

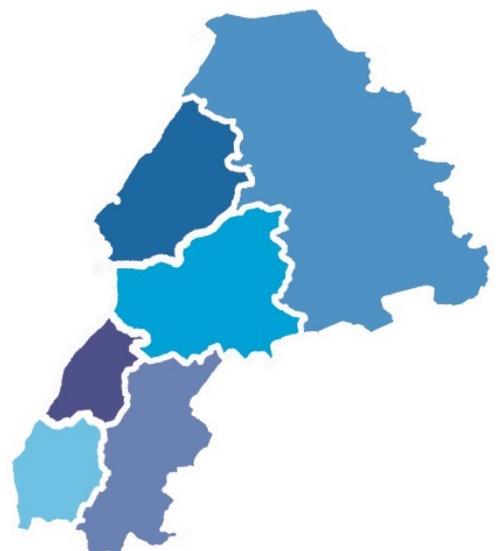
Allerdale Borough Council



Allerdale Local Plan (Part 2) Site Allocations

Employment Land Topic Paper

September 2018 (update January
2019)



1.0 Introduction

- 1.1 Allerdale Borough Council is required to create a spatial strategy for the borough which identifies the requirements for development within Allerdale and provides the policy framework for guiding such development.
- 1.2 This topic paper is designed to explain the rationale behind the selection of the proposed allocated employment sites.

2.0 Policy Context

National Planning Policy Framework

- 2.1 The National Planning Policy Framework recognises that sustainable development has three dimensions, including an economic role. It is recognised that a sufficient supply of land is available in the right place and at the right time to support growth and innovation. Local Plans need to take local circumstances into account so that they respond to the different opportunities for achieving sustainable development (including economic growth) in different areas.
- 2.2 A core planning principle is for planning to proactively drive and support sustainable economic development to deliver the business and industry that the country needs. Strong economic growth is required to sustain employment and prosperity, and to support this Local Plans are required to positively and proactively encourage sustainable economic growth.
- 2.3 Planning policies within Local Plans should be flexible enough to accommodate needs not anticipated in the plan period, and to allow a rapid response to changes in economic circumstances.

Allerdale Local Plan (Part 1)

- 2.4 The strategic objectives of the Local Plan aim to support Allerdale's diverse economic base to encourage both rural and urban economic growth within the district. One of the key employment areas in Allerdale is Lillyhall Industrial Estate which will continue to be the focus for employment related development.
- 2.5 The Local Plan will allocate land and premises of the right quality, scale and location to meet the needs of new business opportunities and the expansion of existing businesses (Policy S2 and Policy S12).
- 2.6 Policy S3 identifies that over the plan period (2011–2019), there is a requirement for at least 54 hectares of employment land.
- 2.7 Policy S6(a) expects that the majority of the Plan's employment needs will be met in the Workington locality as it is central to the delivery of Allerdale's economic strategy. It will be particularly important to maximise the strategic economic role of Lillyhall with regards to the nuclear and energy industry. The

role Port of Workington is important in the movement of freight and its potential role in servicing a variety of employment sectors. Appropriate development of existing employment sites will be supported to encourage the growth of job opportunities.

- 2.8 Policies S6(b), S6(d), S6(e) and S6(f) seeks to provide a mix of employment land opportunities across the localities of Maryport, Wigton, Silloth and Aspatria, as well as welcoming new businesses and the development of existing businesses and industrial estates. In addition, the role of the Port of Silloth is recognised as important to the local economy and appropriate development will be supported.
- 2.9 The lack of available employment sites within the Cockermouth locality (Policy S6(c)) needs to be addressed, and the employment land range on offer needs to increase in order to meet local needs and those of the nuclear and energy supply sectors.
- 2.10 Across all localities, suitable rural employment and farm diversification schemes will be supported (Policies S6 and S14).
- 2.11 Policy S12 states that existing employment allocations will be reviewed through the Site Allocations process and that some sites may be deallocated if they are no longer considered appropriate for modern day business use. This is due to the current oversupply of employment land in the district.
- 2.12 Policies S12 and DM4 reiterates that the expansion of existing business uses will be supported where the scale and use are considered appropriate for the local area.
- 2.13 A key objective of the Local Plan is to facilitate Allerdale's economic strategy to ensure that the Borough's economy is successfully grows and diversifies. One of the key tasks is to build upon West Cumbria's economy supporting the nuclear and energy sectors through the Energy Coast Innovation Zone, in particular at Lillyhall and the Port of Workington (Policy S13).

