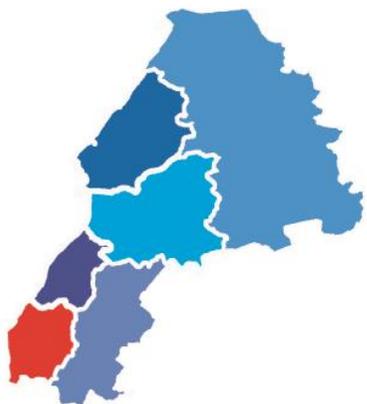


Allerdale Local Plan (Part 2) Site Allocations



Discarded Sites Workington Locality

January 2017



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Introduction

The Allerdale Local Plan (Part 1) was adopted in July 2014, which sets out the vision, strategic objectives and the broad spatial strategy to guide future development and growth for the part of the Allerdale Borough that lies outside of the Lake District National Park.

The Council is now preparing the Local Plan (Part 2). This document will:

- Allocate land to meet the future housing, employment and retail needs in the Plan Area that were identified in Part 1
- Update settlement and town centre boundaries
- Designate areas of amenity green space, green gaps and green infrastructure within the Plan Area that are to be protected
- Identify areas within the Plan Area that is considered suitable for wind energy development

The process has now reached the Preferred Options stage. With regards to allocations, over 300 site submissions for consideration were received. The Council has undertaken a technical assessment on all of the sites and considered the comments received during the previous Issues and Options consultation. Using these as a basis, the Council has identified their Preferred Options sites (i.e. the sites that they consider to be the most suitable for allocation and designation).

The Preferred Options Document shows these Preferred Options Sites, along with Reserve Sites (in the case of housing) and the discounted Reasonable Alternatives (i.e. those sites that were considered to be deliverable but were considered to be less preferable).

Purpose of the discarded sites document

The purpose of this document is to provide a user-friendly catalogue of the sites that have been discarded in the settlements within the Workington locality. During the site assessment process a large number of sites were discarded by the Council. The methodology and criteria used to undertake the site assessments can be found in the Site Assessment Methodology document.

The Council is now inviting comments on the Preferred Options. This includes any observations you may have on the discarded sites included in this document. 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 702610 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 Department, Development Services, Allerdale Borough Council, Allerdale House, Workington, Cumbria, CA14 3YJ

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**

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

Discarded Sites Maps – Workington Locality

This document catalogues the discarded sites within the settlements located in the Workington Locality. The maps and accompanying tables enable the location of the site to be identified and reasons for it being discarded. The following settlements are located within the Workington locality:

Principal Service Centre	Workington
Local Service Centre(s)	Great Clifton
Limited Growth Village(s)	Bridgefoot / Little Clifton
Infill and Rounding Off Village(s)	Camerton ¹

Site Coding Guide

Each site has been assigned a unique identifying reference code. These are displayed on the maps and associated tables contained within this document. A key element of the reference code is the last prefix, which identifies the proposed land use of the site. The following prefixes have been used:

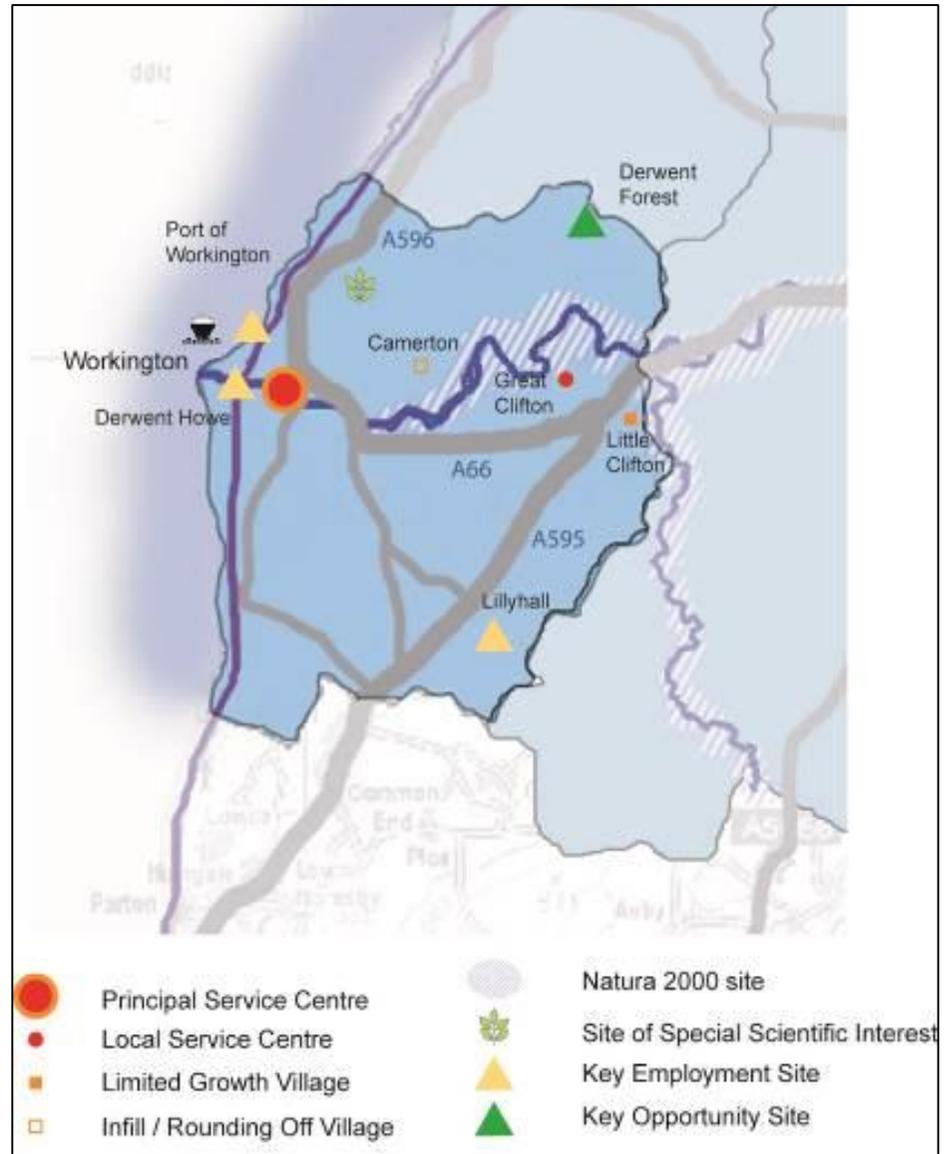
Housing	R	Gypsy and Traveller Site	GT
Employment	E	Mixed	M
Retail	S	Community Facilities	C
Leisure	L	Infrastructure	I

For example, in Workington:

