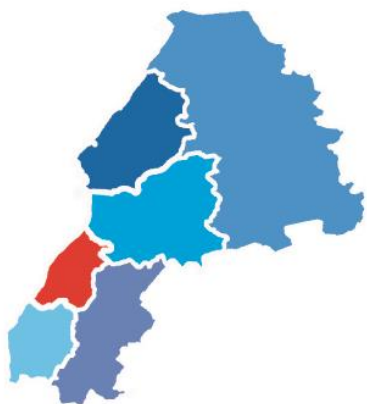


Allerdale Local Plan (Part 2) Site Allocations



**Discarded Sites
Maryport Locality**

January 2017



Contents

Introduction..... 1

Purpose of the discarded sites document..... 1

Discarded Sites Maps – Maryport Locality 3

 Maryport 5

 Broughton Moor 9

 Dearham..... 13

 Flimby..... 17

 Crosby..... 19

 Crosby Villa 23

Introduction

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

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

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

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

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

Purpose of the discarded sites document

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

The Council is now inviting comments on the Preferred Options. This includes any observations you may have on the discarded sites included in this document. The best way to submit your comments is electronically using the prepared comments form. The form can be downloaded from our website www.allerdale.gov.uk/siteallocations and emailed back to the email address below.

Alternatively, hard copies of the form can be obtained by either calling 01900 702610 or collected from one of the Council offices or libraries listed below. Hard copies of the comments form should be returned to the postal address below.

If you do not wish to use the form you can still submit your comments to the Council in writing or by email.

Email address (for e-mail correspondence and electronic copies of the comments form):
Postal address (for letters and hard copies of the comments form):

siteallocations@allerdale.gov.uk

Planning Policy Department, Development Services, Allerdale Borough Council, Allerdale House, Workington, Cumbria, CA14 3YJ

All documents related to the Preferred Options consultation can be viewed online at: www.allerdale.gov.uk/siteallocations. Hard copies of the documents can viewed and comments forms obtained at the following Allerdale Council offices and libraries:

- Allerdale House, New Bridge Street, **Workington**
- Town Hall, Senhouse Street, **Maryport**
- Customer Service Centre, Market Hall, Church Street, **Wigton**
- Customer Service Centre, Fairfield Car Park, **Cockermouth**
- Aspatria Library, The Brandshaw, **Aspatria**
- Cockermouth Library, Main Street, **Cockermouth**
- Maryport Library, Lawson Street, **Maryport**
- Silloth Library, The Discovery Centre, **Silloth**
- Wigton Library, High Street, **Wigton**
- Workington Library, Vulcans Lane, **Workington**

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

Discarded Sites Maps – Maryport Locality

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

Principal Service Centre	Maryport
Local Service Centre(s)	Broughton Moor Dearham Flimby
Limited Growth Village(s)	Crosby
Infill and Rounding Off Village(s)	Crosby Villa

Site Coding Guide

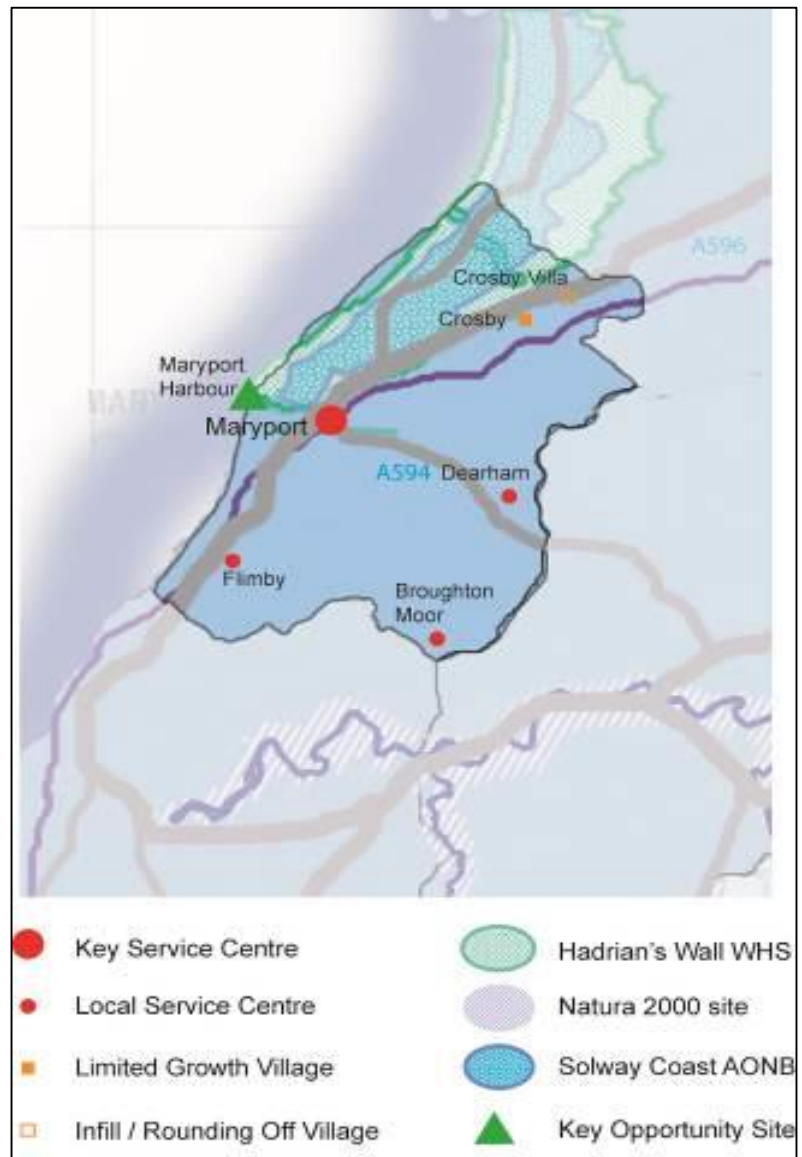
Each site has been assigned a unique identifying reference code. These are displayed on the maps and associated tables contained within this document. A key element of the reference code is the last prefix, which identifies the proposed land use of the site. The following prefixes have been used:

