Site reference	1/WOR/051/R 1/WOR/054/R	
Site address	Land off Moor Road	
Settlement	Workington	
Site area	1.0 hectares	
Site capacity	25 units	
Type	Greenfield	

**Justification**

This site has been selected as a preferred option for the following reasons:

- It lies adjacent to an existing housing commitment that is currently under construction and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- The new access created to serve the adjacent development currently under construction has adequate capacity to serve the site
- Its allocation would be consistent with the social and environmental sustainability

objectives of the Local Plan

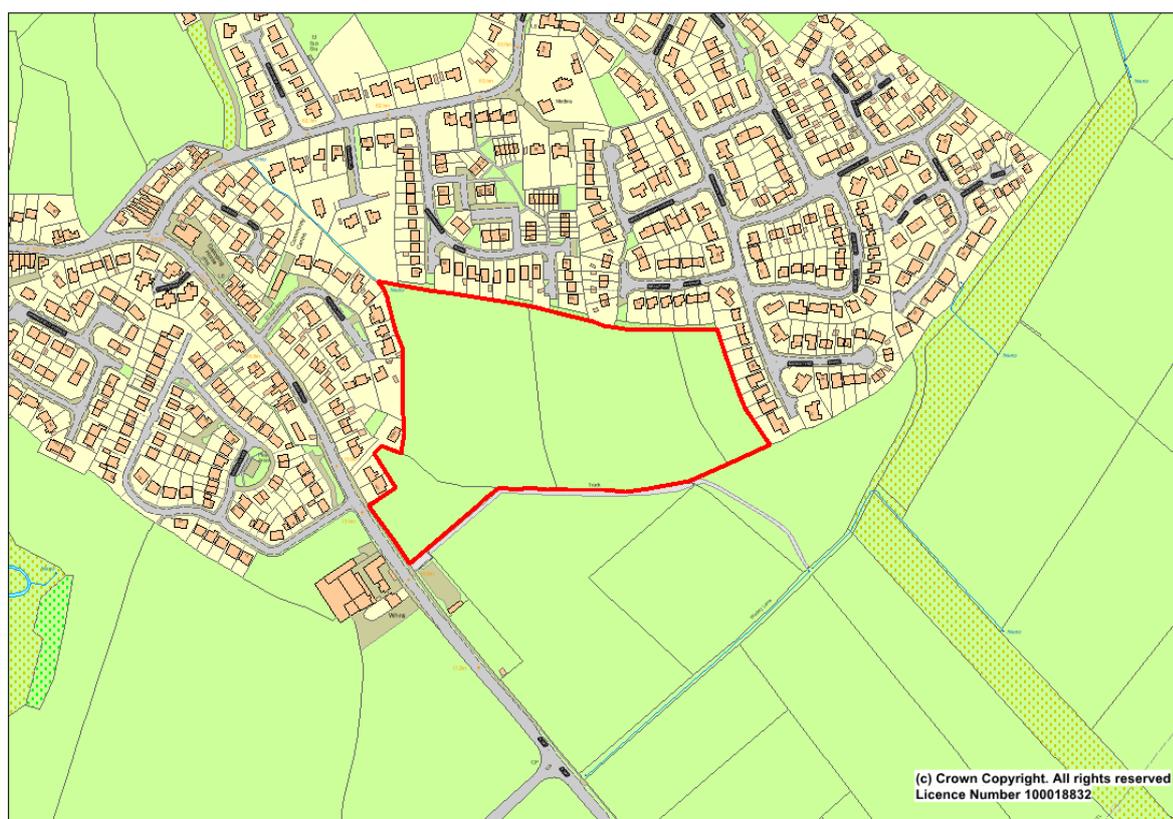
Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare
- Have principal elevations orientated towards Moor Road for the units located along the eastern boundary of the site

Preferred Option Site 4

Site reference	1/WOR/056/R	
Site address	Land off Main Road (A597)	
Settlement	Workington	
Site area	4.7 hectares	
Site capacity	120 units	
Type	Greenfield	



Justification

This site has been selected as a preferred option for the following reasons:

- It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from the A597 with required upgrades unlikely to impact on viability
- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

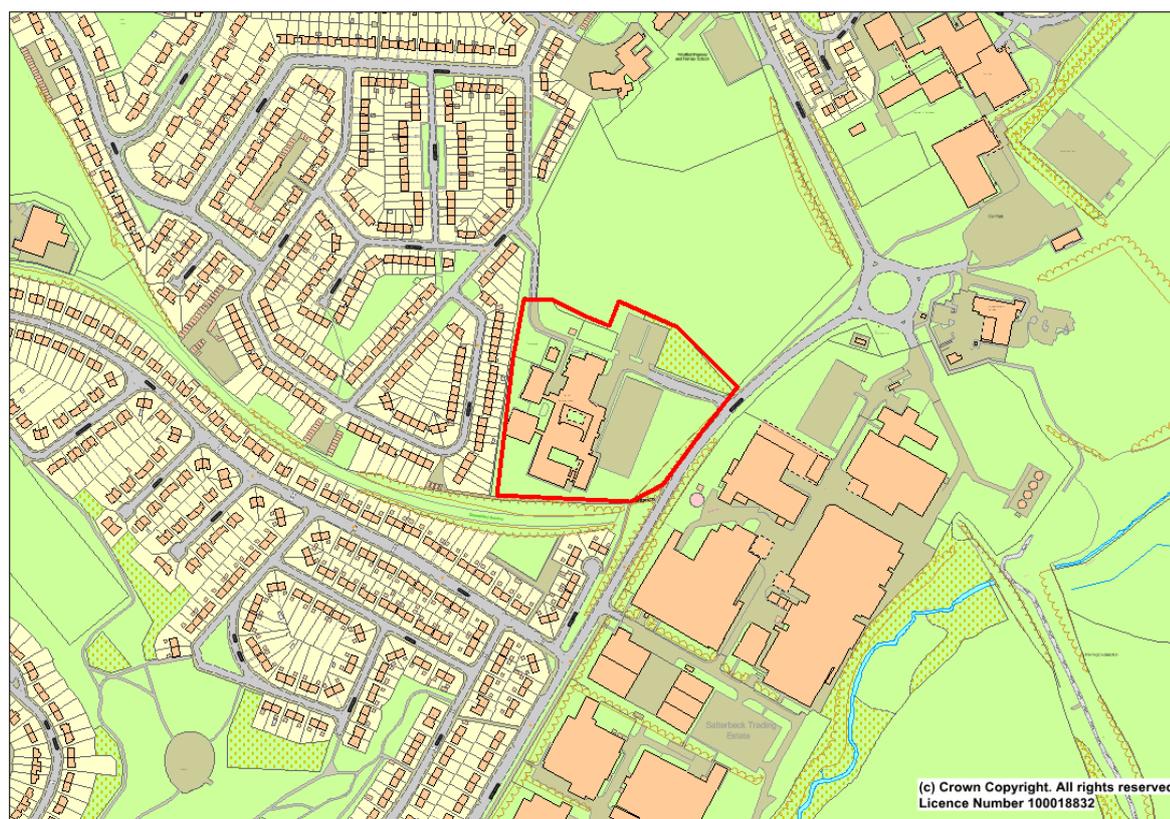
Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare
- Have principal elevations orientated towards A597 for the units located along the western boundary of the site that has highway frontage
- Make provision for an area of amenity green space
- Make provision for an equipped area of play for young children that is accessible to the wider community.
- Retain boundary hedgerows and trees where possible.

Preferred Option Site 5

Site reference	3/WOR/084/R	
Site address	Former Southfield School	
Settlement	Workington	
Site area	2.6 hectares	
Site capacity	65 units	
Type	Brownfield	



Justification

This site has been selected as a preferred option for the following reasons:

- It lies within the built up area of Workington and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Existing access via Moorclose Road is considered adequate to support major residential development
- The redevelopment of this brownfield site would be consistent with the social and environmental sustainability objectives of the Local Plan

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 30 dwellings per hectare
- Have principal elevations orientated towards Moorclose Road for the units located along the eastern boundary of the site
- Retain and incorporate the mature tree planting at the main entrance and along northern boundary
- Include a desk-top study that assesses the potential for land contamination

Reserve Site 1

Site reference	1/WOR/061M062/R	
Site address	Land off Woodville Way	
Settlement	Workington	
Site area	3.9 hectares	
Site capacity	70	
Type	Greenfield	

**Justification**

This site has been selected as a preferred option (reserve site) for the following reasons:

- It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- The existing estate roads (Scaw Road, Ruskin Close, Woodville Way) have sufficient capacity to serve and provide access to the site
- Its allocation would be consistent with the social and environmental sustainability

objectives of the Local Plan

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare.
- Incorporate an appropriate buffer zone along the northern boundary of the site to ensure that the woodland belt forming part of Scaw Gill is protected.
- Ensure that the hedgerows forming the eastern boundary of the site are retained and incorporated into the development, and where possible retain other hedgerows and trees.
- Make provision for an area of amenity green space.
- Make provision for an equipped area of play for young children that is accessible to the wider community.

Reserve Site 2

Site reference	1/WOR/064A/R	
Site address	Land off Seaton Road	
Settlement	Workington (Seaton)	
Site area	4.75 hectares	
Site capacity	100	
Type	Greenfield	

**Justification**

This site has been selected as a preferred option (reserve site) for the following reasons:

- It lies adjacent to the edge of the built up area and development would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Seaton Road with required upgrades unlikely to impact on viability
- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare
- Have principal elevations orientated towards Seaton Road for the units located along the southern boundary of the site
- Retain and incorporate the hedgerow running along the southern boundary of the site adjacent to Seaton Road

Discounted Reasonable Alternative 1

Site reference	1/WOR/005/R	
Site address	Land adjacent Coronation Avenue	
Settlement	Workington (Seaton)	
Site area	7.3 hectares	
Site capacity	150 units	
Use	Housing	
Type	Greenfield	

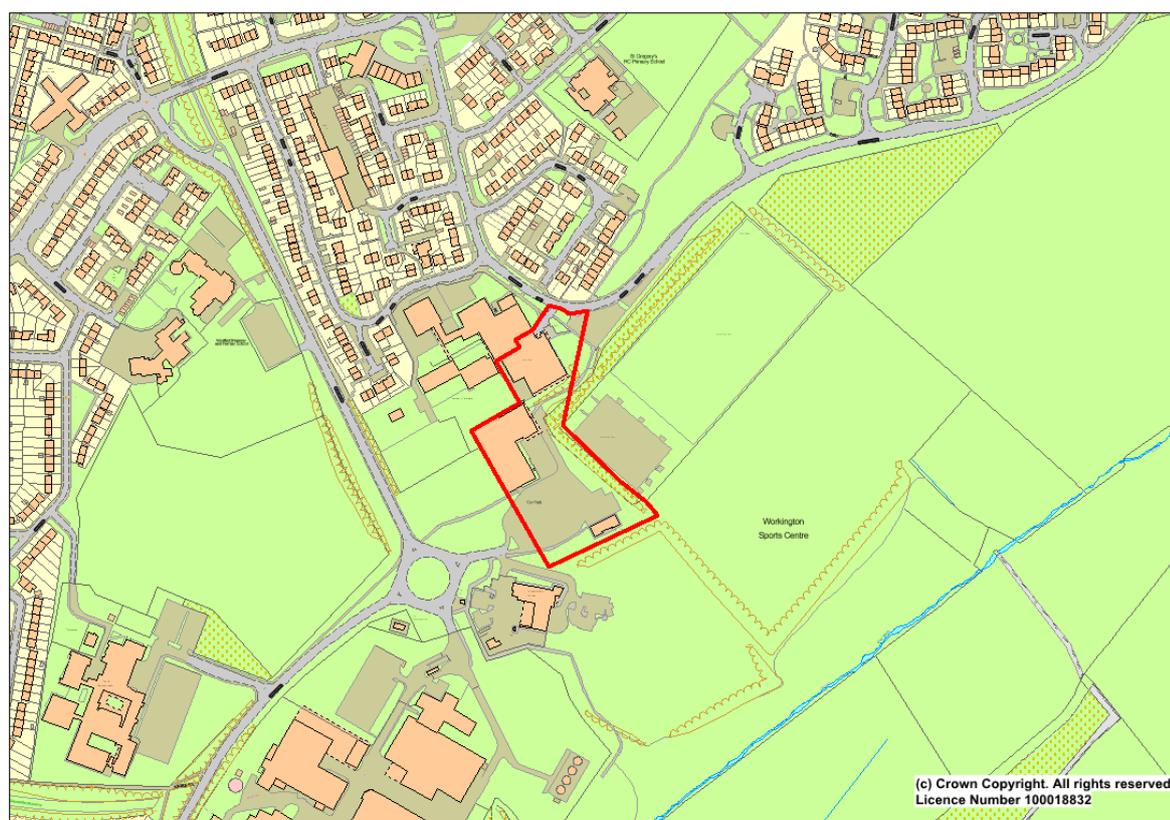
**Justification**

This site has not been selected as a preferred option for the following reason:

- The site is considered to constitute an important green gap that provides a visual break and distinction between the up edges of Workington and Seaton

Discounted Reasonable Alternative 2

Site reference	1/WOR/073A/M#R	
Site address	Former Moorclose sports centre and swimming pool	
Settlement	Workington	
Site area	1.5 hectares	
Site capacity	35 units	
Use	Housing	
Type	Brownfield	

**Justification**

This site has not been selected as a preferred option for the following reasons:

- The site is considered to be developable but requires clearance and assembly before it can be regarded as deliverable.
- The site lies adjacent to the route identified for the Workington Southern Link road. An integrated delivery approach is required to ensure that neither scheme prejudices the delivery of the other.
- The site lies within the settlement boundary and therefore the principal of re-development for residential use is acceptable and could be supported in policy terms.

Maryport

Preferred Option 1

Site reference	1/MAR/008/R	
Site address	Land adjacent to Ritson Wharf	
Settlement	Maryport	
Site area	0.7 hectares	
Site capacity	30 units	
Use	Housing	
Type	Brownfield/Greenfield	



Proposed allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies a sustainable location within walking distance of the shops and services of Maryport town centre
- Residential development would be appropriate in this town centre location and support the regeneration objectives for the harbour side
- No potential significant effects have been predicted for protected site and species

- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Irish Street with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Consist principally of apartment blocks but may include townhouses
- Apartment blocks should replicate the adjacent developments of Ritson Wharf and Ellen Warf in terms of appearance, layout and scale
- Achieve a density of approximately 50-60 dwellings per hectare
- Have principal elevations orientated towards streets and open spaces bounding the site
- Retain and incorporate an element of public car parking

Preferred Option 2

Site reference	1/MAR/010/R	
Site address	Land at Elizabeth Dock	
Settlement	Maryport	
Site area	1.2 hectares	
Site capacity	50 units	
Use	Housing	
Type	Greenfield	



Proposed allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies a sustainable location within walking distance of the shops and services of Maryport town centre
- Residential development would be appropriate in this town centre location and support the regeneration objectives for the harbour side
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk

- Access could be achieved directly from Salmoor Way/Marine Road with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Consist principally of apartment blocks but may include townhouses
- Apartment blocks should replicate the adjacent developments of Ritson Wharf and Ismay Warf in terms of appearance, layout and scale
- Achieve a density of approximately 50-60 dwellings per hectare
- Have principal elevations orientated towards streets and open spaces bounding Elizabeth Dock and Marine Road
- Be of a high quality design in this prominent and sensitive harbour side location
- Include a desk-top study that assesses the potential for land contamination
- Include a study to ascertain the stability of the dock wall and the scale of development it could support and sustain
- Address any potential noise issues from the nearby ship repair workshop through the design and layout of new development and incorporation of appropriate mitigation measures.

Preferred Option 3

Site reference	1/MAR/013/R	
Site address	Land at Maryport Marina	
Settlement	Maryport	
Site area	0.7 hectares	
Site capacity	30 units	
Use	Housing	
Type	Greenfield	



Proposed allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies a sustainable location within walking distance of the shops and services of Maryport town centre
- Residential development would be appropriate in this town centre location and support the regeneration objectives for the harbour side
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk

- Access could be achieved directly from Salmoor Way/Marine Road with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Consist principally of apartment blocks but may include townhouses
- Apartment blocks should replicate the adjacent developments of Ritson Wharf and Ismay Warf in terms of appearance, layout and scale
- Achieve a density of approximately 50-60 dwellings per hectare
- Have principal elevations orientated towards streets and open spaces bounding the site
- Be of a high quality design in this prominent and sensitive harbour-side location
- Include a desk-top study that assesses the potential for land contamination
- Include a study to ascertain the stability of the dock wall and the scale of development it could support and sustain

Preferred Option 4

Site reference	1/MAR/017A/R	
Site address	Land adjacent to Whitecroft	
Settlement	Maryport	
Site area	19.5 hectares	
Site capacity	365 units	
Use	Housing	
Type	Greenfield	



Proposed allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from the A597 with required upgrades unlikely

to impact on viability

- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

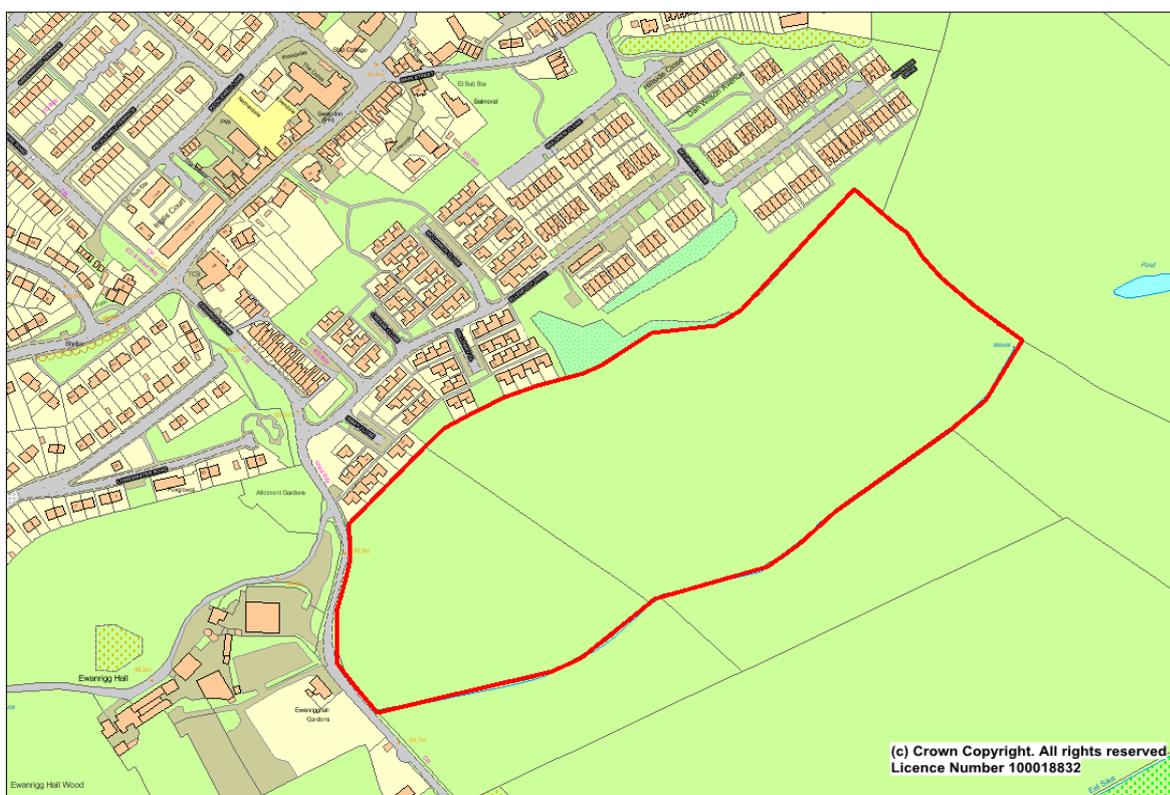
Development Considerations

Development proposals for the site should:

- Be led by a comprehensive masterplan of the whole site, guided by community involvement
- Achieve a density of approximately 25-30 dwellings per hectare
- Make provision for an area of amenity green space
- Make provision for an equipped area of play for young children that is accessible to the wider community.
- Retain or incorporate important trees and hedgerows within the development
- Address any potential noise, pollution and nuisance issues from nearby industrial uses through the design and layout of new development and incorporation of measures to prevent any noise or other pollution affecting new development.
- Include a comprehensive surface water drainage scheme to address surface water drainage issues on parts of the site.

