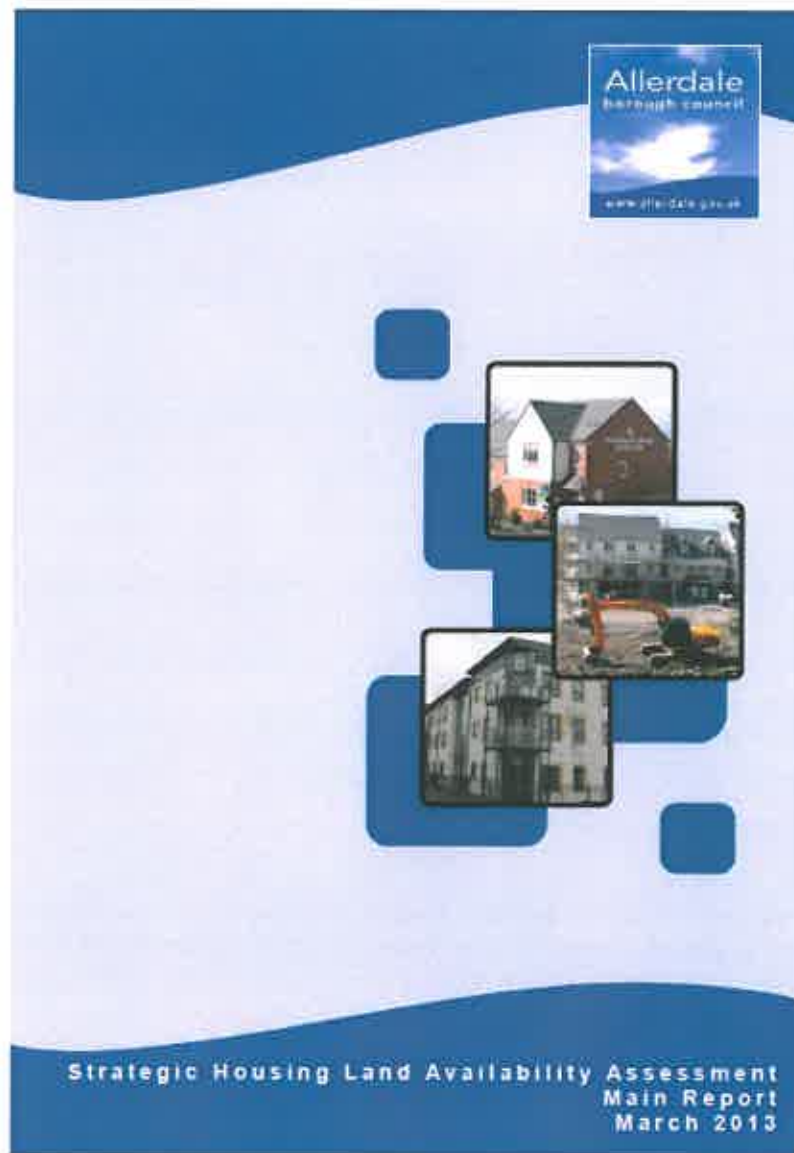


**Appendices Volume 10:  
Strategic Housing Land Availability Assessment  
(SHLAA)**



**This matter is being dealt with by:**

**Mr R Wood**

**Direct Line: 01900 702768**

**Email: [Richard.wood@allerdale.gov.uk](mailto:Richard.wood@allerdale.gov.uk)**

13<sup>th</sup> June 2008

Address

Dear Sir/Madam

**Strategic Housing Land Availability Assessment: Call for Housing Sites**

The Council is currently trying to identify which towns and villages in the borough can support new housing development. To do this, we need to know the amount of land available for new development in each town and village, on a site by site basis.

We are therefore sending out a 'Call for Sites', whereby we are asking for information on any site that you think might be suitable. We have included a form with this letter to assist you with submitting sites, please use one for each site you wish to submit. Alternatively, visit our website at [www.allerdale.gov.uk](http://www.allerdale.gov.uk) or contact the Regeneration Department at Allerdale House on 01900 702768 for further information.