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

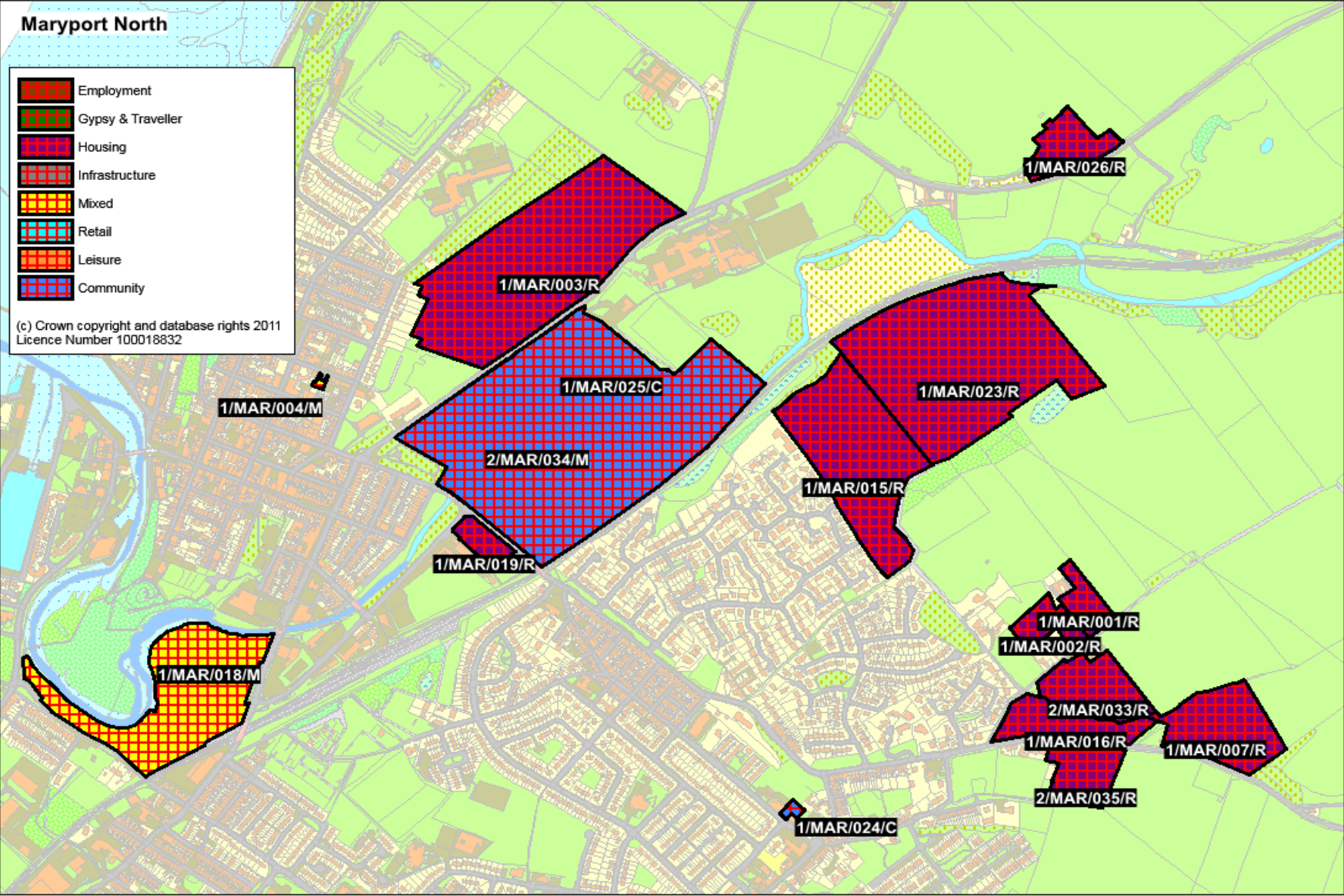
For example, in Maryport:

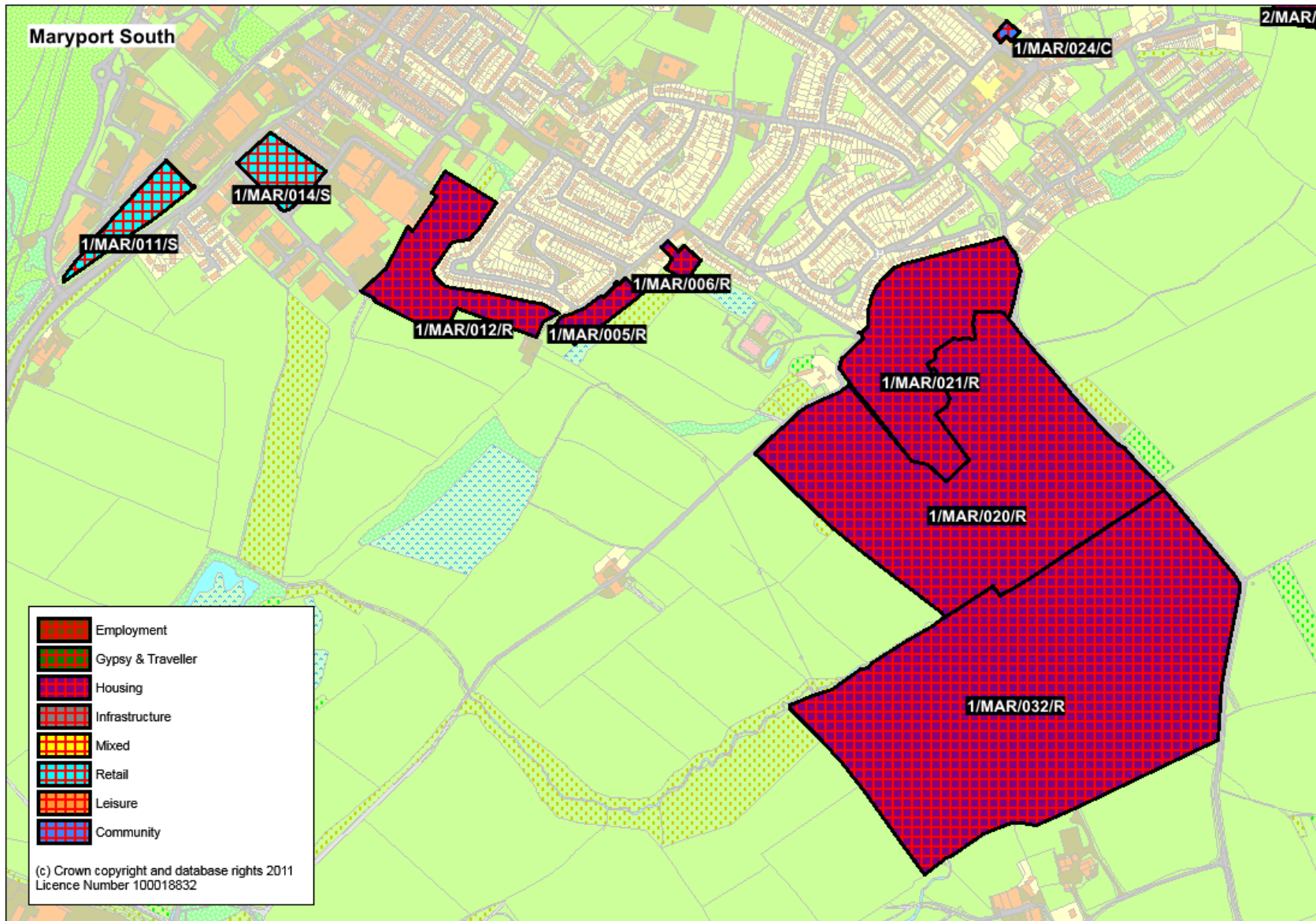
A site submitted for housing would have a code 1/MAR/001/R