Discounted Reasonable Alternative 1

Site reference	3/MAR/036/R
Site address	Land to the rear of Ellenfoot Drive
Settlement	Maryport
Site area	9.3 hectares
Site capacity	170 units
Use	Housing
Type	Greenfield



Proposed allocation: Housing

Preferred Option: No

Justification

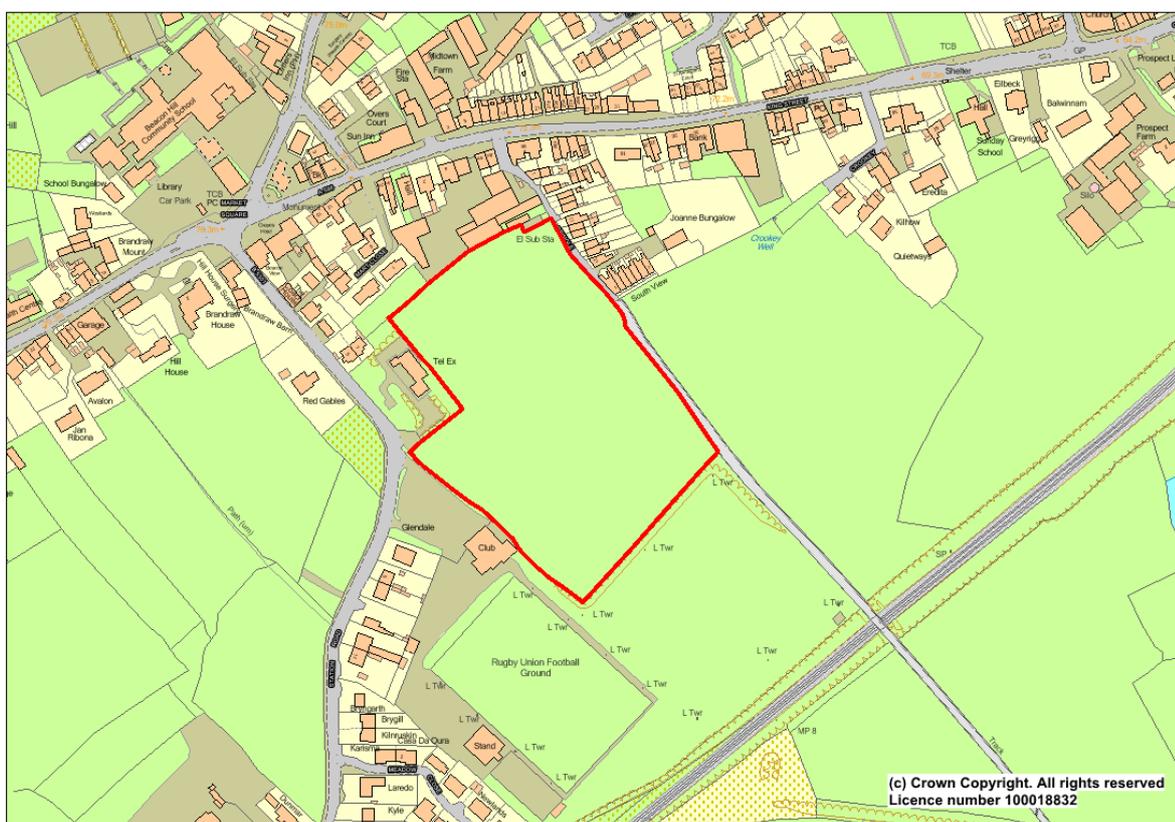
This site has not been selected as a preferred option for the following reasons:

- Significant highway works and upgrades would be required to Ewanrigg Brow to create a satisfactory vehicular access, which would adversely affect the economic viability of the site
- Due to the lack of public transport links the shops and services located in the town centre are less accessible from this site than the preferred options
- Development of the site would incur greater landscape and visual impacts than the preferred options

Aspatria

Preferred Option 1

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



Proposed allocation: Housing

Preferred Option: Yes

Justification

- It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- It occupies a sustainable location within walking distances of the shops and services within the town centre
- No potential significant effects have been predicted for protected site and species

- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Station Road with required upgrades unlikely to impact on viability
- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare
- Make provision for an area of amenity green space
Make provision for an equipped area of play for young children that is accessible to the wider community.
- Retain or incorporate important trees and hedgerows within the development
- Have principal elevations orientated towards streets and open spaces bounding the site

Preferred Option 2

Site reference	1/ASP/006A/R	
Site address	Land at Harriston Road	
Settlement	Aspatia	
Site area	4.6 hectares	
Site capacity	100 units	
Use	Housing	
Type	Greenfield	
		
Proposed allocation: Housing		Preferred Option: Yes
<p>Justification</p> <ul style="list-style-type: none"> • It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern • It occupies sustainable location within walking distances of the shops and services within the town centre • No potential significant effects have been predicted for protected site and species • No significant environmental or physical constraints have been identified • It lies in an area of low flood risk • Access could be achieved from a variety of locations (Fell View Close, Brayton 		

Park and Harriston Road) with required upgrades unlikely to impact on viability

- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

Development Considerations

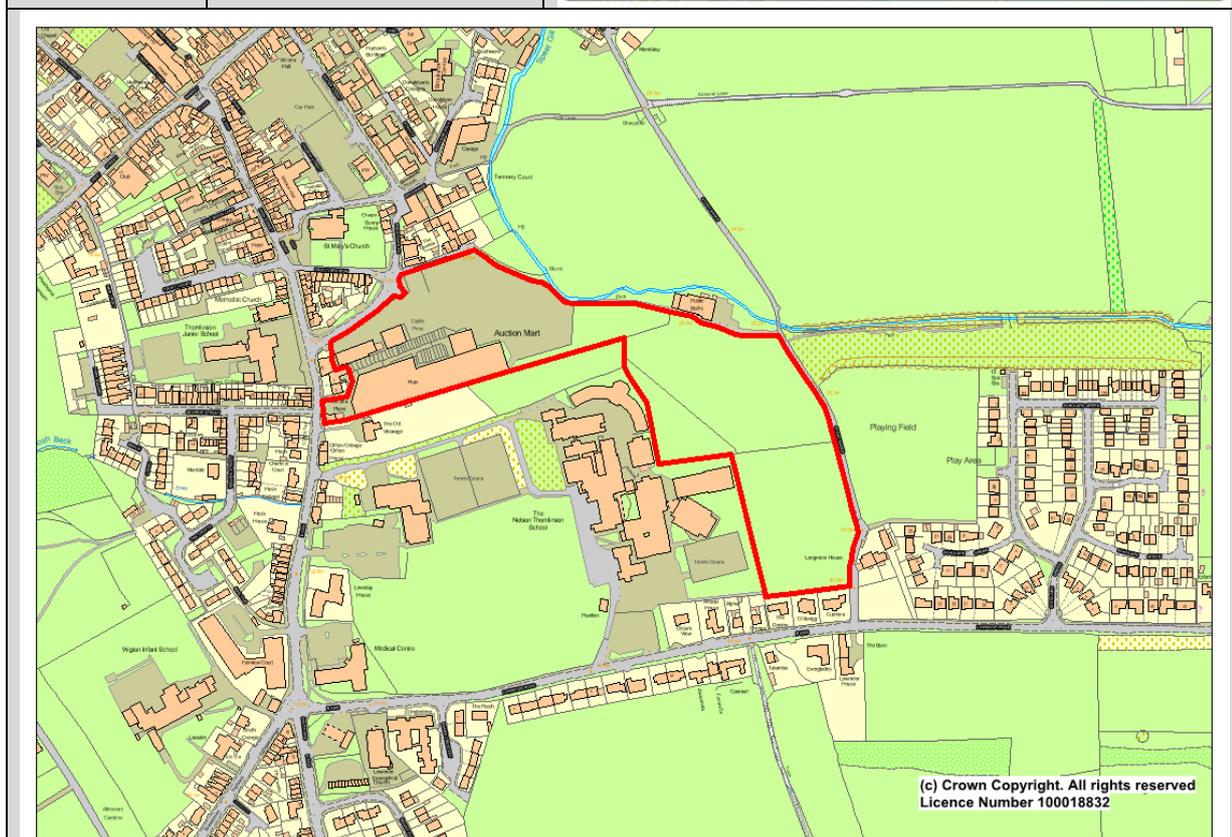
Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare
- Make provision for an area of amenity green space
Make provision for an equipped area of play for young children that is accessible to the wider community.
- Retain or incorporate important trees and hedgerows within the development
- Have principal elevations orientated towards streets and open spaces bounding the site
- Consider carefully the relationship with the existing dwellings on Brayton Park whose principal elevations face onto and overlook the site

Wigton

Preferred Option 1

Site reference	1/WIG/012M013/M	
Site address	Former Wigton Auction Mart	
Settlement	Wigton	
Site area	4.7 hectares	
Site capacity	50 residential units	
Use	Mixed	
Type	Brownfield/Greenfield	



Proposed allocation: Mixed	Preferred Option: Yes
<p>Justification</p> <ul style="list-style-type: none"> • It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern • It would secure the redevelopment of a prominent and centrally-located brownfield site 	

- It occupies a sustainable location within walking distances of the shops and services within the town centre
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved from High Street with required upgrades unlikely to impact on viability
- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

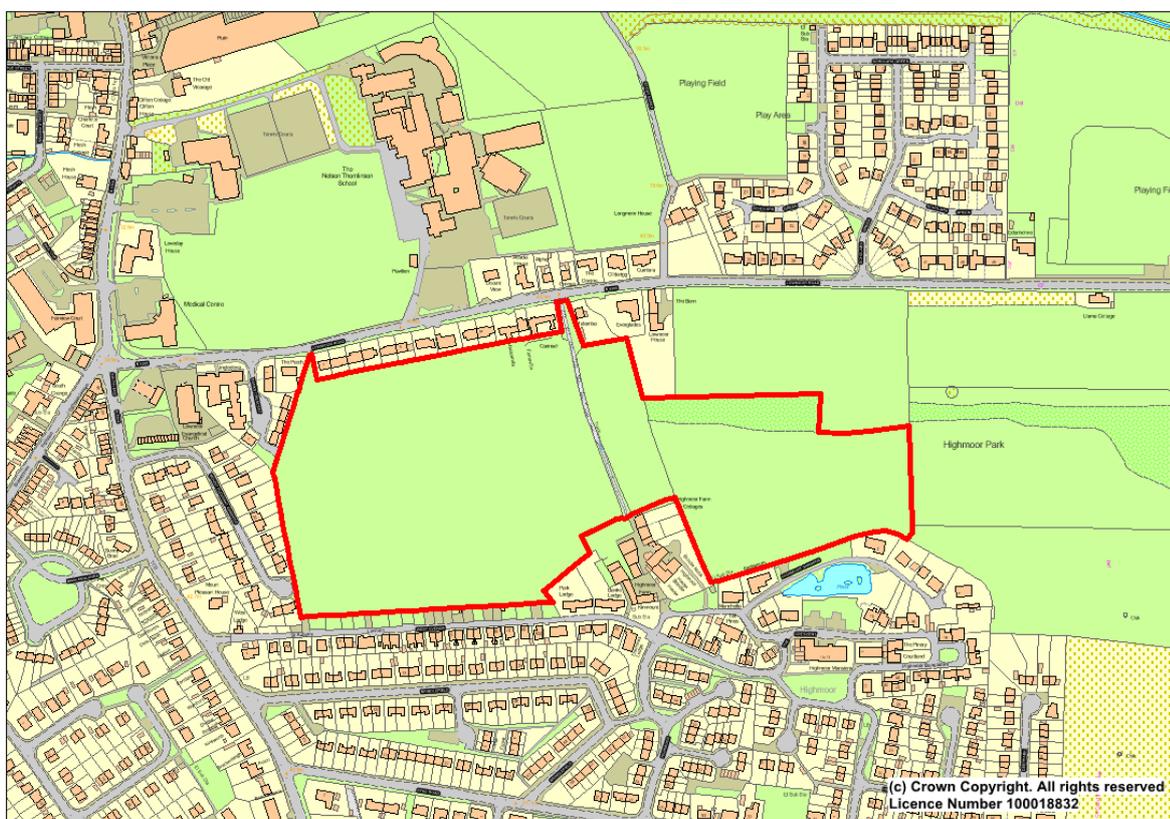
Development Considerations

Development proposals for the site should:

- Include a mix of residential, employment and retail uses
- The residential element should provide a minimum of 50 units and achieve a density of approximately 25-30 dwellings per hectare
- Make provision for an area of amenity green space
- Retain or incorporate important trees and hedgerows within the development
- Incorporate a suitable landscaping buffer adjacent to Speet Gill and public footpath, maintaining green infrastructure links through the town.
- Have principal elevations orientated towards streets and open spaces bounding the site
- Incorporate high standards of design that reflects the local vernacular and is consistent with its location in Wigton Conservation Area
- Safeguard the settling of adjacent listed buildings and amenity of adjacent residents

Preferred Option 2

Site reference	1/WIG/016/R	
Site address	Land south of Lowmoor Road	
Settlement	Wigton	
Site area	9.1 hectares	
Site capacity	200 units	
Use	Housing	
Type	Greenfield	



Proposed allocation: Residential

Preferred Option: Yes

Justification

- It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved from Lowmoor Road with required upgrades unlikely to impact on viability

- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

Development Considerations

Development proposals for the site should:

- Be led by a comprehensive masterplan of the whole site, guided by community involvement

- Achieve a density of approximately 25-30 dwellings per hectare

- Make provision for an area of amenity green space

Make provision for an equipped area of play for young children that is accessible to the wider community.

- Retain or incorporate important trees and hedgerows within the development

- Have principal elevations orientated towards streets and open spaces bounding the site

Reserve Site

Site reference	1/WIG/009/M	
Site address	Land off West Road	
Settlement	Wigton	
Site area	5.5 hectares	
Site capacity	120	
Use	Residential	
Type	Greenfield	

**Justification**

This site has been selected as a preferred option (reserve site) for the following reasons:

- It lies adjacent to the edge of the built up area and development of the site would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- West Road has sufficient capacity to serve and provide access to the site

- Its allocation would be consistent with the social and environmental sustainability objectives of the Local Plan

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 25-30 dwellings per hectare.
- Incorporate an appropriate buffer zone along the eastern boundary of the site adjacent to Black Beck
- Ensure that the hedgerows forming the eastern boundary of the site are retained and incorporated into the development, and where possible retain other hedgerows and trees.
- Make provision for an area of amenity green space.
- Have principal elevations orientated towards streets and open spaces bounding the site
- Make provision for an equipped area of play for young children that is accessible to the wider community.
- Create a defined southern boundary to the site through the planting of a new hedgerow

Discounted Reasonable Alternative

Site reference	1/WIG/032/R	
Site address	Land south of Lowmoor Road (b)	
Settlement	Wigton	
Site area	1.3 hectares	
Site capacity	30 units	
Use	Housing	
Type	Greenfield	



Proposed allocation: Housing	Preferred Option: No
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Justification

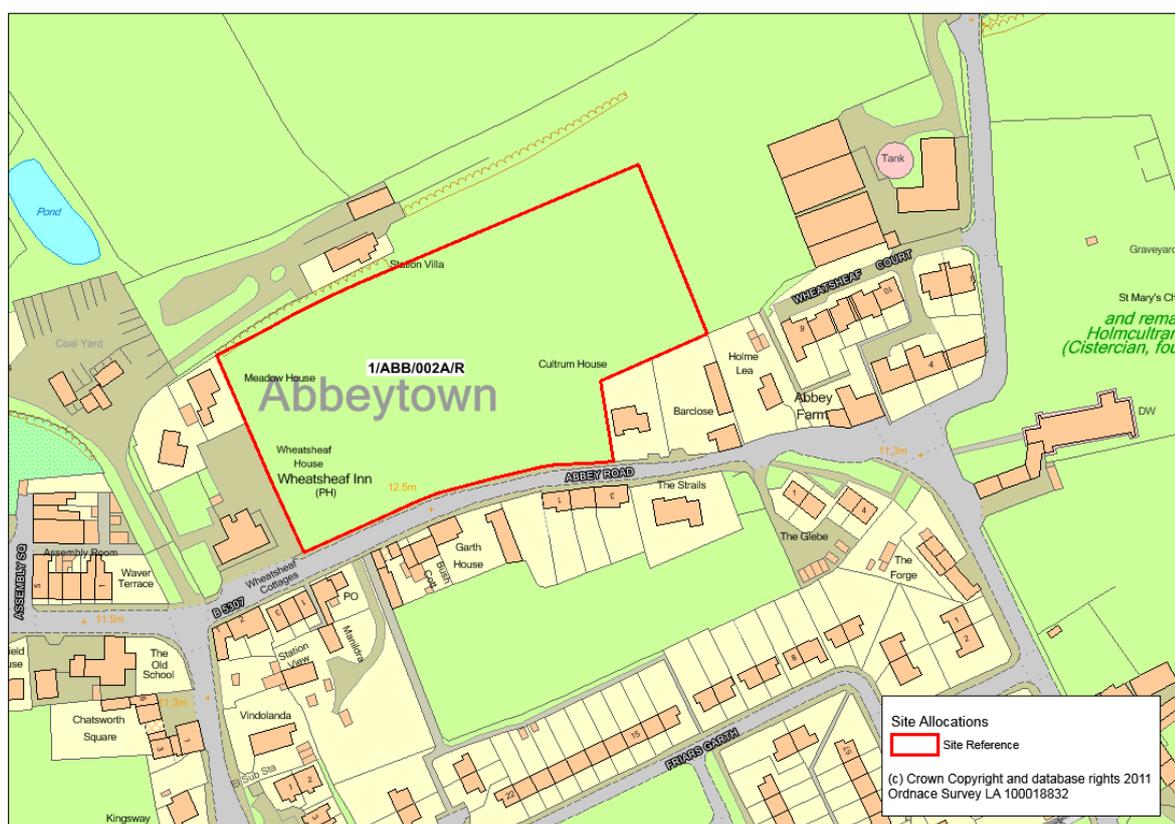
This site has not been selected as a preferred option for the following reasons:

- Development of the site would trigger the requirement for significant upgrades to Lowmoor Road, which would adversely affect the economic viability of the site and prejudice its delivery

Abbeytown

Preferred Option

Site reference	1/ABB/002A/R
Site address	Land adjacent Abbey Road
Settlement	Abbeytown
Site area	1.4 hectares
Site capacity	30 units
Use	Housing
Type	Greenfield



Proposed allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies a relatively central location within the village
- Development would achieve a satisfactory relationship with the existing settlement pattern

- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Abbey Road with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 20-25 dwellings per hectare
- Have principal elevations orientated towards Abbey Road for the units located along the southern boundary of the site
- Retain and incorporate the stone wall running along the southern boundary of the site adjacent to Abbey Road

