

Allerdale Local Plan (Part 2) Site Allocations



Discarded Sites
Silloth Locality

September 2018



Contents

Introduction.....	1
Purpose of the discarded sites document.....	1
Discarded Sites Maps – Silloth Locality	2
Silloth.....	3
Abbeytown	6

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 Council has now reached the final decision on which sites to take forward for allocation. Over 300 site submissions have been examined, technical assessments undertaken, and comments received in response to previous consultations considered.

The Allerdale Local Plan (Part 2) Site Allocations Pre-Submission Consultation Document 2018 shows the final site selection published alongside a map book of the individual settlements showing allocations and designations. These are available to view online at

www.allerdale.gov.uk/siteallocations

Purpose of the discarded sites document

The purpose of this document is to provide a user-friendly catalogue of the sites that have not been selected for allocation or discarded in the settlements within the Workington 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 2014.

Originally published in January 2017 as part of the Preferred Options consultation, this Discarded Sites Document has been updated to include all additional sites submitted for consideration, and to reflect all sites not taken forward for allocation. In some circumstances this is because the site has gained planning permission in the interim period. In some circumstances this is because the site has gained planning permission, or that it has been considered for inclusion in the settlement boundary, without being allocated. The Settlement Boundary Review Document updated September 2018 is also available to view online.

Discarded Sites Maps – Silloth Locality

This document catalogues the discarded sites within the settlements located in the Silloth 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 Silloth locality:

Key Service Centre:

Silloth

Local Service Centres:

Abbeytown

Limited Growth Villages:

Blitterlees*

Mawbray*

Skinburness*

*No sites have been submitted within these settlements and therefore, no maps have been included in this document.

