



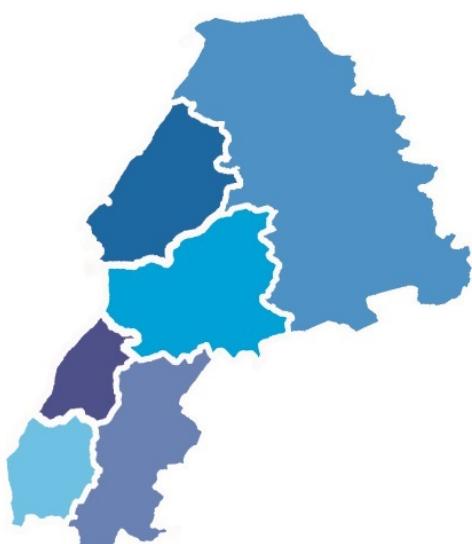
# Allerdale Borough Council



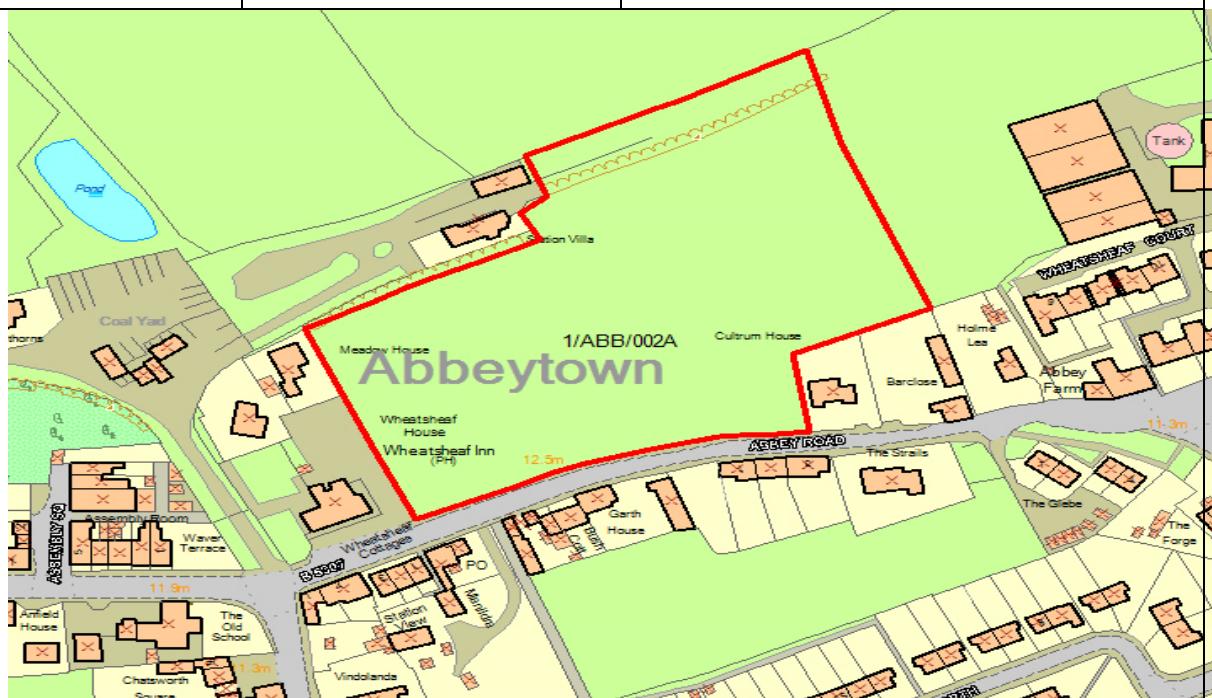
## Allerdale Local Plan (Part 2) Site Allocations

Final Site Selection Topic Paper

Update January 2019



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

### Site Characteristics

Constitutes a large level agricultural field on the NE edge of the village bounded to the north by the remains of a disused railway line and embankment (and the former station). Residential development to the south of the site across Abbey Road, to the south east, and to the west, along with The Wheatsheaf public house (distinctive Carlisle & District State Management scheme pub). Predominantly 2 storey modern detached dwellings, but traditional barn conversions adjacent to SE corner. Farm buildings to the E – currently in use. Attractive natural stone wall along S boundary along road frontage. Station Villa to the north is elevated. Small portion of hedgerow along northern boundary.

### Constraints

- Amenity impact of adjacent farm, potentially from nearby pub and coal yard.
- AONB abuts northern boundary.

- Close proximity of Grade 1 listed Holme Cultrum Abbey – potential for archaeological remains, and heritage implications
- Radon level 1.
- Potential connectivity with designated ecological sites in Waver estuary to the north

#### **Policy context/fit**

Western portion of the site is a saved employment allocation (REM1) in the Allerdale Local Plan (1999), and this allocation lies within the 1999 ALP settlement boundary. This employment allocation is not being renewed. The existing settlement limit follows Abbey Road and incorporates adjoining housing and Station Villa to the rear, the land identified relates well to the existing settlement limit.

#### **Planning History**

No Planning Applications

Site identified as a deliverable site in the 2013 SHLAA (EXRU221)

#### **SA Performance (Stage 2 Site Assessment)**

The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Silloth and Wigton. Potential to impact on biodiversity as it lies within the SPA Impact risk Zone, but these can be mitigated, and also Heritage constraints given the potential to impact on the significance of the grade 1 listed Holme Cultram Abbey.

#### **Cumbria Landscape Character Assessment**

Type 5b Type 5 Lowland Subtype 5b: Low Farmland

Traditional working farmed landscape; considerations include views from the adjoining AONB, and from the west.

#### **Ecological/Biodiversity considerations**

**HRA: Screened in.** The site lies within the SPA/SSSI Impact Risk Zones for the Upper Solway Flats and Marshes SPA/Ramsar /SSSI, 1.4km to the north. Likely that the site drains to the south towards Stank Beck, which then flows eastwards into the River Waver which flows into the designated sites south of Rabycote Marsh. Therefore the hydrological connectivity provides a potential pathway of effect from the site. However there is unlikely to be any significant effects on any qualifying feature of Natura 2000 sites or on site integrity, provided that pollution prevention measures are adopted both during and after construction. The proposals for surface water drainage will need to take account of the connectivity of the site to the estuary. Potential for SPA/Ramsar bird species roosting/foraging on the field especially at high tide; Potential for barn owl in nearby barns and agricultural buildings;

Low potential for great crested newt in limited terrestrial habitats.

#### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation D – development could be allocated subject to FRA.

**Access Assessment**

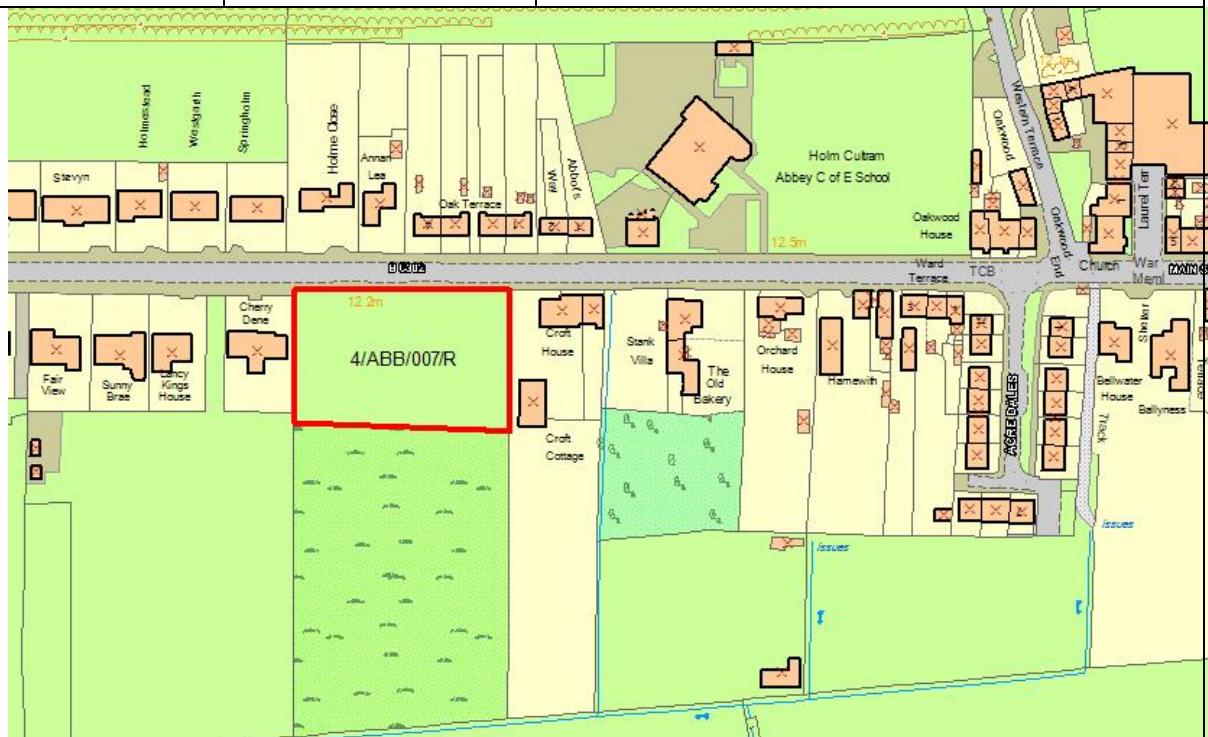
Access is acceptable in principle to the Highway Authority

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic

Paper September 2018

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

### Site Characteristics

Level pasture field fronting the B5302 (Main Street) adjoining residential properties to the east and west, and opposite dwellings to the north. Marshy agricultural land to the immediate south, with views across open farmland towards the fells.

