Allerdale Local Plan (Part 2)
Site Allocations

Focused Consultation:
Additional Sites Submitted and
Policy Options 2017

November 2017
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Introduction

The Council is seeking your views on a number of sites that have been put forward to be considered for development purposes within parts of the Borough that lie outside the Lake District National Park, and also your opinions on a number of potential policy options relating to development in the area.

Comments and observations on the suitability of sites identified and the policies proposed are welcomed.

The Council is currently working on the Site Allocations Development Plan Document (DPD) or Allerdale Local Plan (Part 2) (ALP Part 2), in which sufficient areas of land within the Borough outside the National Park will be identified or allocated for specific types of development and land uses such as housing, employment, and retail for the period up to 2029. Other sites will be safeguarded from development for purposes such as open space. The ALP (Part 2) follows on from the Allerdale Local Plan (Part 1) (ALP Part 1) adopted in July 2014 which sets out the Council’s strategic and planning policies for the use and development of land outside the Lake District National Park.

The process of preparing the Allerdale Local Plan (Part 2) involves a number of stages.

Following a call for sites in 2013, and issues and Options consultations undertaken in 2014 and 2015, the Council identified those sites that it considered most appropriate for development in its Preferred Options consultation carried out earlier this year.

The responses to the Preferred Options consultation are currently being examined, and further work is being conducted on some of the sites. A number of new sites and boundary amendments were also submitted to the Council for consideration.

This consultation is on the additional sites and boundary amendments put forward. The sites are illustrated as submitted, with no assessment of their suitability or fit with the Local Plan strategy; they are not being promoted by the Council.

We are also consulting on a number of policy options and amendments.

We welcome your comments on these additional sites and policies only. Any responses to the previous consultation will be taken into account and do not need to be resubmitted.

The Council is not accepting any new sites for consideration in the site allocations process at this stage.
### The Site Allocation Process – Where We Are Now

<table>
<thead>
<tr>
<th>Main Stages</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Call for Sites</strong></td>
<td></td>
</tr>
<tr>
<td>Call for sites</td>
<td>September–November 2013</td>
</tr>
<tr>
<td>Discussion Paper</td>
<td></td>
</tr>
<tr>
<td>Site Assessment Methodology</td>
<td></td>
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<tr>
<td>Sustainability Appraisal Scoping Report</td>
<td></td>
</tr>
<tr>
<td><strong>Issues and Options</strong></td>
<td></td>
</tr>
<tr>
<td>Public consultation for consideration for allocation / designation</td>
<td>July–September 2014</td>
</tr>
<tr>
<td><strong>Additional Sites</strong></td>
<td></td>
</tr>
<tr>
<td>Public consultation on further sites suggested to the Council as part of the July 2014 Issues and Options consultation</td>
<td>January–February 2015</td>
</tr>
<tr>
<td><strong>Preferred Options</strong></td>
<td></td>
</tr>
<tr>
<td>Public consultation on the Council’s preferred sites</td>
<td>January–March 2017</td>
</tr>
<tr>
<td><strong>Focused Consultation: Additional Sites and Policy Options</strong></td>
<td>November 2017-January 2018</td>
</tr>
<tr>
<td><strong>WHERE WE ARE NOW</strong></td>
<td></td>
</tr>
<tr>
<td>Public consultation on further sites suggested to the council in response to the Preferred Options consultation in January 2017, and additional policy options to consider.</td>
<td></td>
</tr>
<tr>
<td><strong>Publication (pre-submission draft)</strong></td>
<td></td>
</tr>
<tr>
<td>Sets out the final Site Allocations Document for submission to the Secretary of State</td>
<td>August 2018</td>
</tr>
<tr>
<td>Representations at this stage can only relate to legal compliance and soundness</td>
<td></td>
</tr>
<tr>
<td><strong>Submission and Examination</strong></td>
<td></td>
</tr>
<tr>
<td>Site Allocations Document submitted to Government (Planning Inspectorate) with all the comments received during the Proposed Submission consultation</td>
<td>November 2018</td>
</tr>
<tr>
<td><strong>Examination</strong></td>
<td></td>
</tr>
<tr>
<td>Independent Examination carried out in public by a Planning Inspector</td>
<td>December 2018</td>
</tr>
<tr>
<td><strong>Adoption</strong></td>
<td></td>
</tr>
<tr>
<td>Council formally adopts plan</td>
<td>Early 2019</td>
</tr>
<tr>
<td><strong>Monitoring and Review</strong></td>
<td></td>
</tr>
<tr>
<td>Each year, identified targets and planning applications are monitored to assess delivery of the Local Plan, including sites</td>
<td></td>
</tr>
</tbody>
</table>

