

Response on behalf of the Leconfield Estate to the Allerdale Local Plan (Part 2) Sites Allocations Examination.

Inspector's Matters, Issues and Questions for Examination

Matter 8: Natural Environment

Issue 8: Whether the proposed approach towards natural environment is justified, effective and consistent with national policy and the ALPP1?

Issue 8b: Green Infrastructure (Policy SA52)

Q84. Is the approach to the protection and enhancement of Green Infrastructure network in Policy SA52 effective and justified? Is the identification of the Green Infrastructure network on the Policies Map appropriate? Is the policy likely to result in conflicts with other aims of the Plan and national policy considerations and if so does the policy need to be modified so as to minimise such conflicts?

Whilst we acknowledge that a key objective of the Local Plan is to develop and maintain a strategic and local network of green infrastructure, we have concerns regarding the proposed Green Infrastructure identified on the Cockermouth Policies Map.

It is considered that there is a significant amount of land surrounding the built up environment of Cockermouth proposed to be allocated as Green Infrastructure.

As a Key Service Centre in the Borough, Cockermouth needs to be able to accommodate future development both during and beyond the Plan period. It is considered that the vast areas of land proposed to be allocated as Green Infrastructure Sites will create significant restrictions to providing future flexibility to meet development needs in the future (whether during this Plan period or beyond).

As the NPPF seeks to significantly boost housing and, that Cockermouth is identified high within the settlement hierarchy for Allerdale, it is proposed that the Green Infrastructure allocations are amended / reduced to ensure that development needs are not hindered in the future.

The proposed 'wider strategic green infrastructure network' is too extensive, restricting necessary growth to Cockermouth is suitable and sustainable locations. We therefore strongly object to the following sites being identified as green infrastructure sites:

· 1/COC/008/R - Land north of Wyndham Caravan Park; · 1/COC/009/R – Land south of Castlegate Drive; and, · 1/COC/010/R – Land adjacent Wyndham Lodge.

Please see our submission to the Pre-Submission consultation document for further details regarding these sites.

In conclusion, we request that the above three sites are removed / deleted as Green Infrastructure sites on the Policies Map for Cockermouth, particularly if the Council need to allocated future housing sites to meet development needs as to be discussed per Matter 2 and the concerns raised over relying too heavily on the presumption in favour of renewing lapsed consents for major committed development sites.