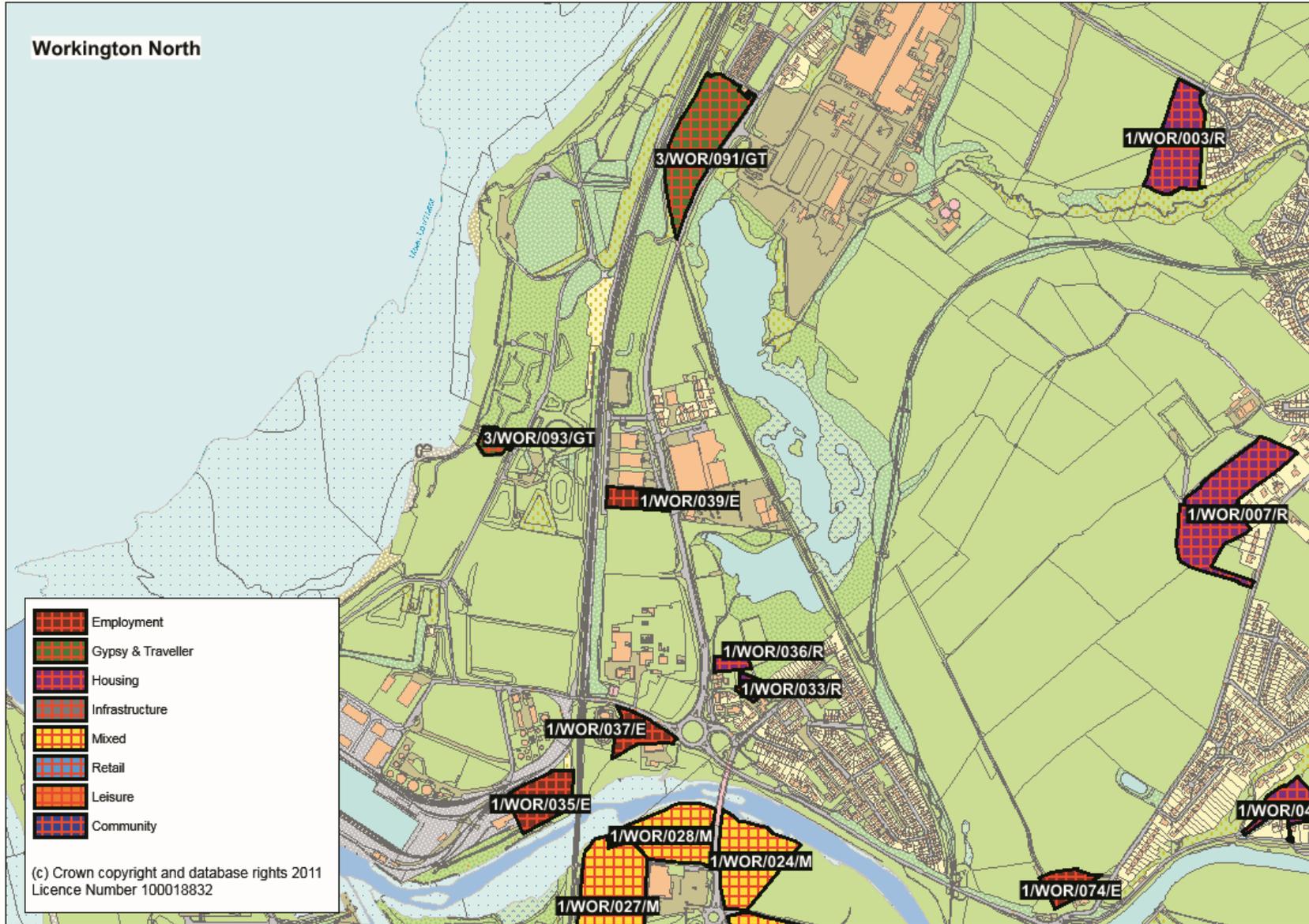
A site submitted for housing would have a code 1/WOR/001/R

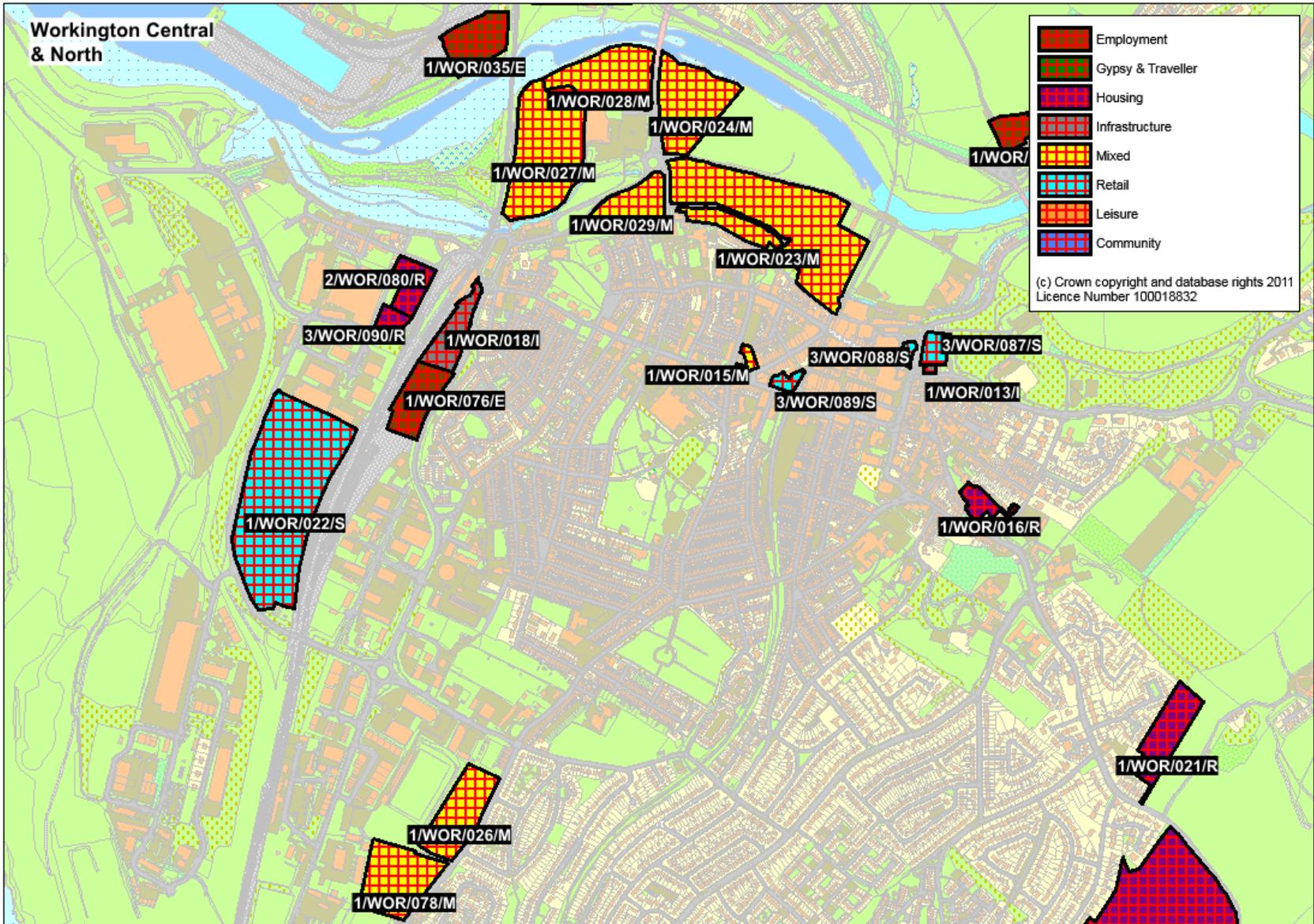
A site submitted for retail could have a code 1/WOR/002/S