Comments received from this consultation will assist the Council in making its final selection of sites for allocation and policies to take forward in the Allerdale Local Plan (Part 2). The Council’s final choice of sites and allocations will be set out in Site Allocations Pre-submission draft or Publication version prior to examination by an independent inspector.

Further information on the site allocation process is available online: [www.allerdale.gov.uk/siteallocations](http://www.allerdale.gov.uk/siteallocations)
Using the Document

This consultation document is divided into the policy options put forward for consideration, and maps of the additional sites submitted.

Part 1 The policy options section
1. Housing Standards
2. Broadband
3. Areas suitable for Wind Energy Development
4. Tourism
5. Lillyhall Map including green infrastructure

Part 2 consists of the maps displaying the additional sites put forward for consideration and the modifications suggested to the settlement boundaries.

Getting More Information and How to Make Your Comments

The Focused Consultation: Additional Sites Submitted and Policy Options 2017 can be viewed online (www.allerdale.gov.uk/siteallocations), and at the Council’s offices at Allerdale House, Workington between 9:00 am and 5:00 pm Monday to Thursday and 9:00 am and 4:30 pm on Fridays (Telephone 0303 123 1702).

Copies are also available for inspection at the following locations during their normal opening hours:
- Aspatria Library: Local Link, The Brandraw, Aspatria, CA7 3EZ (016973 20515)
- Cockermouth Library Link and Customer Service Centre: Main Street, Cockermouth, CA13 9LU (01900 706170 or 0303 123 1702)
- Maryport Library: Lawson Street, Maryport CA15 6ND (01900 812384)
- Maryport Customer Services Centre: Town Hall, Senhouse Street, Maryport CA15 6BH (0303 123 1702)
- Silloth Library: The Discovery Centre, Liddell Street, Silloth CA7 4DD (016973 32195)
- Wigton Library: High Street, Wigton (016973 66150)
- Wigton Local Link: Community Office, Market Hall, Wigton CA7 9AA (0303 123 1702)
- Workington Library: Vulcans Lane, Workington, CA14 2ND (01900 706170)

There are two ways in which you can register your comments, which should preferably be made on the official representation form.

- By email
  Word document versions of the representation form can be downloaded from our website (www.allerdale.gov.uk/siteallocations) which can then be completed and emailed back to us at siteallocations@allerdale.gov.uk
Introduction

- **By Post**
  You can either download a pdf version of the representation form from our website to fill in by hand ([www.allerdale.gov.uk/siteallocations](http://www.allerdale.gov.uk/siteallocations)), or complete a paper copy of the form. Forms are available from any of the venues listed above or upon request from the planning policy team.

  Completed forms should be returned to:  
  Planning Policy  
  Development Services  
  Allerdale Borough Council  
  Allerdale House  
  Workington  
  CA14 3YJ

Although it is preferable if comments are submitted on the comments forms, emails or letters to the addresses listed above are also welcome.

All comments should be received by **4pm** on **Monday 22 January 2018**.

All comments will be available for public scrutiny, and by submitting comments you are consenting to your representations being stored and being made publically available.

If you have any queries regarding the consultation or if you would like to be added to the Council’s planning policy consultation database, or have your database contact details updated or removed, please do not hesitate to contact a member of the Planning Policy team on **01900 878703** or by email: [siteallocations@allerdale.gov.uk](mailto:siteallocations@allerdale.gov.uk)
Part 1: Policy Options

Housing Standards

In 2012 the Government launched a national review of housing standards, which aimed to reduce bureaucracy and costs for house builders, reform and simplify the framework of building regulations, guidance, local codes and standards, and consolidate essential requirements into a national framework centred on building regulations.