Discounted Reasonable Alternative 1

Site reference	1/ABB/003/R	
Site address	Land at Abbey Farm	
Settlement	Abbeytown	
Site area	0.4 hectares	
Site capacity	10 units	
Use	Housing	
Type	Greenfield	
		
Proposed allocation: Housing		Preferred Option: No
<p>Justification</p> <p>This site has not been selected as a preferred option for the following reasons:</p> <ul style="list-style-type: none"> • The cost of the demolition of the existing farm buildings and site remediation renders the viability and deliverability of the site uncertain • The site is located on the outskirts of the village and preferred site (1/ABB/002A/R) achieves a more satisfactory relationship to the existing settlement pattern • There is no footpath link from the site and therefore pedestrian connectivity is poor • Development would incur greater visual impact on the setting of the Grade 1 listed abbey 		

Broughton (Great Broughton & Little Broughton)

Preferred Option

Site reference	1/BRN/004/R	
Site address	Land north of Broughton Park	
Settlement	Broughton (Great Broughton & Little Broughton)	
Site area	3.0 hectares	
Site capacity	55 units	
Use	Housing	
Type	Greenfield	



Proposed Allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- Development of the site would incur less landscape and visual impact than discarded sites 1/BRN/001R and 1/BRN/007/R
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified

- It lies in an area of low flood risk
- Access could be achieved via Broughton Park with no significant upgrades required.
- Would minimise the impact on Great Broughton Main Street, which has been identified as having highway capacity issues

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 20-25 dwellings per hectare
- Include a layout that considers the rising topography of the site and minimises the degree of landscape and visual impact on the northern portion
- Include a statement explaining the heritage value of the Standing Stone located within the site and how it is to be affected
- Retain and where necessary, enhance and reinforce the hedgerows along the boundaries of the site

Discounted Reasonable Alternative

Site reference	1/BRN/007/R	
Site address	Land at Rose Farm	
Settlement	Broughton (Great Broughton & Little Broughton)	
Site area	2.8 hectares	
Site capacity	55 units	
Use	Housing	
Type	Greenfield	



Allocation: Housing

Preferred Option: No

Justification

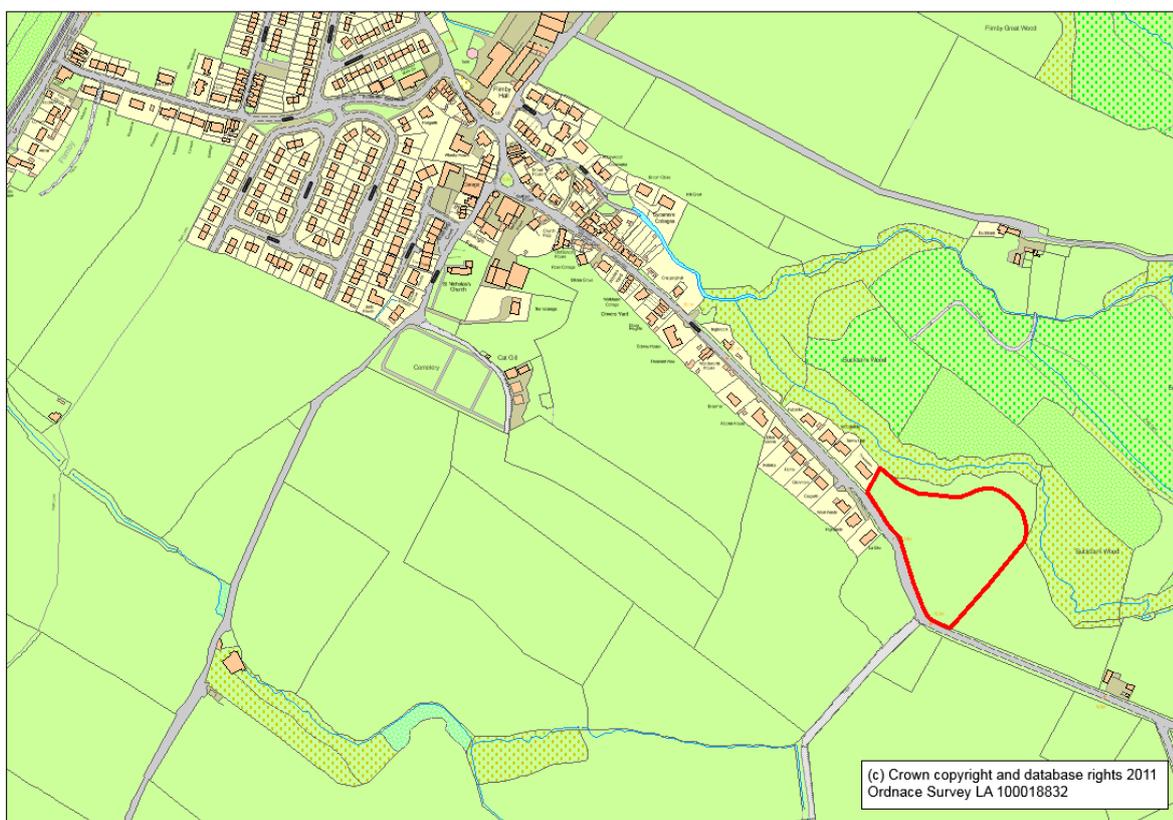
This site has not been selected as a preferred option for the following reasons:

- Due to its location, development of the site would result in greater visual and landscape impact than preferred site (1/BRN/004/R)
- The site is located on the outskirts of the village and preferred site (1/BRN/004/R) achieves a more satisfactory relationship to the existing settlement pattern
- The cost of the demolition of the existing farm buildings and site remediation renders the viability and deliverability of the site uncertain

Flimby

Preferred Option 1

Site reference	3/FLI/008/R	
Site address	Land adjacent Towassen	
Settlement	Flimby	
Site area	1.4 hectares	
Site capacity	15	
Use	Housing	
Type	Greenfield	



Allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- No significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Flimby Brow with no significant upgrades required

- It is the most economically viable and deliverable site that has been identified in the settlement.

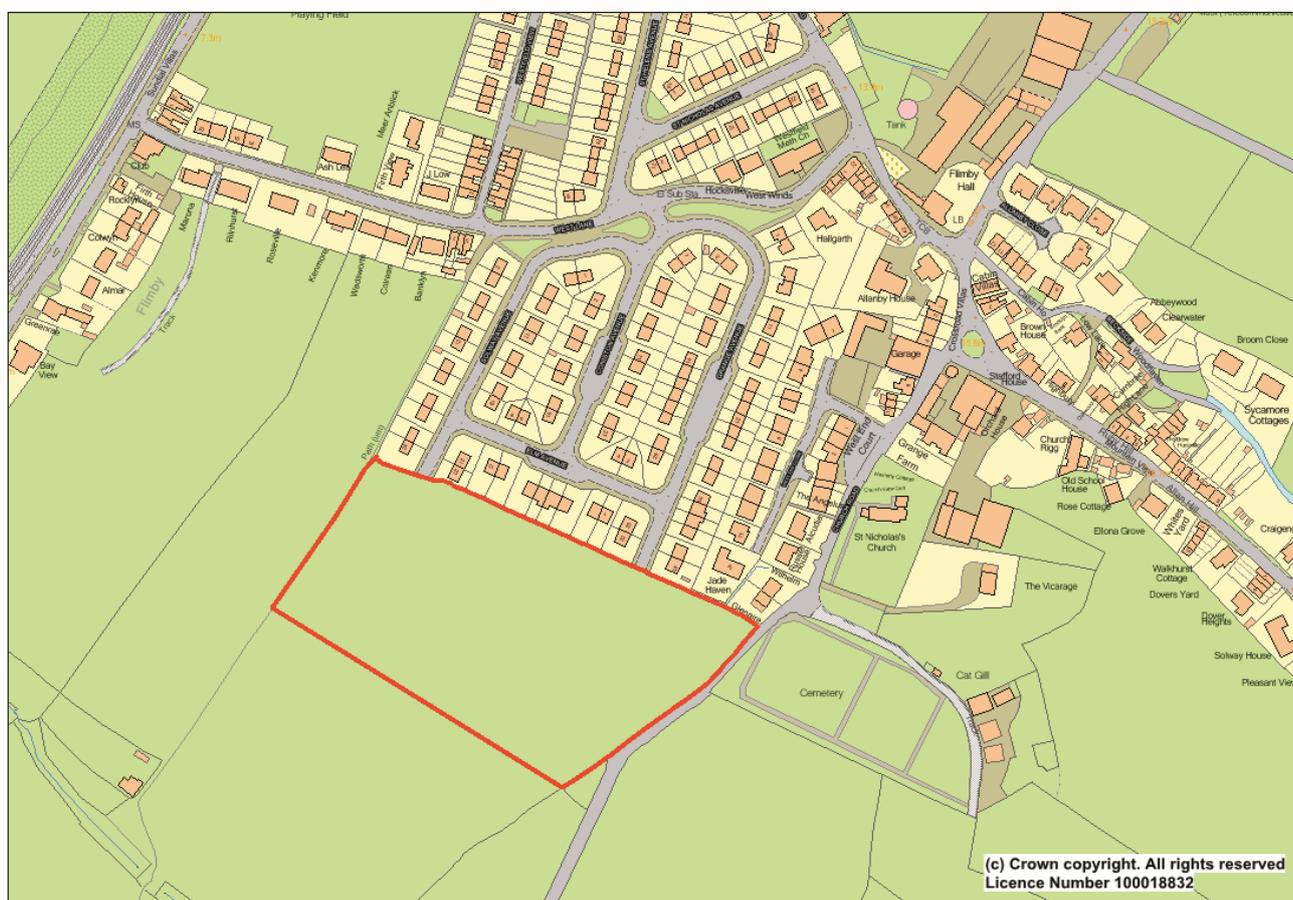
Development Considerations

Development proposals for the site should:

- Give careful consideration to topography, site and floor levels
- Include dwellings that are no higher than 1½ storeys in height
- Achieve a density of approximately 10-15 dwellings per hectare
- Have principal elevations orientated towards Flimby Brow for the units located along the south western boundary of the site
- Retain and incorporate the hedgerow running along the south and south western boundary of the site adjacent to Flimby Brow
- Include an appropriate buffer zone between the ancient woodland (Buckbank Wood) that lies adjacent to the northern boundary of the site
- Ensure that a connection to the footpath that runs along Flimby Brow is provided so that a pedestrian link to the centre of the village is available

Preferred Option 2

Site reference	3/FLI/012/R
Site address	Land off Elm Avenue
Settlement	Flimby
Site area	1.9 hectares
Site capacity	40
Use	Housing
Type	Greenfield



Allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- No significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved via West Lane with upgrades required of a scale that would not

adversely affect the viability and developability of the site

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 20-25 dwellings per hectare
- Create a defined southern boundary to the site through the planting of a new hedgerow

Kirkbride

Preferred Option 1

Site reference	1/KBR/002A/R	
Site address	Land off West Lane	
Settlement	Kirkbride	
Site area	1.0 hectares	
Site capacity	25	
Use	Housing	
Type	Greenfield	



Proposed Allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies a relatively central location within the village
- No significant adverse landscape and visual impact would be incurred as a result its development

- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved via West Lane with no significant upgrades required.

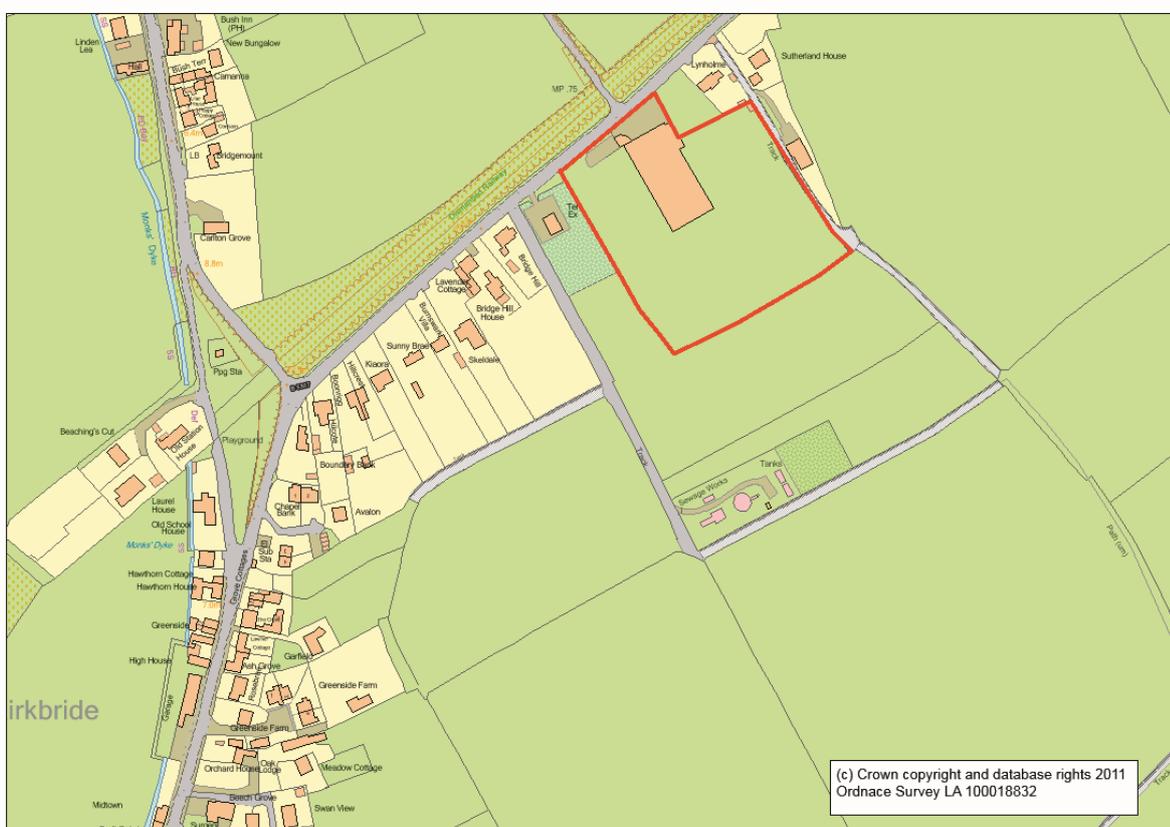
Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 20-25 dwellings per hectare
- Have principal elevations orientated towards West Lane for the units located along the south eastern boundary of the site
- Create a defined southern boundary to the site through the planting of a new hedgerow
- Ensure that the Public Right of Way (West Lane) is considered and appropriately incorporated into the access and layout arrangements
- Maintain a suitable buffer zone along Monks Dyke to the north west.

Preferred Option 2

Site reference	3/KBR/010/R	
Site address	Land adjacent Lynholme	
Settlement	Kirkbride	
Site area	1.7 hectares	
Site capacity	35 Units	
Use	Housing	
Type	Greenfield	



Allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- The site would infill a green gap between two developed areas
- No significant adverse landscape and visual impact would be incurred as a result its development
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified

- It lies in an area of low flood risk
- Access could be achieved via the B5307 with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 20-25 dwellings per hectare
- Have principal elevations orientated towards the B5307 for the units located along the northern boundary of the site
- Include a desk-top contamination study
- Reinforce the southern boundary of the site through additional planting, and retain the other hedgerows abutting the site.

Prospect

Preferred Option

Site reference	1/PRO/001A/R
Site address	Land to the rear of Bank House
Settlement	Prospect
Site area	1.1 ha
Site capacity	25
Use	Housing
Type	Greenfield



Allocation: Housing

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- Development would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified

- It lies in an area of low flood risk
- Access could be achieved directly from the highway with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Achieve a density of approximately 20-25 dwellings per hectare
- Have principal elevations orientated towards the highway for the units located along the western boundary of the site
- Retain and incorporate the hedgerow running along the western boundary of the site into the design and layout
- Reinforce the southern boundary of the site with additional hedgerow and tree planting
- Incorporate highway links to the land to the west of the site

- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from the highway with no significant upgrades required.

Development Considerations

Development proposals for the site should:

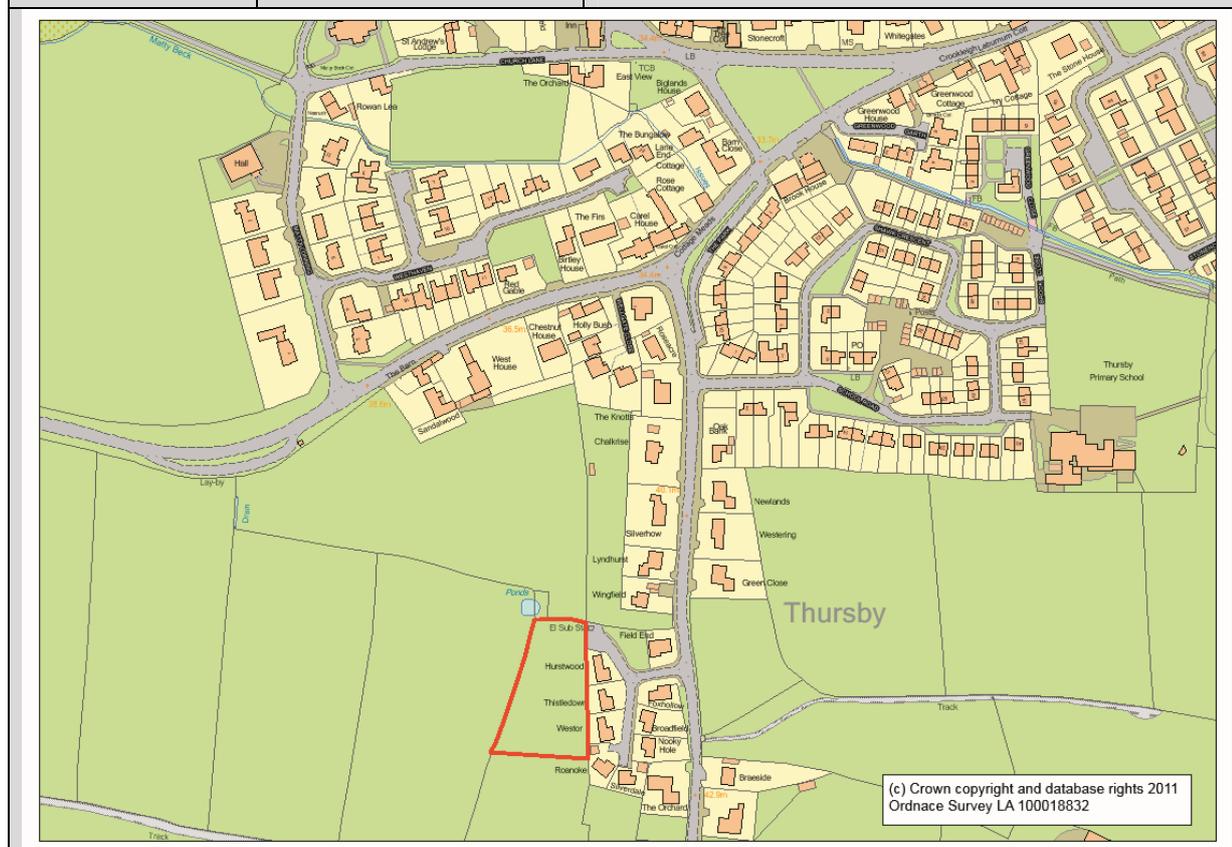
- Achieve a density of approximately 20-25 dwellings per hectare
- Have principal elevations orientated towards the for the units located along the south eastern boundary of the site
- Retain and incorporate the stone wall running along the south eastern boundary of the site
- Create a defined northern boundary to the site through the planting of a new hedgerow
- Incorporate highway links to the land to the west and north of the site

Discounted Reasonable Alternative 1

Site reference	1/THU/006/R	
Site address	Land to south of Matty Lonning	
Settlement	Thursby	
Site area	3.4 hectares	
Site capacity	65 units	
Use	Housing	
Type	Greenfield	
		
Allocation: Housing		Preferred Option: No
<p>Justification</p> <p>This site has not been selected as a preferred option for the following reasons:</p> <ul style="list-style-type: none"> The site is subject to greater highways constraints and development could potentially trigger the requirement for upgrades to the A595 which would adversely affect the viability and deliverability of the site 		

Discounted Reasonable Alternative 2

Site reference	2/THU/015/R	
Site address	Land at Evening Hill	
Settlement	Thursby	
Site area	0.4 hectares	
Site capacity	10 units	
Use	Housing	
Type	Greenfield	



Allocation: Housing	Preferred Option: No
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Justification

This site has not been selected as a preferred option for the following reasons:

- In isolation the site is not considered to achieve a satisfactory relationship with the settlement pattern of the village
- The site would only be suitable if it formed part of a comprehensive development that included 1/THU/005/R and 1/THU/006/R.
- 1/THU/005/R has been discarded and 1/THU/006R has not been selected as preferred option.