### Constraints

- Radon Level 1.
- Ground water flooding
- Close to AONB
- Potential ecological considerations – hydrological connectivity to designated sites

<ul style="list-style-type: none"> <li>Electricity pole in highway verge; electricity wire along highway (all along Main Street)</li> </ul>
<b>Policy context/fit</b>
Lies within the 1999 ALP settlement boundary, relating well to adjoining development within Abbeytown.
<b>Site History</b>
None identified.
<b>SA Performance (Stage 2 Site Assessment)</b>
The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Silloth and Wigton. Along with other sites in Abbeytown, there is the potential to impact on biodiversity, lying within the SPA Impact risk Zone, but these impacts can be mitigated.
<b>Cumbria Landscape Character Assessment</b>
Type 5b Type 5 Lowland Subtype 5b: Low Farmland Development would not impact on the traditional working farmed landscape in the locality; the site is well related to existing development in Abbeytown.
<b>Ecological/Biodiversity considerations</b>
Screened out of HRA.
<b>Strategic Flood Risk Assessment</b>
Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018 Strategic Recommendation A - consider withdrawal Site boundary has been adjusted to remove the area subject to flooding from the original site area considered, and flood risk has been incorporated included as a specific policy requirement for this site.
<b>Local Plan Site Access Assessment</b>
Direct access on to the B5307 is acceptable in principle to the Highway Authority
<b>Viability</b>
Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

Located on the eastern periphery of Aspatria. Forms part of a larger agricultural field, with the land sloping away to the south. Adjoins residential development at the NW tip. Post and rail metal fence along N boundary, hedgerow along E & W boundary. Access possible from Brayton Road.

### Constraints

- Radon level 1
- Outside current speed limit area - possibly need speed surveys and TRO
- Mineral and Waste Consultation Zone
- Coal Authority low risk developable area
- Groundwater flooding – superficial deposits <25%
- Main combined gravity sewer
- Potential for archaeological remains

### Policy context/fit

Outside but immediately adjacent to saved settlement limit of 1999 ALP. Frontage development would relate most satisfactorily to existing dwellings, but could exacerbate ribbon development in this location.

### **Planning History**

No Planning Applications

Site identified as a developable site in the 2013 SHLAA (EXAS05)

### **SA Performance (Stage 2 Site Assessment)**

The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its sustainable urban location adjacent to the existing built-up edge of a Key Service Centre. The SA notes the potential for undiscovered archaeological remains on the site; this issue can be addressed by an archaeological desk-based assessment, and the results of a geophysical survey.

### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5a Ridge & Valley

The chief characteristic of the immediate area is undulating hedge-lined pasture fields. There are expansive views from the site across attractive rolling agricultural land and the Ellen Valley towards Wharrels Hill and the fells beyond. Viewed from Harriston and the south the site occupies an elevated ridgeline position along with the other dwellings on Brayton Road, and as this site is on the end, there is the potential for development to be prominent, extending the built form further into the open countryside.

### **Ecological/Biodiversity considerations**

Screened out of HRA

Summary of Main Ecological Constraints to Development: Nesting birds during the breeding birds season.

### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation E - site permitted on flood risk grounds due to little perceived risk, subject to consultation with the LPA / LLFA

### **Local Plan Site Access Assessment**

The Principle of access to this site has been accepted by the Highway Authority

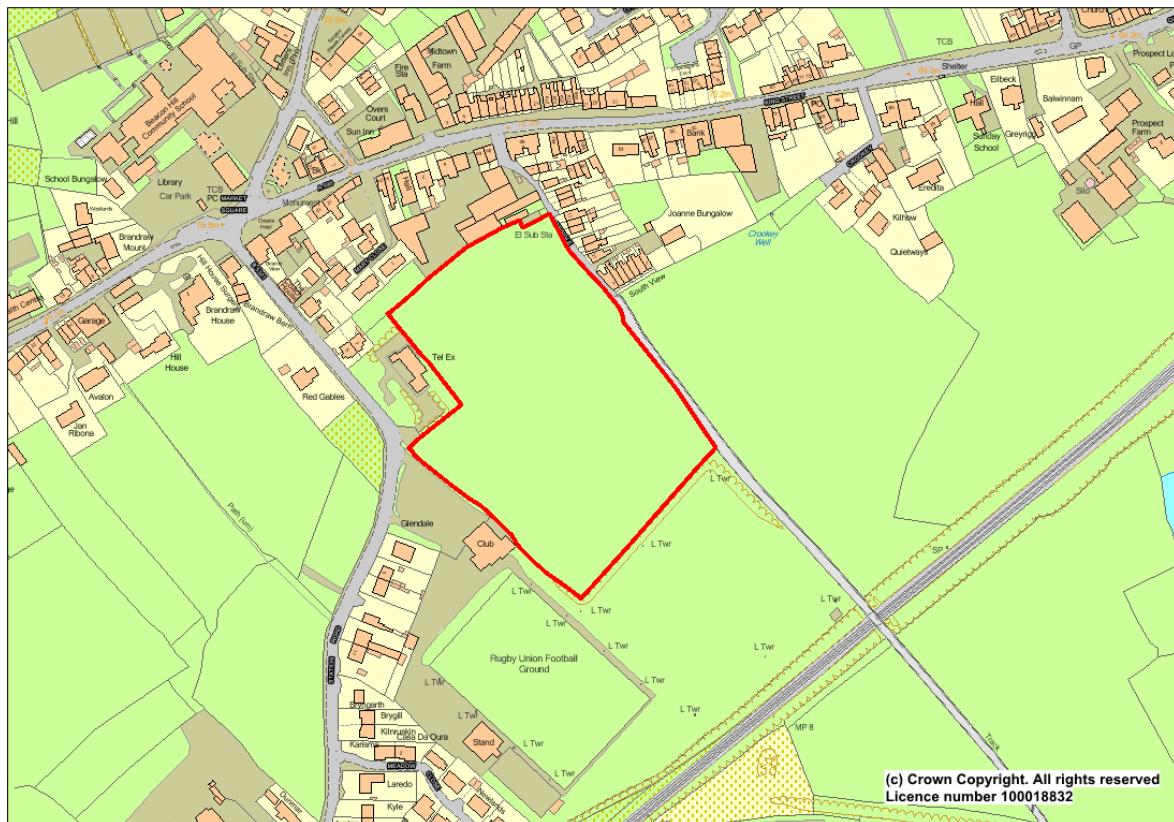
### **Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



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### Site Characteristics

Located on the SW edge of the built up area. Large undulating pasture field – elevated with respect to lane running along E boundary (Pringle). Adjoins residential development and a B2 use to the N, RUFC clubhouse and pitches due S, telephone exchange building to the west. The site slopes, falling away from the NW to the SE towards the railway line, the field being wet in places. Overgrown banked hedgerow along eastern boundary, with occasional hedgerow tree. Three trees within field. Access possible from Station Road (B5301), subject to improvements.

<b>Constraints</b>
<ul style="list-style-type: none"> <li>• Access to site would need upgrading</li> <li>• Proximity of Rugby Club and B2 use to north</li> <li>• Coal Authority Low Risk Developable Area</li> <li>• Potential for unknown archaeological remains</li> <li>• Mineral Waste consultation area</li> <li>• Radon level 1</li> <li>• Areas of surface water flooding</li> <li>• Drainage issues on Station Road</li> </ul>
<b>Policy context/fit</b>
Outside but immediately adjacent to saved settlement limit of 1999 ALP. Considered to be well related to existing settlement pattern
<b>Site History</b>
Site identified as a deliverable site in the 2013 SHLAA (EXAS03)
<p><a href="#">2/1995/0824</a> Erection of 18 dwellings Refused 10.05.96 Refused on highway grounds contrary to officer recommendation</p> <p><a href="#">2/1995/0823</a> Erection of one disabled persons care home Approved 16.04.96</p> <p><a href="#">2/1984/0037</a> OPA for detached bungalow &amp; dwelling Refused 03.04.84</p> <p><a href="#">2/1978/0050</a> Change of use to rugby playing fields (Part) Approved 21.02.78</p> <p><a href="#">2/1980/0716</a> OPA industrial development Withdrawn Use of part of field as rugby league playing</p> <p><a href="#">2/1985/0026</a> field Approved 06.03.85</p>
<b>SA Performance (Stage 2 Site Assessment)</b>
The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its sustainable urban location adjacent to the existing built-up edge of a Key Service Centre. The SA notes the potential for undiscovered archaeological remains on the site, which can be addressed by an archaeological desk-based assessment, and the results of a geophysical survey. The existence of mature trees on hedgerows on site and the potential to support bats and birds is also noted.
<b>Cumbria Landscape Character Assessment</b>
Type 5 Lowland Subtype 5a Ridge & Valley The chief characteristic of the immediate area beyond the settlement is undulating hedge-lined pasture fields. There are views from the site across the rugby pitches towards rolling farmland and the Ellen Valley towards Wharrels Hill. However, this site is contained by the B5301 and the development to the north and south west. Development to the north is higher, and the site will also be viewed in the context of the large Dairy and Sealy Beds Factory buildings which lie to the south of the railway line.
<b>Ecological/Biodiversity considerations</b>
Screened out of HRA.