On 27th March 2015 the Government announced in a Ministerial Statement the final outcome of the standards review. Key outcomes of the review included:

- New additional optional Building Regulations on water and access.
- A new optional national space standard.
- New mandatory security standards through amended Building Regulations.
- Withdrawal of the Code for Sustainable Homes.
- Withdrawal of Lifetime Homes.

Local authorities can introduce the new optional standards through policies in their Local Plans. However, they need to gather evidence to determine whether there is a need for the additional standards in their area, and properly justify setting appropriate policies in their Local Plans.

An important outcome of the review is that local authorities can no longer set their own local additional standards, as a key aim of the review was to rationalise the many different national and local standards into a streamlined and simplified system:

**The need for accessible and adaptable homes**

It is well documented that Allerdale has an ageing population, above the national average. Over the next few decades there is expected to be a marked increase in the number and proportion of residents aged 65+ in the Borough, rising from 22,600 in 2015 to 31,600 in 2037 representing a 39.8% increase. In addition findings from the household survey undertaken for the Allerdale Housing Study 2016 revealed that 81% of older people want to stay in their own homes. Clearly there are implications for adaption requirements to older and existing housing stock but there is also an opportunity to ensure, through local plan policy, that a proportion of future housing is constructed and designed to be easily adapted.

**Current Council Policy**

The Local Plan (Part 1) already supports and encourages development to incorporate in its design the needs of a wide range of housing need, including those with disabilities and an ageing population. Policies include:
• S2 Ŧ Sustainable Development Ŧ “provide decent homes that meet the needs of households now and in the future”
• S4 Ŧ Design Ŧ “make appropriate provision for those with reduced mobility and/or disability”
• S7 Ŧ A Mixed and Balanced Housing Market Ŧ “making provision for the identified needs of an ageing population”

However, no policy specifically requires housing to be built to a specified standard that can be easily adapted if future occupiers require it. One option is to introduce a policy requiring a proportion of dwellings within a development to be built to Category 2 (M4 (2) accessible and adaptable dwellings as defined in the Building Regulations. This element of the Building Regulations covers, amongst other things:

• A parking space that can be widened
• Step free access between the parking bay and the main entrance to the dwelling
• Slightly wider door entrances (850mm rather than 775mm)
• Kitchen, bedroom, eating areas design to allow greater circulation space
• Bathroom walls and ducts to be strong enough to support grab rails, and potential to have a level access shower

Proposed housing standards policy

Introduce a policy that requires a proportion of houses within a development to be built to Category 2 (M4 (2) accessible and adaptable dwellings as defined in the Building Regulations.

Question 1: Do you agree that the Council should introduce a Housing Standards policy?

Question 2: If a Housing Standards policy was introduced, is there a minimum development size to which it should be applied?
Broadband for New Development

High speed and good quality broadband is becoming an increasingly and significantly important aspect of modern, everyday life for both residents and businesses within Allerdale. Having fast and reliable broadband will: facilitate the growth of a sustainable and local economy; provide opportunities for community cohesion, particularly in our rural areas; support education and learning; and provide homeworking opportunities. New build development too frequently suffers from delays in the installation of internet infrastructure, and poor, unreliable or low speed connectivity.

Nationally there is a Government initiative of enabling everyone in the UK to access broadband speeds of at least 2Mbps and for 95% to achieve at least 24Mbps\(^1\). The National Planning Policy Framework acknowledges the social and economic benefits that high speed broadband can deliver (paragraph 42) and states that in preparing Local Plans, local planning authorities should support the expansion of electronic communication networks, including broadband\(2\) (paragraph 43). In March 2015, English Council Leaders received a letter from the Government identifying the crucial role that local authorities have in supporting the rollout of superfast broadband when developing and updating Local Plans and when considering planning applications\(^3\).

Already, within Cumbria, there is a local scheme available for developments of 30 dwellings or more whereby the developer can have the infrastructure for ultrafast broadband to the properties made available at no charge to the developers, if the developer makes provision for this with a network operator at the planning stage. Connecting Cumbria\(^3\) can offer advice on this should developers require it.