Question 9: Do you agree with the preferred housing sites?

Question 10: Do you agree with the reserve housing sites?

Employment

Introduction

The Council has a clear strategy to support economic growth, firstly, by supporting existing businesses to grow and expand and secondly to build on existing strengths and skills principally in tourism, manufacturing, research and development and the nuclear industry. As outlined in the national planning policy framework the local plan has a role in ensuring that there is a positive policy framework to support business needs and that there is a sufficient supply of land and premises to support economic growth.

Local Plan (Part 1)

Policy S3 of the Local Plan (part 1) sets out an employment land supply target of at least 54 hectares for the plan period up to 2029. In addition policy S12 requires that the land supply should be of sufficient quality and diversity to cater for different business needs. The role of the Local Plan (part 2) is to allocate sufficient land to deliver this strategy.

Site allocations

It is acknowledged in Part 1 that the plan area, as a whole, has an oversupply of employment land, a significant amount of which requires investment to bring it up to a standard required by modern business. In selecting the preferred sites for employment a number of factors have guided the assessment:

- Recognition that Lillyhall and the Port of Workington are key locations for employment in the plan area (policy S13),
- Rationalise the current land supply where possible
- The need to maintain a reasonable spatial distribution to cater for local business needs, and
- Appraisal of the individual sites.

The detailed methodology used to select the preferred sites is set out in the Site Assessment Methodology document. This was applied to individual site assessments, the outcome of which is set out in the Allerdale Workspace and Employment Land Plan April 2016.

Site	Name	Site area (Gross)	Uses
Workington			
1/WOR/032A/E	Land north of Port of Workington, Oldside	11.6 ha	Considered suitable for B1, B2, and B8 uses
1/WOR/034A/E	Land at Oldside	10.34 ha	Considered suitable for B1, B2, and B8 uses
1/WOR/046/E	Land off Jubilee Road	9.72 ha	Part of Lillyhall strategic employment site . considered primarily suitable for B1 uses, and potentially B8 uses, of high quality design.
1/WOR/047/M	Land off Joseph Noble Road, Lillyhall East	2.3 ha	Part of Lillyhall strategic employment site . considered suitable for B1, B2 and B8 uses.
1/WOR/048/M	Land off Hallwood Road, Lillyhall West	9.57	Part of Lillyhall strategic employment site . considered most suitable for B1 and B8 uses of high quality design.
1/WOR/049A/M	Land north of Branthwaite Road	17.55 ha	Part of Lillyhall strategic employment site . suitable for B1, B2 and B8 uses
Maryport			
1/MAR/009/E	Land at Glasson Industrial Estate	3.5 ha	Considered primarily suitable for B1 uses, and potentially B8 uses, of high quality design.
Cockermouth			
2/COC/019/M	Land Located at Low Road	0.75 ha	Considered suitable for B1, B2, and B8 uses
3/COC/025/E	Land at Row Road	0.23 ha	Suitable for B1 office uses, compatible with adjoining residential properties to south.
Aspatia			
1/ASP/011/E	Land at Aspatia Business Park	2 ha	Considered suitable for B1, B2, and B8 uses
Wigton			
1/WIG/012S013/M	Former Wigton auction mart & land to east of Nelson Thomlinson	4.72 ha in total	Suitable for some B1 uses (office) as part of mixed use site.
Silloth			
No sites to be allocated, although employment land close to the Port to be safeguarded for employment purposes.			

Table 9: Proposed employment site allocations

Site reference	1/WOR/032/E	
Site address	Land at Oldside (Part)	
Settlement	Workington	
Site area	11.6 hectares	
Use	Employment	
Type	Greenfield/Brownfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies a key location for industrial expansion adjacent to the port.
- Development would achieve a satisfactory relationship with the town.
- No potential significant effects have been predicted for protected site and species
- It lies in an area of low flood risk
- Access could be achieved directly from the Port Road

Development Considerations

Development proposals for the site should:

- Include a suitable buffer zone along the coastal zone, consistent with coastal zone policy, incorporating landscaping and high quality boundary treatments.
- Include an ecological survey of the site
- Incorporate measures to maximise the biodiversity value of the site, particularly in

relation to blue butterflies, and maintain green infrastructure links with the adjoining Cumbria Wildlife site to the north.

- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings, where possible retaining the stand of deciduous woodland.
- Include a contaminated land survey and risk assessment
- Include Transport Assessment and Travel Plan

Site reference	1/WOR/034A/E	
Site address	Land North of Port of Workington (Oldside)	
Settlement	Workington	
Site area	10.34 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies a strategic location close to the port
- Development would be close to industrial premises with access to the Port of Workington and main highway network.
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from the road to the Port.

Development Considerations

Development proposals for the site should:

- Include an ecological assessment with particular reference to butterflies
- Incorporate measures to maximise the biodiversity value of the site, particularly in relation to blue butterflies, and maintain green infrastructure links with the adjoining Cumbria Wildlife site to the north.
- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings
- Include a contaminated land survey and risk assessment
- Incorporate a suitable buffer zone with the railway line to enable future sidings development, as identified in the Cumbria Minerals and Waste Local Plan

Site reference	1/WOR/046/E	
Site address	Land off Jubilee Road, Lillyhall East	
Settlement	Workington	
Site area	9.72 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It forms part of the district's key strategic employment site at Lillyhall
- The land lies adjacent to one of the main accesses into the estate off the A596
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Jubilee Road with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Be of high quality design
- Include an ecological assessment of the site.
- Maintain the watercourse and pond which lie adjacent to the north western and western boundary of the site, and incorporate measures to maximise the biodiversity of the site.
- Retain the planting zones along the north western boundary, the western boundary adjacent to the A596, and the south western boundary adjacent to Blackwood Road.
- Retain other areas of planting where possible including the pine trees at the entrance to jubilee road, and incorporate a high quality landscaping scheme.

Site reference	1/WOR/047/E	
Site address	Land off Joseph Noble Road, Lillyhall East	
Settlement	Workington	
Site area	2.3 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It forms part of the district's key strategic employment site at Lillyhall
- The land lies close to the A596, with good access off Branthwaite Road.
- No potential significant effects have been predicted for protected sites and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk

Development Considerations

Development proposals for the site should:

- Be of high quality design
- 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.

Site reference	1/WOR/048/E	
Site address	Land off Hallwood Road, Lillyhall West	
Settlement	Workington	
Site area	9.57 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It forms part of the district's key strategic employment site at Lillyhall
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Hallwood Road with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- 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.

Site reference	1/WOR/049A/E	
Site address	Land north of Branthwaite Road, Lillyhall	
Settlement	Workington	
Site area	17.55 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It forms part of the district's key strategic employment site at Lillyhall
- The land lies adjacent to the A595, the main thoroughfare through the estate
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access could be achieved directly from Branthwaite Road with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Be of a high quality design in this prominent location.
- Retain the planting/landscaping at the roundabout and along the A595 to link with the adjoining county wildlife site to the north east.
- Retain and reinforce the hedgerow along Branthwaite Road 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.
- Incorporate a suitable buffer zone or mitigation measures necessary to protect the amenity of residential properties at Gale House Farm and adjoining the public right of way

Site reference	1/MAR/009/E	
Site address	Hutton Place, Glasson Industrial Estate	
Settlement	Maryport	
Site area	3.5 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It occupies an accessible location close to Glasson Industrial Estate.
- Development would achieve a satisfactory relationship with the existing settlement pattern
- No potential significant effects have been predicted for protected site and species
- It lies in an area of low flood risk
- Access could be achieved directly from Low Road off the A596 with no significant upgrades required.

Development Considerations

Development proposals for the site should:

- Achieve a high standard of design in this prominent and sensitive coastal location.
- Include a suitable buffer zone with the adjoining coastal footpath, incorporating landscaping and high quality boundary treatments.
- Include a contaminated land survey and risk assessment
- Include an ecological survey. Development will be expected to incorporate measures to maximise the biodiversity value of the site.
- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings.

Site reference	2/COC/019/M	
Site address	Land at Low Road	
Settlement	Cockermouth	
Site area	0.75 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It lies relatively close to the town centre.
- Development would achieve a satisfactory relationship with the existing settlement pattern, and involves the re-use of brownfield land.
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- Although the site lies partially in flood zone 2, there are limited opportunities for employment development within the town.
- Access could be achieved off Low Road, to the rear of the Lakes Home Centre.

Development Considerations

Development proposals for the site should:

- Be of a high quality design
- Where possible retain the mature trees adjacent to Low Road
- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings
- Include suitable flood mitigation measures
- Be accompanied by a land contamination assessment

Site reference	3/COC/025/E	
Site address	Land off Low Road	
Settlement	Cockermouth	
Site area	0.23 hectares	
Use	Employment	
Type	Brownfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It lies relatively close to the town centre.
- Development would achieve a satisfactory relationship with the existing settlement pattern, and involves the re-use of brownfield land.
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Access to the site exists off Low Road Close.

Development Considerations

Development proposals for the site should:

- Be of a high quality design in this prominent location
- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings

Site reference	1/WIG/012M013/M	
Site address	Former Wigton Auction Mart	
Settlement	Wigton	
Site area	4.72 hectares	
Use	Employment	
Type	Brownfield	
		
Proposed allocation Mixed Use: Employment/Housing		Preferred Option: Yes
Justification This site has been selected as a preferred option for mixed uses incorporating office, retail and residential uses (50 dwellings) for the following reasons:		
<ul style="list-style-type: none"> • It occupies a central location in Wigton, well-related to the town centre with good pedestrian links. • A scheme would involve the re-development of previously-developed land, and enhance the appearance of Wigton Conservation Area • Development would achieve a satisfactory relationship with the existing settlement pattern • No potential significant effects have been predicted for protected site and species • No significant environmental or physical constraints have been identified • It lies largely in an area of low flood risk. An area that lies within flood zone 2 has previously been developed 		

- Access could be achieved via the B5305

Development Considerations

Development proposals for the site should:

- Be of a high standard of design and locally distinctive, consistent with its location in Wigton Conservation Area.
- Achieve a suitable relationship with adjoining dwellings and listed buildings.
- Have principal elevations orientated towards the street to the northwest of the site
- Incorporate a suitable landscaping buffer adjacent to Speet Gill and public footpath, maintaining green infrastructure links through the town.
- Include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings.
- Achieve a satisfactory relationship with the adjoining swimming pool.
- Achieve a density of approximately 25-30 dwellings per hectare on the part of the site that will be residential.

Site reference	3/ASP/014/E	
Site address	Land at Aspatria Business Park	
Settlement	Aspatria	
Site area	2 hectares	
Use	Employment	
Type	Greenfield	



Proposed allocation: Employment

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- It forms part of Aspatria Business Park.
- Direct access off the main A596
- No potential significant effects have been predicted for protected site and species
- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk

Development Considerations

Development proposals for the site should:

- Include a contaminated land survey and risk assessment
- Maintain hedgerow and trees to south western boundary, and woodland group to southern corner

Question 11: Do you agree with the preferred employment sites?

Safeguarded existing employment sites

In addition to identifying a land supply it is proposed to safeguard important existing employment sites on the Proposals Map. These sites have been selected on the basis of their contribution to the local economy and or their location, in terms of maintaining a spread of employment sites across the plan area. Proposals to redevelop these safeguarded sites for alternative uses will be assessed against the criteria set out on policies S12 and DM3 of the Local Plan (part 1). The proposed safeguarded sites are set:

Settlement	Site	Site area safeguarded (approximate gross)	Site ref. of land put forward in Site allocations process Site reference covered by safeguarding designation
Workington	Lillyhall	130 ha	1/WOR/041/M
Cockermouth	Wakefield Road	3.0 ha	n/a
Cockermouth	Lakeland Business Park/Europe Way	2.6 ha	n/a
Cockermouth	Mitchells	5.0 ha	n/a
Wigton	Syke Road	3.2 ha	n/a
Wigton	Western Bank	1.2 ha	n/a
Aspatria	Aspatria Business Park	1.0 ha	n/a
Silloth	Port of Silloth	6.3 ha	1/SIL/003/R
Flimby	Risehow	12.5 ha	n/a

Table 10: Proposed employment site allocations

Question 12: Do you agree with the list of safeguarded sites?

Tourism, Coastal and Countryside Recreation

Introduction

A strategic priority of the Local Plan is to promote sustainable tourism through the provision of high quality accommodation and attractions. Tourism is a major contributor to the local economy and provides an important source of income to the towns and communities of Allerdale in the form of visitor spending on accommodation, food and drink and recreational activities.

The unspoilt countryside and coastlines are the most valuable tourism asset and also the most sensitive resource. Therefore whilst the aspiration to develop the tourism industry is high, the natural environment must be preserved and safeguarded from inappropriate development. Policy S17 of the Local Plan (part1) provides the current policy framework. The preferred option is to revise the wording of that policy to better reflect the tourism and recreation objectives.

Revised Tourism, Coastal and Countryside Recreation Policy

SA7: 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 and Key Service Centres subject to compliance with other relevant 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, providing that no adverse impacts (either directly or indirectly) on the landscape, wildlife or habitats would be incurred.

In sensitive coastal and countryside locations within the Plan Area such as the Solway Coast AONB, Hadrian's Wall World Heritage Site and Natura 2000 sites support will be given to proposals that:

- (a) Conserve and enhance that special qualities of the area and
- (b) Increase awareness, understanding and enjoyment of the area and
- (c) Would relieve tourist pressure on vulnerable habitats, biodiversity, landscapes and historical assets within or adjacent to the area

Tourism Accommodation

Proposals which offer new or improved tourism accommodation will be supported within Principal, Key and Local Service Centres subject to compliance with other relevant Plan policies.

Tourism accommodation of appropriate scale and design will also be supported beyond Principal, Key and Local Service Centres providing that there are no significant adverse impacts (directly or indirectly) on the landscape quality or ecological / biodiversity value and the proposal:

- (a) Forms part of a farm diversification scheme or;
- (b) Involves an extension to an existing tourism accommodation facility or;

- (c) Is part of a scheme to upgrade ancillary facilities at an existing holiday park or camping or caravan site.

There will be a presumption against the creation of new - and large extensions to existing - static caravan sites and holiday parks within the Solway Coast AONB. Small scale increases in the capacity of existing sites/parks within the AONB may be supported in circumstances where the proposal incorporates compensatory measures that involve the removal or relocation of existing pitches that are detrimental to the visual quality of the landscape.

Proposals to remove residential occupancy conditions on camping, caravan and chalet will only be permitted in locations where permanent residential use is appropriate and the building has acceptable amenity standards for full time occupation

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 marketing exercise the terms of which . including scope and duration - have been agreed by the Local Planning Authority.

Sustainability Appraisal

In identifying the whole of the Plan Area as suitable for tourism development, the Preferred Option permits the principle of such schemes in rural areas and the open countryside. Consequently, it performs less strongly against environmental objectives relating to protecting biodiversity assets, safeguarding landscape character, reducing greenhouse gas emissions and maintaining water quality and resources. It also performs weakly against social objectives improving access to open space and encouraging recreational activity and healthy lifestyles. Conversely the alternative option retains the existing status of the area and therefore performs strongly against these social and environmental objectives.

In encouraging the commercial development of the area the preferred option performs very strongly against economic objectives insofar as creating new employment opportunities, creating these opportunities where there is clear need and attracting private sector inward investment. The alternative option would not contribute to any of the economic objectives. Therefore, whilst the approach of the Preferred Option could incur adverse social and environmental effects it would have major beneficial economic effects. In balancing the social, environmental and economic objectives the preferred option is considered to be the most sustainable approach overall.

Justification for preferred option

The preferred option is consistent with Council objectives to support tourism and community leisure development within the Plan area. The policy approach advocates sustainable tourism by seeking to deliver development within the Principal, Key and Local Service Centres. However it recognises the rural nature of the Plan area and that, importantly, it is the consumption of the countryside and environmental assets that underpins the tourism industry. Development of an appropriate scale and design is permitted in locations beyond Principal, Key and Local Service Centres subject to a location need being demonstrated and no adverse impacts (either directly or indirectly) on the landscape, wildlife or habitats being incurred.

The preferred option also acknowledges that certain parts of the Plan area - such as the Solway Coast AONB and Hadrian's Wall World Heritage Site - are both visitor hotspots and environmentally sensitive areas. Therefore policy text is included to ensure that the level of development within those areas is both tempered and reflects this heightened sensitivity.

Compliance with other policies and strategies

Local Plan Strategic Policies	S2, S3, S5, S6, S24, S28, S33, S34, S35
Local Plan strategic objectives	Climate change and sustainability: SO1c, SO1d Economy: SO3h Transport: SO4a Built and historic environment: SO5b, SO5f Natural environment: SO6a, SO6b, SO6c
National Planning Policy	Chapter 1: Building a strong, competitive economy Chapter 3: Supporting a prosperous rural economy Chapter 11: Conserving and enhancing the natural environment Chapter 12: Conserving and enhancing the historic environment
Allerdale Council Plan	Strengthening our economy: Encouraging tourism
Evidence Base	Cumbria Tourism Strategy Allerdale Cultural Study Solway Area of Outstanding Natural Beauty Management Plan NE269: Coastal Access Natural England's Approved Scheme

Alternative policy options

SA7(a) No policy to support sustainable tourism and leisure development

This option would mean a reliance on national policy and the spatial strategy to direct tourism policy. However, due to the importance of tourism in the Borough, combined with the conflicting aspirations to see visitor attractions and accommodation improved and the environment protected, it is considered that a discrete bespoke policy relating to this is required. Therefore this option was not selected.

SA7(b) Policy to direct tourism accommodation and attractions development to Principal, Key and Local Service Centres only.

This option complies with national policy in that it seeks to protect the vitality and viability of town centres, as well as avoiding sporadic development within the open countryside. However, this is not considered a reasonable approach in the context of Allerdale. This option fails to recognise and take advantage of opportunities for the enhancement of rural economies through tourism activities. It also fails to recognise evidence which shows that it is the natural environment itself, which is the most valuable tourism asset. On this basis this option was not selected.

Question 13: Do you agree with the suggested re-wording of policy S17?

Retail and Town Centres

Introduction

The role of the local plan, as set out in the national planning policy framework, 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 identify 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.

Local Plan (Part 1)

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 town centre boundaries and 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 principal role of the Local Plan (part 2) is to identify suitable sites, where there is a need.