**Summary of Main Ecological Constraints to Development:**

- Low potential for Great Crested Newt;
- Low potential for use by SPA birds;
- Potential bat roosts in mature/veteran trees.

**Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation D - site-specific FRA required

**Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

Located on the eastern edge of the built up area. Large grazed field. Sloping site, falling from N to S but flat area in centre of site. Some ponding on part of site and into adjacent land. Part of attractive farmland surrounding Aspatria.

Adjoins residential development to the N and W. The properties to the north are single and two storey and face the site with modest gardens close to the site boundary. These properties benefit from views across the Ellen Valley. To the south lies a domestic dwelling/smallholding with traditional barn facing the site. Section of frontage onto Harriston Road - possible means of access, and potentially through Brayton Park. There is also an access spur through the Fell View Cul de Sac. There are hawthorn hedgerows on stone-faced banks along the road to the south, through the centre of the site and along the northern section of the north-

eastern boundary.

### **Constraints**

- Access – poor visibility at Harriston Road/Queen Street junction;
- Coal Authority referral runs along eastern portion of site, rest Coal Authority Low risk developable area
- Mineral and Waste Consultation Zone
- Radon level 1
- Surface Standing water on site – flooding close to adjoining properties and on Harriston Road
- Unknown archaeological remains.
- UU easement and gravity sewer lies within the SW corner of the site.
- Electricity wires and poles across the southern part of the site

### **Policy context/fit**

Outside but immediately adjacent to the saved settlement limit of 1999 ALP to the north north and west, considered to relate well to the existing settlement pattern of this part of Aspatria.

### **Planning History**

No planning applications

Site identified as a developable site in the 2013 SHLAA (EXAS06)

### **SA Performance (Stage 2 Site Assessment)**

The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its sustainable urban location adjacent to the existing built-up edge of a Key Service Centre. The SA notes the potential for undiscovered archaeological remains on the site, which can be addressed by an archaeological desk-based assessment, and the results of a geophysical survey. The existence of hedgerows on site and the potential to support bats and birds is also noted.

### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5a Ridge & Valley

The chief characteristic of the site, and immediate area is undulating hedge-lined pasture fields. This site will be seen against a backdrop of development to the west and north of the site, the latter on an elevated plateau. The site relates well to the adjoining built form of Aspatria, and will not be unduly prominent in the wider landscape, although more prominent from Harriston and the south.

### **Ecological/Biodiversity considerations**

Screened out of HRA

Summary of Main Ecological Constraints to Development:

- Low potential for Great Crested Newt;
- Low potential for use by SPA birds;
- Potential bat foraging along hedges and over adjacent waterbody.

**Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.

**Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

Part of a larger predominantly rural site put forward, consisting of an area of relatively level grazing land, with a suburban edge. Hedgerow to western boundary facing Church Road. Abuts dwellings on Meadowlands to south which are slightly elevated on an embankment, and opposite properties fronting Church Road. Pylons lie to the north, with woodland/scrub hedging/pond to the north west, with a watercourse adjacent. Overhead lines also skirt the north western corner of the site.

### Constraints

- Coal Authority low risk developable area and mine entries – high risk referral areas at site boundaries adjacent to Church Road and The Meadows.
- Potential surface water flooding issues.
- Pylons along northern boundary of site
- Public footpath through site.
- Abuts County Wildlife Site

<ul style="list-style-type: none"> <li>• Pylons</li> </ul>
<b>Policy context/fit</b>
The site abuts the saved settlement limit for the village to the east and south, and is the most appropriate part of the larger site for allocation, relating well to the existing built form, contained by the boundary of the County Wildlife Site/pylon corridor.
<b>Site History</b>
2/1975/0772 – Opencast coal and reclamation site – CA
<b>SA Performance (Stage 2 Site Assessment)</b>
The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Maryport and Workington. There is the potential to impact on biodiversity, lying within close proximity to A County Wildlife Site and potential pathways to the coast via Furnace Gill, but these impacts can be mitigated.
<b>Cumbria Landscape Character Assessment</b>
Type 5 Lowland Subtype 5a Ridge & Valley The chief characteristic of the immediate area is undulating hedge-lined pasture fields, and the site forms part of an attractive pastoral landscape. Being level, and well related to the settlement pattern and adjoining development the site will represents a ‘rounding-off’ of Broughton in this part of the village. No wider landscape impact.
<b>Ecological/Biodiversity considerations</b>
Screened out of HRA. Summary of Main Ecological Constraints to Development (larger site) <ul style="list-style-type: none"> <li>• High potential for Great Crested Newt;</li> <li>• Potential for otter;</li> <li>• Potential for ground nesting birds;</li> <li>• Risk of water pollution to the nearby wetland areas and the Furnace Gill catchment;</li> <li>• Disturbance and potential damage to the adjacent CWT site due to increased population, litter and fly-tipping, use of bikes, illegal fishing, dog walking etc.</li> <li>• Barn owl or other raptor foraging.</li> </ul>
<b>Strategic Flood Risk Assessment</b>
Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018 Strategic Recommendation D - site-specific FRA required.
<b>Access Assessment</b>
Access is acceptable in principle to the Highway Authority
<b>Viability</b>
Viability examined in Keppie Massie Viability Study (2018) and Viability Topic

Paper September 2018

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





## **Site Characteristics**

Located on the northern periphery of Broughton (Great & Little), the site occupies an elevated position to the north of the settlement and is set on a small incline. Comprises of a farmhouse, traditional outbuildings/yard area, modern barns and hedge-lined agricultural fields on both sides of Main Road. The hedgerows are interspersed with hedgerow trees. The field to the east is level, and the field to the west rises slightly from east to west. The traditional slated and rendered farmhouse and attached barns fronts the highway, and makes a significant contribution to the character of the locality, with the barns projecting forward from the farmhouse towards the road.

Residential development lies to the south west and south of the site, and open undulating countryside to the north and east. There are views towards the Lakeland fells and undulating countryside beyond the site.

## Constraints

- Public Rights of way abuts eastern and western boundaries of site (on both sides of road)
- landscape impact
- Potential contamination from agricultural use
- Coal Authority low risk developable area (although abuts high risk referral area)
- Mineral & waste consultation area
- Radon level 1
- Small amount of groundwater/surface water flooding on site.
- Overhead electricity line on site to the east of the highway, along the road frontage.
- A pressurised main lies within the site, with an associated easement

#### **Policy context/fit**

Outside 1999 LP settlement boundary but considered to be well related. Elevated nature of site requires consideration of S33 policy requirements.

#### **Site History**

All applications relate to agricultural uses, apart from:

[2/2003/1099](#) Change of use of agricultural buildings to commercial storage. Approved Site (both side of road) identified as a deliverable site in the 2013 SHLAA (EXRU127 & EXRU185)

#### **SA Performance (Stage 2 Site Assessment)**

The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Workington and Cockermouth. There is the potential to impact on biodiversity, with potential pathways to the River Derwent SAC/SSSI, and the potential of the site to support protected species, although potential adverse impacts can be mitigated. Located on elevated and rising land, development would incur landscape and visual impacts, although it is not considered that the impact would be significantly adverse.

#### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5a Ridge & Valley, which incorporates the series of ridges and valleys that rise towards the fringes of the fells. The site occupies an elevated position in Broughton (Great & Little) as the land rises from the Derwent Valley. The rising land to the north west of the site, the close relationship of the site with the adjoining built form of the village, and appropriate layout and design should prevent the site becoming too prominent to longer range views in the landscape.

#### **Ecological/Biodiversity considerations**

Screen in for HRA. There are potential pathways of effect linking this site indirectly to the River Derwent and Bassenthwaite Lake SAC via surface water and potentially groundwater drainage. Pollution prevention methodology and adoption of best practice during and after construction will result in no potential for significant effect on the River Derwent and Tributaries SAC.

**Summary of Main Ecological Constraints to Development:**

- Potential for GCN
- Potential for bat roosts in buildings
- Potential for roosting and foraging bats
- Negligible risk of water pollution into the River Derwent catchment

**Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.

**Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

Level grassed area off Marine Road, to the east of Senhouse Dock and north of the marina buildings. At the edge of the built up area, although slightly divorced from other buildings, The land is devoid of buildings other than a small substation. Planning permission has been granted for touring caravans on the land adjacent. Views across the Solway Firth to Scotland.

### Constraints

- Coal Authority low risk developable area
- Radon Level 2
- Close to Maryport Conservation Area
- Potential archaeological industrial remains
- Contaminated land survey will be necessary
- Surface water drainage issues
- Boat repair yard to the south of the site
- Electricity substation
- Potential ecological considerations in connection with marine designations and Maryport Harbour SSSI

### Policy context/fit

The land is located on the harbour side, within the settlement limit for Maryport in the Allerdale Local Plan 1999. The harbour, marina and docks were all subject to an employment/regeneration allocation MEM3, but this was not saved with the adoption of the Allerdale Local Plan (Part 1). Whilst slightly divorced from other dwellings, would relate well to adjoining development.