The Local Plan (Part 1) contains the Council’s aspiration to support the development of superfast and next generation broadband across Allerdale, with a focus on key business locations such as Workington town centre and Lillyhall Industrial Estate. Policy S13 seeks to support proposals that contribute towards the improvement of digital connections in the Plan Area and Policy 21 states that developers may be required to provide a developer contribution towards broadband and communication networks.

However, the Local Plan (Part 1) does not have a policy that requires new development to ensure the necessary infrastructure and connection to broadband is provided during construction. Given the importance of high speed broadband for residents and businesses, and the national requirements, it is considered appropriate for the Local Plan to include a policy which focusses on the delivery of superfast and next generation broadband within Allerdale. The inclusion of the necessary infrastructure at the development/construction stage will save future occupants having to retrofit the equipment, thereby saving time, money and disruption.

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1. [https://www.gov.uk/guidance/broadband-delivery-uk](https://www.gov.uk/guidance/broadband-delivery-uk)
High Speed Broadband for New Development policy

Development proposals would have to:

Demonstrate early engagement with infrastructure providers

Be accompanied by a ‘Broadband Statement’ which explains the current internet connectivity in the site’s locality and the potential for the site to be provided with high speed broadband

Make provision for new development to be provided with superfast broadband, or if this is not feasible at the time of the application, undertake all reasonable actions to enable a superfast connection at a future date.

For residential sites of 30 units or more, developers will be expected to ensure that Fibre to the Premises (FTTP) infrastructure is provided.

Question 3: Do you agree that there should be the introduction of a policy that requires new developments to have broadband connections?

Question 4: Should a policy be introduced, should there be a requirement for the provision of a minimum broadband speed?

Question 5: Should a policy be introduced, should there be a minimum development size that the policy should be applied to?
Area Suitable for Wind Energy Development

In June 2015, a Ministerial Statement was issued that required local authorities to identify areas suitable for wind energy development in order to assist the decision making process when planning applications are submitted. All planning applications, including extensions to time and repowering schemes, for wind energy development will be assessed in relation to the identified wind energy areas.

As part of the preferred options consultation which took place between January and March 2017, an area was identified. The area covered the whole district (excluding the Lake District National Park Authority) as suitable for wind energy development, with extra protection identified for Hadrian’s Wall World Heritage Site (and its buffer zone) and the Solway Coast Area of Outstanding Natural Beauty.

Policy S19 of the Local Plan already imposes greater restrictions within the Hadrian’s Wall World Heritage Site and its buffer zone and the Solway Coast Area of Outstanding Natural Beauty to small scale renewable energy schemes. The introduction of these buffer zones re-enforces the policy approach with the area identified within those two designations being restricted to small scale schemes.

One of the key concerns raised as a result of the consultation was the lack of protection along the Lake District National Park boundary, especially as a result of its new designation as a World Heritage Site. In order to address this, it is proposed that a buffer is identified along the Allerdale/Lake District boundary to provide extra protection against wind energy development (see Figure 1 overleaf). The buffer was identified using the boundary of Landscape Type 12b from the Cumbria Landscape Character Guidance and Toolkit4.

The buffer will not stop wind energy development in the identified area but it would allow the authority the flexibility to allow appropriate small scale wind energy development. All proposals, irrespective of whether they are within the buffer zones or not, would still have to conform to the Ministerial Statement, National Policy and Policy S19 of the Local Plan.

Please restrict your comments to the proposed buffer zone only. Previous comments on the area suitable for wind energy developments do not need to be resubmitted.

Question 6: Do you agree with the introduction of a buffer zone along the Allerdale/Lake District National Park boundary?

Figure 1 – Area suitable for wind energy development with proposed buffer zone alongside the Lake District National Park Boundary
Tourism Policy

Following the adoption of the Local Plan (Part 1) in July 2014, it has become apparent that the current Tourism, Coastal and Countryside Recreation policy (S17) requires some small amendments in order for the policy to continue to be appropriate and relevant. The table below summarises the changes that are proposed.