Allerdale Workspace and Employment Land Study 2016

- 2.14 Britain's Energy Coast commissioned the 'Allerdale Workspaces and Employment Land Study Report 2016' which assessed the workspace and employment land within Allerdale. The report was designed to bring forward a supply of sites to facilitate economic growth in a co-ordinated manner within an overarching framework.
- 2.15 Key findings of the report

The Borough was remote, approximately an hour from the M6 and 50 minutes by train to Carlisle.

It lies at the heart of Britain's Energy Coast

Home to Lillyhall Nuclear Campus including Nuclear Skills Academy and Lakes College.

Port of Workington is a strategic Energy Coast asset

Key employers are the nuclear sector, Iggesund Paperboard, Tata Steel, Innovia Films, Sealy Beds, Thomas Armstrong and M sport (international rally company)

Limited supply of modern office space. Lillyhall and Cockermouth offering the most supply. B2 and B8 floorspace is predominately concentrated at Lillyhall and Derwent Howe in Workington

There has been no significant new build office accommodation in Allerdale due mainly to perceived low demand and relatively low values. Demand for offices space is mainly led by local companies looking to serve the West Cumbrian catchment.

Employment space development historically has been public sector led or reliant on public sector funding. Demand and values have been insufficient to generate private sector build.

2.16 Future Demand

The report identifies where demand could come from during the plan period and the likely accommodation requirements

Sector	Accommodation
Business, Financial and professional Services	Offices
Manufacturing, Advanced Manufacturing including R and D	Offices and light industrial units
Construction	Lay down space and offices
Transport and Logistics	Laydown space and warehousing
Education	Offices and teaching facilities
Public Sector	Offices
Visitor economy and supply chain	Offices and start up units

2.17 Site Assessment

The report assessed a range of employment land sites based upon a number of factors including: availability; developer interest; development constraints; investment need; accessibility; impact on environment/biodiversity and suitability for employment development. The detailed proforma for each site assessment is set out in appendix E of the Allerdale Workspace and Employment Land Study 2016.

3.0 Employment land requirements

Identified need

3.1 The Local Plan (Part 1) identified a need for at least 54 hectares of employment land within Allerdale until 2029. During the Local Plan period (as of the end of March 2018), the current supply of employment land is an overall loss of 5.23 hectares (see Table 1); this is due to the demolition of the former Fisons Factory (8.89 hectares) in Silloth in the 2016/2017 monitoring year.

	Completed (hectares)	Under construction (hectares)	Extant (hectares)	Total (hectares)
B1(a)	0.0972	0.328	0.6179	1.0431
B1(b)	0	0.0413	0.0234	0.0647
B1(c)	-0.0099	0.0578	0.8185	0.8664
B2	0.6965	0.1955	0.4745	1.3665
B8	-8.7941	0.1172	0.0577	-8.6192
Mixed B uses	-0.0504	-0.0131	0.1097	0.0462
Total	-8.0607	0.7267	2.1017	-5.2323

Table 1: Employment land supply as of 31st March 2018

3.2 The site allocations need to provide for the 54 hectares identified in the Local Plan (Part 1), plus the 5.23 hectares which has been lost. Therefore, there is an overall need for the Local Plan (Part 2) to identify enough land to provide at least 59.23 hectares.

How allocations were chosen

3.3 Given its role in the settlement hierarchy as the Principal Service Centre, and the location of existing key strategic employment sites, the majority of the employment land allocations have been identified within Workington and the surrounding areas. Smaller employment areas have been identified in the Key Service Centres of Maryport, Cockermouth and Aspatria.