Please note, however, that this is just an evidence gathering exercise. The identification of a site at this stage does **NOT** guarantee that it will be allocated for new housing development in the future.

The closing date for site submission is **Friday 25<sup>th</sup> July 2008**. Sites not accompanied with a simple, yet clear location plan cannot be considered. If you have already submitted a site for consideration as part of the on going review of the Local Plan, then please be assured that it has been included in this process and there is no need to resubmit.

Yours

**Richard Wood**  
**Planning Policy Officer**



## **Identifying the Borough's Housing Land**

The Council is currently trying to identify which towns and villages in the borough can support new housing development. To do this, we need to know the amount of land available for new development in each town and village.

We are therefore sending out a 'Call for Sites', whereby we are asking developers, land owners and members of the general public to send us information on any site that they think might be suitable. This process is known as the **Strategic Housing Land Availability Assessment (SHLAA)**. If you have a site you feel is suitable then please post a clear location plan and any other relevant information to the Planning Policy Team, Allerdale House, Workington, Cumbria, CA14 3YJ or email [ldf@allerdale.gov.uk](mailto:ldf@allerdale.gov.uk).

**We are particularly interested in sites within the following settlements:**

- **Workington**
- **Maryport**
- **Flimby**
- **Allonby**
- **Kirkbride**
- **Kirkbampton**
- **Branthwaite**
- **Dean**

We are only considering sites for **three or more dwellings (greater than 0.1ha)**.

Please note that this is an evidence gathering exercise only. **The identification of a site at this stage does NOT guarantee that it will be used for new housing development in the future.**

The closing date for site submission is **Friday 19 November 2010**. Sites not accompanied with a simple, yet clear location plan cannot be considered. Thank you for your cooperation.

## **Identifying the Borough's Housing Land**

The Council is currently trying to identify which towns and villages in the borough can support new housing development. To do this, we need to know the amount of land available for new development in each town and village, on a site by site basis.

We are therefore sending out a 'Call for Sites', whereby we are asking developers, land owners and members of the general public to send us information on any site that they think might be suitable. If you would like to get involved in this process, known as the Strategic Housing Land Availability Assessment, then please visit our website at [www.allerdale.gov.uk](http://www.allerdale.gov.uk) or contact the Regeneration Department at Allerdale House on 01900 702768, and we will provide you with information on how to do so.

Please note, however, that this is just an evidence gathering exercise. The identification of a site at this stage does **NOT** guarantee that it will be used for new housing development in the future.

The closing date for site submission is **Friday 25<sup>th</sup> July 2008**. Sites not accompanied with a simple, yet clear location plan cannot be considered. Thank you for your cooperation.

# **Strategic Housing Land Availability Assessment (SHLAA) Site Identification Form**



Allerdale Borough Council is currently undertaking a Strategic Housing Land Availability Assessment (SHLAA). One of the first stages of this process is to gather as much information on potential housing sites as possible in order to help with later stages, such as assessing site viability.

This form has been designed to assist you with submitting potential sites. We ask that you supply us with as much of the requested information as possible. Please do not worry if some of the information is unknown, we will work towards filling any gaps during later stages of the SHLAA. We do, however, require a simple location plan for each site, clearly showing the site boundary. Sites submitted without a location plan cannot be considered.

Please use a separate copy of this form for each site and return to Richard Wood, Regeneration, Allerdale Borough Council, Allerdale House, Workington, Cumbria, CA14 3YJ or email to [Richard.wood@allerdale.gov.uk](mailto:Richard.wood@allerdale.gov.uk) by **25<sup>th</sup> July 2008**.

## **Do submit sites that:**

- Are likely to become available for development within the next 18 years (i.e. by 2026);
- Are in or adjacent to existing towns and villages.

## **Do not submit sites that:**

- already have planning permission for development (as these will already have been considered);
- are outside of the Allerdale planning authority area – this includes sites within the Lake District National Park;
- you may already have submitted as part of the on going review of the development plan – these have already been considered, including sites submitted as early as 2002/2003.