<table>
<thead>
<tr>
<th>Changes proposed</th>
<th>Reasoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>To amend the locational criteria in terms of the adopted settlement hierarchy</td>
<td>To allow the policy to be more flexible whilst still protecting our sensitive resources and assets</td>
</tr>
<tr>
<td>To refer to the fact that extensions to existing tourist accommodation sites will only be considered as extensions where the original site has been considered and approved through the planning process</td>
<td>For clarification purposes</td>
</tr>
<tr>
<td>To extend the reference to farm diversification to include rural diversification with regards to tourism accommodation offer</td>
<td>To fully reflect Allerdale’s rurality and allow the policy to be more flexible in respect of wider tourism accommodation opportunities</td>
</tr>
</tbody>
</table>

The text below shows the current adopted policy with any proposed deletions shown in italics and any proposed additional text is highlighted in bold and underlined.

**S17 Tourism, Coastal and Countryside Recreation**

*Proposals for new tourism attractions and facilities will be expected to be located sequentially as follows:*

- Principal, Key and Local Service Centres;
- Rural Villages and other locations where the attraction has a locational dependence upon an existing heritage or environmental asset and is consistent with environmental objectives.

*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 Local Plan policies.*

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

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

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

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

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

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

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

- c) Forms part of a farm \textit{or land based rural business} diversification scheme;  
- d) Forms part of an extension proposal for an existing hotel or guest house and it will enhance or maintain the viability of the business;  
- e) Forms part of an extension, realignment or relocation of an existing camping or caravan site to a less sensitive location which would reduce the impact on nature conservation areas and the local environment; or  
- f) Is part of a scheme to upgrade ancillary facilities at an existing holiday park or camping or caravan site.

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

Proposals for new static caravan sites or parks within the Solway Coast AONB will be strongly resisted. Proposals for all holiday accommodation which fall outside the above criteria will be refused.
Proposals to remove residential occupancy conditions on camping, caravan and chalet sites will be assessed against policies for provision of new housing.

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

**Question 7: Do you agree with the proposed changes to Policy S17?**
Lillyhall Green Infrastructure Map

As part of the Preferred Options Consultation 2017, Policy SA12 set out the expectation that the green infrastructure network, as shown on the accompanying proposals maps of settlements designated as the principal and key service centres (Workington, Maryport, Cockermouth, Wigton, Aspatria and Silloth), would be considered at an early stage of the design process for all major development schemes (and in some circumstances for smaller proposals) in order to strengthen and enhance the network.

Green Infrastructure was displayed in green on the maps for these settlements in the Map Book which formed part of the Preferred Options Consultation [http://www.allerdale.gov.uk/planning-and-buildings/planning/planning-policy/site-allocations/preferred-options-consultation/preferred-options-map-book.aspx](http://www.allerdale.gov.uk/planning-and-buildings/planning/planning-policy/site-allocations/preferred-options-consultation/preferred-options-map-book.aspx). In some parts of the district the green infrastructure designation overlaid land proposed for allocation for purposes such as employment. Recognition of the green infrastructure network would need to be intrinsic to the development of such sites.

It is now noted that the map for Lillyhall published as part of the Preferred Options consultation did not show the green infrastructure network overlay as intended, and it is therefore re-published for public comment as part of this consultation (see overleaf).

The Lillyhall Industrial Estate incorporates a County Wildlife Site (to the rear and within the former Alcan site), some historic woodland tree stands and belts such as School Wood and Black Wood, ponds and mature infrastructural planting. Important to the biodiversity of the area, these make a significant contribution to the visual amenity of the estate, and provide a vital network and refuge for wildlife.

**Question 8 : Do you have any comments to make on the Lillyhall green infrastructure network map?**
Figure 2 – Lillyhall Green Infrastructure map
Part 2 Additional Sites and Modifications to Settlement Boundaries

Additional Sites

Over 300 sites have already been submitted to the Council for consideration for development or safeguarding purposes. See [www.allerdale.gov.uk/siteallocations](http://www.allerdale.gov.uk/siteallocations) for details of earlier consultations undertaken in 2014, 2015 and 2017.

This consultation document seeks your views on more than 30 additional sites put forward in response to the 2017 Preferred Options consultation. It is important to note that the sites (and amendments to the settlement boundaries) in this document are displayed as submitted and are not endorsed for development by the Council. The Council has not carried out any analysis or consideration of their suitability for development.