3.4 In identifying the allocated sites a number of objectives underpinned the selection:

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

- 3.5 The importance of the rural economy and the businesses that support it is also recognised. Supporting businesses outside the Principal and Key Service Centres is a key objective of the Local Plan. Therefore, whilst no allocations have been identified in these areas, there are a range of Local Plan policies which support appropriate economic growth on an individual basis. This includes supporting multi user work hubs in Local Service Centres and Rural Villages, live/work units, conversions of rural buildings as well as supporting farm diversification schemes (Policy S14). Tourism accommodation and attractions are supported through Policy SA32.
- 3.6 A number of sites were put forward throughout the consultation process for the Council to consider for allocation either as sole employment use, or as a mixed site including employment use (see Appendix 1). Following detailed assessment, the sites chosen for employment use allocation are:
- Land north of Port of Workington (Policy SA36) (9.34 hectares)
 - Land at Oldside, Workington (Policy SA37) (10.36 hectares)
 - Land off Jubilee Road, Workington (Policy SA38) (9.92 hectares)
 - Land off Joseph Noble Road, Lillyhall East (Policy SA39) (2.38 hectares)
 - Land off Hallwood Road, Lillyhall West (Policy SA40) (9.57 hectares)
 - Land north of Braithwaite Road, Lillyhall (Policy SA41) (17.51 hectares)
 - Land at Glasson Industrial Estate, Maryport (Policy SA42) (3.54 hectares)
 - Land north of Low Road, Cockermouth (Policy SA43) (0.63 hectares)
 - Land south of Low Road, Cockermouth (Policy SA44) (0.29 hectares)
 - Land at Aspatria Business Park, Aspatria (Policy SA45) (1.66 hectares)

Saved allocations from the 1999 Allerdale Local Plan

- 3.7 There are a number of policies from the 1999 Allerdale Local Plan which have been saved; these are listed in the Allerdale Local Plan (Part 1) and they will be deleted by the Allerdale Local Plan (Part 2) upon its adoption. Included within these saved 1999 Local Plan policies are a number of saved employment allocations across the district.
- 3.8 Some of these saved allocations have been developed and some have extant permission. Given the age of the remaining saved allocations, and the location of some of them in the more rural areas, no saved allocations from the 1999 Local Plan will be taken forward as part of the Local Plan (Part 2) as allocations (see Appendix 2).
- 3.9 This is with the exception of some land at Lillyhall Industrial Estate, to continue to support the development of this key strategic employment area, and land south of Low Road, Cockermouth. Part of the Low Road, Cockermouth site has already been developed as the Lakes Home Centre; the remaining part is included within the Local Plan (Part 2) due to the lack of alternative land suitable for employment development in the town. It is considered important that Cockermouth retains an employment land allocation

due to its position as a Key Service Centre and to support the growth of this popular town and its surroundings.

- 3.10 The evidence has shown that there is a need to allocate for at least 59.23 hectares; the allocations included within the Local Plan (Part 2) provide 65.2 hectares and offer a range of site sizes to provide choice for different business uses and needs, reflecting the size and role of the settlements.

Safeguarded sites

- 3.11 As well as identifying new employment land for allocation, it is important to provide protection to existing and established employment sites in the district (Policy SA35). These safeguarded areas will be protected solely for employment land use (B1, B2 and B8), unless proposals for alternative uses are ancillary to the main employment use or they have a direct relationship with existing businesses on the site and provide a service to the business or employees.

- 3.12 The safeguarded sites were selected on the basis that they provide an important strategic or local business role, or they would contribute to maintaining a land supply within Allerdale. The safeguarded sites are:

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

4.0 Conclusion

- 4.1 The allocated employment sites provide a spatial spread across the plan area, located in sustainable locations where the majority of housing growth is also planned. A flexible policy led approach has been adopted outside the main centres to support rural business and farm diversification projects. Existing employment sites have been safeguarded where they perform a key role in the land supply and local economy.

- 4.2 A review of saved employment allocations has resulted in a number of sites being de-allocated. Given the oversupply of employment sites it has been important to refine the supply to allow a more focussed approach to delivery and investment.