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



Maryport



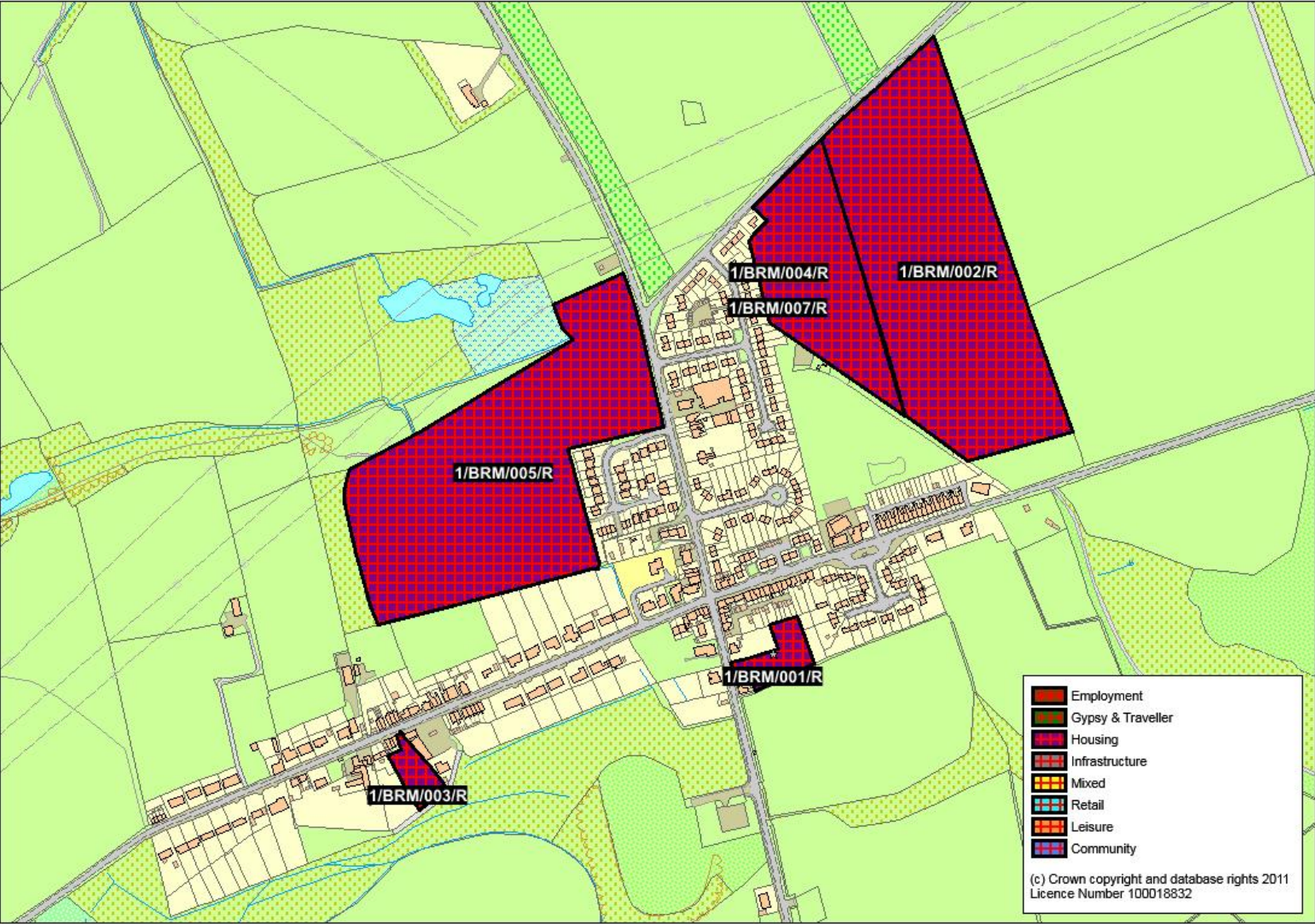


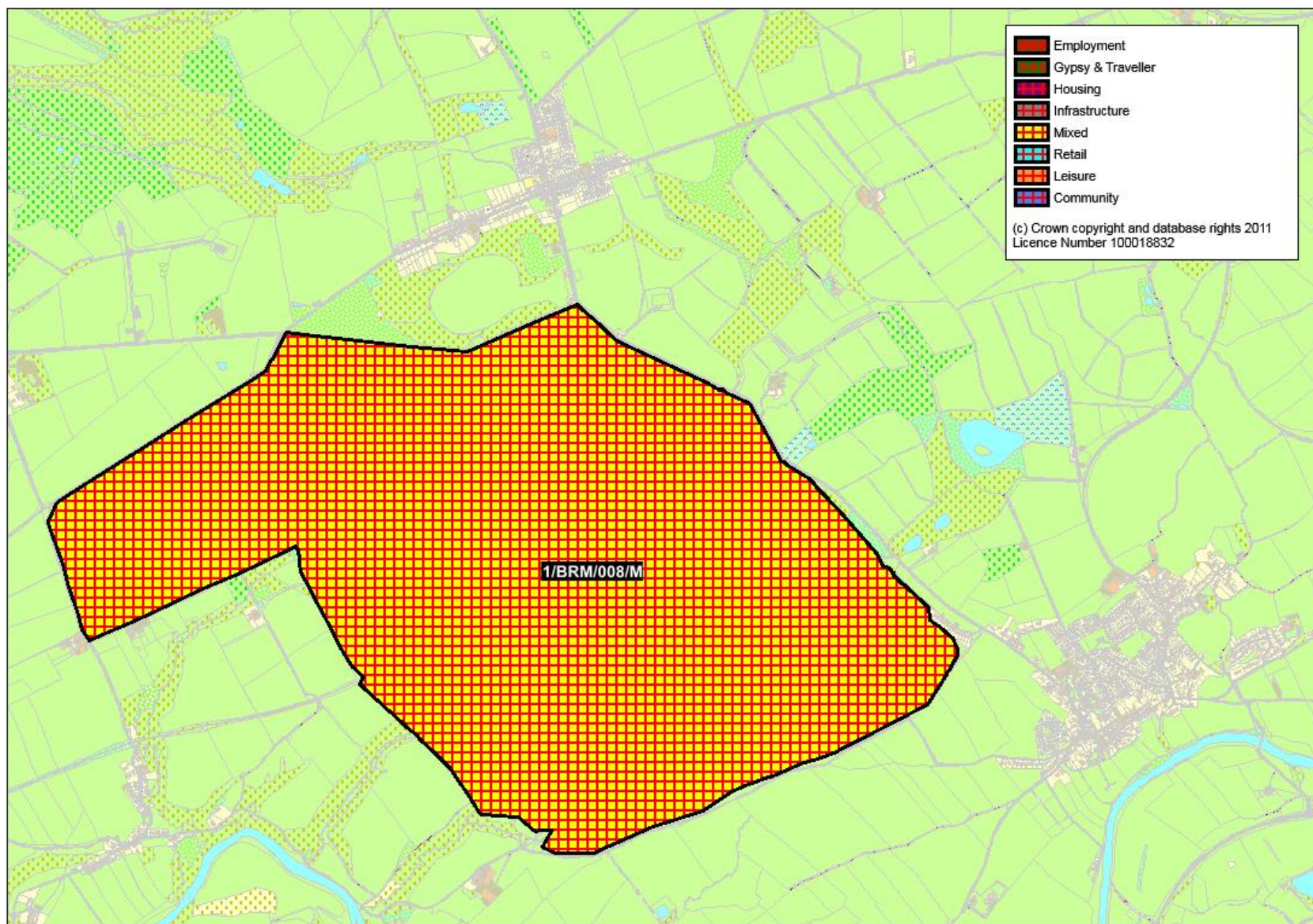
Site Reference	Discarded Stage ¹	Reason
1/MAR/001/R	3a	Site is too small for strategic allocation. Not to be considered as part of the settlement boundary review due to its detached location
1/MAR/002/R	3a	Site is too small for strategic allocation. Not to be considered as part of the settlement boundary review due to its detached location
1/MAR/003/R	3a	Site has been granted planning permission for residential development (2/2011/0381).
1/MAR/004/M	1	Site is too small for strategic allocation. Lies within settlement boundary - potential windfall site
1/MAR/005/R	3a	County wildlife site. Removed from settlement limit.
1/MAR/006/R	1	Site is too small for strategic allocation. Part lies within the settlement limit. Remainder not to be considered as part of the settlement boundary review due to its poor relationship with existing settlement pattern and Coal Authority high risk development area.
1/MAR/007/R	3b	Site considered collectively with 1/MAR/016/R and 2/MAR/033/R. Deliverability/viability of the site uncertain due to the costs of the highway works required to upgrade the A594 to create satisfactory access to the site and address surface water flooding problems in the locality. Topography to consider.
1/MAR/011/S	N/A	Identified retail capacity has been met by new food store granted planning permission for a food store (2/2014/0786). Has extant industrial use . lies within settlement limit
1/MAR/012/R	3A	No means of independent vehicular access. Site acts as buffer zone between industrial premises on Solway Industrial Estate and residential properties, mining issues at northern end, public right of way.
1/MAR/014/S	N/A	Identified retail capacity has been met by new food store granted planning permission for a food store (2/2014/0786). Has extent industrial use . lies within settlement limit
1/MAR/015/R	3a	Site has already been developed
1/MAR/016/R	3b	Site considered collectively with 1/MAR/007/R and 2/MAR/033/R. Deliverability/viability of the site uncertain due to the costs of the highway works required to upgrade the A594 to create satisfactory access to the site and address surface water flooding problems in the locality. Tree preservation order and topography also require consideration.