### **Planning History**

Site identified as a developable site in the 2013 SHLAA (AAMP05)

<a href="#"><u>2/1987/0677</u></a>	Outline application/light industry, offices, shopping, housing, leisure, tourism etc.		15/09/1987
<a href="#"><u>2/1991/1213</u></a>	Outline application for housing, business units, workshops and hotel and leisure facilities.		02/01/1992
<a href="#"><u>2/1987/0101</u></a>	Reclamation of derelict land (ADC)	App	07/04/1987
<a href="#"><u>2/1989/1285</u></a>	Relocation Of H.M. Coastguard Facilities To Provide Office Storage & Car Parking	App	06/02/1990
<a href="#"><u>2/1978/0935</u></a>	LBC for removal of walls and mounds as part of reclamation scheme to improve the harbour		WDN
<a href="#"><u>2/1988/0403</u></a>	Erection and establishment of electricity substation and pumping station to service the redevelopment of Maryport harbour and docklands	App	07.06.88

### **SA Performance (Stage 2 Site Assessment)**

The site scored well against the majority of the SA indicators used in the Stage 2 site assessments reflecting its location within the Key Service Centre; it is therefore considered to constitute a sustainable location for development. The SA notes the proximity of the site to Maryport Harbour SSSI and Allonby Marine Conservation Zone and the potential to cause indirect adverse effects upon them. Located close to heritage assets, the potential to have an adverse impact on these assets is noted, as is the potential to affect undiscovered archaeological remains.

### **Cumbria Landscape Character Assessment**

Urban. Prominent harbour side location within the urban form of Maryport, close to the Conservation Area. Careful design will be necessary

### **Ecological/Biodiversity considerations**

Screened out of HRA.

Summary of Main Ecological Constraints to Development:

Potential for bats foraging

Pollution control due to adjacent port

### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation E - site permitted on flood risk grounds due to little perceived risk, subject to consultation with the LPA / LLFA.

### **Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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




### Site Characteristics

Large site comprising a farmstead and agricultural land on the southwestern periphery of the town adjacent to the A596, adjoining the Whitecroft Housing estate and Solway Industrial Estate. The land is level adjacent to Whitecroft, but rises to the south and east. The A596 adjoins the western boundary, the site lying at a lower level than the road. Hedgerows traverse and bound the site along the A596. Eel sike (watercourse – main river) runs to the east of the site, causing flooding issues in the north-eastern corner, adjacent to which is scrub/wetland. Ponding water appears nearer the farmstead at times. Overhead powerlines on site. The farmstead is not of any particular architectural merit and the farm buildings are in a poor state of repair.

### Constraints

- Coal Authority low risk developable area
- Surface water drainage issues on part of the site
- Overhead electricity lines cross the land
- Radon level 2
- Flood zones 2 and 3 (north-eastern corner)
- County Wildlife site Ewanrigg Wetlands abuts the eastern boundary/ Flimby to Maryport coast on the other side of the main Road
- Potential noise/amenity issues from Solway Industrial Estate.
- Mineral and Waste Consultation Zone
- Potential for archaeological issues: Scheduled Ancient Monument on land to the east (Romano-British Settlement and trackway at Ewanrigg)

#### **Policy context/fit**

The northern part of the site abuts the saved settlement limit for Maryport in the Allerdale Local Plan 1999. It relates reasonably well to Maryport settlement, as a southern extension. Care would be needed to avoid conflict with adjoining industrial estate.

#### **Planning History**

No relevant planning applications

Site identified as a deliverable site in the 2013 SHLAA (N11.MP01)

#### **SA Performance (Stage 2 Site Assessment)**

The site scored well against the majority of the SA indicators used in the Stage 2 site assessments, reflecting its location adjacent to the Key Service Centre, and it is therefore considered to constitute a sustainable location for development. The SA notes that development of the site may require mitigative measures to address amenity concerns, but that the sources are conventional and do not prejudice the sustainability of the site. The potential of the site to connect with Maryport harbour SSSI is noted, as is the potential for unknown archaeological remains on the site. Part of the site is subject to flood risk which can be mitigated as part of the site layout and design.

#### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5a Ridge & Valley

The chief characteristic of the immediate area is undulating hedge-lined pasture fields on the urban fringe between Maryport and Flimby, immediately adjacent to the busy A596. The Land to the east beyond rises towards Broughton Moor; a patchwork of fields and woodland. Broughton moor wind turbines are visible from the site.

#### **Ecological/Biodiversity considerations**

Screened out of HRA

Summary of Main Ecological Constraints to Development

- Bats in buildings.
- Potential for amphibian within 500m.

Development of this site will impact on the local hydrology and water quality of

adjacent wetlands – it will be important to assess the quality of wetland habitat to the east and the proposal should include plans for sustainable drainage resulting in no adverse effect on these habitats.

#### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.

#### **Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

#### **Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

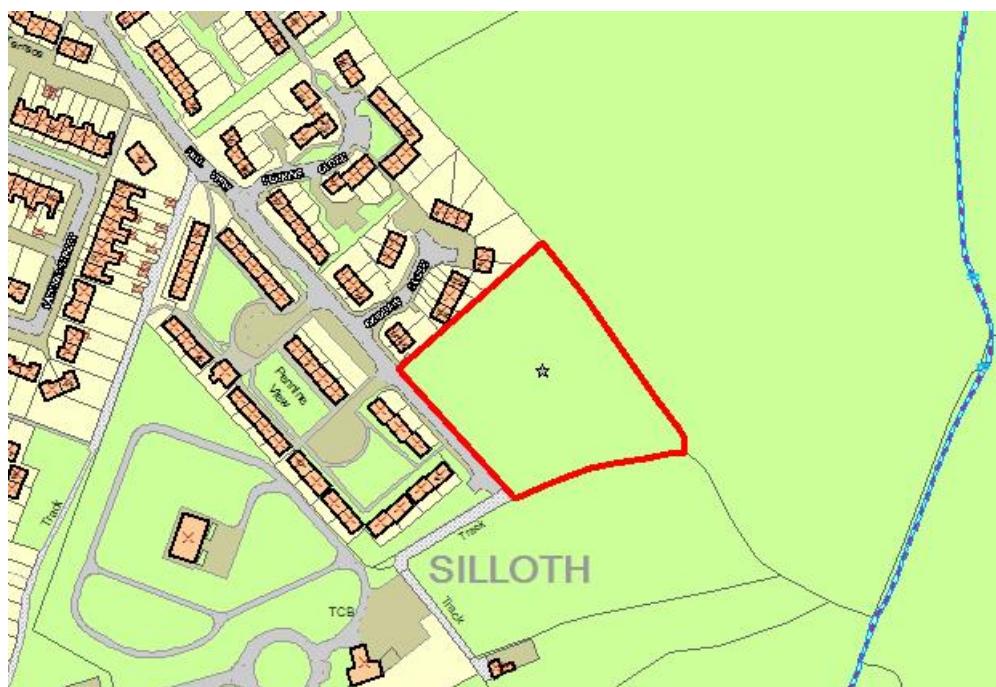
Hedge-lined grazed field falling from north to south, adjoining the road leading from Prospect to Oughterside. The site adjoins bungalows to the north, and dormer-style detached dwellings lie opposite to the north east, and the field terminates at a collection of traditional buildings at Bankend which lies midway between Prospect and Oughterside. Rural character, with views over the valley towards the fells.

### Constraints

- A Gravity sewer and pressurised main runs along the northern boundary of the site

<ul style="list-style-type: none"> <li>• Electricity lines</li> <li>• Coal Authority Low Risk Developable Area</li> <li>• Mineral and Waste Consultation Zone</li> <li>• Radon Level 1</li> </ul> <p>Surface water drainage issues associated with topography</p>
<b>Policy context/fit</b>
The site lies immediately adjacent to the settlement limit for the 1999 Allerdale Local Plan on its northern and north eastern boundaries, and relates well to the settlement form.
<b>Site History</b>
<p>None identified.</p> <p>Site identified as a developable site in the 2013 SHLAA (N11.MP01)</p>
<b>SA Performance (Stage 2 Site Assessment)</b>
The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Maryport and Aspatria. Possible biodiversity constraints with potential connectivity to the Solway Coast SPA via the River Ellen and loss of field hedgerows which may contain important wildlife habitats. However the impacts of the development of this site could be managed through appropriate mitigative measures.
<b>Cumbria Landscape Character Assessment</b>
<p>Type 5 Lowland Subtype 5a Ridge &amp; Valley</p> <p>Undulating hedge-lined pasture field, located between the settlements of Prospect and Oughterside. Attractive agricultural landscape, with views across the valley towards the fells. The site is contained on falling land between Prospect and Oughterside which minimises its impact in the wider landscape.</p>
<b>Ecological/Biodiversity considerations</b>
<p>Screened out of HRA.</p> <p>Summary of Main Ecological Constraints to Development:</p> <p>Potential for loss of marshy grassland and ground nesting bird habitat if the southern end of the site is developed (this refers to the southern field which was excluded from the allocation)</p>
<b>Strategic Flood Risk Assessment</b>
<p>Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018</p> <p>Strategic Recommendation D - site-specific FRA required</p>
<b>Local Plan Site Access Assessment</b>
The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site.
<b>Viability</b>
Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