Appendix 1
Employment and mixed use sites

Reference	Site name	Notes
1/WOR/014/E	Land on corner of Solway Road and Derwent Road	This site lies within the settlement boundary and as such its development for either residential or employment would in principle be supported provided it can overcome the current constraints (particularly the substandard access) on the site and in respect of employment uses any potential amenity issues in relation to adjacent residential property. Potential to be considered along with 1/WOR/031/M and 1/WOR/077/M.
1/WOR/015/M	Workington Bus Station	This is a town centre location and if it became available would be suitable for offices. The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington. However this does not prevent this site coming forward for redevelopment subject to compliance with relevant local plan policies.
1/WOR/023/M	The Cloffocks	Site is mostly taken up by the new leisure centre and the remainder is unsuitable as it is occupied by playing pitches that are in regular use. Development proposals in the area of Workington are addressed by Policy SA49 (Lower Derwent Valley).
1/WOR/024/M	Borough Park	The site is currently and regular use as a sports stadium. The site is not to be taken forward as an employment allocation but is covered by Policy SA49 (Lower Derwent Valley).
1/WOR/025/M	Land at Ashfield Road South	Site has been granted planning permission for residential development in conjunction with 1/WOR/017/R (2/2014/0857).
1/WOR/026/M	Moss Bay Road, Jane Pit	The site is subject to substantial heritage constraints, including sports pitches which are likely to impact on the developable site area. The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington.
1/WOR/027/M	Derwent Park Rugby Stadium	The site is currently and regular use as a sports stadium. The site is not to be taken forward as an employment allocation but is covered by Policy SA49 (Lower Derwent Valley).
1/WOR/028/M	Land North of Derwent Park	The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington. The site is not to be taken forward as an employment allocation but is covered by Policy SA49 (Lower Derwent Valley).
1/WOR/029/M	The Green, Land off Church Street	This site now has planning permission for a hotel and pub 2/2018/0292. It is also covered by Policy SA49 (Lower Derwent Valley).
1/WOR/030/M	Solway House and Depot	This site lies with the settlement boundary and is currently used as offices and associated car parking for Council Services. The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington. However this

		does not prevent this site coming forward for redevelopment for further employment uses subject to compliance with relevant local plan policies.
1/WOR/031/M	Land off Moss Bay Road	See above 1/WOR/014/E
1/WOR/032/E	Land north of Port of Workington, Oldside	Employment allocation (SA36)
1/WOR/034/E	Land at Oldside	Employment allocation (SA37)
1/WOR/035/E	East of Port of Workington	This site lies within the boundaries of the Port and would be suitable for Port related activities.
1/WOR/037/E	John Pier, Oldside	The proposed allocated sites 1/WOR/032/E and 1/WOR/034/E are preferable in terms of size, and location immediately adjacent to the Port. However, notwithstanding this it does not prevent this site being developed for employment uses subject to compliance with relevant local plan policies.
1/WOR/038/M	Land north of Dunmail Park	The site is outside the settlement boundary for Workington. It is considered that the proposed employment allocations adjacent to the Port of Workington are preferable in terms of location and provide sufficient land supply to support port activities.
1/WOR/039/E	St Helens Business Park, Maryport Road	Has planning permission for a mixed use development (employment, leisure and retail) 2/2016/0188
1/WOR/041/M	Former Alcan Works	This site is safeguarded for employment as part of the Lillyhall strategic employment site (Policy SA35)
1/WOR/042/M	Former High Duty Alloys	This site now has planning permission for workshop and teaching centre (2/2017/0200)
1/WOR/043/M	Woodland Care Homes	Not in settlement boundary nor forms part of the wider Lillyhall Employment site. It is considered that the allocated and safeguarded land supply at Lillyhall is preferable and sufficient to deliver the employment need at this location.
1/WOR/044/E	Lillyhall, West of A596	Sufficient 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	Land at Winscales, off A595	Site located beyond the settlement limit and confines of the Lillyhall Estate in the open countryside. Development not supported in this location.
1/WOR/046/E	Land off Jubilee Road	Employment Allocation SA38

1/WOR/047/E	Land off Joseph Noble Road, Lillyhall East	Employment Allocation (Policy SA39)
1/WOR/048/M	Land off Hallwood Road, Lillyhall West	Employment Allocation (Policy SA40)
1/WOR/049/M	Land north of Branthwaite Road	Employment Allocation (Policy SA41)
1/WOR/063/M	Land at Harrington Marina	Outside the main employment centre in a predominately residential area. Subject to potential highway constraints along Church Road which would be the principal access. The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington.
1/WOR/073/M	Workington Leisure Centre. Former Moorclose sports centre & Swimming pool	Outside the main employment centre in a predominately residential area. The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington.
1/WOR/074/E	Land at Calva Farm	This lies outside the main employment centre. The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington which provide a sufficient supply of land.
1/WOR/076/E	Workington Goods Yard	The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington. However this does not prevent this site coming forward for redevelopment subject to compliance with relevant local plan policies.
1/WOR/077/M	Land off Mossbay Road	See 1/WOR/014/E above.
1/WOR/078/M	Land off Mossbay Road	The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington. The site is currently a playing pitch.
3/WOR/097/M	Lonsdale Park	This site is located in Flood Zone 3b; therefore it is not suitable for development.
4/WOR/101/M	Royal British Legion, Workington (St John's)	Allocated for Retail/Town Centre uses (Policy SA48)
4/WOR/102/M	Land to West of Derwent Drive	The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington. However this does not prevent this site coming forward for redevelopment for employment uses subject to compliance with relevant local plan policies.