1/MAR/018/M	3a	Site has been granted planning permission for a food store (2/2014/0786). Remainder largely playing pitches and riverside walk.
1/MAR/019/R	3a	Site is too small for strategic allocation. Lies within settlement boundary - potential windfall site. Access issues.
1/MAR/020/R	3b	Western portion of the site considered unsuitable for development as it relates more to open countryside and is poorly related to the existing settlement pattern. Eastern portion is in multiple ownership, with it availability uncertain. Land at Ewanrigg Hall would need to be developed first. Site considered not to be deliverable and potentially not developable within the life time of the plan

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

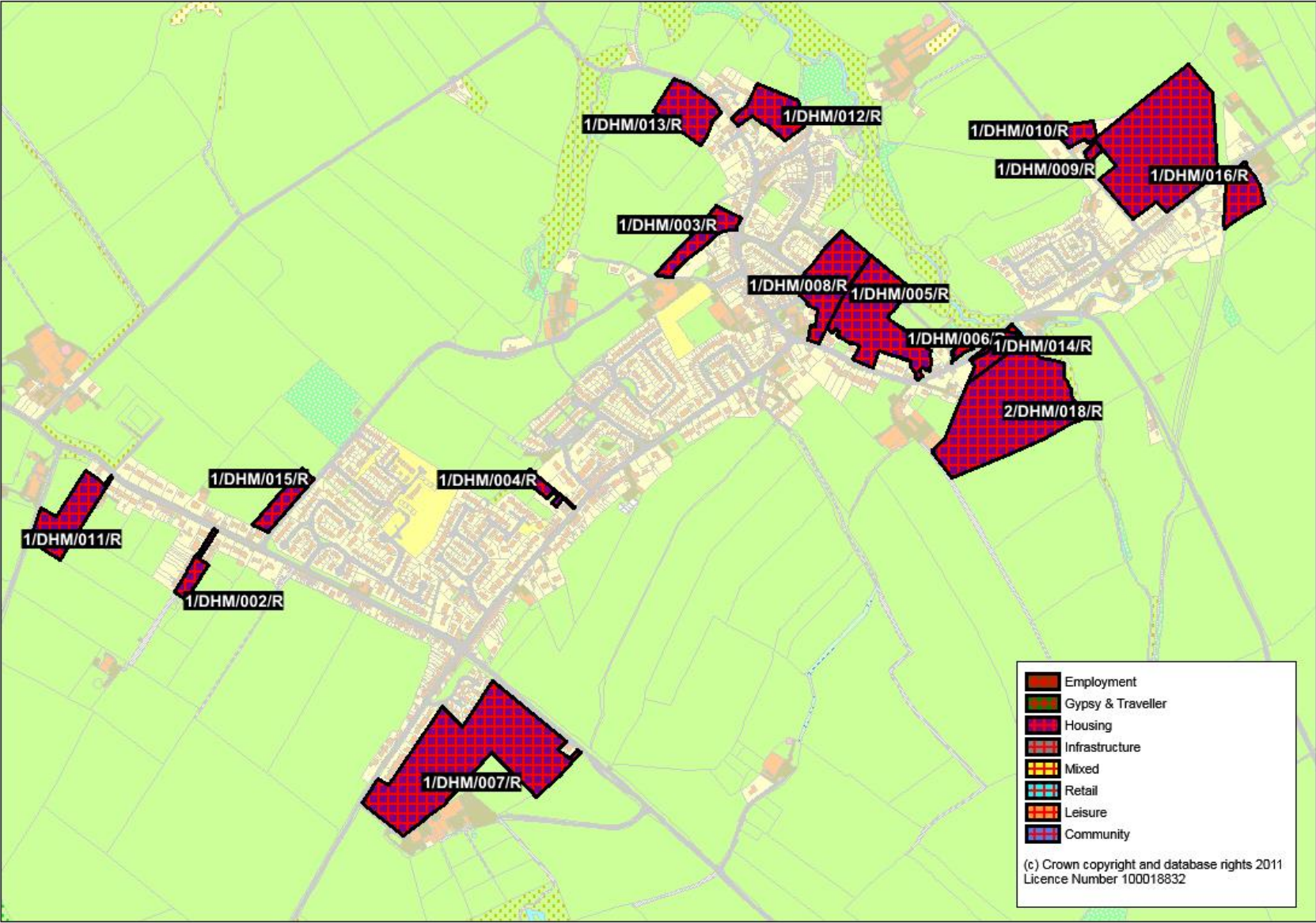
Site Reference	Discarded Stage ¹	Reason
1/MAR/021/R	3a	Site has been granted planning permission for residential development (2/2015/0218).
1/MAR/023/R	3a	Well related to existing residential development but has no means of independent vehicular access, and no further capacity of estate to accommodate additional traffic.
1/MAR/024/C	3a	No allocations for community facilities. Within settlement limit.
1/MAR/025/C	3a	No allocations for community facilities. Within settlement limit.
1/MAR/026/R	1	Located in open countryside. Residential development not supported in this location.
1/MAR/032/R	3a	Site is detached and development would fail to achieve a satisfactory relationship with existing settlement pattern. Development of the site would incur significant landscape and visual impact - in excess of other candidate sites submitted for the town.
2/MAR/033/R	3b	Site considered collectively with 1/MAR/007/R and 1/MAR/016/R. Deliverability/viability of the site uncertain due to the costs of the highway works required to upgrade the A594 to create satisfactory access to the site and address surface water flooding problems in the locality. Topography
2/MAR/034/R	3a	Lies within existing settlement limit. Potentially suitable for leisure and tourism uses. Site subject to numerous constraints: presence of Scheduled Ancient Monument and Listed buildings, TPO trees. Site lies within Conservation Area. Part of site lies within high risk food zone
2/MAR/035/R	3b	Deliverability/viability of the site uncertain due to the reduced capacity of the site due to its topography and coal mining associated constraints and costs of the highway works required to upgrade the A594 to create satisfactory access