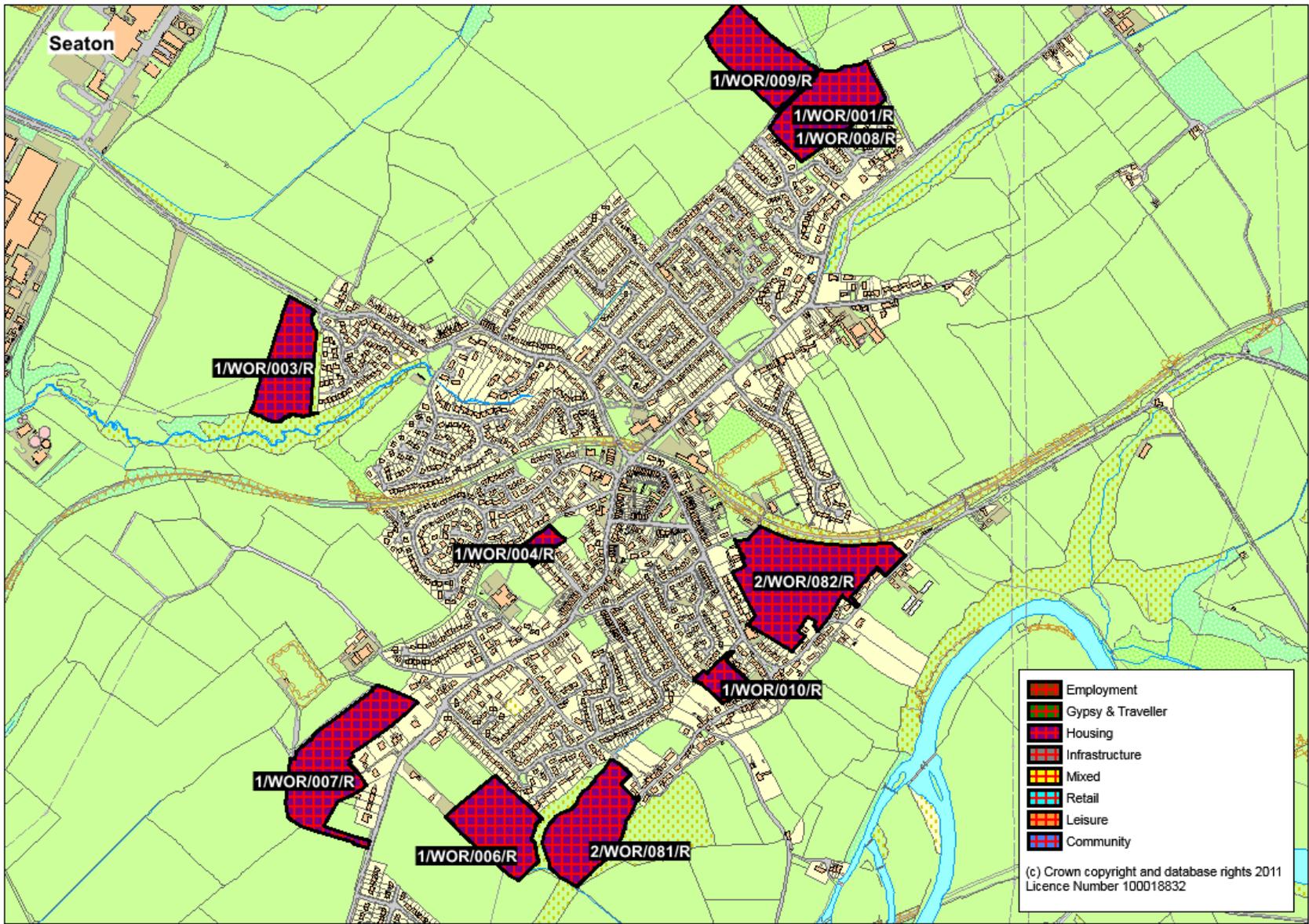
¹ *No sites have been submitted within these settlements and therefore, no maps have been included in this document.