4/WOR/103/M	Land North of Isabella Road	Not suitable for development as required for navigational purposes for the Port of Workington and flooding constraint. Excluded from settlement boundary as amenity green space.
4/WOR/104/M	Land South of Isabella Road	The employment allocations in Workington are focussed on the strategic locations at Lillyhall and Port of Workington. However this does not prevent this site coming forward for redevelopment for employment uses subject to compliance with relevant local plan policies.
4/WOR/106/M	Dunmail Park and Land to West of Maryport Rd	Forms part of existing out of centre Dunmail Park retail and leisure complex , car show room and associated parking with additional planning consent for a mixed use development (employment, leisure and retail) 2/2016/0188. It is considered that the proposed employment allocations adjacent to the Port of Workington are preferable in terms of location and provide sufficient land supply to support the Port.
4/WOR/107/M	Land at Havelock Road	Small area of woodland identified as semi-natural greenspace in Open Space study, and contributing to green infrastructure
1/ASP/011/E	Land at Brayton Domain	Site is detached from the built up area. Sufficient employment land has been identified within the existing business park.
3/ASP/014/E	Aspatria Business Park	Employment Allocation (Policy SA45)
1/COC/001/M	Wakefield Road car park	Currently used as a town car park. If it were to be become available the principle of employment use on the site could be supported subject to compliance with local plan policies, in particular flood risk and possible compensatory replacement parking provision.
1/COC/003/E	Land adjacent Derwent Mills	Lies within settlement boundary, site has no independent means of access and flooding constraints.
1/COC/013/M	Land off Low Road	Considered unsuitable for industrial/employment uses in this sensitive location within flood zone, and prominent landscape feature adjacent River Derwent SAC, SSSI, & close to Conservation Area.
2/COC/018/E	Plot of land adjacent to Fitz Park/Cockermouth WwTW	Outside the settlement boundary. Land identified by United Utilities as buffer between Waste Water Treatment Works and adjacent residential development.
2/COC/019/M	Land located at Low Road	Allocated for employment (Policy SA43)
2/COC/021/M	Former Fire and	Lies within the settlement boundary. Brownfield site close to town centre suitable for

	Rescue HQ	offices, small units subject to satisfactory access arrangements and compliance with other local plan policies.
3/COC/025/E	Land at Laithwaite Park	Allocated for employment uses (Policy SA44)
1/MAR/004/M	63,69,71 Eaglesfield Street	Not considered appropriate for employment use due to size of site and proximity to residential properties.
1/MAR/009/E	Land at Glasson Industrial Estate	Allocated for employment (Policy SA42)
1/MAR/018/M	Milltoft Field, Maryport	Site has been granted planning permission for a food store (2/2014/0786). Remainder largely playing pitches and riverside walk.
2/MAR/034/M	Netherhall Estate (same as 25)	Lies within existing settlement limit. Site subject to numerous constraints: presence of Scheduled Ancient Monument and Listed buildings, TPO trees. Site lies within Conservation Area. Part of site lies within high risk food zone. Constrained site unsuitable for allocation.
1/WIG/004/M	Land at Station Hill	Site has been granted planning permission for residential development (2/2015/0514).
1/WIG/008/M	Land to the rear of Co-Op	This is a town centre site served by an unadopted road which is constrained and congested and may not have sufficient capacity for office/employment uses.
1/WIG/009/M	Land to South of West Road	There is sufficient land supply in Wigton for employment uses as a combination of existing commitments and safeguarded employment sites.
1/WIG/012/S	Former Wigton Auction Mart	Majority of the site has planning permission for housing (2/2017/0587). The remaining site area would be suitable for either residential, retail or employment uses.
1/WIG/013/M	Land east of Nelson Thomlinson/ Land adjacent auction mart and school	Majority of the site has planning permission for housing (2/2017/0587). The remaining site area would be suitable for either residential, retail or employment uses.
1/WIG/023/M	Land to east of Station Road	There is sufficient land supply in Wigton for employment uses as a combination of existing commitments and safeguarded employment sites. Access and more than 50% of the site is in Flood Zone 3.
1/WIG/029/M	Land to South of West Road	See 1/WIG/009/M above.
3/WIG/031/E	Land to the rear of Syke Business Park -	Employment commitment (2/2015/0455)