Maps have been produced for each settlement identified in the Allerdale Local Plan Settlement Hierarchy only where an additional site has been put forward for consideration. Settlements are first sorted by tiers of the hierarchy, and then alphabetically. They are displayed based on the preferred land use as suggested by the applicant. A ‘mixed’ use denotes that a range of land uses have been suggested to the Council for a potential site, such as such as retail, leisure, housing or employment.

A schedule of the additional sites submitted is listed in Appendix 1.

A number of sites were re-submitted to the Council in the Preferred Options consultation which were identical to sites previously put forward and consulted upon. These sites have not been included in this consultation, but are being reviewed along with any additional supporting material received.

The Council is seeking your views on whether the sites put forward are suitable to be designated for development purposes in the Allerdale Local Plan (Part 2).

In considering these sites we request that responses consider the suitability of the location and it is suggested that the following factors are considered in making a response:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
Part 2 Additional Sites Submitted

- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Provision of affordable housing
- The Allerdale Local Plan (Part 1)

If you consider that a site is not suitable for development please provide evidence in support of your comments having regard to the bullet point list above.

**If possible please provide the Site ID and evidence to support your comments.**

Details of how to submit your comments can be found on Page 3.

Q9.
- Which site(s), if any, would you prefer the Council to take forward for allocation?
  You may wish to consider them against the sites identified in the Preferred Options consultation:
  - Do you consider that any of the site(s) are not suitable for allocation which should be rejected?
  - What changes would you like to be made?
  - Could the site(s) have an alternative use?
  - Are there any changes to the site boundaries that you would like to see?
  - Are there any particular issues about any of the sites that the Council should know about?
  - Are there any changes you would like to see to the proposed settlement boundary amendments?
  - Do you have any other comments?

Additional sites have been submitted for the following locations:

**Principal Service Centre:**
Workington (including Seaton and Stainburn)

**Key Service Centres:**
Maryport
Cockermouth
Wigton
Aspatria

**Local Service Centres:**
Abbeytown
Brigham
Broughton (Great & Little Broughton)
Broughton Moor
Dearham
Flimby
Great Clifton
Kirkbride
Thursby

**Limited Growth Villages:**
Bolton-Low-Houses
Greysouthen
Ireby
Tallentire

**Other:**
Wardhall (Gilcrux)
Welton (Thursby)

Please see page 50 for the suggested changes to settlement boundaries.
A schedule of the amendments to settlement boundaries is listed in Appendix 2.
Maps of the Additional Sites

Workington 1 - Seaton

Site 1/WOR/064/R identified as Reserve Site in Preferred Options consultation. Larger site to be considered (extension to eastern boundary).
Workington 2
Workington 3
Workington 4 (South)
Focus on Workington 5 (North)
Part 2 Additional Sites Submitted

Workington 6
Workington 7
Workington 8 (Stainburn)
Site identified as preferred option in Preferred Options consultation – larger site suggested for consideration (extension to southern boundary)
Maryport
Aspatria 1
Aspatria 2
Part 2 Additional Sites Submitted

Brigham 1
Brigham 2
Broughton (Great & Little Broughton) 1
Broughton (Great & Little Broughton) 2
Broughton Moor
Flimby
Part 2 Additional Sites Submitted

Great Clifton

Focused Consultation: Additional Sites Submitted and Policy Options November 2017
Part 2 Additional Sites Submitted

Kirkbride

Focused Consultation: Additional Sites Submitted and Policy Options November 2017
**Thursby 1**  
Part of this site was identified as one of the Council’s preferred sites in the Preferred Options consultation. Larger site to be reconsidered (extension to northern boundary).
Part 2 Additional Sites Submitted

Thursby 2
Bolton Low Houses
Gilcrux (Wardhall)
Ireby

Additional Sites 2017

- Housing
- Mixed

Focused Consultation: Additional Sites Submitted and Policy Options November 2017
Tallentire
Part of this site was previously submitted for consideration, larger site now suggested
Part 2 Additional Sites Submitted

Welton
Suggested Amendments to Settlement Boundaries

One of the key tasks in the preparation of the Allerdale Local Plan (Part 2) is defining revised development boundaries for the Principal Service Centre, Key Service Centres, Local Service Centres and Limited Growth Villages. Settlement boundaries define the division between the built-up area of the settlement and the surrounding countryside, and define areas of land where new development will, in principle, be acceptable.