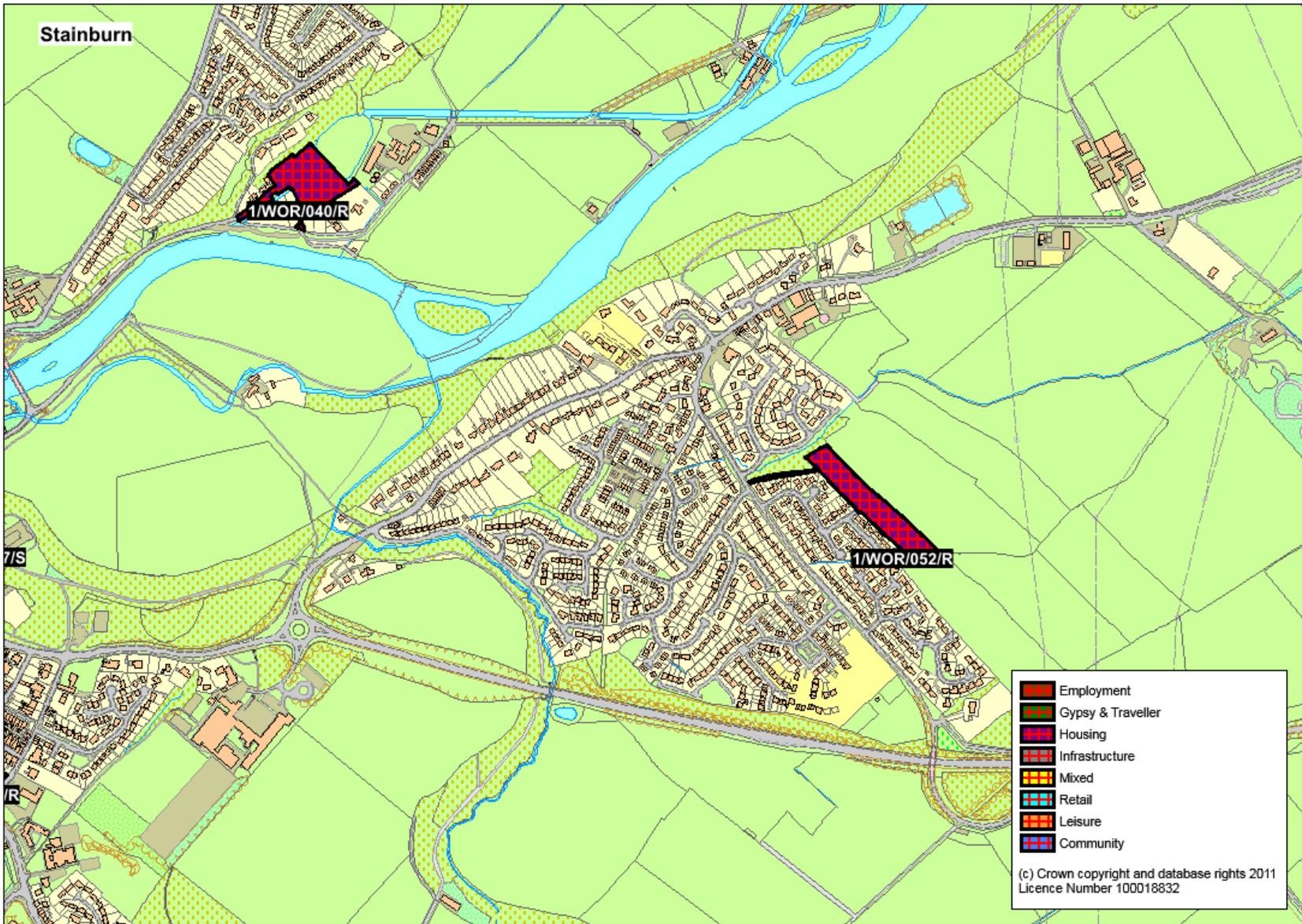


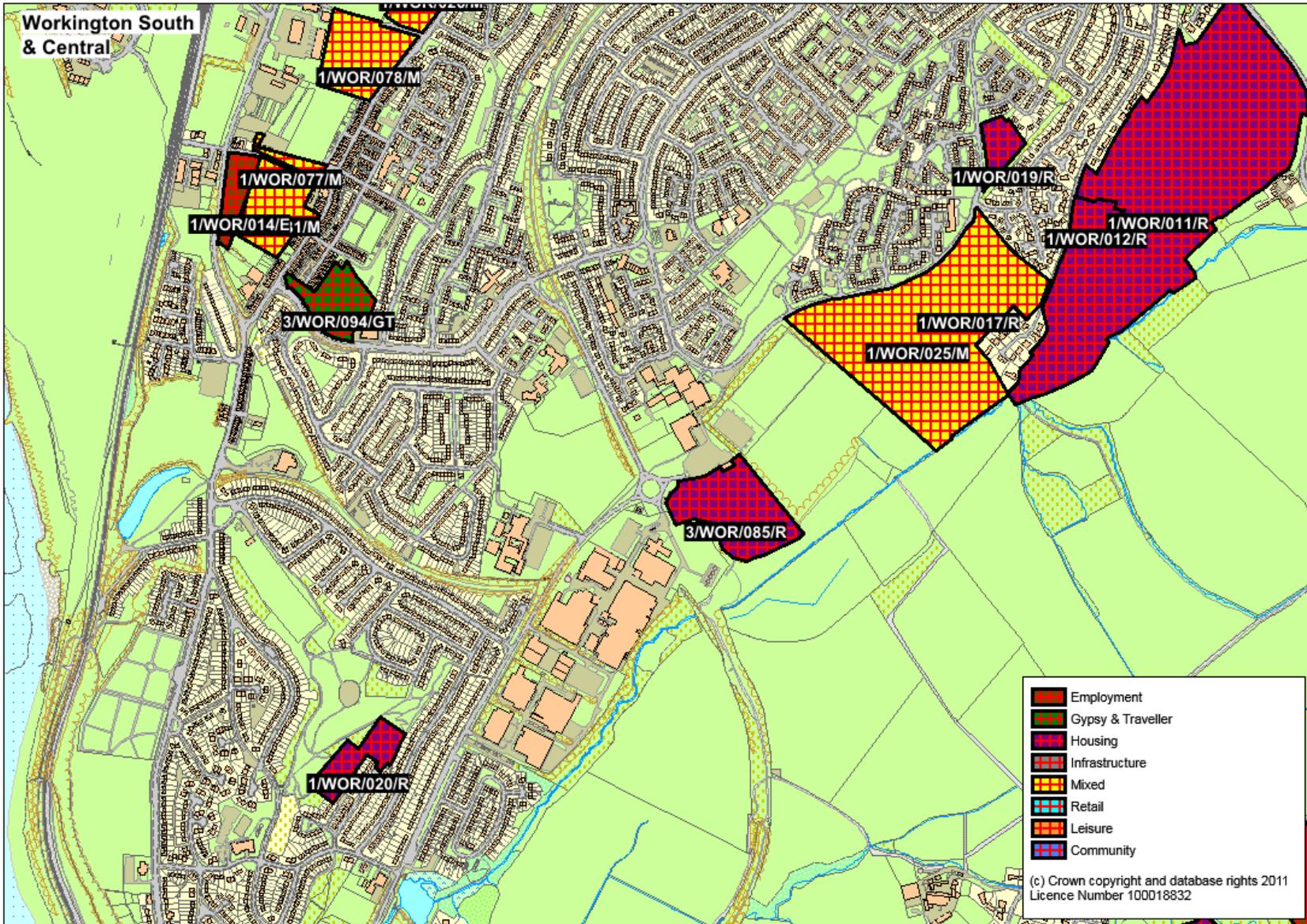
Workington

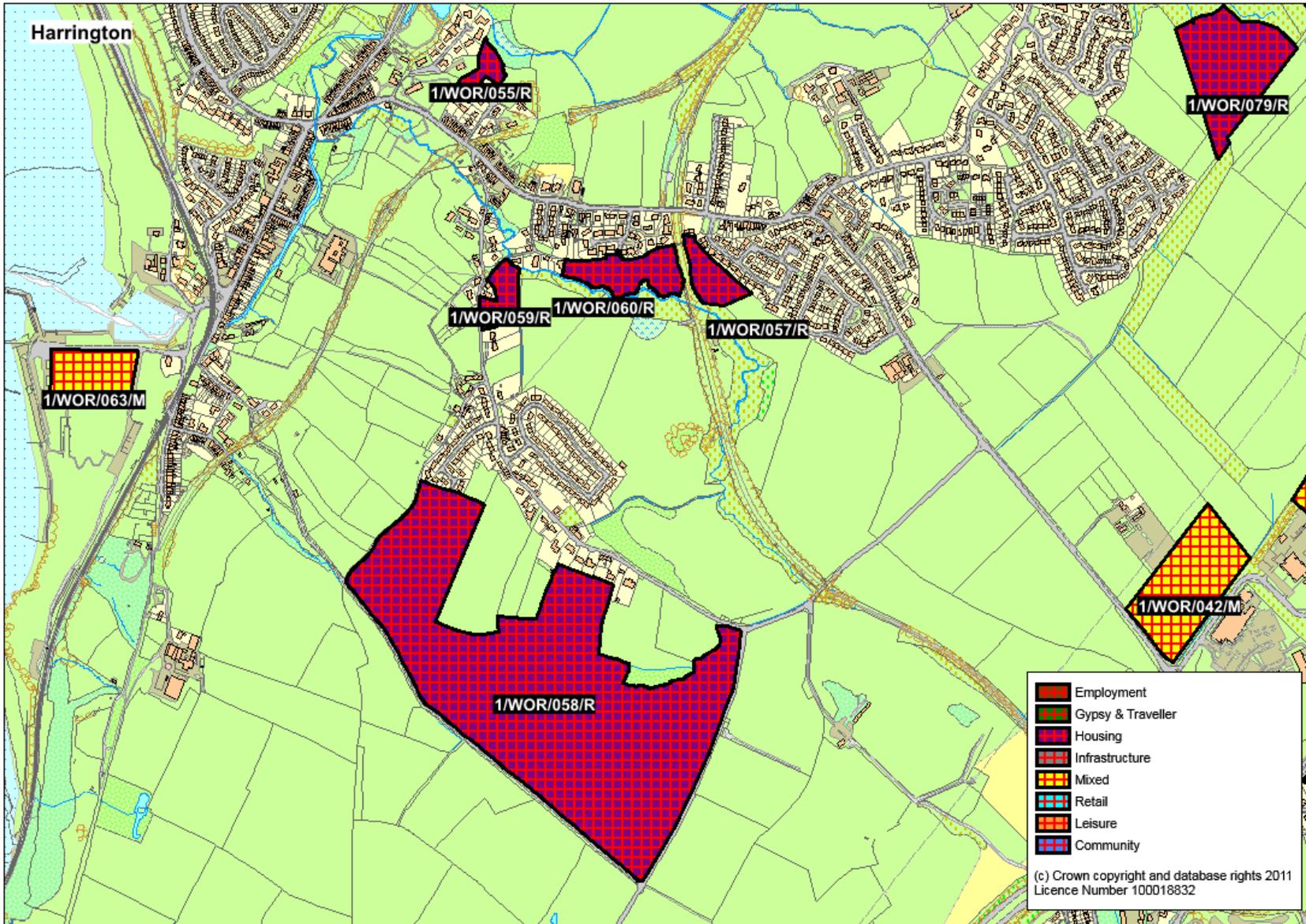


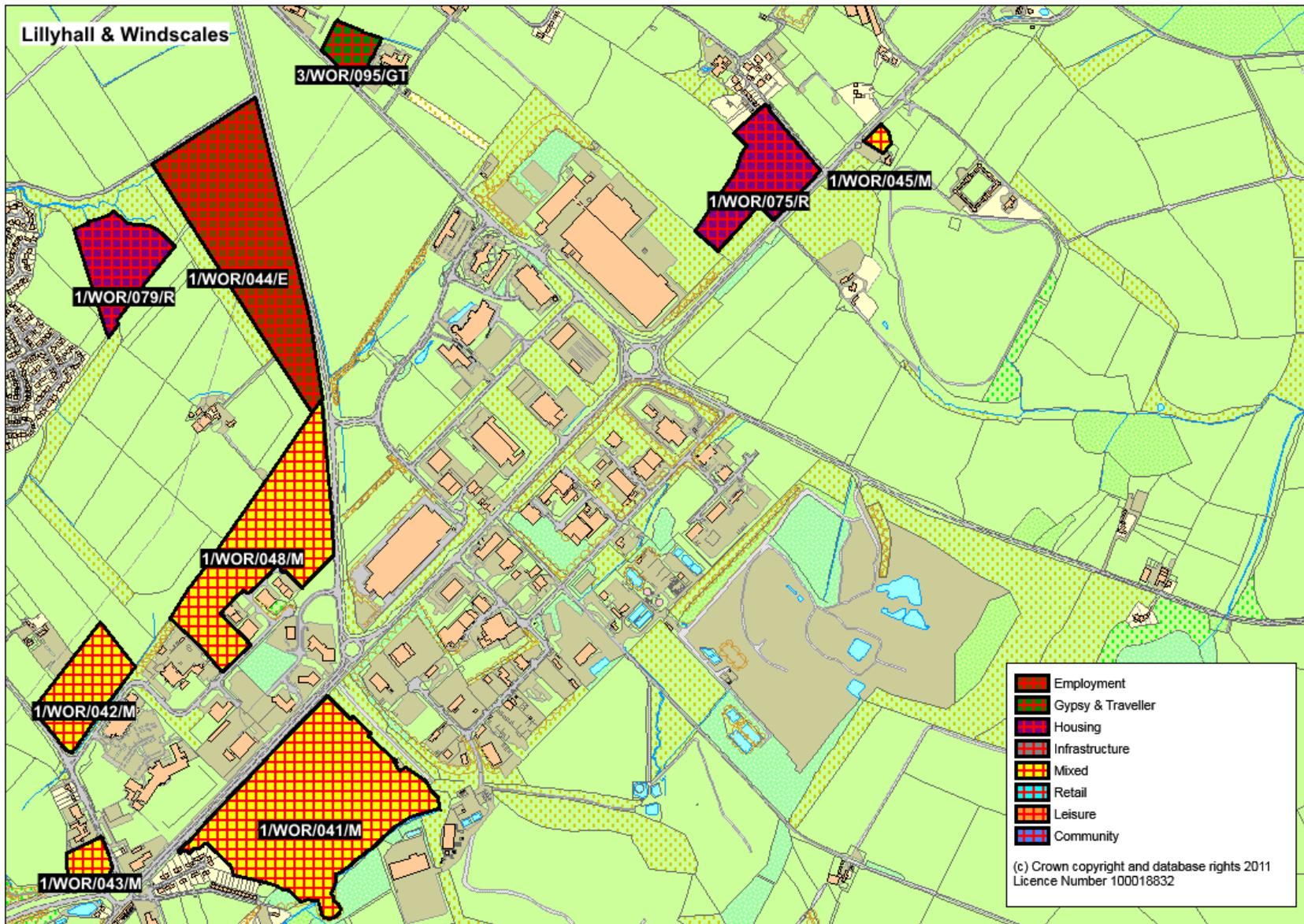












Site Reference	Discarded Stage ²	Reason
1/WOR/001/R	3b	Same site 1/WOR/008/R, The prospective means of access to the site is not considered to be of a sufficient standard to serve major residential development. The deliverability of the site is uncertain as achieving independent access to the site would involve crossing third party land raising the issue of ransom strips using an estate road which has limited additional capacity.
1/WOR/003/R	3a	Site has been granted planning permission for residential development (2/2015/0308).
1/WOR/004/R	3a	No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to highways and environmental constraints (unadopted road, substandard visibility at junction, flooding).
1/WOR/006/R	3a	Subject to highways constraints (substandard to serve major residential development). Dependent on the development of the land to the north that has highway frontage.
1/WOR/007/R	3a	Subject to highways constraints (access road is not of a sufficient standard to serve major residential development, substandard visibility at junction). Development of the site would fail to achieve a satisfactory relationship with existing settlement pattern.
1/WOR/008/R	3b	Same site 1/WOR/001/R, The prospective means of access to the site is not considered to be of a sufficient standard to serve major residential development. The deliverability of the site is uncertain as achieving independent access to the site would involve crossing third party land raising the issue of ransom strips using an estate road which has limited additional capacity.
1/WOR/009/R	3a	Site relates poorly to the existing settlement pattern and more to the open countryside. Site is landlocked and has no means of independent vehicular access to the adopted highway. Partially sterilised by the presence of high voltage overhead line/pylons.
1/WOR/010/R	3a	No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to highways constraints (access road requires upgrading to serve major residential development).
1/WOR/011/R	3b	The cost of the required engineering operations to address differing levels within the site and highway upgrades to enable access from directly from the A596 will adversely affect economic viability of the site rendering its future deliverability uncertain.