	same as 3/WIG/032/E	
3/WIG/032/E	Land to the rear of Syke Park - same as 3/WIG/031/E	Employment commitment (2/2015/0455)
1/BRM/008/M	Broughton Moor depot (Derwent Forest)	This policy is covered by Policy S18
1/FLI/005/M	Land at Risehow	No employment allocations are proposed in the Local Service Centre Tier. However this lies adjacent to the existing Risehow Industrial Estate that is safeguarded in the local plan and employment uses would be acceptable in principal provide local plan policies are complied with.
1/FLI/006/M	Flimby Lodge	No employment allocations are proposed in this tier of the hierarchy. In addition the site is accessed directly from the A596 close to an existing junction (Ryehill Road) and would necessitate significant highway improvement works. Possible amenity issues with adjacent residential properties would also limit its potential for employment use.

Appendix 2
1999 Allerdale Local Plan – saved employment policies

The 1999 Allerdale Local Plan carried forward a number of allocations for industrial and/or employment related development from previous local plans to help meet the demand for employment land during the plan period alongside commitments and new allocations.

A number of employment allocations from the 1999 Local Plan were then saved with the adoption of the Allerdale Local Plan (Part 1) in July 2014 as an interim measure, until they could be reviewed as part of the site allocations process.

Saved Policy EM2 from the Allerdale Local Plan 1999 listed 19 sites throughout the district carried forward for allocation from previous local plans:			
Lillyhall	EM2 (1)	Strategic employment site within the district. Land carried forward from the Southern Allerdale Local Plan into the Allerdale Local Plan 1999, in policies WKEM1 – WKEM6 (see below) WKEM1 was not saved as part of the Allerdale Local Plan (Part 1)	
<ul style="list-style-type: none"> Lillyhall north 	WKEM2	This site is to be reallocated in the Allerdale Local Plan (Part 2) under Policy SA41	Allocate
<ul style="list-style-type: none"> Blackwood Road Lillyhall 	WKEM3	Parts of this site have now been developed. The remaining land is to be reallocated in the Allerdale Local Plan (Part 2) under Policies SA38 and SA40. Developed land is to be safeguarded for employment purposes under Policy SA35	Allocate and safeguard
<ul style="list-style-type: none"> Joseph Noble Road 	WKEM4	Parts of this site have been developed, and will be safeguarded for employment purposes under Policy SA35. Part of the site are to be reallocated in the Allerdale Local Plan (Part 2) under Policy SA39	Allocate and safeguard
<ul style="list-style-type: none"> Joseph Noble/Pitwood road 	WKEM5	This site has been developed. It is to be safeguarded in the Allerdale Local Plan (Part 2) under Policy SA35	Safeguard
<ul style="list-style-type: none"> Infill sites Lillyhall 	WKEM6	Most of the site has been developed, although there are 1 or 2 plots available. The land is to be safeguarded for employment purposes in the Allerdale Local Plan (Part 2) under Policy SA35	Safeguard
Oldside	EM2 (2)	This 8 ha site to the north of the port road is to be reallocated for employment purposes in the Allerdale Local Plan (Part 2) under Policy SA37	Allocate

Port of Workington	EM2 (3)	Site lies within the settlement limit for Workington at the port itself. Employment and commercial development proposals associated with the port would be supported, although the site is already largely in use for port associated storage and development. On this basis the site will not be reallocated for employment purposes. Sites allocated under policies SA37 and SA36 provide the strategic locations for the districts development needs at the Port.	Deallocate
Former goods yard, Workington	EM2 (4)	Part of the site adjacent to the railway station has been developed as a car park in connection with the Workington Transport Hub development. The remaining part of the site (approx. 2.19 ha) between the car park, railway and Clayflatts industrial estate, with access directly on to the A597, could still come forward for employment purposes, but given the availability of land on the Derwent Howe Estate there is no necessity to allocate. Employment Allocations in Workington are focussed on the strategic locations at Lillyhall and the Port of Workington.	Deallocate
Plot D Reedlands Road, Workington	EM2 (5)	Part of the site has been developed for commercial units, a car showroom, and a car park for Kerry Park Trading estate. The council is in the process of constructing small industrial units on another part of the site. The remaining undeveloped element, located between Reedlands Road Industrial estate, Kerry Park Trading Estate and the railway line, opposite commercial units on Moss Bay Road, remains suitable for employment purposes subject to satisfactory access on to Solway Road. Employment Allocations in Workington are focussed on the strategic locations at Lillyhall and the Port of Workington. Given the oversupply of land in Workington this site will be deallocated, although this does not prevent it coming forward in the future.	Deallocate
St Helens, Flimby	EM2 (6)	This site did not appear on the 1999 proposals map, although it was listed in the table of allocations carried over from the South Allerdale Local Plan in employment Policy EM2. St Helens was part of the Allerdale Enterprise Zone (3), and this site is described as 1.3 ha between Thomas Armstrong's site, and the old Flimby Works site, fronting the A596. There is no need to allocate the land for employment purposes. Land is not	Deallocate