Site allocations

Floor space requirements

The Allerdale Retail Study 2015 examined the future trends, patterns and demands for retail and main town centre uses during the plan period. The finding of this study, in terms of floor space requirements, provides the evidence base for the preferred site allocations. The study identified levels of capacity for additional retail floor space in the Principal and Key Service Centres as follows:

Workington	Capacity for additional convenience goods floor space . 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.

Table11: Assessment of retail capacity in the principal and key service centres

Based on the demand evidence set out in the retail study, together with existing planning permissions, the Local Plan (part 2) will only allocate land for retail/main town centre uses in Workington.

Site Assessments

A range of sites have been assessed, sourced from the call for sites exercise, saved allocations and other potential town centre sites. The assessment methodology was based on national planning guidance and the policy framework set out in the Local Plan (Part 1). The sites not taken forward as a preferred option are set out in the discarded sites document.

Preferred Options Retail/Main Town Centre Use Sites

Preferred Option1:
Central Car Park, Workington

Site reference	3/WOR/086/S
Site address	Central Car park
Settlement	Workington
Site area	1 ha
Use	Retail
Type	Brownfield



Proposed allocation: Retail

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- The site occupies a central location in Workington, partly within the town centre boundary, the rest adjoining
- No potential significant effects have been predicted for protected site and species

- No significant environmental or physical constraints have been identified
- It lies in an area of low flood risk
- Existing access via Central Square is considered adequate to support retail premises.
The site is considered to be suitable for main town centre use development, commercially viable and sustainable given its town centre location. It is considered available and deliverable.

Development Considerations

Development proposals for the site should:

- Be of a high standard of design
- Relate satisfactorily with adjoining residential properties.
- Incorporate a suitable landscaping scheme which links with the footpath along the former railway line

**Preferred Option 2:
Solway House, Workington**

Site reference	1/WOR/030/S
Site address	Solway House
Settlement	Workington
Site area	2.25 ha
Use	Retail
Type	Brownfield



Proposed allocation: Retail

Preferred Option: Yes

Justification

This site has been selected as a preferred option for the following reasons:

- The site is located close to other premises selling bulky goods on Clay Flatts
- It has good access directly on to Solway Road (A597)
- Good pedestrian links to Moss Bay and Frostoms
- It lies in an area of low flood risk

The site is considered to be suitable and economically and commercially viable for main town centre use development due to its close proximity to existing out-of-town retail units. The site is accessible by public transport.

Development Considerations

Development proposals for the site should:

- Be of a high standard of design
- Include a suitable landscaping scheme, particularly along Solway Road, incorporating mature planting where possible to mitigate visual impact, and maximise biodiversity

Discounted Reasonable Alternative

Site reference	1/WOR/038/M
Site address	Land adjacent Dunmail Park
Settlement	Workington
Site area	2 hectares
Use	Retail
Type	Greenfield



Proposed allocation: Retail

Preferred Option: No

Justification

This site has not been selected as a preferred option for the following reasons:

- The site would require a new access on to A596 which would be difficult to achieve given the proximity to existing junctions.
- It would not serve the town centre nor an existing residential area unlike the preferred sites.

Question 14: Do you agree with the preferred retail site allocations?

Lower Derwent Valley

Introduction

In addition to the sites that have been identified for retail development in Workington a specific policy for the Lower Derwent Valley area is proposed. As a number of sites were submitted during the call for sites exercise, coupled with the evolving role of this area of the Workington, it is considered an area based policy is required to guide future development.

Preferred Option

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

Another important feature of the Derwent Valley is the River Derwent corridor which runs along the northern boundary and has the potential to provide an important area of open space, a green corridor link for informal recreation as well as providing important cycle and pedestrian links in to the town centre.

It is considered that the Lower Derwent Valley has the potential to build on the recent town centre and edge of centre developments. Therefore the proposed policy approach for this area of Workington is to support town centre uses, especially leisure, that complements the adjacent town centre as well as enhancing the value of the river corridor for informal recreation. It should be noted that this proposed policy should be read alongside the proposed extension to the town centre boundary which is outlined later in this chapter.

Preferred Option

SA8: Lower Derwent Valley

Proposals for main town centre uses, especially those relating to leisure and entertainment, will be supported in the Lower Derwent Valley as defined on the Proposals map

Opportunities to enhance the River Derwent corridor, as defined on the Proposals map, to improve informal recreational use, pedestrian and cycle links to the town centre and the wider Derwent Valley will be supported.

Proposals for main town centre uses will be expected to
Deliver high quality design solutions that reflect and enhance its location at the northern gateway to the town;

Improve access and connections, especially pedestrian and cycling, within the Lower Derwent Valley itself and with the town centre and

Contribute to the enhancement and protection of existing open space and green infrastructure especially along the River Derwent corridor.

Sustainability Appraisal

In identifying the bulk of the Derwent Valley area as suitable for Main Town Centre Use development, the Preferred Option promotes the loss of natural and semi-natural green space. Consequently, it performs less strongly against environmental objectives relating to protecting biodiversity assets, safeguarding landscape character, reducing greenhouse gas emissions and maintaining water quality and resources. It also performs weakly against social objectives improving access to open space and encouraging recreational activity and healthy lifestyles. Conversely the alternative option retains the existing status of the area and therefore performs strongly against these social and environmental objectives.

In encouraging the commercial development of the area the preferred option performs very strongly against economic objectives insofar as creating new employment opportunities, creating these opportunities where there is clear need and attracting private sector inward investment. The alternative option would not contribute to any of the economic objectives. Therefore, whilst the approach of the Preferred Option could incur adverse social and environmental effects it would have major beneficial economic effects. In balancing the social, environmental and economic objectives the preferred option is considered to be the most sustainable approach overall.

Justification of Preferred option

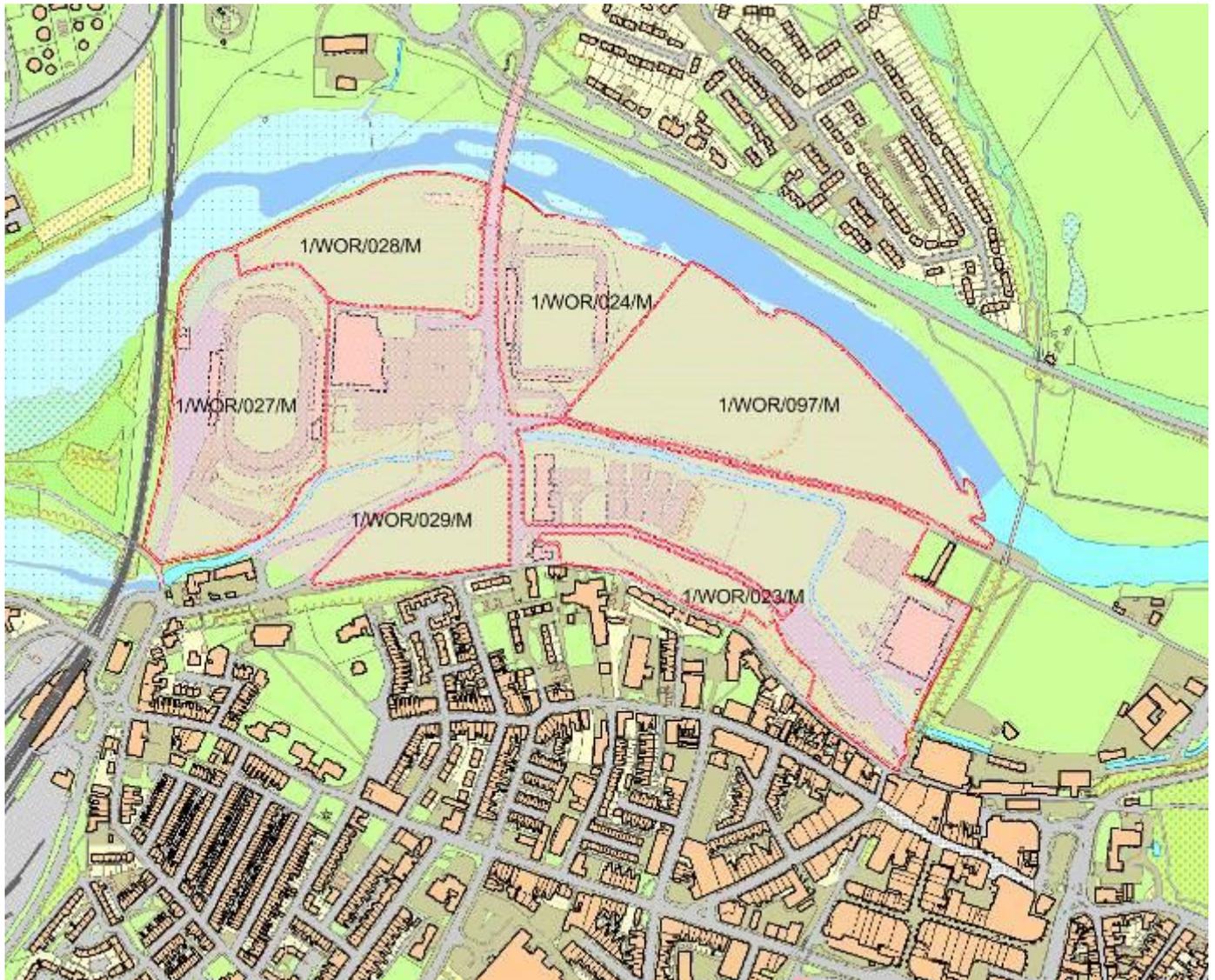
The Lower Derwent Valley has the potential to deliver a high quality gateway to the north entrance to the town and to complement and support the existing town centre. This preferred approach builds on existing sports, retail and informal recreation uses and the evolution of the town centre represented by the extension of the town centre boundary to include the new leisure centre. Another important element is the underused linkages along the river corridor which are central to integrating this area with the town centre through the enhancement and protection of existing open space and pedestrian and cycling routes. A single policy is required to bring all these elements together in a comprehensive manner.

Compliance with other policies and strategies

Local Plan Strategic Objectives	Economy: SO3i Built and Historic Environment: SO5d, SO5f Natural Environment: SO6e
National Planning Policy	NPPF paragraphs 23
Allerdale Council Plan	Enhancing our towns: Encouraging thriving and vibrant towns
Evidence Base	Saved allocations from Allerdale Local Plan First alteration 2006 Retail Study 2015 Open space Assessment report 2014 Open Space standards paper 2014 Playing Pitch Strategy 2014

Alternative Option:**Do not have a dedicated policy for the Lower Derwent Valley**

This approach would mean any proposal in the Lower Derwent Valley would be assessed on a case by case basis using a range of local plan policies. This option was not selected because it would not provide the focus this part of Workington requires. A less cohesive and piecemeal approach is likely to be delivered with individual plots coming forward without a clear framework to direct development.



Question 15: Do you agree that an overarching policy for the Lower Derwent Valley is the right approach?

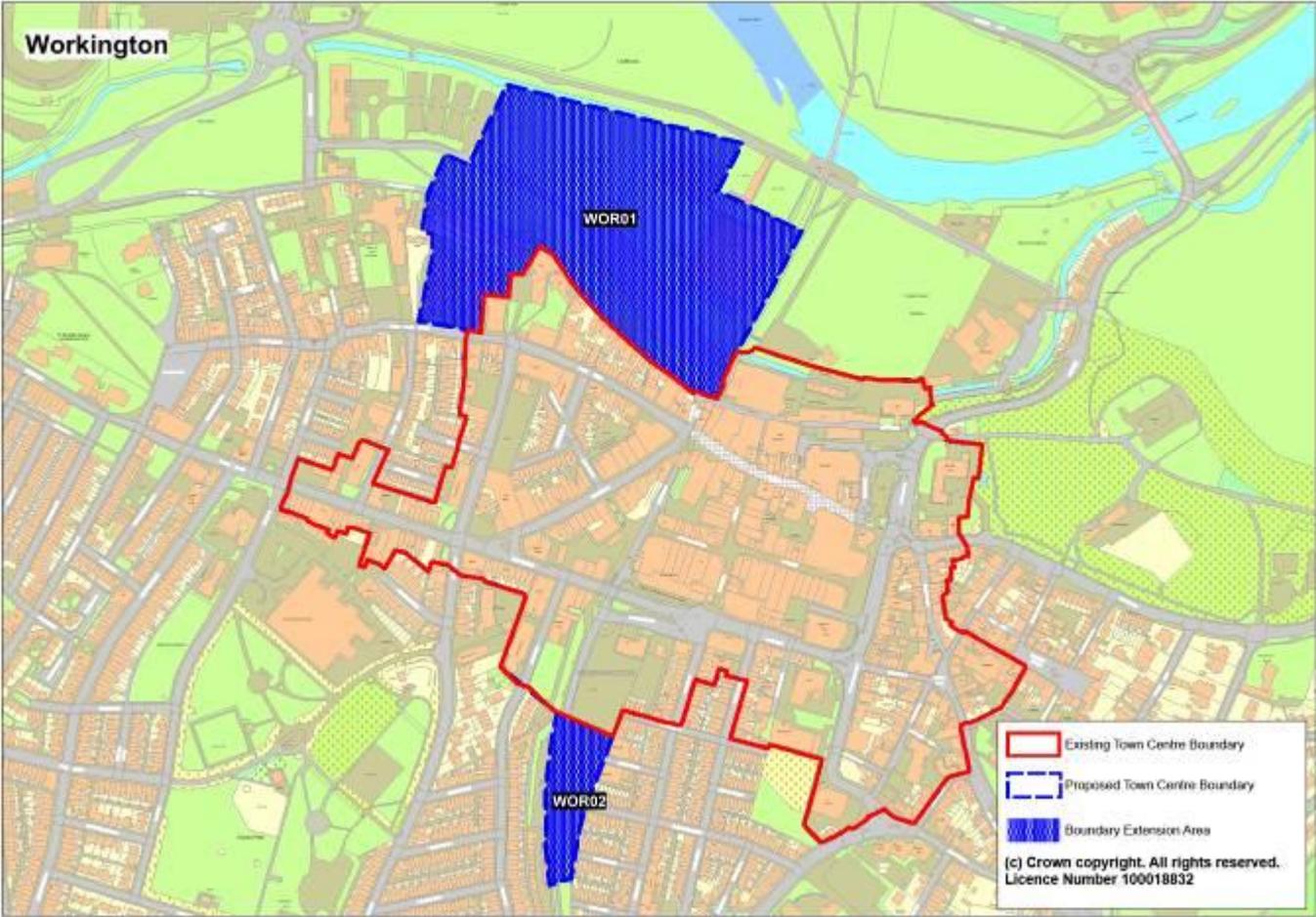
Town Centre Boundary Revisions

Introduction

The current town centre boundaries for the Principal and Key Service Centres were adopted in 2014 as part of the Local Plan (Part 1). These were designated following substantial survey and health checkwork to ensure that they reflected the geographical areas where the main town centre uses were present and ensured a sufficient supply of suitable sites.

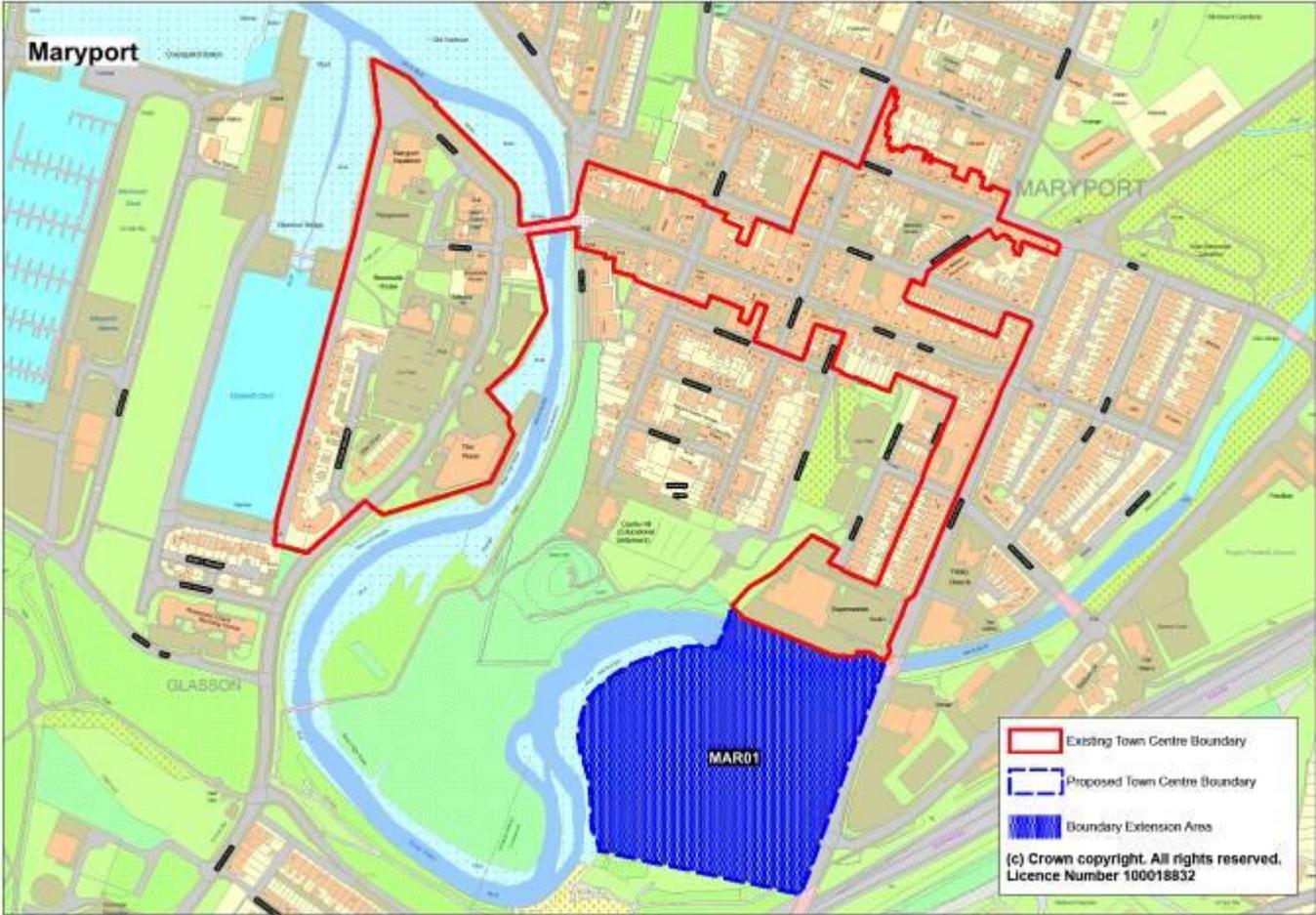
However in the period following the adoption of Part 1 of the Local Plan there have been main town centre use developments and planning consents on edge of centre sites in Workington, Maryport and Cockermouth. It is proposed to amend the town centre boundaries of these towns to reflect this.