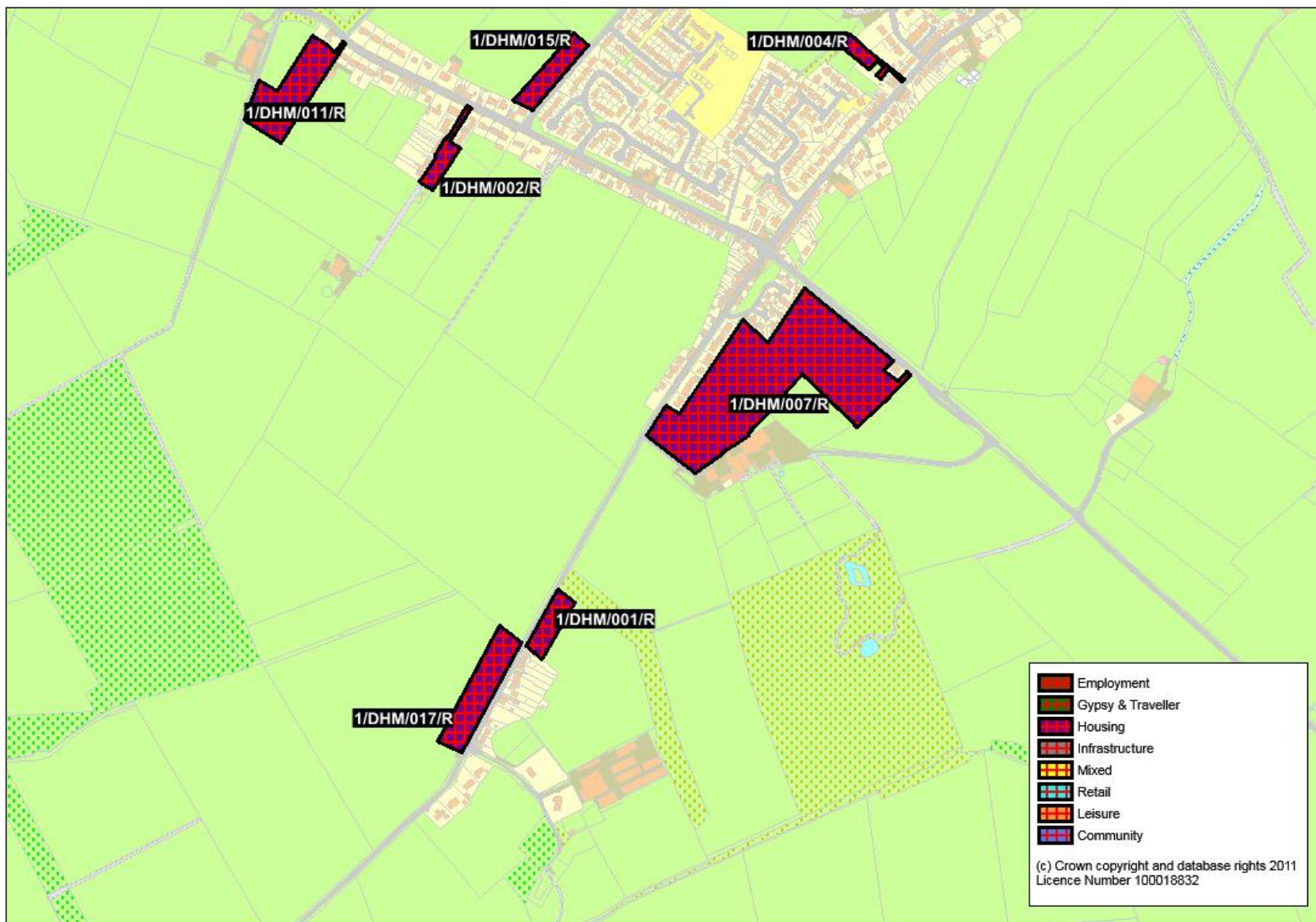
Broughton Moor





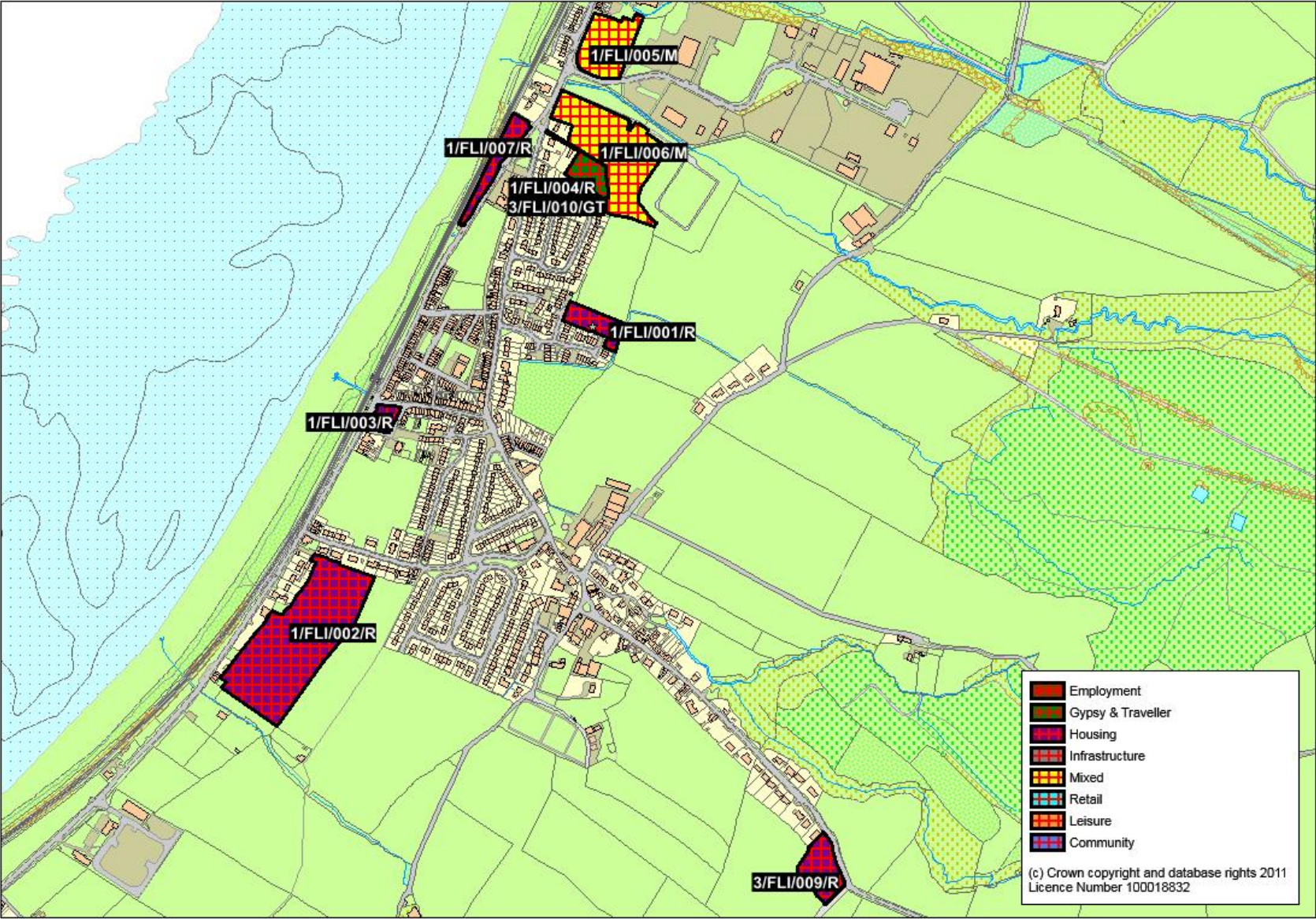
Site Reference	Discarded Stage	Reason
1/BRM/001/R	3a	No need for residential allocations in Broughton Moor as existing housing commitments fulfil growth target for the village identified in Allerdale Local Plan (Part 1). Means of access to the site considered substandard to serve number of units warranting allocation.
1/BRM/002/R	3a	No need for residential allocations in Broughton Moor as existing housing commitments fulfil growth target for the village identified in Allerdale Local Plan (Part 1). Site in open countryside, poorly related to settlement. High risk developable area.
1/BRM/003/R	3a	No need for residential allocations in Broughton Moor as existing housing commitments fulfil growth target for the village identified in Allerdale Local Plan (Part 1). Development would have a weak relationship with existing settlement pattern. Potential amenity issues associated with proposed means of access to the site.
1/BRM/004/R	3a	Same as BRM/007/R. Site has been granted planning permission for residential development (2/2014/0868).
1/BRM/005/R	3a	No need for residential allocations in Broughton Moor as existing housing commitments fulfil growth target for the village identified in Allerdale Local Plan (Part 1).
1/BRM/007/R	3a	Same as BRM/004/R. Site has been granted planning permission for residential development (2/2014/0868).
1/BRM/008/M	3a	Site will not be allocated as it is subject to a separate policy governing its development within Allerdale Local Plan (Part 1) . Policy S18.





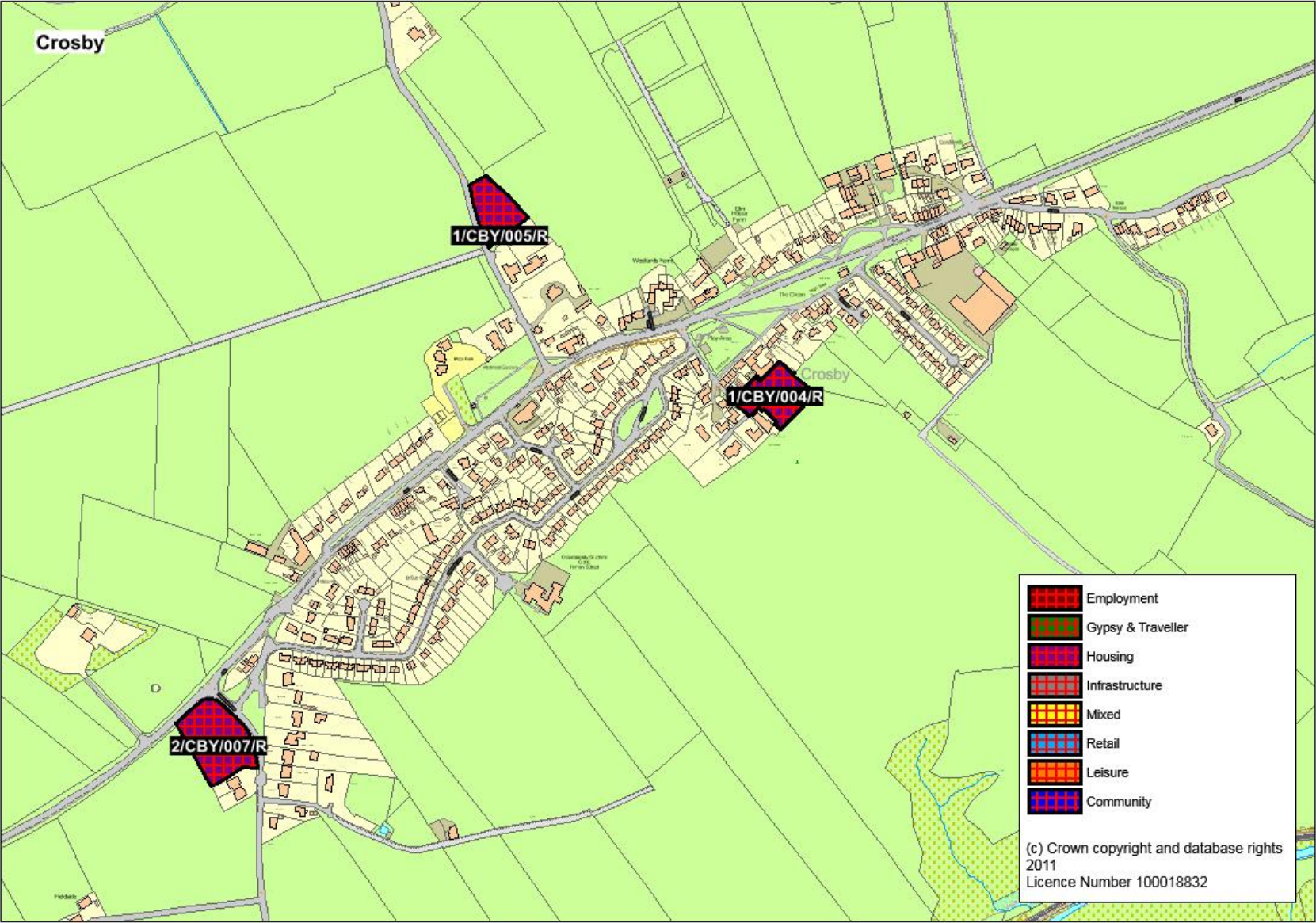
Site Reference	Discarded Stage	Reason
1/DHM/001/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Located beyond any existing defined settlement limit - considered open countryside in planning terms. Residential development not supported in this location.
1/DHM/002/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Permission for a dwelling has been granted on part of the site (2/2014/0414). Means of access to the site considered substandard to serve additional units.
1/DHM/003/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Site has previous refusal for residential development (2/2014/0886) due to scale and impact on residential amenity. Eastern portion of site that has site frontage lies within existing settlement limit