The current settlement boundaries were defined in the Allerdale Local Plan 1999 and therefore need to be reviewed. The settlement boundaries of the Principal Service Centre, Key Service Centres and Local Service Centres must be redrawn in order to take account of new housing completions, commitments and allocations. In the Limited Growth Villages, the boundaries must be redrawn to provide opportunities for small-scale residential development.

In addition to the sites shown on the previous maps, a number of changes have been suggested to settlement boundaries, and upon which we are seeking your views. You may wish to consider similar issues to those set out for the additional sites (pages 16 & 17).

The Council received a number of representations relating to settlement boundary amendments in response to the Preferred Options Consultation. These are still being considered. You do not need to resubmit your comments again. Please comment on the sites in this document only.

Settlement boundary amendments have been suggested for the following locations:

**Key Service Centres:**
Maryport
Aspatria

**Local Service Centres:**
Dearham
Flimby

**Limited Growth Villages:**
Branthwaite
Dean
Greysouthen
Maps of the Settlement Boundary Amendments

Maryport
Aspatria
Flimby
Risehow Industrial Estate was excluded from the settlement boundary in the Preferred Options consultation. The suggestion is to retain the settlement boundary around it.
Branthwaite
Dean
Part of site previously shown in Settlement Boundary Review document in Preferred Options Consultations – larger site suggested.
Greysouthen
## Appendix 1 – List of Sites

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Site Reference</th>
<th>Site Name</th>
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<td>Workington</td>
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<td>Land to west of Derwent Drive</td>
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<td>Land to south of Isabella Road</td>
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<td>Land SW of British Legion, Salterbeck</td>
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<td>Dunmail Park &amp; Land at St Helens</td>
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<td>Maryport</td>
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<td>Land at Ellenborough</td>
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<tr>
<td>Cockermouth</td>
<td>4/COC/027/R</td>
<td>Land at Tanyard Garth</td>
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<td>Land off Kirkland Road</td>
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<td>4/ASP/014/R</td>
<td>Land off Station Road</td>
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<tr>
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<td>4/BGH/007/R</td>
<td>Land at School Brow</td>
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<td>4/BGH/008/R</td>
<td>Land off Barrs Lane</td>
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<tr>
<td>Broughton (Gt &amp; Little)</td>
<td>4/BRN/013/R</td>
<td>Soddy Gap Lodge, Moor Road</td>
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<td>The Pines, Broughton Moor</td>
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<td>Newlands, Land off the Went</td>
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<td>4/GRC/017/O</td>
<td>William Street</td>
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<td>4/KBR/011/R</td>
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<td>Land adjacent to Brough Hill House</td>
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<tr>
<td>Greysouthen</td>
<td>4/GRE/007/R</td>
<td>Land adjoining The Lodge opposite</td>
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<td>Site Name</td>
</tr>
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<td>Went Meadows</td>
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<td>Gilcrux (Wardhall)</td>
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<td>Dairy Farm</td>
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<td>Land at Wardhall</td>
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<tr>
<td>Ireby</td>
<td>4/IRE/007/R</td>
<td>Rose Lea</td>
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<td>Tallentire</td>
<td>1/TAL/003/A</td>
<td>Land at North Lodge</td>
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<td>Welton</td>
<td>4/THU/016/R</td>
<td>Former School</td>
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## Appendix 2 – List of Settlement Boundary Amendments

<table>
<thead>
<tr>
<th>Settlement</th>
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<tr>
<td>Maryport</td>
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<td>ASP08</td>
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<td>Flimby</td>
<td>FLI01</td>
<td>Risehow Industrial Estate</td>
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<td>BRW15</td>
<td>Land south of Branthwaite Mill</td>
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<tr>
<td>Dean</td>
<td>DEN03</td>
<td>Land adj MidCroft Course or Stackfield House</td>
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<tr>
<td>Greysouthen</td>
<td>GRE19</td>
<td>Overend Farm hamlet</td>
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