² Please refer to the relevant chapter in the [Site Assessment Methodology](#) for an overview of the individual assessment stages and the criteria used

Site Reference	Discarded Stage ²	Reason
1/WOR/012/R	3a	Site has been redeveloped for housing (2/2013/0881).
1/WOR/013/I	N/A	No need to safeguard as site is developed and operates as a public house (A4 class use). Site has been identified as Associated Development by NuGen as part of their NSIP.
1/WOR/14/E	3b	Considered potentially suitable for housing or employment (most likely in conjunction with 1/WOR/031/M). No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. The existing means of access to the site via Derwent Road is unmade and unsuitable for increases in traffic. The cost of the required highway upgrades to enable access from directly from the A597 would adversely impact on the economic viability of the site, in conjunction with the costs of remediation and site levelling.
1/WOR/015/M	1	Considered potentially suitable for housing, employment or retail uses. Site area below the size threshold for allocation. Lies within settlement limit and town centre boundary . principle of development is acceptable. Constitutes potential windfall site.
1/WOR/016/R	3a	No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to heritage and highways constraints (within conservation area, substandard access).
1/WOR/017/R	3a	Site has been granted planning permission for residential development in conjunction with 1/WOR/025/R (2/2014/0857).
1/WOR/018/I	N/A	Site has been redeveloped as a car park (2/2014/9019).
1/WOR/019/R	3a	No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to environmental constraints . development would involve the loss of semi-natural greenspace and important green infrastructure
1/WOR/020/R	3a	No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to environmental constraints (part of the site constitutes amenity greenspace).
1/WOR/021/R	3a	No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to highways constraints (substandard access).
1/WOR/022/S	N/A	No requirement for allocation as site is an existing retail park.
1/WOR/023/M	N/A	Majority of site has been developed and accommodates the new leisure centre. Residual area considered potentially suitable for main town centre uses. Site will not be allocated - will be covered by a discrete policy governing the future development of the Lower Derwent Valley area.
1/WOR/024/M	N/A	Existing Workington Reds football ground. Site will be covered by a discrete policy covering the Lower Derwent Valley are

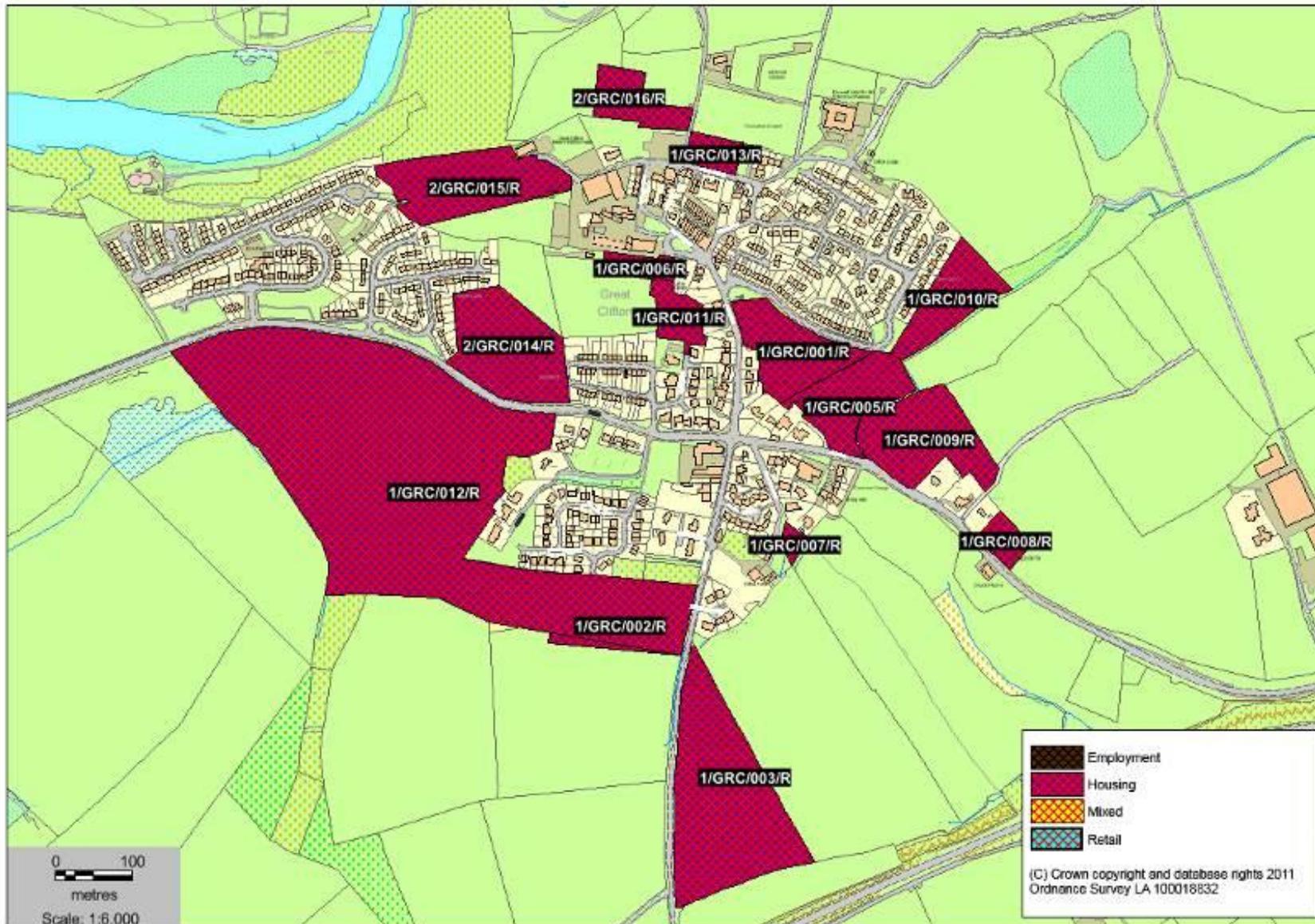
Site Reference	Discarded Stage ²	Reason
		that will govern any future proposals for redevelopment of the site.
1/WOR/025/M	3	Site has been granted planning permission for residential development in conjunction with 1/WOR/017/R (2/2014/0857).
1/WOR/026/M	3	Considered potentially suitable for residential use. No requirement for housing allocation as site lies within settlement limit. Constitutes potential windfall site. Subject to heritage and environmental constraints (Jane Pit tower is a Scheduled Ancient Monument and listed building, part of the site constitutes a sports pitch). Site lies within an area with known mining legacy issues.
1/WOR/027/M	N/A	Existing Workington RLFC ground. Site will be covered by a discrete policy covering the Lower Derwent Valley area that will govern any future proposals for redevelopment of the site.
1/WOR/028/M	N/A	Considered potentially suitable for main town centre uses. Site will not be allocated - will be covered by a discrete policy governing the future development of the Lower Derwent Valley area.
1/WOR/029/M	N/A	Considered potentially suitable for main town centre uses. Site will not be allocated - will be covered by a discrete policy governing the future development of the Lower Derwent Valley area.
1/WOR/031/M	3b	Considered potentially suitable for housing or employment in conjunction with 1/WOR/014/E. No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. The existing means of access to the site via Derwent Road is unmade and unsuitable for increases in traffic. The cost of the required highway upgrades to enable access from directly from the A597 would adversely impact on the economic viability of the site, in conjunction with the costs of remediation and site levelling.
1/WOR/033/R	1	Site area below the size threshold for allocation. Lies within settlement limit and town centre boundary . principle of development is acceptable. Constitutes potential windfall site. Subject to highways constraints.
1/WOR/035/E	2	No requirement to allocate employment land in this location. Sufficient employment land has been identified at Lillyhall and the Port of Workington. Lies within settlement boundary . considered potentially suitable for industrial or employment use . means of access to the site unclear.
1/WOR/036/R	1	Site area below the size threshold for allocation. Outside but well-related to existing settlement boundary - to be considered as part of the settlement boundary review.
1/WOR/037/E	2	No requirement to allocate employment land in this location. Sufficient employment land has been identified at Lillyhall and the Port of Workington. Lies within settlement boundary . considered potentially suitable for industrial or employment use . means of access to the site unclear.
1/WOR/039/E	2	Part of site lies within existing settlement limit. Has planning permission for a mixed use development (employment, leisure,