Your Details:			
Name & Company (If relevant)			
Address			
Telephone			
Email			
I am:	The landowner		A land agent
(Please Tick all that apply)	A planning consultant		A developer
	A Registered Social Landlord		Other

Site Details:	
Site Name & Address	
Site Area	
Current Use	
Current Owner	
Relevant Planning History (if any)	

Potential Development Details		
Level of Developer Interest, if applicable (low, medium, high)		
Likely timeframe for development	Pre-LDF (2008-2010)	
	5 years after LDF adoption (2011 - 2016)	
	10 years after LDF adoption (2017 - 2021)	
	15 years after LDF adoption (2022 - 2026)	
Potential Housing Capacity		
Is development economically viable, (is it attractive to the current housing market)?		
Any possible constraints regarding ownership? (if yes, please provide details)		
Any other constraints which may hinder development? (Such as topography, poor access, designated areas of nature/landscape conservation, potential flood risk, etc)		
If constraints have been identified, could they be mitigated against/overcome and still allow for viable development? (Please provide details)		

Other Details	
Please indicate whether you would like the details of this site to remain confidential. If yes, the Council will still assess its viability and consider it as a potential housing site, however its location and other specific details will not be published in the SHLAA	
I would prefer for the site to remain confidential (please give a reason for this below):	
Reason for confidentiality	
Is there any other information regarding this site, which may be of use in assessing its developability?	
Please indicate if you would like to be consulted on future stages of the SHLAA process	

**Please complete this form for each site you wish to submit. Please also be sure to include a location plan for each site. All sites must be submitted to the Council before the 18<sup>th</sup> July 2008.**

**Please also note that inclusion within the SHLAA does NOT mean that a site will be allocated in the new development plan. This process is simply the gathering of evidence to show which areas have the capacity to support new housing development. Allocation will occur during later stages of the Local Development Framework production, after more rigorous assessment**

**Thank you for your cooperation with the SHLAA process.**



## PLANNING POLICY

Copeland

Direct Dial : (01946) 598439  
Email: mbagnall@copeland.gov.uk

Allerdale

Direct Dial : (01900) 702768  
Email: richard.wood@allerdale.gov.uk

28<sup>th</sup> August 2008

Dear Sir/Madam

### Strategic Housing Land Availability Assessment Working Group Invitation

I am writing to invite you to be part of the Working Group for Allerdale and Copeland Borough Councils' Strategic Housing Land Availability Assessment (SHLAA). You should already have received correspondence from one or both the Council's on this subject or may have seen some information on it in the local press when our call for housing sites was sent out.

The SHLAA is a joint piece of work between the Council's and will attempt to establish a realistic and deliverable capacity for new housing within the main towns and villages of West Cumbria in order to inform choices regarding housing location in both the Core Strategy and the Site Allocations documents.

To ensure a robustness of site assessment that goes beyond the traditional scope of previous urban capacity studies, the Council intends to secure the participation of organisations with a direct role in delivering new housing. To do this, we will establish an active working group to assist in site assessment, and approve the final list of potential housing sites. As part of a working group, we are asking that you meet with us and other working group members on three occasions as follows:

**Meeting 1- 26<sup>th</sup> September:** To approve the SHLAA methodology, thus allowing officers to proceed with the earlier stages of site assessment.





**Meeting 2- October:** To discuss the shortlist of sites after assessment in stages one and two (see enclosed methodology) –sites to then be taken away by members of the group, to be assessed in terms of economic viability, with results forwarded to officers. This will be the bulk of the work required from the group.

**Meeting 3- December:** To approve the final list of sites, once officers have assessed the economic viability of the original shortlist with the help of the working group's recommendations.

Enclosed with this invitation is the draft methodology for the SHLAA which, if you would like to be part of the working group, we would like your feedback on so that we can discuss it and decide on a final version at the first meeting.