Workington



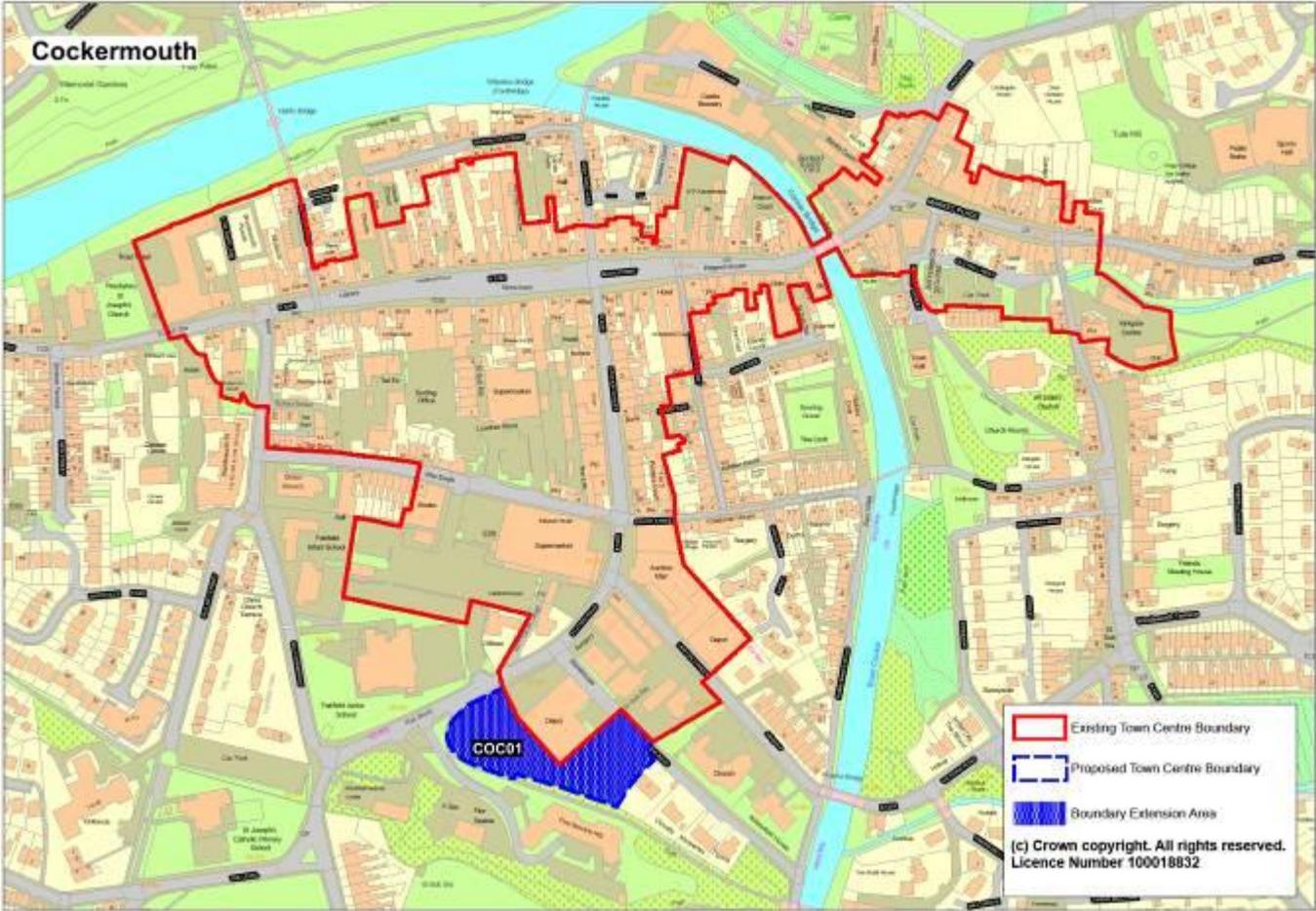
Amendment ID	Reason
WOR01	Incorporate new leisure centre (2/2014/0271) and adjacent car parking and sports pitches
WOR02	Incorporate full extent of car park located adjacent to Central way

Maryport



Amendment ID	Reason
MAR01	Incorporate new food store (2/2014/0786) and adjacent sports pitches

Cockermouth



Amendment ID	Reason
COC01	Incorporate new food store and wholesale building (2/2015/0705)

Question 16: Do you agree with the proposed amendments to the town centre boundaries?

Gypsy, Traveller and Travelling Showpeople

Introduction

National Guidance (*Planning Policy for Traveller Sites August 2015*) requires Local Authorities to assess the accommodation needs of gypsy and travellers and travelling show people. If there is evidence of accommodation need the local plan should set out pitch targets for gypsy and travellers and plot targets for travelling show people which address the likely permanent and transit accommodation needs of travellers in their area. In addition the local plan has to identify a supply of deliverable sites sufficient to provide five years worth of sites against their locally set targets, developable sites or broad locations for growth for the medium term (6-10 years) and where possible the long term (11-15 years).

Local Plan (part 1)

In 2013 a Gypsy and Traveller Accommodation Assessment was jointly commissioned with other Cumbrian authorities. It identified the following need in Allerdale for both Gypsy and Travellers and Travelling Show people which is also the adopted plot and pitches targets for the plan period.

	Permanent Pitches	Transit Pitches	Showperson Plots
Identified five year shortfall 2013/14 to 2017/18	10	10	7
Medium term Shortfall (2018/19 to 2022/23)	0		7
Long term Shortfall (2023/24 to 2028/29)	0		7
Identified fit to Local Plan (2012/13 to 2028/29) 15 years	10	10	21

Table 12 Gypsy and Traveller Pitch/Plot Targets (Cumbria Gypsy and Traveller Accommodation Assessment (2013))

In addition to the above targets Policy S11 in the Local Plan (Part 1) sets out the policy approach which guides both the selection of sites in the local plan and the determination of planning applications.

Current Position

At present there are no sites for Gypsy and Travellers in the plan area and therefore the Local Plan (part 2) will need to identify site(s) to meet the immediate need for 10 permanent pitches and the longer-term need for 10 transit pitches.

With respect to Travelling Showmen there are existing yards in Maryport, Silloth and Wigton.

Site Allocations

The criteria for assessing sites included individual site characteristics such as access to the highway, utilities and services, relationship to existing settlement pattern, travelling patterns of

8 / Gypsies, Travellers and Travelling Showpeople

the community and the policy framework outlined in policy S11 of the Local Plan (part 1). The sites that were not considered as suitable as the preferred options are set out in the discarded sites document.

8 / Gypsies, Travellers and Travelling Showpeople

Preferred Option

Site reference	3/WOR/096/GT	
Site address	Former caravan park, Oldside	
Settlement	Workington	
Site area	4.5 ha	
Use	Gypsy & Traveller	
Type	Brownfield	



**Proposed allocation:
Gypsy and Traveller Site**

**Preferred Option:
Yes**

Justification

This site has been selected as an area of search for a Gypsy and Traveller site (transit) for the following reasons:

- It is located in a part of the town preferred by the existing Gypsy and Travelling Community, close to services and a local school where children are enrolled.

- The site belongs to Allerdale Borough Council and is available.
- An existing access is available to this site which has been a caravan park in the past.
- No insurmountable environmental or physical constraints have been identified
- It lies in an area of low flood risk.

Development Considerations

Development proposals for the site should:

- Include an ecological assessment with particular reference to butterflies. Compensatory measures will need to be included in mitigation for butterfly scrapes provided on the most northerly part of the site
- Incorporate measures to maximise the biodiversity value of the site, particularly in relation to blue butterflies, and maintain green infrastructure links with the adjoining Cumbria Wildlife site to the north.
- Include a contaminated land survey and risk assessment
- Include a noise survey
- Need to take into account the re-powering of wind turbines; utilisation likely to require re-siting/removal of closest wind turbine (s).
- Include an upgrade of the access track.
- Incorporate additional landscaping to the north.

8 / Gypsies, Travellers and Travelling Showpeople

Discounted Reasonable Alternative

Site reference	3/WOR/092/GT	
Site address	Land adjacent to St Helens Business Park	
Settlement	Workington	
Site area	3.8 ha	
Use	Gypsy & Traveller	
Type	Greenfield	



Proposed allocation:
Gypsy and Traveller Site

Preferred Option:
No – Discounted Reasonable Alternative

Justification

This site has not been selected as a preferred option for the following reasons:

- The site is located directly adjacent to St Helens Business park and is considered to constitute a potential location for future employment development

Question 17: Do you consider the preferred gypsy and traveller sites are the most appropriate?

Travelling Showmen

It is proposed to safeguard the existing Travelling Showmen sites on the Proposals Map and support future provision on these sites in line with policy S11 Local Plan (part 1). The safeguarded sites in Silloth, Wigton and Aspatria can be found in the Map Book, which has been published alongside this document.

Question 18: Do you agree with safeguarding existing Travelling Showmen sites?

Areas suitable for wind energy development

Introduction

Policy S19 in the Local Plan (part 1) sets out the 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.

The Council's preferred approach is to identify an area suitable for wind energy development as part of the Local Plan. It should be emphasised that even though a wind energy proposal lies within a suitable area it will still have to satisfy the criteria set out in the Ministerial Statement and Policy S19 of the Local Plan (part1). A technical paper has been produced and published alongside this preferred option document which sets out the evidence used in the development of the preferred area.

Preferred Option: SA9 - Areas suitable for wind energy development

Identify the whole district (excluding the National Park) as suitable for wind energy development except for sensitive areas (AONB and Hadrian's Wall World Heritage Site and Buffer zone) where only small scale schemes will be supported.

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

- Compliance with policy S19 of the Local Plan (part 1) and
- Planning impacts identified by affected local communities have been fully addressed.

With respect to the definition of affected communities the Council will use as a starting point the 800m set back distance referred to in policy S19

Sustainability Appraisal

The Preferred Option follows national planning policy in supporting and enabling renewable energy generation. Accordingly, it performs strongly against the objectives relating to climate change in terms of reducing greenhouse gas emissions and minimising the need to extract mineral resources. Conversely, in adopting a positive approach, it performs less strongly against the natural environment objectives relating to protecting biodiversity, preserving landscape quality and minimising the development of greenfield land.

However by restricting the scale of wind energy development in the most environmentally sensitive areas of the Plan Area, the Preferred Option strikes an appropriate balance between the conflicting climate change and natural environment objectives and therefore, on balance, constitutes the most sustainable approach overall.

Justification of Preferred Option SA9

9 / Areas suitable for wind energy development

Identifying an area of search demonstrates a proactive approach to delivering wind energy proposals, where appropriate, to the benefit of the local economy. It recognises that a different approach is required in relation to the AONB and the Hadrian’s Wall World Heritage Site and buffer zone. The continued application of policy S19 of the Local Plan (part 1) and the requirement to address fully planning impacts identified by the local community will ensure proposals are robustly assessed.

Compliance with other policies and strategies

Local Plan Strategic Objectives	Climate Change and Sustainability: SO1a,SO1b,SO1e, SO1f Built and Historic Environment: SO5f Natural Environment: SO6a,SO6b
National Planning Policy	NPPF paragraphs 17,18,93,95,97,98,117 to 120, 126
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) Solway AONB Management Plan 2015-2020,Solway Coast AONB Landscape and Seascape Assessment, Frontiers of the Roman Empire World Heritage Site- Hadrian’s Wall Management Plan 2015-19

Alternative Options:

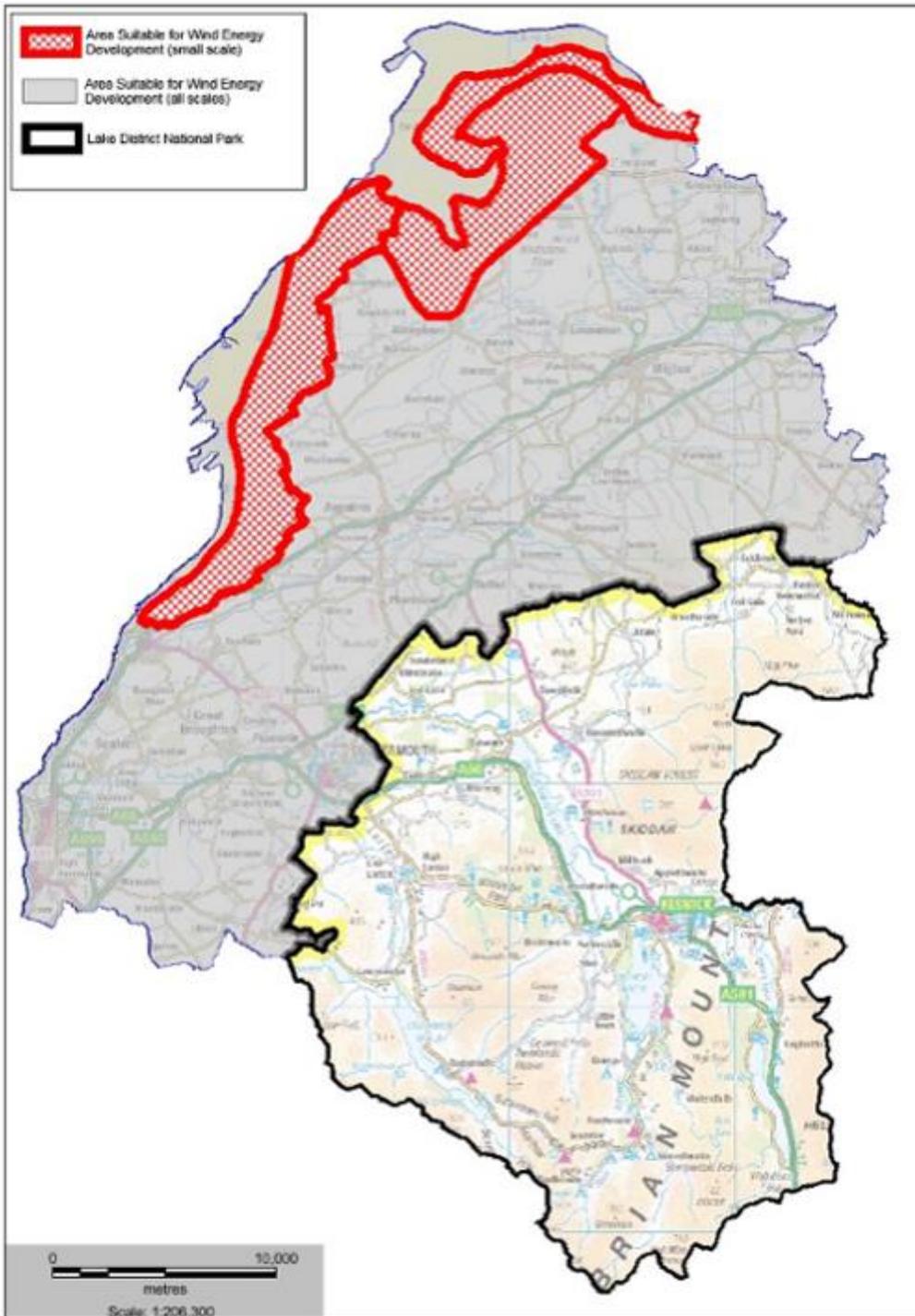
Do not identify an area suitable for wind energy development

Not to define an area suitable for wind energy development would remove the opportunity to support appropriate wind energy proposals which are beneficial to the local economy, smaller rural enterprises or local communities. In addition this approach would not be in accordance with national policy to support the delivery of renewable energy.

Identify the whole of the District (excluding the National Park) as an area suitable for wind energy development

This option would allow the consideration of wind energy proposals. However it would not have the additional safeguards proposed by the preferred option with respect to the AONB and Hadrian’s Wall World Heritage Site.

Preferred Option



Do you agree the Local Plan should identify an area suitable for wind energy development?

Question 19: Do you agree with the proposed area for wind energy development?

Open space

Amenity Green Space

Introduction

Open space and undeveloped land in towns and villages is recognised as contributing significantly to the quality of the environment in terms of visual amenity and for the health and well-being of communities. There may also be other benefits in terms of biodiversity and wildlife conservation as part of the green infrastructure network. The NPPF sets out how green areas of particular importance to local communities can be identified for special protection through designation as Local Green Space, although this would not be appropriate for most green areas or open space.

Allerdale Local Plan (Part 1)

The consideration of open space is embedded within policies in part 1 of the Local Plan. Most specifically Policy S25 seeks to maintain, enhance and protect the provision of formal and informal sports and recreation facilities and public open space, with regard to the Allerdale Open Spaces, Sports and Recreation Strategies. Amenity greenspace and natural and semi-natural greenspace are categories included in the Open Space Study.

The requirement to consider the contribution that undeveloped land makes to settlement character is also reinforced in Policy S5, and particular reference is made to infill and rounding off villages where development is required to protect, maintain or enhance local distinctiveness, character and landscape and historic setting of the settlement. Development must not result in the loss of important historic green infrastructure or natural features which provide valuable local amenity.

Site Allocations

This policy reaffirms Policy S25 in emphasizing the value of amenity green space, 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 destroy or significantly damage such value would not be permitted 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. There is a presumption in favour of its retention where it is of significant townscape or amenity value, or performs an important function in terms of informal recreation.

It is not the intention to identify areas of amenity greenspace and undeveloped land on the proposals maps that merits retention and protection in the Principal and Key Service Centres, the development of which would need to be considered against Policy S25 and other policies which seek to protect local distinctiveness or natural features which provide valuable local amenity. However, in local service centres, and settlements in the rural village tier of the settlement hierarchy set out in part 1 of the plan, an amenity greenspace designation is proposed on those sites which make the most significant contribution to village character and appearance or play an important community role, where development will be ruled out other than in very special circumstances. Village Greens will also be identified in their function as important community space.

It is important to reaffirm that the absence of any given space from the proposals map does not mean that it is not important; it is just the most significant sites that have been designated.

Preferred Option

SA10: Amenity Greenspace designation

Proposals affecting 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 proposals 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

Sustainability Appraisal

In safeguarding important amenity greenspace within the Plan Area the Preferred Option performs strongly against social objectives relating to creating healthy and active communities and providing access to areas of recreation and open space. It also performs strongly against environmental objectives in terms of protecting biodiversity assets and townscape character. The alternative option would not contribute to these social and environmental objectives and therefore, the Preferred Option is considered to be the most sustainable approach.

Justification for preferred option SA10

A key objective of the Local Plan is to protect and enhance the quality of the environment and amenity, and create a diverse and extensive network of accessible green infrastructure. Amenity greenspace will inevitably be subject to development pressure and also exposed to development that may adversely impact upon its quality and function. The preferred option will supplement the policies in Part 1 by identifying the most important amenity greenspaces in the Local Service Centres and rural villages, where there is a presumption against development

Compliance with other policies and strategies

Local Plan (Part 1)	S2, S3, S4, S5, S33
Spatial objectives	Built and historic environment: SO5a, SO5f Natural environment: SO6a, SO6e
National Planning Policy	Core planning principles Chapter 7: Requiring good design Chapter 8: Promoting healthy communities Chapter 11: Conserving and enhancing the natural environment
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	Allerdale Green Infrastructure Study (2011), Allerdale Open Space Study (2014)
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Alternative policy options

- a) Do not identify any amenity greenspace in local service centres or rural villages

An alternative approach would be to not include any amenity greenspace designations on the proposals map, and rely on existing policies contained within Part 1. This option was rejected in the local service centre and rural village tier of the settlement hierarchy, as the failure to identify the most important spaces in the community may result in these areas being subject to increasing pressure if not identified as being important.

Question 20: Do you agree with the proposed approach to the designation and protection of amenity greenspace?

Green Gaps

Introduction

Despite the fact that 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. The potential effect of coalescence on settlement identity is an established planning consideration.

Allerdale Local Plan (part 1)

This issue is addressed implicitly by policies within the Local Plan (Part 1); Policy S2 seeks to conserve and enhance the diversity and distinctiveness of towns villages and landscape, and reference is made to settlement character and local distinctiveness within the design and development principles set out in policies S4 and S5, reinforcing the requirement for new development to respond positively to the character, history and distinctiveness of its location. Policy 33 seeks to protect, conserve and where possible enhance the landscape character and local distinctiveness of the plan area.