		being allocated in the Local Service Centre tier of the Allerdale Local Plan (Part 1). Land is available at Risehow Industrial Estate in Flimby which is to be safeguarded under Policy SA35 in the Allerdale Local Plan (Part 2). Further land for a variety of employment purposes is available at Maryport.	
St Helens, Siddick	EM2 (7)	This small site lies to the north of St Helens Business Park, on the periphery of Workington. It remains undeveloped. Preferential sites are available nearby, adjoining the port, and there are also vacancies within Derwent Howe. Employment allocations in Workington are focused on the strategic locations of Lillyhall, and the Port. The site is to be removed from the settlement limit altogether.	Deallocate
Risehow, Flimby	EM2 (8)	Risehow industrial Estate (former enterprise zone) is largely occupied, although some plots do remain vacant. This estate serves a number of industrial and plant based uses, and is has been safeguarded to protect this local facility for such uses under Policy SA35 in the Allerdale Local Plan (Part 2).	Safeguard
Glasson, Maryport (Two sites west of Hutton Place)	EM2 (9)	These two detached areas remain available for development. An area between had originally been allocated for car parking in the old South Allerdale Local Plan, but this was not carried forward in the 1999 Allerdale Local Plan. A new roundabout and highway improvements have been undertaken along Hutton Place since. Parts of this site are to be reallocated under Policy SA42 of the Allerdale Local Plan (Part 2). However, the land between the two sites has now been included, in order to form one larger site. The northern boundary has been adjusted to exclude United Utilities infrastructure, and land close to the adjoining SSSI, which is potentially to be expanded.	Allocate (revised site area)
Moor Road, Great Clifton	EM2 (10)	Remains undeveloped, although part has been used to provide an access to the adjoining housing development. No employment allocations are proposed in the local service centre tier of the hierarchy set out in the Allerdale Local Plan (Part 1). This site is to be removed from the settlement boundary.	Deallocate
Low Road, Cockermouth	EM2 (11)	Part of the site originally designated has been developed as the Lakes Home Centre. The remainder of the site is to be re-allocated for	Allocate

		employment purposes in the Allerdale Local Plan (Part 2) under Policy SA43.	
Wakefield Road, Cockermouth	EM2 (12)	This site has been fully developed. The allocation is therefore removed.	Deallocate
Lamplugh Road, Cockermouth	EM2 (13)	There is no EM2 site on Lamplugh Road shown on the Allerdale Local Plan 1999 proposals map. The old South Allerdale Local Plan suggests that it is potentially the same site as Policy CEM2 on the 1999 proposals map. Policy CEM2 was not saved with the adoption of the Allerdale Local Plan (Part 1). Either way, the land has been developed as an extension to Lakeland Business Park and as a Garage/showroom; no reallocation necessary.	Deallocate
Annie Pit Lane, Workington	EM2 (14)	This site has been developed. The allocation is therefore removed.	Deallocate
Dock Road, Workington	EM2 (15)	Detached 1 hectare site close to the port, remains undeveloped. Employment Allocations in Workington are focussed on the larger strategic sites at Lillyhall and the Port (Policies SA36 and SA37). Given the oversupply of land in Workington this site will be deallocated, although that does not prevent it from coming forward in the future in view of its position in the settlement limit and proximity to other industrial premises.	Deallocate
Park Road, Aspatria	EM2 (16)	Part of the site has now been developed; the remainder is to be reallocated under Policy SA45 of the Allerdale Local Plan (Part 2), serving local business and employment needs. The developed element is to be safeguarded under Policy SA35.	Part allocate, part safeguard
Airfield Silloth	EM2 (17)	This site at Causewayhead East remains available. Located on the edge of the Silloth airfield industrial site outside the Silloth settlement limit, it scores poorly in the Employment Study 2016; low demand, unattractive, poor accessibility, unsuitable for growth sectors. There is sufficient capacity for local need in Silloth within premises on the established industrial site on the airfield adjoining Silloth itself. Land is also safeguarded for employment purposes at the port and the adjoining industrial estate under Policy SA35. Site to be deallocated.	Deallocate
South of USB Wigton	EM2	Part of the Innovia site. Not shown on the 1999 proposals maps despite	N/A