Please get in touch with the Planning Policy (LDF) Teams at Allerdale or Copeland Borough Council as soon as you can to let us know whether you wish to be part of the group and have your say in West Cumbria's housing delivery.

Yours faithfully,

Richard Wood  
Planning Policy Officer



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### **SHLAA Working Group**

Director  
Derwent & Solway Housing Association Ltd  
Stonleigh  
Park End Road  
Workington  
CA14 4DN

House Builders Federation  
Brookland Court  
Tunstall Road  
Leeds  
LS11 5HL

Director  
Impact Housing Association Ltd  
North Street  
Workington  
CA14 4EH

Director  
Persimmon Homes Lancashire  
Persimmon House  
Caton Road  
Lancaster  
LA1 3RQ

Janet Carruthers  
Story Homes  
Burgh road Industrial Est.  
Carlisle  
CA2 7NA

Thomas Armstrong Ltd  
Workington Road  
Flimby  
Maryport  
CA15 8RY

Mitchells Auction Company  
Lakeland Livestock Centre  
Cockermouth  
Cumbria  
CA13 0QQ

Tiffen (Workington)  
16-18 Finkle Street  
Workington  
Cumbria  
CA14 2BB

Your Move (Workington)  
58 Pow St  
Workington,  
CA14 3AB

Cumberland Estate Agents (Workington)  
Cumbria House  
Murray Road  
Workington  
Cumbria  
CA14 2AD

**Internal**

Kim Suttle (Housing)  
John Windsor (Chartered Surveyor)

# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) WORKING GROUP MEETING MINUTES

26<sup>th</sup> September 2008, 10.30am  
Bainbridge Room, The Copeland Centre, Whitehaven

## Attendance

Richard Wood	Allerdale BC
Matt Bagnall	Copeland BC
Ron Black	Copeland BC
John Jackson	Persimmon Homes
Janet Carruthers	Story Homes
Rachel Lightfoot	Story Homes
Barry Denham	Thomas Armstrong
John Rockliffe	Mitchells Auction Company
Greg Denwood	Home North West
John Windsor	Allerdale BC
Chris Lloyd	Copeland BC
Laurie Priebe	Copeland BC
Ben Brincombe	Derwent & Solway Housing

## Apologies

Richard Evans	Allerdale BC
Anne-Marie Willmott	Impact Housing

## 1. Welcome and introductions

Welcome and round the table introductions given and the purpose of the meeting detailed.

A short presentation was given by RW on key aspects of SHLAA production and outcomes.

## 2. Working through the Draft Methodology

Initial thoughts from LP were that he was pleased with document; it was short and comprehensive, expanding on relevant parts of PPS3 without actually repeating it.

### *Site Identification*

RB explained that the SHLAA was similar to the Urban Capacity Study in some ways, but went further in site identification and assessment.

GD questioned whether sites that had a potential for redevelopment through clearance of existing buildings would be included. LP agreed that such sites were not as easy to identify as empty brownfield sites. RB confirmed that these sites were included in the NLUD database and will therefore be contained in the SHLAA site identification process.

It was confirmed to LP that rural exception sites would be included in the SHLAA.

#### *Site Assessment*

LP questioned how changing markets during the course of the 15 years the SHLAA was trying to cover would affect assessment of site achievability. RW responded that, as a strategy document **that covers the period up to 2026**, the SHLAA should not be concerned by this, using typical market conditions to assess whether a site could be put forward for housing.

JJ queried to what extent constraints should be factored into costs and what sort of detail was required when assessing cost factors of site achievability. MB said that at that stage of assessment, constraints should not be major and are likely to be able to be overcome, but it was down to the individual working group member as to whether they thought this was the case or not. It should not go into too much detail, for example, a development appraisal would not be required, just a simple assessment as to whether housing development on the site would be financially viable.

#### *Involving Partners*

LP stressed the importance of overcoming any capacity problems within organisations in the working group that would result in the work not being able to be completed.