Site Allocations

Given development pressures on some village settings, the Council consider that the identification of a green gap designation on the proposals map is appropriate on land that:

- 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;

Preferred Option

SA11: Green Gaps

To provide a framework for maintaining the separate identities of communities in the District by maintaining visual and functional separation, a green gap is identified on the policies map between the following settlements:

- Kirkbampton and Thurstonfield
- Prospect and Ougterside

Within the green gap, development will be supported where it is essential for the needs of agriculture, forestry, and local community infrastructure, and which cannot be located elsewhere, and for other minor development proposals which do not harm, either collectively or individually, the purpose or open character of the green gap. Other development would not normally be supported unless the benefits of such proposals are considered to significantly outweigh their impact on the green gap

Sustainability Appraisal

In safeguarding important green gaps within the Plan Area the Preferred Option performs strongly against social objectives relating to improving access to the countryside and open space. It also performs strongly against environmental objectives in terms of protecting biodiversity assets and landscape character. The alternative option would not contribute to these social and environmental objectives and therefore, the Preferred Option is considered to be the most sustainable approach.

Justification for preferred option SA11

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. The preferred option will supplement the policies in Part 1 by identifying a location 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. There are other locations in the district where settlement coalescence may become more of an issue in the future, and careful consideration will need to be given to proposals. However, at this stage, the gaps between Kirkbampton and the adjoining settlement of Thurstonfield and Prospect and Oughterside are most at risk.

Compliance with other policies and strategies

Local Plan (Part 1)	S2, S3, S4, S5, S33
Spatial objectives	Built and historic environment: SO5a, SO5f Natural environment: SO6a, SO6e
National Planning Policy	Core planning principles Chapter 7: Requiring good design Chapter 8: Promoting healthy communities Chapter 11: Conserving and enhancing the natural environment
Allerdale Council Plan	Enhancing our towns: promoting the unique identities and assets of our towns.
Evidence Base	Allerdale Green Infrastructure Study (2011), Allerdale Open Space Study (2014)

Alternative policy options

a) Do not include a green gap policy

An alternative approach would be to not include a green gap policy in the Local Plan (Part 2) and rely on existing policies contained within Part 1. This option was rejected as the failure to identify the most important gaps may result in these areas being subject to increasing pressure if not identified as being important.

Question 21: Do you agree with the proposed approach to the designation and protection of green gaps?

Green Infrastructure

Introduction

Policy S24 of the Local Plan (Part 1) seeks to conserve the green infrastructure network within the Allerdale plan area and promote opportunities to strengthen it. However there is a risk that if left unregulated, development could incrementally erode the green infrastructure network and have an adverse impact on its multi-functionality. This would have implications for the fulfilment of the strategic objectives set out in Part 1 relating to mitigating the impacts of climate change and protecting and enhancing the built and natural environment. Therefore the introduction of a policy that identifies key green infrastructure assets within the plan area and a framework for their preservation and enhancement must be considered.

SA12: Protecting and Creating Green Infrastructure

The Council expects the existing Green Infrastructure Network, as shown on the proposals maps, 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.
- (b) Incorporate a layout that provides 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

Sustainability Appraisal

In seeking to protect and create green infrastructure network within the Plan Area the Preferred Option performs strongly against social objectives relating to improving access to the countryside and open space. It also performs strongly against environmental objectives in terms of protecting biodiversity assets, landscape character and water quality and resources. The alternative option would not contribute to these social and environmental objectives and therefore, the Preferred Option is considered to be the most sustainable approach.

Justification for preferred option SA12

A key objective of the Local Plan is to develop and maintain a strategic network of green infrastructure within the Allerdale Plan Area. However green infrastructure will inevitably be subject to development pressure and also exposed to development that may adversely impact upon its quality and multi-functionality. The preferred option will supplement the policies in Part 1 by identifying the existing green infrastructure network and ensuring that proposals that have the potential to impact upon it - both directly and indirectly - are fully assessed in this regard. The preferred option will also ensure that the green infrastructure network is both expanded and

enhanced. New developments will be expected to contribute to green infrastructure and where they are located adjacent to the network they will also be expected to take any reasonable opportunities to connect to it.

Compliance with other policies and strategies

Local Plan Strategic Policies	S2, S3, S5
Local Plan strategic objectives	Climate change and sustainability: SO1a, SO1b Transport: SO4d Built and historic environment: SO5d, SO5e, SO5f Natural environment: SO6a, SO6b, SO6c, SO6e
National Planning Policy	Chapter 4: Promoting sustainable transport Chapter 6: Delivering a wide choice of high quality homes Chapter 7: Requiring good design Chapter 8: Promoting healthy communities Chapter 10: Meeting the challenge of climate change, flooding and coastal change Chapter 11: Conserving and enhancing the natural environment
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	Allerdale Green Infrastructure Study (2011), Allerdale Open Space Study (2014), Cumbria Rights of Way Improvement Plan, Solway Area of Outstanding Natural Beauty Management Plan, Allerdale Strategic Flood Risk Assessment

Alternative policy options

a) Do not include a green infrastructure policy

An alternative approach would be to not include a green infrastructure policy in the Local Plan (Part 2) and rely on existing policies contained within Part 1. This option was rejected as the failure to identify important existing green infrastructure assets may result in parts of the network being lost or harmed due to it not being identified as being important. Without policy intervention, opportunities for improving the level of connectivity may not be fully pursued.

Question 20: Do you agree with the proposed approach to the designation and protection of green infrastructure?

Question 21: Do you think that the Green Infrastructure policy should differentiate areas of high ecological and/or landscape significance?

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 or 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 (AA)	An Appropriate Assessment, also known as a habitat 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 commitment 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 areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. 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 SSSIs, 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	Development Management Policies set out the more detailed

Policies also referred to as DM Policies	Implementation planning 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 Documents (DPDs)	Development plan documents consist of spatial planning 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.
Hadrian's Wall World Heritage Site (or Frontiers of the Roman Empire (Hadrian's Wall): World Heritage Site)	Hadrian's 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 & 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 . 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 %special architectural or historic interest+. 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	Sets out the Government's planning policies for England and how

Framework (NPPF)	these are expected to be applied. Replaced PPS series in March 2012.
National Planning Policy Guidance	Sets out the Government's 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 region's 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.
Soundness or soundq	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 Habitat 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 Council's 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 Delivery

Regular and continuous monitoring and review are key aspects of the planning system necessary to ensure that the Local Plan (part 2) is effective and responds to changing needs and circumstances.

Monitoring of the Local Plan (part 2) will be undertaken through the Annual Monitoring Report which will assist with the future review of the local plan and related documents. The purpose of the site allocations is to deliver the strategy and level of growth set out in the Local Plan (part 1). The Local Plan (part 1) has an extensive monitoring framework and it is proposed that part 2 of the Plan will be monitored against those targets and indicators, in particular those relating to housing, employment and retail delivery.

To ensure effective and timely delivery of the Local Plan (part 2) the Council will work with others including the Local Enterprise Partnership, infrastructure providers, developers and landowners and local housing partnerships.

It is acknowledged that there may be some change in circumstances that is so significant so as to require a review of the Local Plan (for example significant change in national policy). If this is the case this will be highlighted through the Annual Monitoring Report.

Monitoring and Delivery

The Council will work with a range of partners such as landowners, the Local Enterprise Partnership, infrastructure and service providers, environmental bodies and interest groups to deliver development on allocated sites.

Regular monitoring will assess the delivery of individual sites the outcome of which will be published in the Annual Monitoring Report.

Appendix 3 – 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		Local Plan Policy (policies) (Parts 1 & 2) which apply
Environment			
WKEN1	Lower Derwent Valley	Delete	SA8 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 SA10 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

Appendix 3: Policies Replaced

Local Plan Policy (1999)	Site		limit Local Plan Policy (policies) (Parts 1 & 2) which apply
MEM2	Glasson Industrial Estate	Delete	
CEM1	Low Road, Cockermouth (south)	Delete	Proposed for allocation as business 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 & car parking at Workington railway station	Delete	Works on transport hub underway
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 proposals 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 & Retailing			
ARG1	Queen Street Aspatria	Delete	

Appendix 3: Policies Replaced

Local Plan Policy (1999)	Site		Local Plan Policy (policies) (Parts 1 & 2) which apply
Allerdale Local Plan- First Alteration 2006			
Environment			
WKEN1		Delete	Part included as Derwent Valley Policy SA8
Leisure			
WKL1		Delete	Part included in Derwent Valley Policy SA8
Town Centre & 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

Appendix 4 – List of sites submitted

Settlement	Site Reference	Site Name
Workington	1/WOR/001/R	Land North of Whitestiles
Workington	1/WOR/002/R	Land East of Whitestiles
Workington	1/WOR/003/R	Land off Lowca Lane
Workington	1/WOR/004/R	Land at Park Avenue
Workington	1/WOR/005/R	Land adjacent to Coronation Av
Workington	1/WOR/006/R	Land at Clay Dubbs
Workington	1/WOR/007/R	Land to west of Seaton Road
Workington	1/WOR/008/R	Land North of Whitestiles
Workington	1/WOR/009/R	Land to north of Whitestiles
Workington	1/WOR/010/R	Beech Grove, Seaton
Workington	1/WOR/011/R	Land off Ellerbeck Lane
Workington	1/WOR/012/R	Stoneyheugh Farm
Workington	1/WOR/013/I	Land at Ramsey Brow
Workington	1/WOR/014/E	Land at Solway Rd and Derwent Rd
Workington	1/WOR/015/M	Workington Bus Station
Workington	1/WOR/016/R	Former Workington Fire Station
Workington	1/WOR/017/R	Land off Ashfield Road South (a)
Workington	1/WOR/018/I	Former Station Hotel
Workington	1/WOR/019/R	Land off Ashfield Road South (b)
Workington	1/WOR/020/R	Former Garth County Infant School
Workington	1/WOR/021/R	Land at Ellersleigh Farm
Workington	1/WOR/022/S	Derwent Howe and Derwent Drive
Workington	1/WOR/023/M	Land at The Cloffocks
Workington	1/WOR/024/M	Borough Park
Workington	1/WOR/025/M	Land at Ashfield Road South
Workington	1/WOR/026/M	Moss Bay Rd, Jane Pit
Workington	1/WOR/027/M	Derwent Park Rugby Stadium
Workington	1/WOR/028/M	Land North of Derwent Park
Workington	1/WOR/029/M	The Green, Land off Church Street
Workington	1/WOR/030/M	Solway House and Depot
Workington	1/WOR/031/M	Land off Moss Bay Road
Workington	1/WOR/032/E	Land north of Port of Workington, Oldside
Workington	1/WOR/033/R	Land rear of Northside School
Workington	1/WOR/034/E	Land at Oldside
Workington	1/WOR/035/E	East of Port of Workington
Workington	1/WOR/036/R	Land Adj Northside Primary School
Workington	1/WOR/037/E	John Pier, Oldside
Workington	1/WOR/038/M	Land north of Dunmail Park
Workington	1/WOR/039/E	St Helens Business Park, Maryport Rd

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Workington	1/WOR/040/R	Land at Barepot
Workington	1/WOR/041/M	Former Alcan Works
Workington	1/WOR/042/M	Former High Duty Alloys
Workington	1/WOR/043/M	Firmer Woodland Care Home
Workington	1/WOR/044/E	Land at Lillyhall, West of A596
Workington	1/WOR/045/M	Land at Winscales, off A595
Workington	1/WOR/046/E	Land off Jubilee Road
Workington	1/WOR/047/E	Land off Joseph Noble Road, Lillyhall East
Workington	1/WOR/048/M	Land off Hallwood Road, Lillyhall West
Workington	1/WOR/049/M	Land north of Branthwaite Road
Workington	1/WOR/050/R	Land at Stainburn House Farm
Workington	1/WOR/051/R	Land to west of Moor Road
Workington	1/WOR/052/R	Land off St Andrews Road
Workington	1/WOR/053/R	Land at Stainburn House Farm
Workington	1/WOR/054/R	Land to west of Moor Road
Workington	1/WOR/055/R	Land rear of East Ave
Workington	1/WOR/056/R	Land at Main Rd, High Harrington
Workington	1/WOR/057/R	Land to west of Whins Farm, High Harrington
Workington	1/WOR/058/R	West Ghyll End Farm
Workington	1/WOR/059/R	Land adj Hill Top, Stocks Hill
Workington	1/WOR/060/R	Land to rear of Littlecroft
Workington	1/WOR/061/R	Land off Scaw Road (a)
Workington	1/WOR/062/R	Land off Scaw Road (b)
Workington	1/WOR/063/M	Land at Harrington Marina
Workington	1/WOR/064/R	Land Opposite Yearl Rise
Workington	1/WOR/065/W	Former Tesco North
Workington	1/WOR/066/W	Between A596 and Railway
Workington	1/WOR/067/W	Lakes Road to Chapel Bank
Workington	1/WOR/068/W	Ex Corus Steelworks
Workington	1/WOR/069/W	Oldside Windfarm site
Workington	1/WOR/070/W	Old Gasworks
Workington	1/WOR/071/W	Old Coal Yard
Workington	1/WOR/072/W	Land off Port of Workington Road
Workington	1/WOR/073/M	Workington Leisure Centre
Workington	1/WOR/074/E	Land at Calva Farm
Workington	1/WOR/075/R	Land adj Rescue Station Cottages
Workington	1/WOR/076/E	Workington Goods Yard (&former
Workington	1/WOR/077/M	Land off Mossbay Road (a)
Workington	1/WOR/078/M	Land off Mossbay Road (b)
Workington	1/WOR/079/R	Land off Woodville Way
Workington	2/WOR/080/R	Land at Stanley Street
Workington	2/WOR/081/R	Land adjacent Garth Grot

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Workington	2/WOR/082/R	Land at Camerton Road
Workington	2/WOR/083/O	Land at Harrington Marina
Workington	3/WOR/084/R	Former Southfield School
Workington	3/WOR/085/R	Land adj Moorclose Sports Centre
Workington	3/WOR/086/S	Central Car Park
Workington	3/WOR/087/S	Workington Magistrates Court
Workington	3/WOR/088/S	Uldale Street Car Park
Workington	3/WOR/089/S	Oxford St Offices
Workington	3/WOR/090/R	Land at Havelock Road
Workington	3/WOR/091/GT	Land at St Helens (a)
Workington	3/WOR/092/GT	Land at St Helens (b)
Workington	3/WOR/093/GT	Land at Oldside
Workington	3/WOR/094/GT	Land at Westfield, Moss Bay
Workington	3/WOR/095/GT	Former Westlands Hotel
Workington	3/WOR/096/GT	Former caravan site, Oldside
Maryport	1/MAR/001/R	Land at Borriskill, Ellenborough
Maryport	1/MAR/002/R	Land at Kirkborough Cottage, Ellenboro
Maryport	1/MAR/003/R	Land at Netherhall
Maryport	1/MAR/004/M	63,69,71 Eaglefield Street
Maryport	1/MAR/005/R	Land at Edinburgh Road arches
Maryport	1/MAR/006/R	Land at Maryport, the Arches
Maryport	1/MAR/007/R	Land adj A594
Maryport	1/MAR/008/R	Land at Irish Street
Maryport	1/MAR/009/E	Land at Glasson Industrial Estate
Maryport	1/MAR/010/R	Land at Marine Road
Maryport	1/MAR/011/S	Land adj Maryport Business Cen
Maryport	1/MAR/012/R	Land at Edinburgh Road
Maryport	1/MAR/013/R	Land adj Maryport Marina
Maryport	1/MAR/014/S	Seafood Site, Solway Industrial Estate
Maryport	1/MAR/015/R	Land at Ellenborough
Maryport	1/MAR/016/R	Land at Brook lands
Maryport	1/MAR/017/R	Land at Risehow Farm
Maryport	1/MAR/018/M	Mill toft Field, Maryport
Maryport	1/MAR/019/R	Land at Meal pot Road
Maryport	1/MAR/020/R	Land at Ewanrigg
Maryport	1/MAR/021/R	Land at Ewanrigg Hall
Maryport	1/MAR/022/G	Maryport Foreshore
Maryport	1/MAR/023/R	Land east of the Beeches
Maryport	1/MAR/024/C	Ellenborough Methodist Church
Maryport	1/MAR/025/C	Netherhall Estate
Maryport	1/MAR/026/R	Ellen bank Hotel
Maryport	1/MAR/027/W	Maryport Costal Park
Maryport	1/MAR/028/W	Maryport Harbour Bowl
Maryport	1/MAR/029/W	Land at Hutton Place

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Maryport	1/MAR/030/W	Maryport Coastal Park - North
Maryport	1/MAR/031/W	Land at Ellenborough Place
Maryport	1/MAR/032/R	Land at Woodside Farm
Maryport	2/MAR/033/R	Land at Kirkborough
Maryport	2/MAR/034/M	Netherhall Estate
Maryport	2/MAR/035/R	Land adjacent A596
Maryport	3/MAR/036/R	Land to the rear of Ellenfoot Drive
Cockermouth	1/COC/001/M	Wakefield Road car park
Cockermouth	1/COC/002/R	Land off Towers Lane
Cockermouth	1/COC/003/E	Land adjacent Derwent Mills
Cockermouth	1/COC/004/R	Land off Bellbrigg Lonning
Cockermouth	1/COC/005/R	Land north of Strawberry How Road
Cockermouth	1/COC/006/R	Land north of Strawberry How Rd
Cockermouth	1/COC/007/R	Land north of Wyndham Caravan
Cockermouth	1/COC/008/R	Land north of Wyndham Caravan
Cockermouth	1/COC/009/R	Land south of Castlegate Drive
Cockermouth	1/COC/010/R	Land adj Wyndham Lodge
Cockermouth	1/COC/011/R	Land off Bellbrigg Lonning
Cockermouth	1/COC/012/R	Land north of Strawberry How Road
Cockermouth	1/COC/013/M	Land off Low Road
Cockermouth	1/COC/014/R	Land off Towers Lane
Cockermouth	1/COC/015/R	Land at Hames Hall
Cockermouth	1/COC/016/R	Land off Simonscales Lane
Cockermouth	1/COC/017/R	Land off Lorton Road
Cockermouth	2/COC/018/E	Plot of land adj to Fitz Park/Parklands
Cockermouth	2/COC/019/M	Land Located at Low Road
Cockermouth	2/COC/020/R	Land adj Cockermouth RUFC
Cockermouth	2/COC/021/M	Former Fire and Rescue HQ
Cockermouth	3/COC/022/S	Land at WCF, Station Street
Wigton	1/WIG/001/R	Land at Highmoor Farm
Wigton	1/WIG/002/R	Land to South of West Road
Wigton	1/WIG/003/R	Cross Lane, behind Wigton Hosp
Wigton	1/WIG/004/M	Land at Station Hill
Wigton	1/WIG/005/R	Land at Station Hill
Wigton	1/WIG/006/R	The Oaks, Wigton
Wigton	1/WIG/007/R	Butchers Field
Wigton	1/WIG/008/M	Land to the rear of Co-OP
Wigton	1/WIG/009/M	Land to South of West Road
Wigton	1/WIG/010/R	Land at Standingstone
Wigton	1/WIG/011/R	West of Standing Stone Heights
Wigton	1/WIG/012/S	Former Wigton auction mart
Wigton	1/WIG/013/M	Land east of Nelson Thomlinson
Wigton	1/WIG/014/R	Wigton RUFC
Wigton	1/WIG/015/L	Land at Highmoor Park