	(18)	reference in policy EM2. No allocation proposed	
Syke Road Wigton	EM2 (19)	Site largely developed now. Land to be safeguarded under Policy SA35 of the Allerdale Local Plan (Part 2). The adjoining land is in use as an auction mart, and land to south now has permission for an extension to the business park which will be shown on the proposals map for Wigton.	Safeguard
Additional saved Employment allocations from the Allerdale Local Plan 1999			
Princes Way, Derwent Howe	WKEM7	Part of the site has now been utilised by the adjoining business ACP concrete, leaving approximately 2.3 hectares available. Employment Allocations in Workington are focussed on the larger strategic sites at Lillyhall and the Port. Given the oversupply of land in Workington this site will be deallocated, although that does not prevent it from coming forward in the future in view of its location within the Derwent Howe Industrial Estate adjacent commercial premises, and remaining within the settlement limit.	Deallocate
Glasson Industrial Estate, Maryport	MEM2	This saved policy applied to the Glasson Industrial Estate. Although largely developed, some plots remained available, and other premises had become vacant; the visual appearance of the estate was deteriorating. The policy supported development proposals and changes of use for general and light industry or warehousing or service industries subject to policies relating to car parking, design, materials and residential amenity. Designated to secure environmental improvements, policies in the Allerdale Local Plan (Part 1) are sufficient to control these aspects of any development on site. Additional land has been allocated in Maryport to provide a high quality employment site under Policy SA42; this does not prevent any available plots within the Glasson Industrial Estate from coming forward for employment purposes; the site lies within the settlement boundary for Maryport.	Deallocate
Low Road, Cockermouth (next to Lloyds BMW)	CEM1	This site is to be reallocated in the Allerdale Local Plan (Part 2) for employment purposes under Policy SA44.	Allocate
Silloth Docks	SEM1	This site is largely developed, but given its importance in relation to the port, it will be safeguarded for employment purposes under Policy SA35 in the Allerdale Local Plan (Part 2).	Safeguard
Silloth and Kirkbride	REM9	Both sites are divorced from settlements. No employment allocations are	Deallocate

Airfield Hangars		proposed beneath the key service centre tier of the hierarchy set out in the Allerdale Local Plan (Part 1). The hangars are occupied by a variety of users; other policies in the plan can accommodate expansion of existing businesses where necessary. Both sites scored poorly in the Employment Study 2016, identified as having poor development potential. These sites are to be deallocated in the Allerdale Local Plan (Part 2).	
Abbeytown	REM1	No employment allocations are proposed in the Local Service Centre tier of the hierarchy set out in the Allerdale Local Plan (Part 1). This site scored poorly in the Employment Study 2016, identified as being of poor development potential for employment. This site is to be allocated in the Allerdale Local Plan (Part 2) for housing under Policy SA20.	Deallocate
Carlisle Road, Kirkbride	REM3	No employment allocations are proposed in the Local Service Centre tier of the hierarchy set out in the Allerdale Local Plan (Part 1). This site scored poorly in the Employment Study 2016, identified as being of poor development potential for employment. This site is to be allocated in the Allerdale Local Plan (Part 2) for housing under Policy SA26.	Deallocate
Prospect	REM4	No employment allocations are proposed in the Local Service Centre tier of the hierarchy set out in the Allerdale Local Plan (Part 1). This site is already developed for employment purposes. Although occupied by business users, it now has planning permission for housing. It will remain in the settlement limit, and be deallocated.	Deallocate
Dovenby	REM10	This policy was designed to guide the redevelopment of the former Dovenby Hall Hospital site. The site has since been redeveloped, and further works are ongoing for the construction of a testing facility and track, with allied commercial and hotel development. The Policy is no longer required. This is a rural location; no employment allocations are proposed in the countryside.	Deallocate