1/DHM/004/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Lies within existing settlement limit . potential windfall site. However means of access to the site considered substandard to serve residential development.
1/DHM/005/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Site requires comprehensive development and will not be considered as part of the settlement boundary review.
1/DHM/006/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Site below 0.15 hectares. Site below threshold for allocation. Elevated prominent position at entrance to cemetery, which contributes to rural character of immediate locality between Dearham and Row Brow.
1/DHM/007/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Site frontage along Craika Road has permission for residential development (2/2013/0685). Drainage issues.
1/DHM/008/R	3a	No requirement for housing allocations as completions and commitments exceed the indicative growth target for the village. Lies within existing settlement limit and is a saved allocation in the 1999 ALP. Site is to be removed from the settlement limit.
1/DHM/009/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Site located well beyond any existing defined settlement for the village. Residential development not supported in this location. Site relates more to open countryside and development would fail to achieve a satisfactory relationship with the existing settlement pattern. Proposed means of access considered substandard.
1/DHM/010/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Site located well beyond any existing defined settlement for the village. Residential development not supported in this location. Site relates more to open countryside and development would fail to achieve a satisfactory relationship with the existing settlement pattern. Proposed means of access considered substandard.
1/DHM/011/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Development of site would fail to achieve a satisfactory relationship with the existing settlement pattern. Proposed means of access considered substandard.
1/DHM/012/R	3a	Part of the site has planning permission for residential development (2/2013/0536). Settlement boundary to be amended