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Wigton	1/WIG/016/R	Land South of Lowmoor Road (a)
Wigton	1/WIG/017/R	South of West Rd
Wigton	1/WIG/018/R	William Street, Wigton
Wigton	1/WIG/019/R	Land South of Lowmoor Road (b)
Wigton	1/WIG/020/R	Land at Howriggbank
Wigton	1/WIG/021/S	Land at Spital Cottage
Wigton	1/WIG/022/R	Land east of the Auction Mart
Wigton	1/WIG/023/M	Land to east of Station Road
Wigton	1/WIG/024/R	Land to south of West Road,
Wigton	1/WIG/025/R	South of Syke Road
Wigton	1/WIG/026/R	Land South of The Hawthorns
Wigton	1/WIG/027/R	Brookside Works
Wigton	1/WIG/028/R	Land to north of King Street
Wigton	1/WIG/029/M	Land to South of West Road
Wigton	1/WIG/029/R	Land South of Lowmoor Road (c)
Wigton	1/WIG/032/R	Land South of Lowmoor Road
Wigton	2/WIG/030/R	Land at Kirkland Road
Wigton	3/WIG/031/E	Land to the rear of Syke Business Park
Wigton	3/WIG/032/E	Land to the rear of Syke Park
Aspatria	1/ASP/001/R	Adj Greenfields Outgang Rod
Aspatria	1/ASP/002/R	South of Brayton Road
Aspatria	1/ASP/003/R	Land to East of Holme Lea
Aspatria	1/ASP/004/R	Land adjacent Aspatria RUFC
Aspatria	1/ASP/005/R	Land adj Brayton Park
Aspatria	1/ASP/006/R	Land at Harriston Road
Aspatria	1/ASP/007/R	Land off Park Road
Aspatria	1/ASP/008/R	Land off Comerey Bank
Aspatria	1/ASP/009/R	Land at Baggrow
Aspatria	1/ASP/010/R	Rear of Sundawn, Brayton Gardens
Aspatria	1/ASP/011/E	Land at Brayton Domain
Aspatria	1/ASP/012/R	Land at Station Road, Aspatria
Aspatria	3/ASP/013/R	Land at Midtown Farm
Silloth	1/SIL/001/R	Land at Silloth Lido
Silloth	1/SIL/002/R	Land at Fell View Close
Silloth	1/SIL/003/R	Land South West of Lawn Terrace
Silloth	3/SIL/004/R	Land to the rear of Greenrow Meadows
Abbeystown	1/ABB/001/R	Land Adjacent Assembly square
Abbeystown	1/ABB/002/R	Land off Abbey Road
Abbeystown	1/ABB/003/R	Abbey Farm Abbeystown
Abbeystown	1/ABB/004/R	Land to the south of Friars Ga
Abbeystown	1/ABB/005/R	Land to West of Rowan Garth
Abbeystown	2/ABB/006/R	Land to South of North View
Allonby	1/ALL/001/R	Land at Griggsfirth Field, off Moss Lane
Allonby	1/ALL/002/R	Land at Croft House

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Allonby	3/ALL/003/R	Land off Wigton Road
Allonby	3/ALL/005/R	Land off Moss Lane
Brigham	1/BGH/001/R	Land at Croft Farm
Brigham	1/BGH/002/R	Land to the rear of Mancroft C
Brigham	1/BGH/003/R	Land off High Rigg
Brigham	1/BGH/004/G	Brigham Quarry
Brigham	2/BGH/005/R	Land at Ellerbeck Brow
Brigham	2/BGH/006/R	Land at Spring Croft
Broughton	1/BRN/001/R	Land adjacent Briery Meadow
Broughton	1/BRN/002/O	Broughton Craggs Quarry
Broughton	1/BRN/003/R	Land at East Elms
Broughton	1/BRN/004/R	Land north of Broughton Park
Broughton	1/BRN/005/R	Land adjacent Greenside View
Broughton	1/BRN/006/R	Land adjacent Green Close Barn
Broughton	1/BRN/007/R	Land at Rose Farm
Broughton	1/BRN/008/R	Land adjacent Hobcarton
Broughton	1/BRN/009/R	Land to the rear of Thorndene
Broughton	1/BRN/010/R	Land at Pear Tree Gardens
Broughton	1/BRN/011/R	Land adjacent Linstene
Broughton	2/BRN/012/R	Land at Briery Meadows
Broughton Moor	1/BRM/001/R	Land at South Green Cottage
Broughton Moor	1/BRM/002/R	Land at Sunny Slack
Broughton Moor	1/BRM/003/R	Land at Planting Villas, Broughton Moor
Broughton Moor	1/BRM/004/R	Road to Sunnyslack
Broughton Moor	1/BRM/005/R	Land to rear of Seaton Meadow
Broughton Moor	1/BRM/006/O	Broughton Lodge
Broughton Moor	1/BRM/007/R	Land off Dearham Road
Broughton Moor	1/BRM/008/M	Broughton Moor RNAD (Derwent Forest)
Dearham	1/DHM/001/H	Land at Sunnyslack
Dearham	1/DHM/002/R	Land at Blooming Heather
Dearham	1/DHM/003/R	Land Adj Dearham House
Dearham	1/DHM/004/R	Land to the rear of 79-87 Cent
Dearham	1/DHM/005/R	Land to the rear of Pow Hall
Dearham	1/DHM/006/R	Land opp Mill Brow House
Dearham	1/DHM/007/R	Land at Craika Farm
Dearham	1/DHM/008/R	Land at Midton Farm
Dearham	1/DHM/009/R	Land at Dearham Row (b)
Dearham	1/DHM/010/R	Land at Dearham Row (a)
Dearham	1/DHM/011/R	Land to rear of 3 Maryport Road
Dearham	1/DHM/012/R	Land at Wilson Farm
Dearham	1/DHM/013/R	Land off Dearham Main Street
Dearham	1/DHM/014/R	Land at Mill Brow
Dearham	1/DHM/015/R	Land at the Went
Dearham	1/DHM/016/R	Land at Row Brow

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Dearham	1/DHM/017/R	Land at Sunny Slack
Dearham	2/DHM/018/R	Field 6374, Town Head Farm
Flimby	1/FLI/001/R	Land adjacent to Ryehill Farm
Flimby	1/FLI/002/R	Main Road, Flimby
Flimby	1/FLI/003/R	Land at corner of Main Street
Flimby	1/FLI/004/R	Former Bowling Green, Flimby
Flimby	1/FLI/005/M	Land at Risehow
Flimby	1/FLI/006/M	Land at Flimby Lodge
Flimby	1/FLI/007/R	Land off A596
Flimby	3/FLI/008/R	Land off Flimby Brow (a)
Flimby	3/FLI/009/R	Land off Flimby Brow (b)
Flimby	3/FLI/010/GT	Former Bowling Green, Flimby
Flimby	3/FLI/011/GT	Land adj Flimby Works, Main Street
Great Clifton	1/GRC/001/R	Land at The Gavels
Great Clifton	1/GRC/002/R	Land at Moor Road
Great Clifton	1/GRC/003/R	Land at Moor Road
Great Clifton	1/GRC/004/O	Land off Moor Road
Great Clifton	1/GRC/005/R	Land to rear of Newlands Grange
Great Clifton	1/GRC/006/R	Land at Middlegate
Great Clifton	1/GRC/007/R	Land off Hall Lodge Lane
Great Clifton	1/GRC/008/R	Land opposite church rooms
Great Clifton	1/GRC/009/R	Land off Main Street, Gt Clift
Great Clifton	1/GRC/010/R	Land adj Stoneycroft
Great Clifton	1/GRC/011/R	Land to north of Lodge Close
Great Clifton	1/GRC/012/R	Land adj Bow Flatts
Great Clifton	1/GRC/013/R	Land at William Street
Great Clifton	2/GRC/014/R	Land Adjacent to Green Garth
Great Clifton	2/GRC/015/R	Land adj Bow Flatts
Kirkbride	1/KBR/001/R	Railway Cutting,
Kirkbride	1/KBR/002/R	Land off West Lane
Kirkbride	1/KBR/003/R	Land to East of Greenside Farm
Kirkbride	1/KBR/004/R	Land to East of Chestnut Grove
Kirkbride	1/KBR/005/R	Land to South of Telephone Exchange
Kirkbride	1/KBR/006/M	Land to West of Kirkbride
Kirkbride	1/KBR/007/R	Land adj Angerton House Farm
Kirkbride	1/KBR/008/R	Land at West Lea, Kirkbride
Kirkbride	3/KBR/009/R	Land off Birch Hill Lane
Kirkbride	3/KBR/010/R	Land east of Telephone Exchange
Prospect	1/PRO/001/R	Land to the rear of Bankend Cottage
Prospect	1/PRO/002/R	Rear of Meadow Bank
Prospect	2/PRO/003/R	Land at Prospect Garage
Thursby	1/THU/001/B	Land off Malty Lonning
Thursby	1/THU/002/G	Chalk Beck Quarry
Thursby	1/THU/003/R	Land between Matty Lonning to

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Thursby	1/THU/004/R	East of Stonehouse Park
Thursby	1/THU/005/R	Land South of Matty Lonning (a)
Thursby	1/THU/006/R	Land South of Matty Lonning (b)
Thursby	1/THU/007/R	North of the Steadings
Thursby	1/THU/008/R	West of Matty Lonning
Thursby	1/THU/009/R	Land off Church Lane
Thursby	1/THU/010/R	Land at Crofton, East Park
Thursby	1/THU/011/R	Land at Nealhouse
Thursby	1/THU/012/G	Land at Sebergham
Thursby	1/THU/013/R	Land at East Curthwaite
Thursby	1/THU/014/R	Rear of Midtown
Thursby	2/THU/015/R	Land at Evening Hill
Blencogo	1/BGO/001/R	Land opposite Blencogo Farm
Blencogo	1/BGO/002/R	Land at Blencogo Farm
Bolton Low Houses	1/BLH/001/R	Land to the rear of Oddfellows Arms
Bolton Low Houses	2/BLH/002/R	Land to the rear of Chapel Brae
Bolton Low Houses	2/BLH/003/R	Land to the rear of Oddfellows Arms
Bothel	1/BTH/001/R	Land at Green Lea, Bothel
Bothel	1/BTH/002/R	Land at Bothel Parks
Bothel	1/BTH/003/O	Pinfold Green
Branthwaite	1/BRW/001/R	Land at Marron Fish Farm
Branthwaite	1/BRW/002/R	Land to the south of Braeside
Branthwaite	1/BRW/003/R	Land to the south of Braeside
Branthwaite	1/BRW/004/R	Land at Branthwaite Mill
Crosby	1/CBY/001/M	Crosscannonby Car Park
Crosby	1/CBY/002/M	Crosscanonby, north east end
Crosby	1/CBY/003/M	Crosscanonby Car Park
Crosby	1/CBY/004/R	Croby, rear of Westwood Hill Farm
Crosby	1/CBY/005/R	Land Adj Sundown
Crosby	1/CBY/006/G	Swathy Hill
Crosby	2/CBY/007/R	Land at Dearham Bridge Road
Dean	1/DEA/001/R	Land adjacent White Moss
Dean	1/DEA/002/R	Land at Wellhead Farm
Dean	1/DEA/003/R	Land adjacent Yewen's House
Dean	2/DEA/004/R	Land at The Garth
Dean	2/DEA/005/R	Land to North East of Midcroft
Eaglesfield	1/EAG/001/R	Land off Hotchberry Brow
Eaglesfield	1/EAG/002/R	Land adjacent Croft Foot
Eaglesfield	1/EAG/003/R	Land opposite Bent House
Eaglesfield	1/EAG/004/R	Land at West End Farm
Fletchertown	1/FLE/001/R	Land adj Crommock Close
Glasson	1/GLA/001/R	Opp Chapel, Glasson
Glasson	1/GLA/002/G	Glasson Point
Greysouthen	1/GRE/001/R	Land to the rear of Went Meado

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Greysouthen	1/GRE/002/R	Land adjacent Greenacre
Greysouthen	1/GRE/003/R	Land to the rear of Went Meado
Greysouthen	1/GRE/004/R	Land opposite Dairy Farm
Greysouthen	1/GRE/005/R	Land adjacent Overend Farm
Greysouthen	1/GRE/006/R	Land adjacent Overend House
Gilcruix	1/GIL/001/R	The Garth, Gilcruix
Gilcruix	1/GIL/002/R	Land Adj Hazel Dene
Gilcruix	1/GIL/003/R	Retreat Farm
Gilcruix	1/GIL/004/R	Fish Farm, Gilcruix
Gilcruix	1/GIL/005/R	Land at Chapel Farm
Gilcruix	1/GIL/006/R	Land at Meadow Lodge
Gilcruix	1/GIL/007/R	Solway Garage, Gilcruix
Ireby	1/IRE/001/M	Ireby, south of Old Mill Winni
Ireby	1/IRE/002/R	Hemp Garth, Ireby
Ireby	1/IRE/003/R	Valley View, Ireby
Ireby	1/IRE/004/R	Ellenside, Ireby
Ireby	1/IRE/005/W	South off Ireby Low Bridge
Ireby	2/IRE/006/R	Land at Ellenside House
Kirkbampton	1/KBA/001/R	Midtwon Farm, Kirkbampton
Kirkbampton	1/KBA/002/R	Adj Solway View
Kirkbampton	1/KBA/003/R	Adj Village Hall, Kirkbampton
Little Clifton/Bridgefoot	1/LCB/001/R	Land adj Station Terrace
Little Clifton/Bridgefoot	1/LCB/002/R	Land adj A5956 and Chapel Brow
Little Clifton/Bridgefoot	1/LCB/003/R	Land at Scots Croft
Little Clifton/Bridgefoot	1/LCB/004/G	River Derwent River Cliffs
Little Clifton/Bridgefoot	1/LCB/005/R	Bridgefoot, The Forge
Little Clifton/Bridgefoot	1/LCB/006/R	Land to south of Clifton Green
Mawbray	1/MAW/001/G	Mawbray Bank
Mawbray	1/MAW/002/G	Dubmill Point
Mawbray	1/MAW/003/G	Mawbray Bank submerged forest
Newton Arlosh	1/NAR/001/R	Opposite Sunnybank and Widtown
Newton Arlosh	1/NAR/002/R	West End Farm
Newton Arlosh	1/NAR/003/R	Land Opposite Joiners Arms
Plumbland	1/PAR/001/R	Piece of land ref 306
Plumbland	1/PLU/001/G	Moota Quarry
Plumbland	2/PLU/002/R	Land at Linton Garth
Tallentire	1/TAL/001/R	Land adjacent The Chestnuts
Tallentire	1/TAL/002/R	Land adjacent Solway View
Tallentire	1/TAL/003/R	Land at North Lodge
Broughton Cross	1/BRC/001/R	Land off Greysouthen Road
Crosby Villa	1/CRV/001/R	Land at Bulgill
Crosby Villa	1/CRV/002/R	Land at Bulgill
Dean	1/DEA/001/R	Land adjacent White Moss
Dean	1/DEA/002/R	Land at Wellhead Farm

Appendix 4: List of Sites

Settlement	Site Reference	Site Name
Dean	1/DEA/003/R	Land adjacent Yewen's House
Dean	2/DEA/004/R	Land at The Garth
Dean	2/DEA/005/R	Land to North East of Midcroft
Dovenby	1/DOV/001/R	Land at Dovenby Hall
Dovenby	1/DOV/002/R	Land adjacent Ship Inn
Dovenby	1/DOV/003/R	Land adjacent Dovenby Beck
Little Bampton	1/LBA/001/G	Thornby Beck
Little Bampton	1/LBA/002/M	The Willows, Little Bampton
Little Bampton	1/LBA/004/R	Aikton, land at Sunny Croft
Little Bampton	1/LBA/003/R	Land at Wiggonby
Oughterside	1/OGH/001/R	Land at Oughterside
Oulton	2/OLT/001/R	Land at Oulton Hall
Papcastle	1/PAP/001/R	Land adjacent Belle Mount
Papcastle	1/PAP/002/R	Land at Camp Farm House
Papcastle	1/PAP/003/R	Land adj Lynwood House
Papcastle	1/PAP/004/S	Land adjacent Gote Brow
Papcastle	1/PAP/005/R	Land at High Mount
Papcastle	2/PAP/006/R	Land at Camp Farm House
Pardshaw	2/PRW/001/R	Land adj to The Borrans
Ullock	1/ULL/001/R	Land adjacent Gincase Cottage
Ullock	1/ULL/002/G	Branthwaite Edge Quarry
Ullock	1/ULL/004/R	Land adjacent Greenacres
Ullock	1/ULL/003/G	Mockerkin Tarn
Westnewton	1/WES/001/G	Overbury Quarry
Westnewton	1/WES/002/R	Land at Burn View

Appendix 5 – Site Coding Guide

Site Coding

Submission Period/Settlement/Site Number/Proposed Use

e.g. 1/GIL/001/R

- A site submitted at the Call for Site stage
- In Gilcrux
- Site No. 1
- Preferred use residential

Submission Period Codes

Call for Sites (September 2013)	1
Issue and Options Consultation (July 2014)	2
Issues and Options Additional Sites (January 2015)	3

Settlement Codes

Workington	WOR
Aspatria	ASP
Cockermouth	COC
Maryport	MAR
Silloth	SIL
Wigton	WIG
Abbeytown	ABB
Allonby	ALL
Brigham	BGH
Broughton	BRN
Broughton Moor	BRM
Dearham	DHM
Flimby	FLI
Great Clifton	GRC
Kirkbride	KBR
Prospect	PRO
Thursby	THU
Blencogo	BGO
Blitterlees	BLI
Bolton-Low-Houses	BLH
Bothel	BTH
Branthwaite	BRW
Bridekirk	BRK
Crosby	CBY
Dean	DEN
Eaglesfield	EAG
Fletchertown	FLE

Gilcruix	GIL
Glasson	GLA
Greysouthern	GRE
Ireby	IRE
Kirkbampton	KBA
Little Clifton/Bridgefoot	LCB
Mawbray	MAW
Newton Arlosh	NAR
Plumbland	PLU
Skinburness	SKI
Tallentire	TAL
Anthorn	ANT
Blennerhasset	BLN
Bowness-on-Solway	BOW
Broughton Cross	BRC
Camerton	CAM
Crosby Villa	CRV
Deanscales	DES
Dovenby	DOV
Hayton	HAY
Langrigg	LAN
Little Bampton	LBA
Mockerkin	MOC
Oughterside	OGH
Oulton	OLT
Papcastle	PAP
Pardshaw	PRW
Parsonby	PRY
Port Carlisle	PCA
Torpenhow	TOR
Ullock	ULL
Waverton	WAV
Westnewton	WES

Preferred Use Codes

Housing	R
Employment	E
Retail	S
Tourism	T
Leisure	L
Health	H
Education	Ed
Community Facilities	C
Transport	I
Open Space	O

Allotments	A
Burial Grounds	B
Local Wildlife Site	W
Local Geological Site	G
Wildlife Corridor	C
Gypsy and Traveller Site	GT
Travelling Showpeople Site	TS
Heritage Site/Asset	HA
Utilities Infrastructure	U
Mixed	M
Other (please specify)	N

Amendments to sites and coding changes

1. Use

Where the proposed use has been changed a hashtag followed by the use has been added in the final part of the code:

e.g. An Aspatria site that was originally submitted for residential but is now proposed for employment would be coded as follows:

Original code: 2/ASP/015/ R

Amended code: 2/ASP/015/R#E

2. Changes to site area

In the case of sites being amended in size The prefix ~~A~~A has been added to the site number part of the code.

e.g. An Aspatria site, which has now been amended in size would be coded as follows::

Original code: 1/ASP/001/R

Amended code: 1/ASP/001A/R

3. Merged sites

In the case of sites being merged with adjacent sites, the prefix ~~M~~M and the site that has been assimilated has been added to the site number part of the code.

e.g. An Aspatria site, which has now been merged with an adjacent site whose number is 023 would be coded as follows:

Original code: 1/ASP/001/R

Amended code: 1/ASP/001M023/R