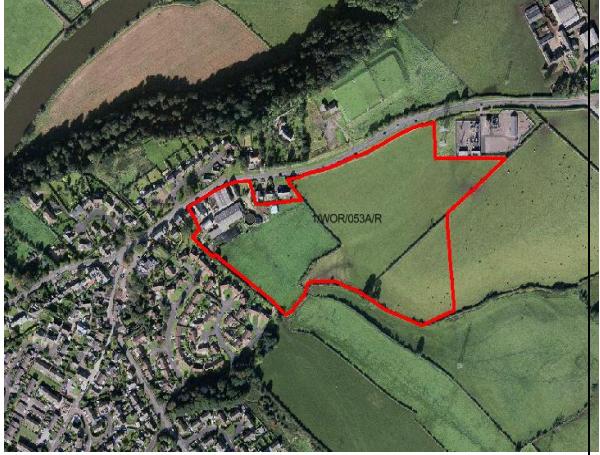
### Site Characteristics

Level greenfield site, currently a grazed paddock bounded by hedgerows to NE and SE boundaries. Adjacent to modern housing estate to north west and south west, two-storey dwellings and bungalows respectively. The properties on Skiddaw Close are very close to the shared boundary

### Constraints

- Within Hadrian's Wall UNESCO buffer zone.
- Radon Gas level 2.
- Close proximity of properties on Skiddaw Close (in terms of amenity, layout)
- Drainage, site abuts flood zone 2

<b>Policy context/fit</b>																				
Within the settlement limit of the 1999 Allerdale Local Plan, allocated for housing under Policy SHS2.																				
<b>Site History</b>																				
Site identified as a deliverable site in the 2013 SHLAA (AASL20)																				
<table> <tr> <td><a href="#">2/2005/1033</a></td> <td>Erection of 21 no. dwellings</td> <td>FA</td> <td>16.12.05</td> </tr> <tr> <td><a href="#">2/2004/1212</a></td> <td>Erection of 30 no. dwellings.</td> <td>WDN</td> <td>07.07.05</td> </tr> <tr> <td><a href="#">2/1987/0516</a></td> <td>OPA residential development</td> <td>App</td> <td>18.08.87</td> </tr> <tr> <td><a href="#">2/1978/1129</a></td> <td>Formation of access</td> <td>Conapp</td> <td>30.01.79</td> </tr> <tr> <td><a href="#">2/1975/0937</a></td> <td>28 single storey dwellings &amp; 42 two-storey dwellings</td> <td>Conapp</td> <td>02.12.75</td> </tr> </table>	<a href="#">2/2005/1033</a>	Erection of 21 no. dwellings	FA	16.12.05	<a href="#">2/2004/1212</a>	Erection of 30 no. dwellings.	WDN	07.07.05	<a href="#">2/1987/0516</a>	OPA residential development	App	18.08.87	<a href="#">2/1978/1129</a>	Formation of access	Conapp	30.01.79	<a href="#">2/1975/0937</a>	28 single storey dwellings & 42 two-storey dwellings	Conapp	02.12.75
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<a href="#">2/1975/0937</a>	28 single storey dwellings & 42 two-storey dwellings	Conapp	02.12.75																	
<b>SA Performance (Stage 2 Site Assessment)</b>																				
The site performs reasonably well against the SA objectives, reflecting its urban location adjacent to a Key Service Centre. Accessibility to the site is high, as are nearby service and facilities located within central Silloth. Mitigation may be required to address biodiversity issues on this site given its potential to have indirect adverse impacts on the Solway Firth SAC/SPA.																				
<b>Cumbria Landscape Character Assessment</b>																				
This site lies at the junction of two coastal margin subtypes; 2c Coastal Plain and 2d coastal urban fringe, reflecting the flat and slightly undulating coastal plain, predominantly pasture, and the more urbanised character of the edges of coastal villages and towns. The site is well contained with a definite edge with adjoining development; there is no adverse impact on the wider landscape.																				
<b>Ecological/Biodiversity considerations</b>																				
Screen out of HRA: The site lies 0.7 km from any Natura 2000 sites; there are no hydrological links between the site and the coast. Screen in HRA: Potential in-combination recreational impacts on the qualifying habitats and species, and in-combination loss of roosting. Summary of Main Ecological Constraints to Development: <ul style="list-style-type: none"><li>• Potential for bats to forage over site.</li><li>• Nesting birds in hedgerows.</li></ul>																				
<b>Strategic Flood Risk Assessment</b>																				
Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018 Strategic Recommendation D - site-specific FRA required																				
<b>Site Access</b>																				
Access acceptable in principle by the Highway Authority																				
<b>Viability</b>																				
Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018																				

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



### Site Characteristics

Comprises farmstead (Consisting of farmhouse, dwellings and a range of associated yard/buildings) and adjacent hedge-lined fields. Located on the periphery of the built up area.

The main stone-built farmhouse, adjoining traditional barns and stone boundary wall abutting the highway contribute to the character of Stainburn, but the barns appear in a poor state of repair/derelict.

Access is available directly from Stainburn Road.

Varied topography – northern portion in the vicinity of the farm is flat, before falling gradually to the watercourse to the south. Land falls from the highway to the south. Existing residential development along western boundary and to the north, eastern boundary of site bounded by electricity substation and electricity pylon. Petrol filling station east of the substation.  
Hedgerows along inner field boundaries and along northern, eastern and southern site boundaries.

### **Constraints**

- Restricted visibility at existing access to farm with Stainburn Road.
- 11 Kv Overhead power line crosses site.
- Pylons and electricity substation abutting eastern boundary of the site.
- United Utilities Infrastructure on opposite side of the road.
- Part of the site lies within The Coal Authority High Risk Developable Area, remaining low risk developable area.
- Southern tip of the site abutting watercourse prone to surface water flooding downstream in Stainburn.
- Contamination associated with agricultural use.
- Grade 2 listed Stainburn Hall on opposite side of Stainburn Road
- There is the potential for currently unknown archaeological remains buried on the site. Any planning application will need to be accompanied by an archaeological desk-based assessment and the results of a geophysical survey.
- Pressurised treatment water trunk mains and associated easements pass through the site (Stainburn Service Reservoir and Pumping Station lie to the north of the site), for which a maintenance strip will be needed.

### **Policy context/fit**

The site lies outside but directly adjacent to the settlement limit in the 1999 Allerdale Local Plan. Considered to be a sustainable location for residential development based on the criterion set out in Policies S2, S4 and S5 of the 2014 ALP.

### **Planning History**

Only planning applications relate to farmstead.

Farmstead site identified as a deliverable site in the 2013 SHLAA (EXWK21) (not fully extent of this larger site)

### **Sustainability Appraisal (SA) Performance (Stage 2 Site Assessment)**

The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its location adjacent to the Principal Service Centre, and is therefore judged to constitute a sustainable location for development. The SA notes that development of the site may require mitigative measures to address amenity concerns, but that the sources are conventional and do not prejudice the sustainability of the site.

### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5a Ridge & Valley, abutting Type 8 Main Valleys  
Subtype 8b Broad Valleys (Derwent Valley, opposite side of Stainburn Road)  
The chief characteristic of the immediate area is undulating hedge-lined farmland, with the individual hedgerow trees and pockets of woodland in the distance, the watercourse forming a valley. The land rises away from the site to the south towards the A66 bypass, and there are views of the felltops from the elevated parts of the site closest to Stainburn Road. Despite the proximity of the substation and Utilities Infrastructure on the opposite side of Stainburn Road, the site retains the appearance of an attractive farmed landscape.

#### **Ecological/Biodiversity considerations**

River Derwent & Bassenthwaite SAC lies 480 metres to the north. The site is connected via a watercourse that runs into the River Derwent via Scales Beck. Development could have indirect hydrological or water quality effects on the SAC. Screened out of HRA: Potential for hydrological and water quality effects on the watercourse during and following construction but mitigated by pollution control measures. The stream corridor should be protected using a wide buffer zone.

#### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018  
Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.

#### **Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

#### **Viability**

Site shown to be viable in Keppie Massie Viability Study (2018)

Site reference	1/WOR/056/R	
Site address	Land at Main Road	
Settlement	Workington	
Site area	4.7 hectares	
Site capacity	115	
Use	Housing	
Type	Greenfield	
		
<b>Site Characteristics</b>		
Agricultural grazing land which lies on the edge of the Harrington, well-related to existing development. The land gradually rises from south to north with mature boundary hedgerows (some banked) and hedgerow trees around and through the site. The land is surrounded on three sides with housing, with open countryside to the south, and the south-western boundary abutting the A597.		
<b>Constraints</b>		
<ul style="list-style-type: none"> <li>• Coal Authority low risk developable area.</li> <li>• Radon Level 1</li> <li>• Access directly on to Main Road (A597)</li> <li>• Surface water drainage issues associated with watercourse where culverted downstream</li> </ul>		
<b>Policy context/fit</b>		

Abuts the existing settlement limit for Harrington in the Allerdale Local Plan 1999. Residential development would be well related to the existing settlement pattern, effectively surrounded on three sides by existing housing.		
<b>Planning History</b>		
<a href="#">Site Identified as deliverable in the 2013 SHLAA (EXWK20)</a>		
<a href="#">SCR/2016/0005</a> <a href="#">2/2017/0246</a>	Screening opinion for residential development Construction of 115 residential dwellings with associated parking, access and landscaping	Not Required PENDING
<b>SA Performance (Stage 2 Site Assessment)</b>		
The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its location adjacent to the Principal Service Centre, and is therefore judged to constitute a sustainable location for development. The SA notes the potential for archaeological remains on the site; this issue can be addressed by an archaeological desk-based assessment, and the results of a geophysical survey.		
<b>Cumbria Landscape Character Assessment</b>		
Type 5 Lowland Subtype 5d Urban Fringe Typical agricultural land, with regular field patterns, retains rural character despite urban influences.		
<b>Ecological/Biodiversity considerations</b>		
Screened out of HRA. Mature trees along edges of site – potential to support bats, birds and red squirrel. Potential for ‘Important’ hedgerows.		
<b>Strategic Flood Risk Assessment</b>		
Was not included in SFRA given advanced stage of planning application		
<b>Local Plan Site Access Assessment</b>		
Was not included in The WSP Local Plan Site Access Assessment 2018 given advanced stage of planning application		
<b>Viability</b>		
Site shown to be viable in Keppie Massie Viability Study (2018)		

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



### Site Characteristics

Hedge-lined arable land, on the western side of Seaton Road, slightly divorced from the main built up area of Seaton, but opposite dwellings on the eastern side of Seaton Road. The northern boundary of the site abuts an access road to New Kelsick Farm and Utilities Infrastructure; this connects to a public right of way which leads into Seaton. The land is generally level, although it has a slight incline, falling from east to west, and also falling from south to north. The highest point of

the site is the southernmost tip, as the land rises towards Gowk Hill to the south of the site. The northern boundary abuts the access track to New Kelsick Farm and United Utilities Infrastructure. Open and visible in the wider landscape, although impact minimised by altering the shape of the allocation.