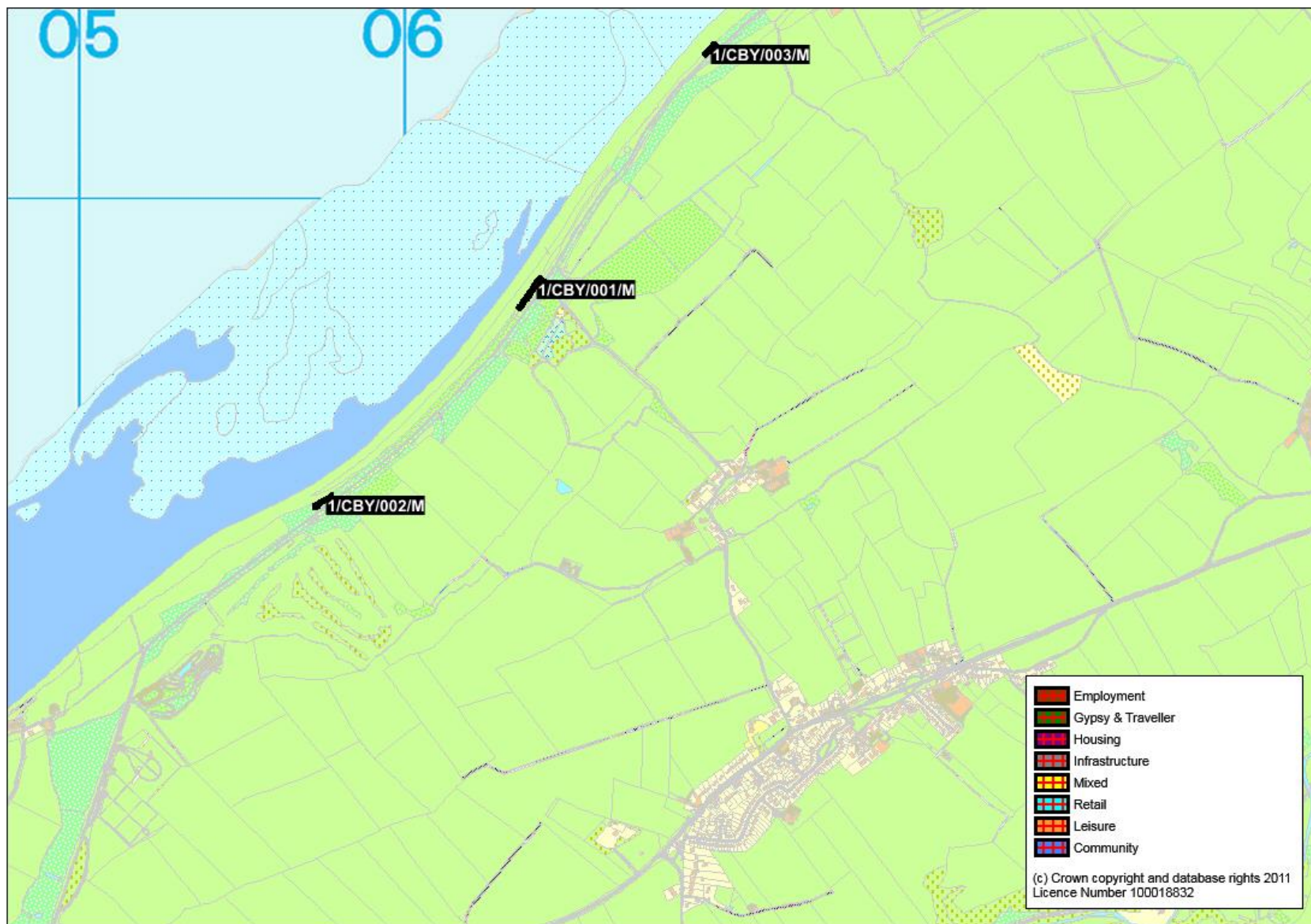
Site Reference	Discarded Stage	Reason
		accordingly.
1/DHM/013/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Means of access to the site and visibility considered substandard.
1/DHM/014/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Development of the site would detract from the character of the area and erode the gap separating the main village from Row Brow. Drainage issues
1/DHM/015/R	3a	Site has been granted planning permission for residential development (2/2014/0913).
1/DHM/016/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Site is considered to be remote from the nucleus of village.
1/DHM/017/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Located beyond any existing defined settlement limit - considered open countryside in planning terms. Residential development not supported in this location.
2/DHM/018/R	3a	No housing allocations proposed in Dearham as completions and commitments exceed the identified growth target for the village. Development of the site would detract from the character of the area and erode the gap separating the main village from Row Brow.