BB asked what the key outcomes of the SHLAA would be and what the benefits would be to working group members. Wanted confirmation it was not just a government monitoring exercise. RW responded that, although it was useful for monitoring purposes, its key outcome was **for the SHLAA to be a key document in the evidence base of the local authorities' Core Strategies and Site Allocation documents in their respective LDFs.**

JC questioned to what extent we would be taking the word of those who submitted sites when it came to information such as constraints on their land and whether the local authorities would be going back to ask for more information. MB stressed that the majority of sites would be visited by the local authorities, especially those where information supplied on possible constraints was unclear or questionable. The local authority would not take the word of the land owner without some further investigation and any additional information required would likely be obtained from a site visit.

It was suggested by JJ that contaminated land experts should be involved at some stage of site assessment. RB confirmed that in-house experts would be consulted at the same time as development control and that the Council has a GIS layer of contaminated land information.

### 3. Working Group Arrangements

JJ asked how sites that would go to the working group would be assessed; worked through as part of a group or taken away by each individual organisation. JC made a preference for assessing sites individually before the next meeting, and then only bringing the disputed sites to the working group for discussion. This method was agreed around the table.

It was queried by GD as to whether all member organisations needed to assess all the sites, as certain members would be more familiar with a site than others. It was agreed that all sites would go to all members and that if a certain member was unable to comment on a particular site for whatever reason, they would leave the assessment blank.

RW stressed that some sites would be of more interest to RSLs than developers and it was important that all members looked at all sites for reasons such as this.

BD questioned what the outcome would be if the SHLAA identified housing numbers over those in RSS targets. It was made clear that for the SHLAA, as it did not allocate sites for housing, this was not a problem; it was just identifying potential housing land.

JC asked what would happen if targeted consultees were taking too long to return their assessments and holding up the production of the document. RW made it clear that if they did not respond in a reasonable time, a 'no return' would be put down and the working group would make the assessment to the best of their availability.

The proposed timetable was questioned by the group. The response time from targeted consultees such as English Heritage was put forward as a main concern. It was agreed that deciding on an exact date for the next meeting at this time was not viable and that the group would be contacted when further work had been carried out.

All members of the working group confirmed that they were happy to take part in the production of the Strategic Housing Land Availability Assessment.

## **SHLAA Workgroup Meeting**

**25 June 2009**

### **Meeting with NLP to discuss viability assessment model**

**Present:** Ron Black, John Hughes, Chris Hoban, Stephen Lancaster, John Jackson, John Windsor, Richard Wood, Richard Evans, Phillip Barns, Kevin Davy, Anne-Marie Wilmott, Rachel Lightfoot, Janet Carruthers, Barry Denham

#### **Minutes:**

**Apologies** – Ben Brinicombe, Laurie Priebe, Chris Lloyd, Greg Denwood

RE – Explained reasons for delay between panel meetings and in site assessments. Also outlined purpose of the meeting – to discuss the NLP economic viability assessment model.

RE – Introduced PB and KD from NLP to panel

RE – Told group that Allerdale Development Control had now finished visiting and assessing sites. RB told group that Copeland DC was about 50% of the way through

JH – Pointed out that Copeland are currently undergoing Issues and Options consultation for the LDF. They have included a call for housing sites along with their general call for sites as part of consultation – while this would be a second call for housing sites, it is anticipated that most housing land was returned during their first call in September.

RE – Allerdale is now undertaking first sieve of sites, describing how sites have been passed, discarded and/or classed as marginal. RW suggested that a list of criteria for the first sieve could be circulated. Also that discarded sites would be available to be viewed by group members if they so desired.

NLP then gave a presentation on how they intend to approach economic viability assessment, detailing how they intend to use a sample of sites, and highlighting the assumptions they had made in terms of building costs and returns in Allerdale. These assumptions were then put forward for discussion.

Concern was expressed that the average land values were too high for the borough. SL added that there would also be great differences between various parts of the borough. It was agreed that localities would be given varying general values, with Cockermouth being the highest. SL queried how differences within localities would be addressed, highlighting different values between places within Workington such as Moss Bay and Stainburn. It was agreed that this would be

addressed at actual detailed application stage, but that planners would be aware of these differences when applying the viability results to SHLAA sites at later stages in the process.