### **Constraints**

- Southernmost tip of site lies in Coal Authority High Risk Developable Area (Referral area)
- Coal Authority Low Risk Developable Area
- Radon Level 1
- Small area surface water drainage issues at most westerly point
- Drainage issues at Jubilee Cottage on Northside Road (drainage via watercourse)
- Potential for unknown archaeological remains on site.

### **Policy context/fit**

Adjoins the saved settlement boundary for Seaton in the Allerdale Local Plan 1999 to the north. The built development opposite the site is also within the settlement boundary. The site relates reasonably well to the built form.

### **Planning History**

Site identified as a deliverable site in the 2013 SHLAA (N11.WK19)

### **SA Performance (Stage 2 Site Assessment)**

The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its location adjacent to the Principal Service Centre, and is therefore judged to constitute a sustainable location for development. The SA hi-lights that the site has the potential to incur a greater degree of landscape and visual impact due to the elevated nature of the site and its topography. The site area has been modified following initial submission to minimise its impact.

### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5a Ridge & Valley

The chief characteristic of the immediate undeveloped area is undulating hedge-lined pasture fields. Retains an open feel, with views over the Solway Firth. Despite the views of the turbines, pylons and industrial buildings and the port, and with residential development opposite, retains sense of working agricultural landscape. Occupies an elevated location, and whilst this may render the site prominent from views in the wider locality, the site boundary has been amended to avoid the land adjacent to Gowk Hill.

### **Ecological/Biodiversity considerations**

The site lies within the River Derwent catchment, but there is no direct connectivity to the SAC. Screened out of HRA.

### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation C - consider site layout and design around the

identified flood risk as part of a detailed FRA or drainage strategy.

**Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

Original site reference	3/KBR/009/R	
Site address	Birch Hill Lane	
Settlement	Kirkbride	
Site area	0.33	
Site capacity	6	
Use	Housing	
Type	Greenfield	
		
<b>Site Characteristics</b>		
Part of agricultural field at the junction of Birch Hill Lane and a single track lane which leads to the B5307. Relatively flat site. Hedgerows with hedgerow trees along N and E boundaries; scrappy hedgerow along eastern boundary with marshy ground beyond. Modern terraced dwellings lie to the west, and two traditional cottages to the east.		
<b>Constraints</b>		
<ul style="list-style-type: none"> <li>Within AONB</li> <li>UNESCO Frontiers of the Roman Empire buffer zone (Hadrian's Wall)</li> <li>Grade 2* listed Lilac Cottage to SE</li> <li>SAM Kirkbride Roman Fort to north</li> <li>Area of surface water flooding in SW corner of larger site, highway drainage traverses site</li> <li>Electricity pole within site</li> <li>MOD safeguarding zone</li> </ul>		

- Carlisle Wind Turbine Consultation Zone
- Two trees in hedge boundary on Birch Hill Lane now protected by Tree Preservation Order.
- Potential ecological considerations: Kirkbride is surrounded by parcels of the South Solway Mosses SAC, including Drumburgh Moss to the north-east, Bowness Common and Glasson Moss to the north and Wedholme Flow to the south

#### **Policy context/fit**

Lies outside but immediately adjacent to the 1999 ALP settlement boundary with the lane the B5307 forming a suitable boundary to further expansion of the village. Considered to be sufficiently well-related to the settlement form, but lies within Solway Coast AONB and UNESCO World Heritage Site (Hadrian's Wall) buffer zone, which will have implications for any development scheme, and compliance with Policies S34 and S28 of the Allerdale Local Plan (Part 1)

#### **Site History**

None identified.

#### **SA Performance (Stage 2 Site Assessment)**

The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Wigton. The sites in Kirkbride lie adjacent to sensitive ecological designations (SSSI & SAC) which could potentially be affected by development, although mitigation can be secured to negate any adverse impact. The site also lies adjacent to the AONB, and therefore account needs to be taken of its setting, and this can be addressed as part of the design.

#### **Cumbria Landscape Character Assessment**

Lies at the junction of landscape character types 5b, low Farmland and 2c, Coastal Plain. The site is well maintained hedge-lined pasture/improved pasture at the village edge, level and open in character. This relatively small site is contained by the adjoining highways and adjacent development; subject to suitable design layout and planting the impact of the development will be minimised in this wider sensitive landscape.

#### **Ecological/Biodiversity considerations**

Screened in to HRA. The site is situated in a sensitive area and would originally have formed part of the 'mosses' before land drainage and more intensive cultivation. No apparent surface water connectivity to the surrounding designations. There is some potential for the site to be used by SPA birds for feeding/roosting but due to the position within the village footprint this is unlikely as there are optimal areas within easy reach of the SPA. Other features of the nearby designations include natterjack toad and great crested newt, but again although there is potential habitat for refuge and hibernation it is considered unlikely due to the road network and lack of connectivity of suitable habitats. Of significance is the potential for

underlying peat to be affected leading to hydrological change in the adjacent area.

Summary of Main Ecological Constraints to Development (Precautionary due to the sensitive location of the site; the site itself appears to have few ecological constraints):

- Presence of European qualifying species breeding in nearby pools and using terrestrial habitat – natterjack toad;
- Presence of European species from the nearby River Wampool – otter;
- Potential for GCN;
- Potential for use by SPA birds;
- Potential bat roosts in mature trees.
- Surface water drainage from site – need to assess any hydrological issues and where to discharge without impacts on aquatic ecology and the hydrology of the mosses/underlying peat.

#### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.

#### **Site Access**

From Birch Hill Lane. The principal of access is accepted by the Highway Authority

#### **Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

Original site reference	3.KBR.010.R AND 11	
Site address	Lynholme	
Settlement	Kirkbride	
Site area	2.08 hectares	
Site capacity	45	
Use	Housing	
Type	Greenfield	
		
<b>Site Characteristics</b>		
Site of builders yard and commercial buildings, now demolished, enclosed by an agricultural field with a frontage on to the B5307. A relatively level site, although set slightly lower than the highway. Enclosed by hedgerows with hedgerow trees, and with public rights of way to the eastern and western boundaries. Residential development to E and W, and telephone exchange to the west.		
<b>Constraints</b>		
<ul style="list-style-type: none"> <li>• Close to AONB boundary</li> <li>• Close to UNESCO Frontiers of the Roman Empire buffer zone (Hadrian's Wall)</li> <li>• SAM Kirkbride Roman Fort to north - potential for archaeological remains</li> <li>• MOD safeguarding zone</li> </ul>		

- Carlisle Wind Turbine Consultation Zone
- United Utilities Consultation Zone
- Gravity sewer along the western boundary and a pressurised main along the eastern boundary
- WwTW to the south of site (potential amenity issues)
- Public Rights of Way to east and West
- Classified road (B5307) and visibility
- Electricity poles and wires cross the site adjacent to the highway
- Potential contamination from agricultural and commercial uses
- Potential ecological considerations: Kirkbride is surrounded by parcels of the South Solway Mosses SAC, including Drumburgh Moss to the north-east, Bowness Common and Glasson Moss to the north and Wedholme Flow to the south

#### **Policy context/fit**

Northern portion of site, including the former buildings and telephone exchange lie within the 1999 ALP settlement boundary; southern portion outside but considered to be well related, and contained by the adjoining public right of way.

#### **Site History**

2/2013/0329 - Prior approval for demolition of unused building – Approved 03.06.13

Site identified as a developable site in the 2013 SHLAA (AARU64)

#### **SA Performance (Stage 2 Site Assessment)**

The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Wigton. The sites in Kirkbride lie adjacent to sensitive ecological designations (SSSI & SAC) which could potentially be affected by development, although mitigation can be secured to negate any adverse impact. The sites also lie close to the AONB, and therefore account needs to be taken of its setting.

#### **Cumbria Landscape Character Assessment**

Lies at the junction of 5b low farmland and 2c: Coastal Plain to the east. Although it lies on the periphery of the eastern side of the village, the level site is contained by the adjoining rights of way and adjoining development.