Site Reference	Discarded Stage	Reason
1/FLI/001/R	3a	Lies within existing settlement limit . potential windfall site. Site located in Flood Zone 2 and is subject to surface water flooding issues.
1/FLI/002/R	3a	Site has permission for a small residential development at its northern end, involving demolition of a property on West Lane 2/2013/0272. There is no direct access off the A596 which renders the site currently undevelopable.
1/FLI/003/R	1	Within high risk flood zone. Development not supported in this location. To be protected as open space
1/FLI/004/R	3b	Identified means of access considered substandard to serve residential development
1/FLI/005/M	3a	Lies within existing settlement limit. Industrial estate (and site) is to be removed from the settlement limit. Development would raise potential amenity issues given proximity to nearby industrial uses.
1/FLI/006/M	3b	The site is accessed directly from the A596 close to an existing junction (Ryehill Road). Development of the site would necessitate significant highway improvement works which would be likely to render the site both unviable and undeliverable. Mature trees on site.
1/FLI/007/R	3a	Lies within existing settlement limit . potential windfall site. Site located in Flood Zone 2 and is subject to surface water flooding. Potential amenity issues due to the proximity of road and railway.
1/FLI/009/R	3a	Development of whole site would have adverse visual/landscape impact due to exposed and elevated location. Frontage development may be acceptable . to be considered as part of the settlement boundary review.

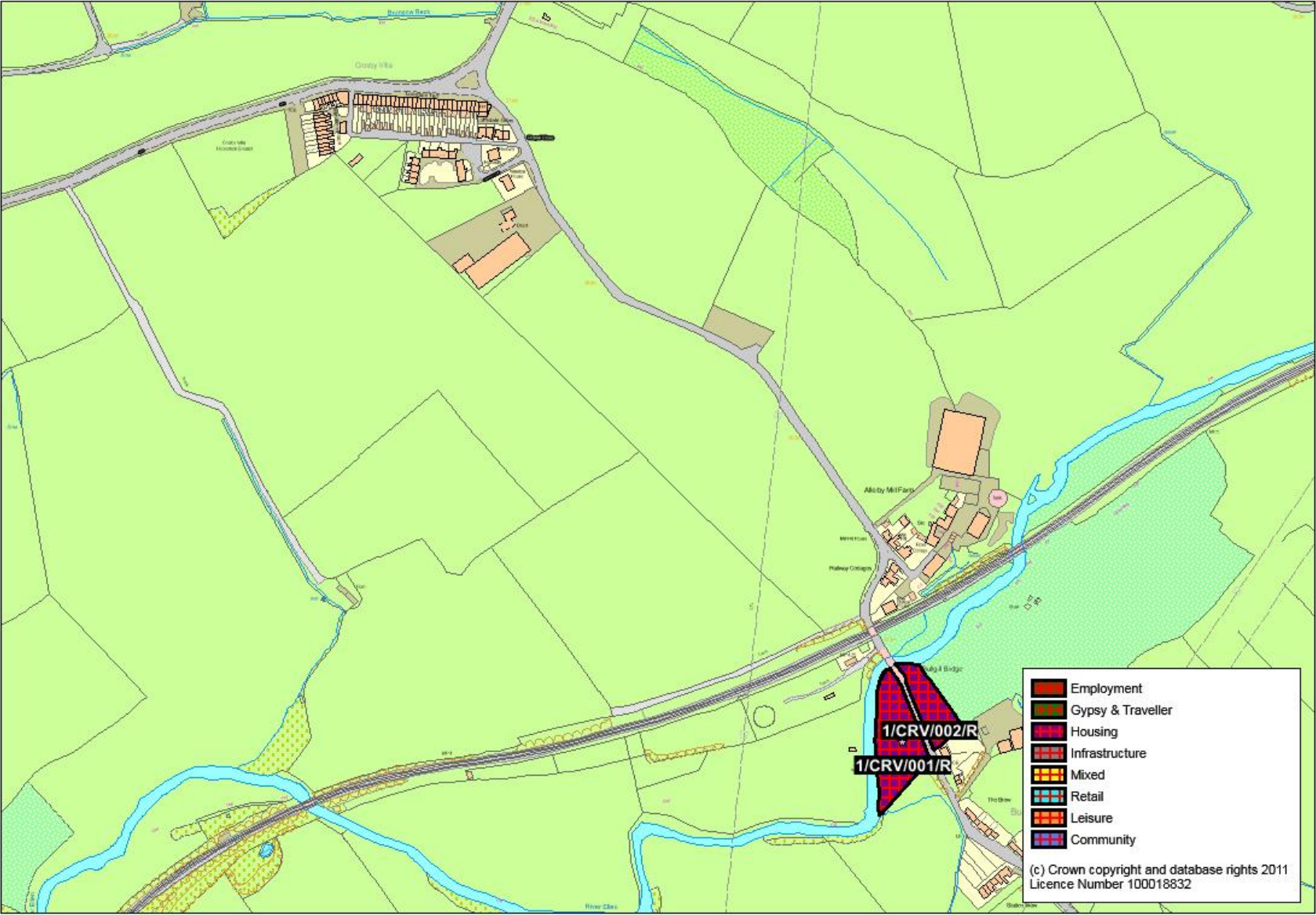
Crosby





Site Reference	Discarded Stage	Reason
1/CBY/001/M	1	Site lies in open countryside . unsuitable for allocation for development
1/CBY/002/M	1	Site lies in open countryside . unsuitable for allocation for development
1/CBY/003/M	1	Site lies in open countryside . unsuitable for allocation for development
1/CBY/004/R	3a	No residential allocations proposed in this tier of the settlement hierarchy. Site to be considered as part of the settlement boundary review.
1/CBY/005/R	1	No residential allocations proposed in this tier of the settlement hierarchy. Not considered as part of settlement boundary review because of poor relationship with settlement pattern and projection into open countryside. Previous refusals of planning permissions to the south of Sundown.
2/CBY/007/R	3a	No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review due to its divorced position with existing settlement pattern, and land not needed.

Crosby Villa



Site Reference	Discarded Stage	Reason
1/CRV/001/R	1	Settlement is an infill/Rounding Off Village. No site allocations proposed in this tier of the settlement hierarchy. Site is located in Bullgill beyond the built up edge of Crosby Villa and therefore is located in the open countryside
1/CRV/002/R	1	Settlement is an infill/Rounding Off Village. No site allocations proposed in this tier of the settlement hierarchy. Site is located in Bullgill beyond the built up edge of Crosby Villa and therefore is located in the open countryside