Assumptions based on the cost of standard fees were generally accepted.

There was general agreement on the assumptions for house prices, though it was pointed out that further falls could stifle development completely.

It was felt that assumptions regarding remediation costs should be higher, particularly for smaller sites. A figure of 20%, as opposed to 10% was agreed.

There was some discussion surrounding how the model would incorporate the RSS policy for including a minimum 10% renewable energy on sites. PB assured the group that this would be worked into the model.

SL expressed concerns that the cost of finance assumptions was overly simplistic, that a blanket figure of 8% can't really be applied.

SL suggested that assumptions based on the cost of disposal should be 2%. This was agreed by the group.

SL expressed concerns that developer profit assumptions should be higher than 17% as this was an unrealistic figure. For development to take place, this should be more like 25%. PB argued that NLP hadn't encountered any viability models that had assumptions for this greater than 20%, stressing that this figure didn't include residual profits, that 17% would be a basic minimum.

Discussion concluded that the model was, on the whole, comprehensive.

RE – next steps: Allerdale and Copeland to continue first sieves of sites, with the next meeting planned for a few months.

NLP to provide power point presentation to be circulated to the group.



**NOTE OF MEETING; 27.10.2009**

**Allerdale SHLAA; Viability Component**

**Cumbria CC Offices, Courts, Carlisle**

**Present;**

Jill Elliott	: ABC Planning
Richard Evans	; ABC Planning
Kim Suttle	; ABC Housing
Richard Wood	; ABC Planning
Sarah Brook	; ABC Planning
Angela Harrison	; ABC Housing
Phil Barnes	; Nathaniel Lichfield & Ptnrs
Kevin Davy	; Nathaniel Lichfield & Ptnrs

**1. Purpose of the meeting;**

To discuss the methodology of the site viability component of the SHLAA and its application to the potential sites.

**2. The basic methodology of assessing a sample of sites to create a range of typologies against which all the SHLAA sites can be tested was agreed.**

**3. It was agreed that the range of typologies should be limited, it was all too easy to create a huge range of typologies, making the process too complicated. It was agreed that there would be 18 basic typologies based upon;**

- 3 Market Areas; Workington/Maryport; North Lakes; & Wigton (N. Allerdale/Carlisle);
- 3 size categories; large, medium and small
- Greenfield/Brownfield; it was accepted that occasionally, a site which for planning purposes was green, may be subject to remediation costs, but that for our generic purposes we must assume that Greenfield does not entail such cost.

**4. It was agreed the "Light Touch" scenario would be the basis for the site viability tests. It was noted that the "Heavy Touch" scenario would render a majority of the sites unviable, only Greenfield sites in the healthiest of market areas would remain viable. There was discussion as to whether a "Medium Touch" scenario could be factored in. It was agreed that the "Heavy Touch" scenario would include an affordable housing split of social rent to intermediate of 80:20.**

**It was agreed, subsequent to further discussion, to use Sustainable Code Level 3 for the "Light Touch" Scenario. It was acknowledged that RSLs are working to Level 4 from April 2010.**

**5. There was lengthy discussion about the sensitivities around market strength and land values. It was agreed that High, Medium or Low Market strengths would be attached to each strategic market area. To inform this ABC Housing would provide NLP with house**

price data on a Parish basis, market strengths could be attributed to each parish and thereby to each of the 3 Market Areas, keeping the typologies down to 18.

**NB.** Discussions subsequent to the meeting have amended this approach. It is felt that to attribute one market strength to each Strategic Market Area would be too insensitive and mask the many variations in the strength of local market areas. Consequently, it is now considered more appropriate to use the parish market strength data to attribute a market strength to each sample site. In effect there would be 3 market strengths instead of the 3 Market Areas and we would still have only 18 typologies but these would be much more sensitive to local market characteristics.