#### **Ecological/Biodiversity considerations**

Screened in for HRA. The site is situated in a sensitive area and would originally have formed part of the ‘mosses’ before land drainage and more intensive cultivation. The land lies adjacent to a ‘green’ lane which comprises parallel hedgerows on banks with an associated wet ditch, leading into marginal reed bed and aquatic vegetation adjacent to the south-east corner of the site. There is some potential for the site to be used by SPA birds for impacts on aquatic ecology and the hydrology of the mosses/underlying peat.

feeding/roosting but this is unlikely as there are optimal areas within easy reach of the SPA. Other features of the nearby designations include natterjack toad and great crested newt, but again although there is potential habitat for refuge and hibernation it is considered unlikely due to the road network and lack of connectivity of suitable habitats. The green lane has potential waterbodies which may be used for amphibian breeding if they remain wet for long enough in the spring. Of significance is the potential for underlying peat to be affected leading to hydrological change in the adjacent areas and the groundwater.

Summary of Main Ecological Constraints to Development (precautionary due to the sensitive location of the site):

- Significant wildlife corridor along the eastern site boundary;
- Potential to affect hydrology of the area through construction of hard surfaces draining directly to sewers/watercourses – potential for drying effect on adjacent local habitats, associated with peat and nearby designated European sites.
- Presence of European qualifying species breeding in nearby pools and using terrestrial habitat – natterjack toad;
- Presence of European species from the nearby River Wampool – otter;
- Potential for GCN;
- Potential for use of field by SPA birds;
- Potential bat roosts in mature trees.
- Surface water drainage from site – need to assess any hydrological issues and where to discharge without

### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation D - – development could be allocated subject to FRA.

### **Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

### **Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

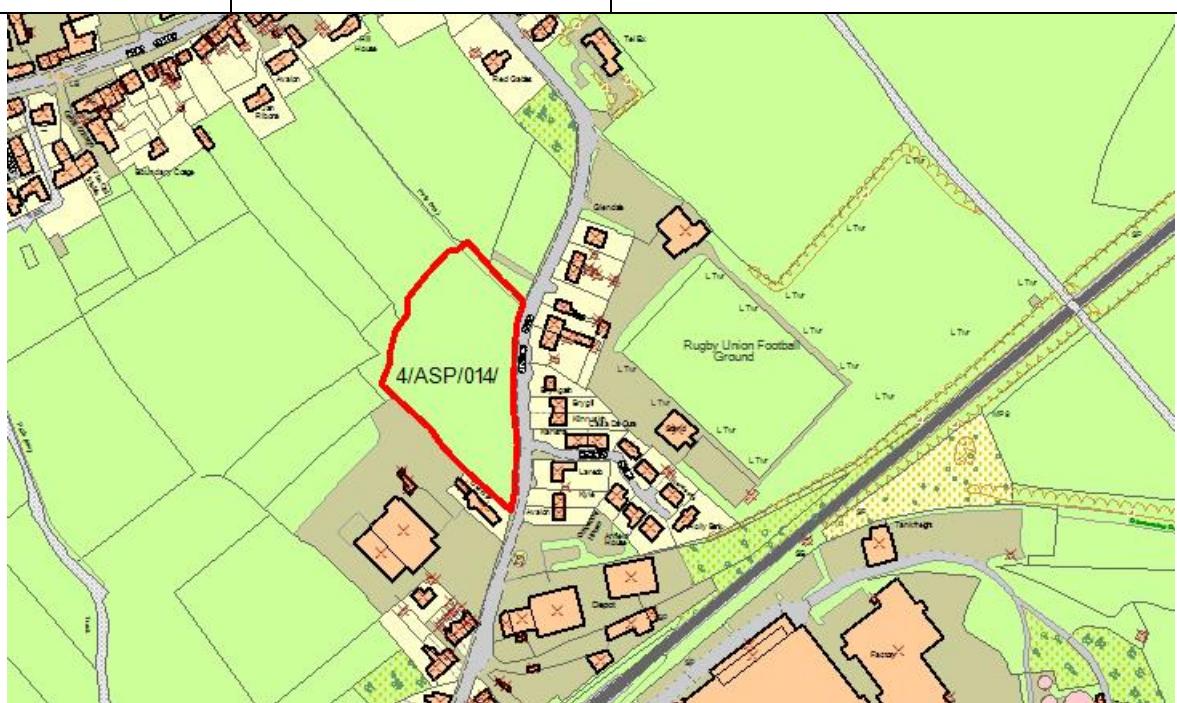
Level site off Moorclose Road to the east of the town, the site of Southfield School, now demolished. The school closed with the creation of Workington Academy at Stainburn. It lies adjacent to housing and a primary school to the north and west, and opposite Salterbeck Industrial Estate on Moorclose road to the east. The cycleway/footpath along the former railway line lies to the south. There are attractive areas of mature planting at the main entrance and along northern boundary. The School playing pitches were removed from the scheme

### Constraints

- Coal Authority low risk developable area
- Potentially contaminated land
- Radon level 1
- Small areas of surface water flooding on site
- Potential amenity issues with Salterbeck Industrial Estate

<b>Policy context/fit</b>
Lies within the saved settlement limit for Workington in the Allerdale Local Plan (1999). Relates well to existing residential development in a sustainable location. The Part of the site consisting of playing pitches is not being considered as part of the allocation.
<b>Site History</b>
Applications relate to the use of the site as a school and 2/2015/9016 relates to the demolition of the buildings
<b>SA Performance (Stage 2 Site Assessment)</b>
The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its location within the Principal Service Centre and thereby constituting a sustainable location for development. The SA notes that development of the site may require mitigative measures to address amenity concerns, but that the sources are conventional and do not prejudice the sustainability of the site. This site was one of the sites which performed most strongly overall in Workington, being a brownfield site located centrally within the town.
<b>Cumbria Landscape Character Assessment</b>
Urban
<b>Ecological/Biodiversity considerations</b>
Not screened in HRA Summary of Main Ecological Constraints to Development: Nesting birds during the breeding birds season
<b>Strategic Flood Risk Assessment</b>
Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018 Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.
<b>Local Plan Site Access Assessment</b>
The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site
<b>Viability</b>
Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

Grazed field to the west of Station Road (B5301), adjoining Aspatria Farmers store and a dwelling to the south, and an existing permission for housing to the north. A mixture of modern and traditional dwellings lie opposite on the other side of Station Road. The land falls towards the road and towards the southern tip. A sandstone boundary wall fronts the highway, and mature hedgerows lie adjacent to the north eastern, north western and south western boundaries. A public footpath runs along the north east edge of the field towards the main Road (and health centre), through a kissing gate.

### Constraints

- Access to the site would need upgrading
- Low risk of surface water flooding within site (topography and land drainage)
- surface water drainage issues on Station Road
- Public footpath along north eastern boundary of field
- Coal Authority Low Risk Developable Area

<ul style="list-style-type: none"> <li>• Would need to consider operations of Aspatria Farmers (potential amenity issues)</li> </ul>
<b>Policy context/fit</b>
Lies within the existing settlement limit for Aspatria, but had previously been designated as potential open space as part of an old leisure policy AL1 which had not been saved. Considered to a suitable site for housing.
<b>Site History</b>
No recent history identified.
<b>SA Performance (Stage 2 Site Assessment)</b>
The site scored positively against the majority of the SA indicators used in the Stage 2 site assessment, reflecting its sustainable urban location adjacent to the existing built-up edge of a Key Service Centre. The SA notes the potential for undiscovered archaeological remains on the site, which can be addressed by an archaeological desk-based assessment, and the results of a geophysical survey.
<b>Cumbria Landscape Character Assessment</b>
Type 5 Lowland Subtype 5a Ridge & Valley Undulating hedge-lined pasture field, which forms part of the swathe of attractive agricultural land around Aspatria. This site does not project into the wider landscape, with built development on higher land to the north (A596), opposite and to the south. The site will also be viewed in the context of the large Dairy and Sealy Beds Factory buildings which lie to the south of the railway line.
<b>Ecological/Biodiversity considerations</b>
Screened out of HRA. Summary of Main Ecological Constraints to Development: Nesting birds during the breeding birds season
<b>Strategic Flood Risk Assessment</b>
Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018 Strategic Recommendation D - site-specific FRA required
<b>Local Plan Site Access Assessment</b>
The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site
<b>Viability</b>
Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

Site reference	4/FLI/014/R
Site address	Land to rear of Marona
Settlement	Flimby
Site area	0.76
Site capacity	10
Use	Housing
Type	Greenfield



### Site Characteristics

Fairly level rough grazing land to the south of Flimby, rising gently from west to east and boggy in places. It abuts the built-up area to the north, with bungalows along West Lane, and adjoins ribbon development along the A596. An estate lies further to the east, separated by a strip of land. Suburban in appearance, with scrub and immature trees dotted throughout the site. The west coast is approximately 100m west of the site, separated from the site by housing, Main Road and a railway line.

### Constraints

- Coal Authority low risk developable area
- Radon Gas level 2
- Surface water drainage issues and flooding issues in Flimby, including on West Lane (Flood zone 2 & 3 on West Lane)
- Potential blue butterfly site.
- Mineral and Waste Consultation Zone

#### **Policy context/fit**

Abuts the saved settlement boundary for Flimby in the Allerdale Local Plan 1999 at its northern end, and would effectively be an ‘infill’ development, the settlement boundary surrounding the site. Development would relate well to the existing settlement limit and the built form of Flimby.

#### **Site History**

2/2013/0272 - Demolition of existing dwelling and erection of proposed residential development and change of use of land to extend domestic boundary – approved

2/1997/0616 -Extension to stables to accommodate up to 5 horses

2/82/0272 – erection of pavilion/changing room - approved

2/81/0506 – formation of recreation ground for football cricket tennis and bowls – approved.