Site Reference	Discarded Stage ²	Reason
		retail) 2/2016/0188
1/WOR/040/R	3a	No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to environmental and highway constraints (lies adjacent to River Derwent Site of Special Scientific Interest, substandard access, within Flood Zone 2/3).
1/WOR/041/M	2	Considered potentially suitable for employment and educational uses. No requirement for allocation . safeguarded as part of the wider Lillyhall industrial estate. Subject to environmental constraints (site contains County Wildlife Site, parts located in Flood Zone 2/3).
1/WOR/042/M	2	Considered potentially suitable for educational uses but no requirement for formal allocation. Site is considered to form part of the wider Lillyhall industrial estate and future proposals for extension/expansion of West Lakes College would be determined on this basis. Access solely via Hallwood Road.
1/WOR/043/M	2	Considered potentially suitable for small-scale industrial, employment or educational uses. Site is considered to form part of the wider Lillyhall industrial estate and future proposals would be determined on this basis. Subject to significant highways constraints - proximity to A596/A595/B5306 roundabout . that will limit the level of development that could be accommodated.
1/WOR/044/E	2	No requirement to allocate employment land in this location. Sufficient employment land has been identified at Lillyhall and the Port of Workington. Site is considered to be detached from the nucleus of the Lillyhall Estate and relates more to open countryside.
1/WOR/045/M	N/A	Site located beyond the settlement limit and confines of the Lillyhall Estate in the open countryside. Development not supported in this location.
1/WOR/052/R	3a	Subject to highways constraints (substandard to serve major residential development). The deliverability of the site is uncertain as achieving independent access to the site may involve crossing third party land. Outside but well-related to existing settlement boundary - to be considered as part of the settlement boundary review.
1/WOR/055/R	3a	Site lies partly within settlement limit . principle of development is acceptable on area within. Subject to highways constraints (substandard access) . remainder of site not included in the settlement boundary review.
1/WOR/057/R	3a	Site is landlocked and has no independent vehicular access to the adopted highway. Not to be included in the settlement boundary review.
1/WOR/058/R	3a	Large sites extending over 24.8 hectares - the bulk of which is detached from built-up edge of Harrington and relates more to open countryside. Northern portion abutting settlement edge (adjacent High Close) that it potentially suitable is subject to highways constraints . access track running adjacent is substandard with no formal connection to High Close with possible

Site Reference	Discarded Stage ²	Reason
		ransom strip
1/WOR/059/R	3a	Highway constraints render net developable area of site below the threshold for allocation. Previously developed site occupied by garages. Lies adjacent to settlement limit . portion abutting the highway to be considered as part of the settlement boundary review.
1/WOR/060/R	3a	Site has two previous refusals for residential development (2/1998/0021; 2/2014/0063) on the basis poor relationship with existing development/settlement pattern and impact upon amenity of adjacent properties.
1/WOR/063/M	3	Subject to highways constraints (Principal access route - Church Street - is highly constrained and congested) with little scope for upgrades to increase capacity.
1/WOR/074/E	2	No requirement to allocate employment land in this location. Sufficient employment land has been identified at Lillyhall and the Port of Workington. Site is subject to highways (access) constraints and is not considered suitable for employment development.
1/WOR/075/R	1	Site located beyond the settlement limit and confines of the Lillyhall Estate in the open countryside. Development not supported in this location.
1/WOR/076/E	2	No requirement to allocate employment land in this location. Sufficient employment land has been identified at Lillyhall and the Port of Workington. Lies within settlement boundary - any future proposal would be considered on its own merits.
1/WOR/077/M	1	Considered potentially suitable for housing or employment in conjunction with 1/WOR/014/E and 1/WOR/031/M. Individually site below size threshold for allocation. No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to environmental constraints (lies partly in PADHI outer zone). Costs of remediation and site levelling would adversely impact on the economic viability of the site.
1/WOR/078/M	3	Considered potentially suitable for residential use. No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to environmental constraints (development of site would result in the loss of playing pitch).
1/WOR/079/R	3a	The site is detached from built-up edge of Harrington (sites 1/WOR/061/R and 1/WOR/061/R lies between) and relates more to open countryside. Site is landlocked with no means of independent vehicular access identified.
2/WOR/080/R	3a	Considered potentially suitable for residential and employment use. No requirement for allocation as site lies within settlement limit . principle of development is acceptable. Constitutes potential windfall site. Subject to potential environmental constraints (site in close proximity to existing employment uses/development).
2/WOR/081/R	3a	Subject to highways and environmental constraints (substandard access . Low Seaton Road considered substandard to

Site Reference	Discarded Stage ²	Reason
		serve additional residential development, development of the site would have adverse impact on the surrounding landscape)
2/WOR/082/R	3b	Existing access point located adjacent to Fell View and potential alternative access points along Camerton Road are considered unsuitable to support major residential development. Camerton Road is highly constrained and lacks the necessary capacity to serve additional major residential development
3/WOR/085/R	3a	Western part of site has already been developed (Workington Fire Station). Eastern part is sports pitches.
3/WOR/087/S	N/A	Site below size threshold for allocation. Location is suitable for retail development - given location within the settlement limit and town centre boundary- but site is currently unavailable (in use as a magistrates court)
3/WOR/088/S	N/A	Site below size threshold for allocation. Location is suitable for retail development - given location within the settlement limit and town centre boundary - but site currently constitutes a well utilised parking facility serving the north eastern part of the town centre.
3/WOR/089/S	N/A	Site below size threshold for allocation. Location is suitable for retail development - given location within the settlement limit and town centre boundary . currently occupied by Cumbria County Council
3/WOR/090/R	3a	Small area of woodland identified as semi-natural greenspace in Open Space study. Subject to potential environmental constraints (site in close proximity to existing employment uses/development).
3/WOR/091/GT	N/A	Existing access via Helder Street not of sufficient standard to serve additional development. Costs of forming a new access off A596 are prohibitive and would adversely affect the viability/deliverability of the site
3/WOR/093/GT	N/A	Less sustainable location. Possibility of potential conflict between access and Port redevelopment. Highways constraints as unadopted access lane will require improvement. Key constraint is proximity of wind turbines which abut the site, in terms of nuisance and topple distance.
3/WOR/094/GT	N/A	The limited capability of Moss Bay Road to accommodate caravans. Topography reduces the area suitable for the stationing of caravans and may necessitate engineering operations for access. Re-development would result in the loss of amenity green space. Issues in relation to privacy and amenity for the occupiers of the site and existing residents.
3/WOR/095/GT	N/A	Level site with highway capable of improvements to accommodate caravans. Detached location reduces sustainability credentials. Area not currently used by GT community. Land currently marked for employment/leisure use and therefore unlikely to be available for this land use.