**Action; ABC Housing to provide NLP with Parish House Price data in order to attribute market strengths to parishes.**

6. There was discussion about the range of land values to use. It was agreed that a range of price would be attached to each market strength based on the parish data. NLP would circulate the proposal to the SHLAA Working Group for comment.

The land values we had agreed to incorporate were to be banded High, Medium and Low, in line with house price bandings so that the relationship between house prices and land values was there;

High; £450,000 per acre

Medium; £375,000 per acre

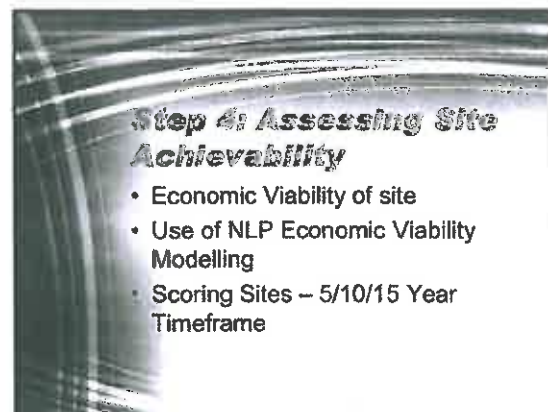
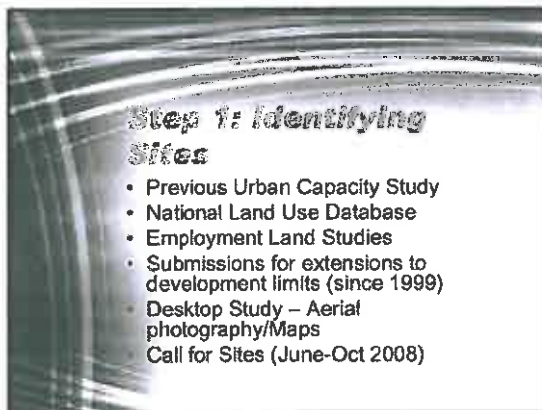
Low; £300,000 per acre

**Action; ABC and NLP to agree price data for each market strength and NLP to circulate to SHLAA Panel for comment.**

7. Finally, following the above actions, NLP will make any necessary adjustments to the viability calculations of the sample sites.

**Action; NLP to case study viability calculations as necessary and send to ABC.**

RE  
30.10.09



### ***SHLAA Findings***

- 8583 potential housing capacity
- Major highway constraints in Cocker mouth currently limit capacity

### ***How will the SHLAA be Used?***

- Supporting Spatial Options for the Core Strategy
- Starting point for work on Site Allocations document

### ***Next Steps***

- 4 Week Public Consultation (Feb)
- Publish 31 March 2010
- On-going review and amendment

### ***How to View the SHLAA***

- [http://www.allerdale.gov.uk/SHLAA\\_Main\\_Report\\_DRAFT.pdf](http://www.allerdale.gov.uk/SHLAA_Main_Report_DRAFT.pdf)

**This matter is being dealt with by:**

**Mr R Wood**

**Direct Line: 01900 702768**

**Email: [Richard.wood@allerdale.gov.uk](mailto:Richard.wood@allerdale.gov.uk)**

29<sup>th</sup> August 2008

Address

Dear Sir/Madam

**Strategic Housing Land Availability Assessment: Methodology**

As you may be aware, the Council is currently trying to identify suitable and available land, capable of delivering new housing, to inform the production of the new development plan. This is being done through a process known as the Strategic Housing Land Availability Assessment.

Part of this process has involved extensive consultation in terms of identifying potential sites. In June 2008 the Council sent out a 'Call for Housing Land', to which we have had a good response with over 400 potential sites coming forward.

The next stage of the SHLAA process is to assess the likelihood of these sites actually being developed, and to discount those which are deemed to be unrealistic. To ensure that this stage of the SHLAA is as transparent as possible we have produced a draft methodology, detailing what we have done so far and how we intend to conduct the site assessment stage. The methodology will be agreed and finalised by a working group of local organisations, external to the Council, who have a role in the delivery of housing across the borough.