#### **SA Performance (Stage 2 Site Assessment)**

The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Maryport and Workington. Along with other sites in Flimby it has the potential connectivity to the Solway Firth SPA through surface water drainage, although potential adverse impacts can be mitigated at the development design stage.

#### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5a Ridge & Valley

Surrounded by dwellings, the site will not have any adverse landscape impact.

#### **Ecological/Biodiversity considerations**

Screened in HRA. The site lies within 1km from the Solway Firth pSPA and direct and indirect pathways of effect are possible. An ALSE should be undertaken considering potential impacts from pathways of effect including (but not limited to) noise, pollution and recreation.

Summary of Main Ecological Constraints to Development:

Nesting birds in trees and hedgerows

#### **Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.

#### **Site Access**

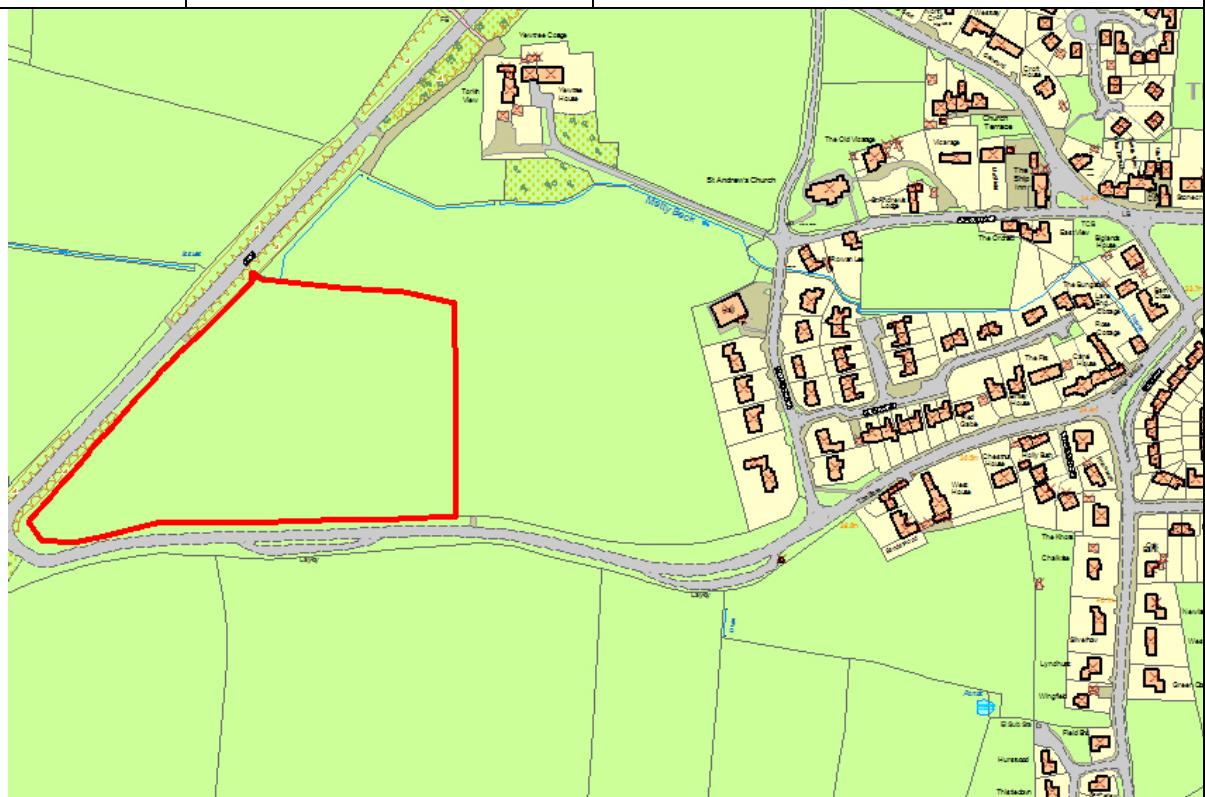
The principle of highway access to the site involving the demolition of a dwelling

has been established.

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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



### Site Characteristics

Undulating agricultural land between Thursby and the A595, part of a larger field originally put forward for consideration, the eastern part of which has been developed as a housing estate, St Andrews View. The land forms a buffer at this westerly entrance to the village with the busy A595. Bound by hedgerows to the south and west, St Andrews View to the east, and the drainage scheme to the north

### Constraints

- A595, junction access capacity

- A595 Noise issue
- Topography
- Wind turbine at How End Farm to the south east of the site (noise and shadow flicker)
- Mineral and Waste Consultation Zone
- Matty Beck which abuts the northern boundary is designated as a main river
- Surface water flooding issues in pockets
- Archaeological remains onsite which will need to be recorded before development works are undertaken

#### **Policy context/fit**

The 1999 ALP settlement limit for Thursby abuts the rear of the village hall, and the properties along that part of Matty Lonning. The eastern portion of the site (now St Andrews View) was considered to relate well to the existing settlement form, but this western part does not relate so well. Development of this piece of land will project further away from the village centre in a westerly direction, although contained by the A595.

#### **Site History**

Only planning applications relate to the St Andrews View development  
Site identified as a deliverable site in the 2013 SHLAA (EXRU146)

#### **SA Performance (Stage 2 Site Assessment)**

The site scored reasonably well against the majority of the SA objectives taking into account public transport links that facilitate access to the wider range of services and facilities located within Carlisle and Wigton. Greenfield site adjacent to watercourse with hedgerows with the potential to affect water quality and wildlife which could be addressed with appropriate mitigation.

#### **Cumbria Landscape Character Assessment**

Type 5 Lowland Subtype 5b: Low Farmland

Site exhibits typical characteristics of this type - undulating rolling topography, intensely farmed agricultural hedge-lined pasture. The developed site will be prominent when viewed from the A595 and Low Road, but it will be seen adjacent the existing housing estate, and is constrained from further expansion by the highways. The topographical and physical constraints limit the potential density of development on this site, and the installation of heavy duty landscaping that will help assimilate the development into the landscape.

#### **Ecological/Biodiversity considerations**

Screened out of HRA. No potential for likely significant effects on any qualifying feature of Natura 2000 sites or on site integrity. Linkage along the Matty Beck via Whinnow Beck to River Wampool, and from there into Solway Firth but this pathway is considered unlikely to result in any adverse effect on site integrity, alone or in-combination with other plans and projects.

Summary of Main Ecological Constraints to Development:

- Bats – foraging and roosts in trees

- Mature/veteran trees
- Riparian habitats and species

**Strategic Flood Risk Assessment**

Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018

Strategic Recommendation C - consider site layout and design around the identified flood risk as part of a detailed FRA or drainage strategy.

**Local Plan Site Access Assessment**

The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site

**Viability**

Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018

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


### Site Characteristics

Level hedge-lined field lying at the junction of Syke Road and an unclassified road on the outskirts of Wigton. The hedgerows are interspersed with hedgerow trees and there are open views south towards the fells. Adjoins modern residential development to the north and west, and planning permission has been granted for housing on the adjoining land to the east, beyond which lies Syke Road Business Park. The narrow tree and hedge lined unclassified Road has no pavement, and is outside the 30mph limit. Access would need to be from Syke Road.

### Constraints

- Mineral and Waste Consultation Zone
- Radon level 1
- Surface water/ground water flooding at junction of Syke Road (B5305) and the U2103 and in small corner of field
- Potential for archaeological remains associated with Old Carlisle Roman Fort, 700 metres to the south

### Policy context/fit

The site abuts the saved settlement limit for Wigton in the Allerdale Local Plan 1999 to the north and west; the site relates well to the adjoining development, with Syke Road business park further to the east.

<b>Site History</b>
No planning applications Site identified as a deliverable site in the 2013 SHLAA (EXWG07)
<b>SA Performance (Stage 2 Site Assessment)</b>
The site performs well against the SA objectives, reflecting its sustainable urban location within a Key Service Centre. Accessibility to the site is high, as are nearby service and facilities located within central Wigton. The existence of hedgerows and mature trees on site and their potential to support bats and birds is noted.
<b>Cumbria Landscape Character Assessment</b>
Type 5 Lowland Subtype 5a Ridge & Valley, closely adjoining 5b, Low Farmland Typical hedge-lined pasture field; well contained within existing development in Wigton.
<b>Ecological/Biodiversity considerations</b>
The nearest watercourse is Wiza Beck 0.4km south of the site. There are no hydrological links between Wiza beck and any of the European designated sites. Due to the separation distances between the site and the European designated sites, no recreational impacts are anticipated. The site is unlikely to be used by qualifying species of the SPA/Ramsar. Screened out of HRA. Summary of Main Ecological Constraints to Development: Bat potential roosts, foraging and commuting bats; potential nesting birds in trees/hedgerows; and potential for amphibians (including GCN) within 500m of the site.
<b>Strategic Flood Risk Assessment</b>
Cumbria Level 1 Strategic Flood Risk Assessment JBA August 2018 Strategic Recommendation D - Strategic Recommendation D – Development could be allocated subject to FRA
<b>Local Plan Site Access Assessment</b>
The WSP Local Plan Site Access Assessment 2018 confirms the principle of access to this site
<b>Viability</b>
Viability examined in Keppie Massie Viability Study (2018) and Viability Topic Paper September 2018