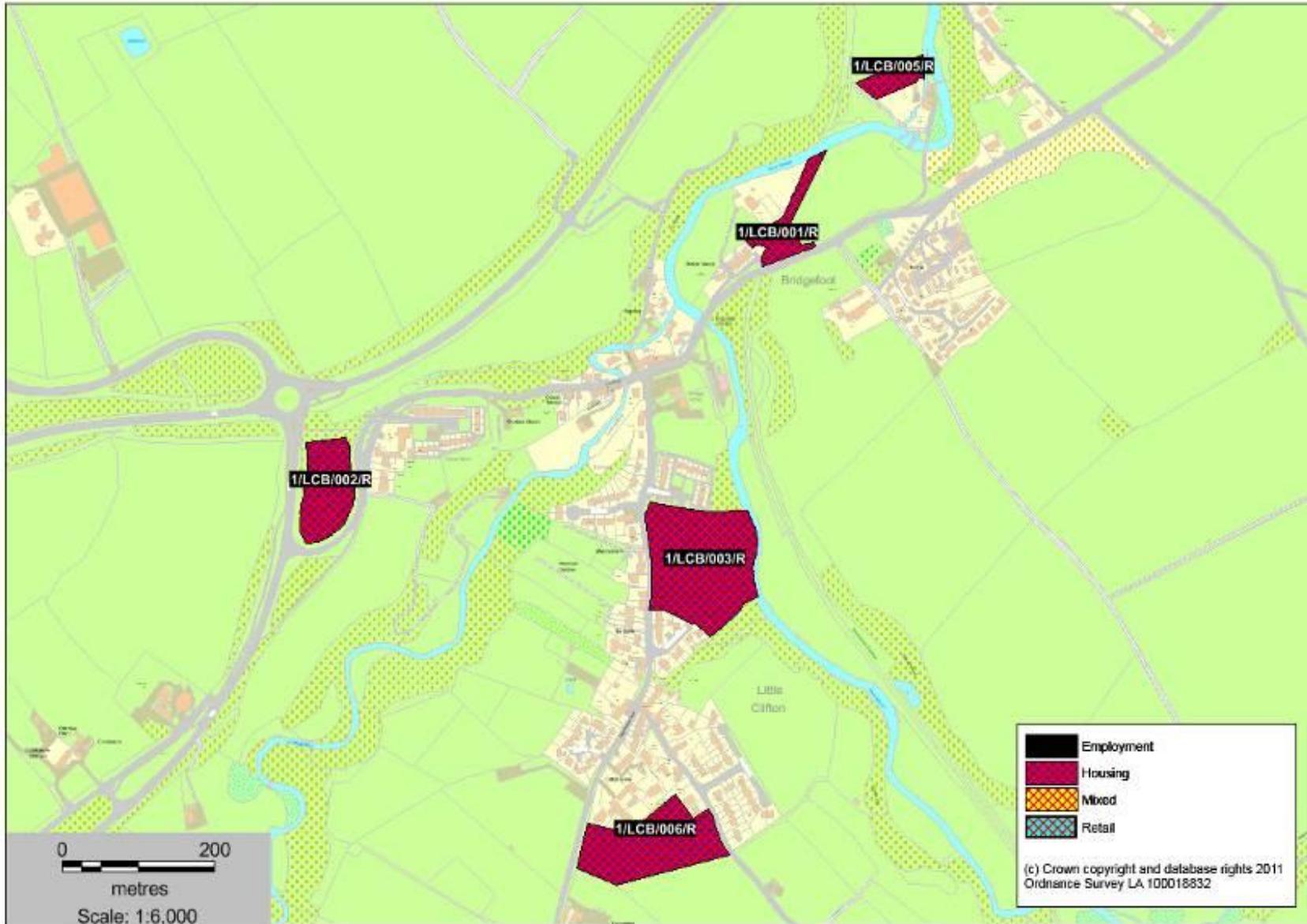
Great Clifton



Site Reference	Discarded Stage	Reason
1/GRC/001/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site is subject to surface water flooding and cost of technical solutions will adversely affect the economic viability/deliverability of the site.
1/GRC/002/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Part of site is a saved employment allocation. Considered to relate more to open countryside - development would fail to achieve a satisfactory relationship with the existing settlement pattern. Site is to be de-allocated and removed from settlement limit.
1/GRC/003/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site relates more to open countryside and development would fail to achieve a satisfactory relationship with the existing settlement pattern.
1/GRC/005/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site is subject to surface water flooding and cost of technical solutions to mitigate the problems will adversely affect economic viability and deliverability of the site.
1/GRC/006/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Subject to constraints . poor access, topography and impacts from adjacent farm/depot. Would have adverse impacts on the viability and deliverability of site
1/GRC/007/R	3a	Part of the site has planning permission for a single dwelling (2/2013/0536). Site to be included in the settlement limit as part of the boundary review.
1/GRC/008/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of the site would require highways upgrades whose cost will adversely affect economic viability/deliverability of the site. Poorly related to settlement form.
1/GRC/009/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of the site would require highways upgrades and technical solutions to mitigate the problems of surface water flooding whose cost will adversely affect economic viability/deliverability of the site.
1/GRC/010/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site is landlocked and has no independent means of access to the adopted highway.
1/GRC/011/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of site heavily constrained by topography, utilities and access/highway capacity.
1/GRC/012/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of the site would incur significant adverse landscape/visual impact and detract from the character of the entrance into the village.
1/GRC/013/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Lies within existing settlement limit . potential windfall site. Development of site would result in the loss of amenity green

		space.
2/GRC/014/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Access to the site would be difficult due to elevated nature of land and topography.
2/GRC/015/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Proposed means of access considered substandard to support major residential development.
2/GRC/016/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Land to the south with highway frontage has planning permission for residential development but scheme has no provision to serve this site. Existing means of access considered substandard to support major residential development. Poorly related to settlement form.

Bridgefoot/Little Clifton



Site Reference	Discarded Stage	Reason
1/LCB/001/R	1	No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review as it lies within high risk flood zone. National and local planning policy advises against development in such locations. Divorced from nucleus of settlement.
1/LCB/002/R	3a	No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review due to its poor relationship with existing settlement pattern.
1/LCB/003/R	3a	No residential allocations proposed in this tier of the settlement hierarchy. Part of the site to be considered as part of the settlement boundary review.
1/LCB/005/R	1	No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review as it lies within high risk flood zone. National and local planning policy advises against development in such locations. Divorced from nucleus of settlement.
1/LCB/006/R	3a	Eastern portion of site has been granted planning permission for residential development (2/2015/0480). Western portion of site will not be considered as part of the settlement boundary review due to its poor relationship with existing settlement pattern. Site has known drainage issues.