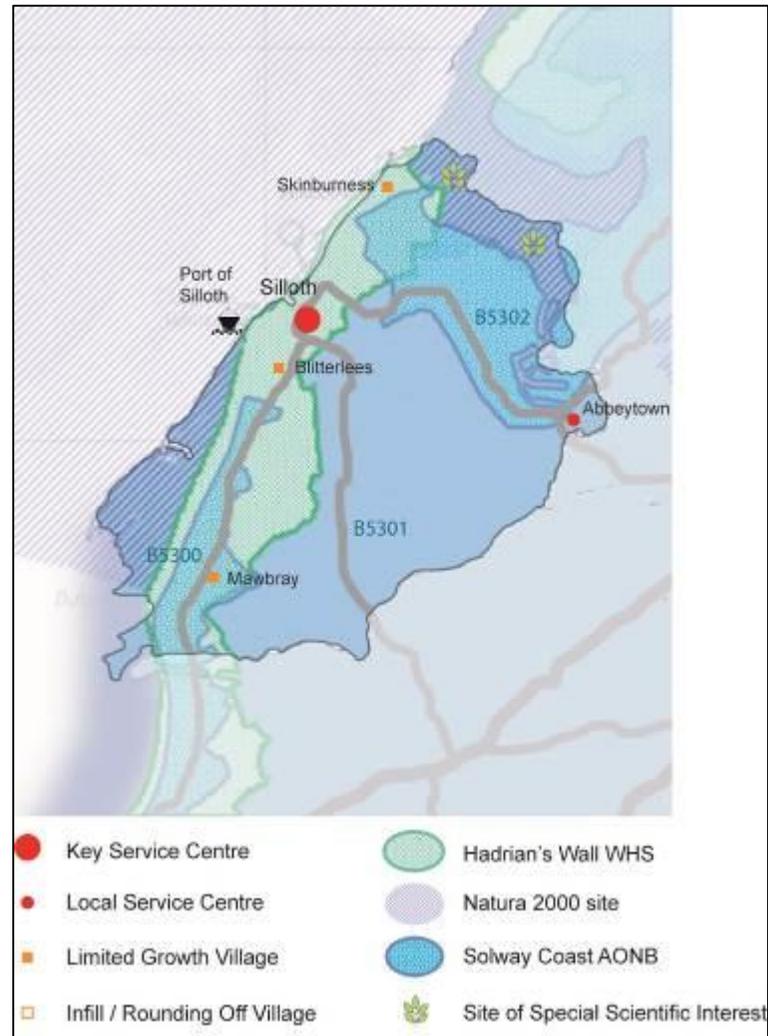
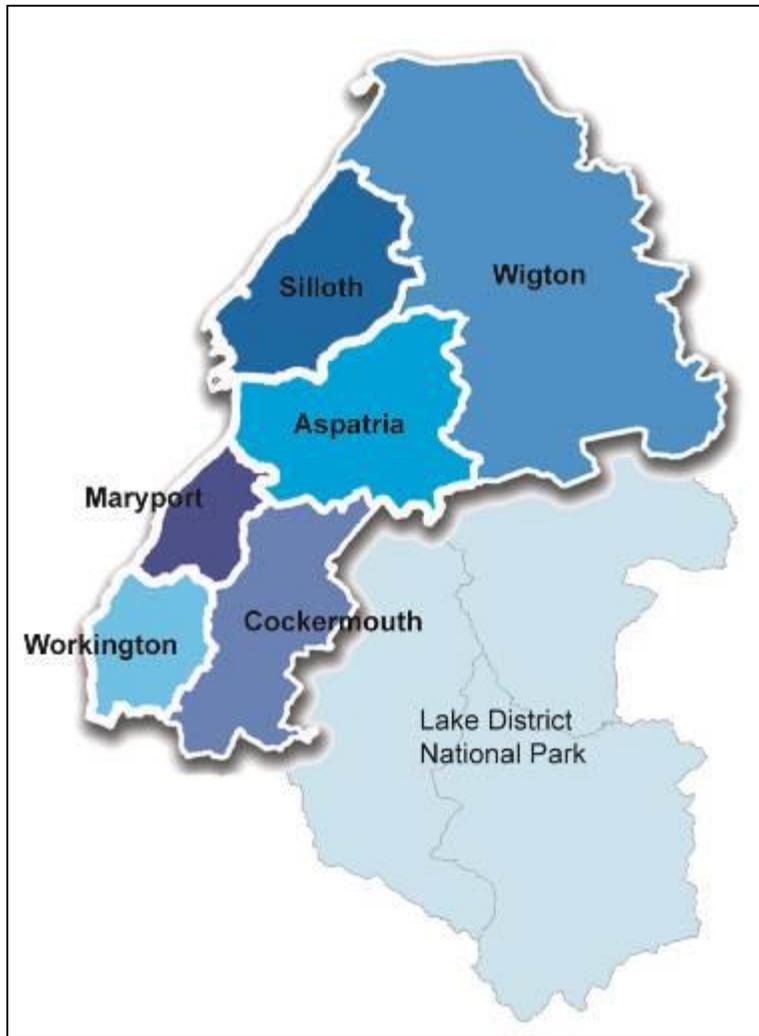
Site Coding Guide

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:

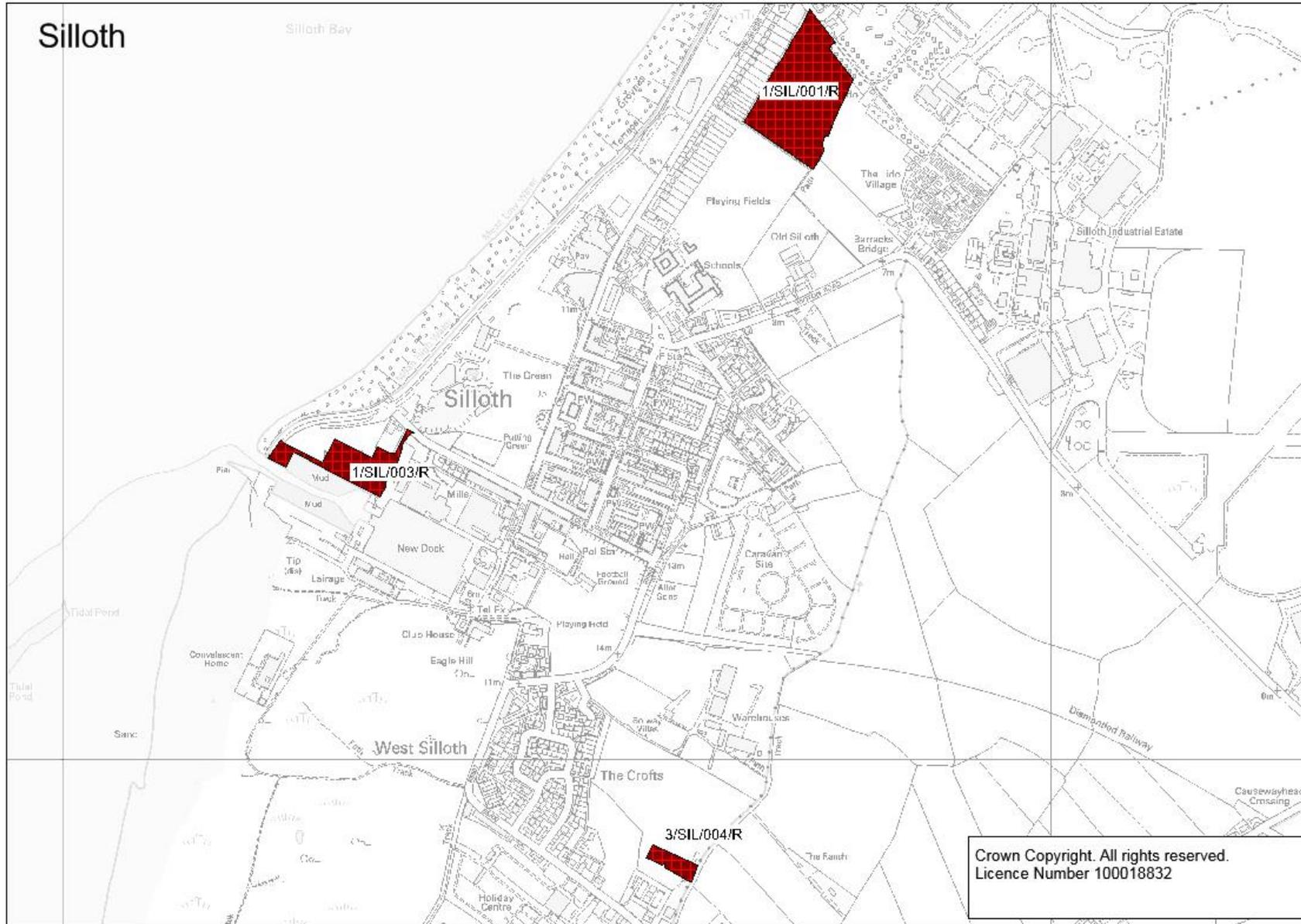
Housing	R	Gypsy and Traveller Site	GT
Employment	E	Mixed	M
Retail	S	Community Facilities	C
Leisure	L	Infrastructure	I

For example, in Silloth:

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

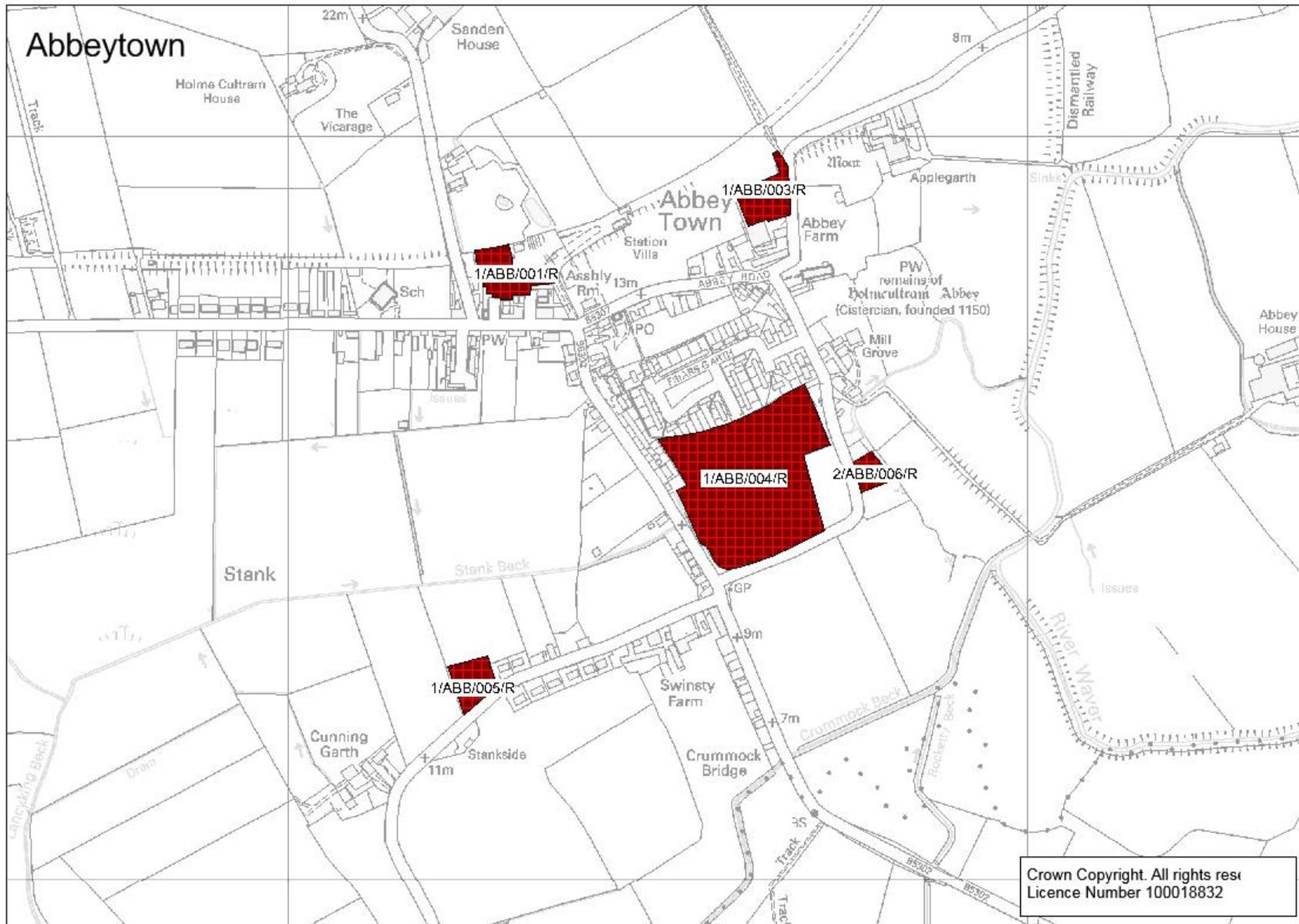


Silloth



Site Reference	Discarded Stage	Reason
1/SIL/001/R	3a	Lies within existing settlement limit . potential windfall site, although lies within flood zone 2.
1/SIL/003/R	3a	Means of access to the site considered substandard to serve major residential development. Site is allocated in the 1999 ALP for dock-related employment use. There is a limited amount of land available at the docks and it is considered that the site should be safeguarded for employment purposes. Potential amenity issues given proximity to nearby commercial/industrial uses.
3/SIL/004/R	3a	Lies within existing settlement limit . potential windfall site. Highway constraints.

Abbeytown



Site Reference	Discarded Stage	Reason
1/ABB/001/R	3a	Sites lies within existing settlement limit . potential windfall site. Means of access would require substantial upgrading to serve residential development.
1/ABB/003/R	3b	Redevelopment will have more impact on the setting of Holm Cultrum Abbey, and less satisfactory access than sites selected for allocation
1/ABB/004/R	3b	Part of the site lies in a high risk flood zone associated with Stank Beck. The whole site is not required & access constraints render the more preferable northern portion difficult to develop independently. Southern part more peripheral, and part is adjacent to industrial site.
1/ABB/005/R	3a	Site is detached from the main part of the settlement. Alternative sites are considered to achieve a more satisfactory relationship with existing settlement pattern.
2/ABB/006/R	1	Site is located within high risk flood zone. Development not supported in this location

Mawbray

Site Reference	Discarded Stage	Reason
1/MAW/001/G		Geological Site . refer to open space document
1/MAW/002/G		Geological Site . refer to open space document
1/MAW/003/G		Geological Site . refer to open space document