Copies of the draft methodology are available for viewing and can be obtained from the Council website: [www.allerdale.gov.uk](http://www.allerdale.gov.uk) by searching for SHLAA with the search tool available on the homepage, or alternatively by contacting planning policy on the number below.

Should you require further information then please contact Richard Wood on **01900 702768**.

Yours

**Richard Wood**  
**Planning Policy Officer**

4

**This matter is being dealt with by:-**

**Mr R Wood**

**Direct Line: 01900 702768**

**Email: [ldf@allerdale.gov.uk](mailto:ldf@allerdale.gov.uk)**

**5<sup>th</sup> February 2010**

**Dear Sir/Madam,**

**CONSULTATION ON THE STRATEGIC HOUSING LAND AVAILABILITY  
ASSESSMENT**

The Council has produced its first Strategic Housing Land Availability Assessment (SHLAA). We are now consulting upon the findings of this document, a copy of which has been enclosed with this letter.

The SHLAA works to provide planners with information regarding potential housing land across the borough that we consider to be both developable and deliverable. It is used as evidence to support emerging policies regarding housing numbers in the Core Strategy and possible future housing allocations and settlement limits in the subsequent Site Allocations development plan document. It does not, however, make any decisions as to which sites will be taken forward into actual policy, nor does it give any of the sites included within any kind of additional planning status. The SHLAA is considered to be a rolling document and will be constantly evolving as new sites or further information on existing sites comes to light.

You are invited to make representations on the SHLAA during this 4 week period of consultation. Please ensure that any comments you may have reach us by **4:30pm on 5<sup>th</sup> March 2010**. Comments should be submitted in writing, addressed to myself at Allerdale House, Workington, Cumbria, CA14 3YJ. Alternatively, comments can be emailed to [ldf@allerdale.gov.uk](mailto:ldf@allerdale.gov.uk). **Comments received after the 5<sup>th</sup> March will not be considered.**

If you would like to discuss this matter, then please feel free to contact me.

Yours faithfully

**Richard Wood  
Planning Policy Officer**

## Office\_Address\_List

02/02/2010

Name	Add1	Add2	Add3	Add4	Add5
P Anderson	1 Planting Villas	Broughton Moor	Maryport	CA15 8SP	
Beatty & Co	1 Victoria Place	Wigton	Cumbria	CA7 9PJ	
Hopes of Wigton	13 High Street	Wigton	Cumbria	CA7 9NJ	
Mr Holmes	135 The Parklands	Cockermouth	Cumbria	CA13 0XJ	
Ward Architects	14A Marlborough Gardens	Carlisle	Cumbria	CA3 9NQ	
Johnston & Wright	15 Castle Street	Carlisle	Cumbria	CA3 8TD	
R Kemp	17 Station Street	Maryport	Cumbria	CA15 6LS	
Len Cockcroft	18 Deer Orchard Close	Cockermouth	Cumbria		
Abbey Building Design Group	2 Abbey Close	Workington	Cumbria	CA14 3BP	
Mr Donnelly	2 Carnerton Road	Seaton	Workington	CA14 1LP	
Mr K Thompson	2 Coniston Consultants	2 Coniston Close	Workington	CA14 3PL	
D Petciual	2 The Neuk	Waterside	Waverton	CA7 0AP	
A Charlton	25 Glenridding Walk	Richmond	Whitehaven	CA28 8SH	
Ms Louise Armstrong	27 Osbourne Road	Altrincham	WA15 8EU		
Mr Edwin Thompson	Edwin Thompson Chartered Surveyors	28 St Johns Street	Keswick	CA12 5AF	
Mr R A Norman	3 Arkleby Hall Cottages	Arkleby	CA7 2BH		
A Campbell	37 Arkleby Road	Aspatria	CA7 2BA		
K Walcol	37 Washington Street	Workington	Cumbria	CA13 3AX	
Mr Eric Orr	38 Maple Close	Maryport	Cumbria	CA15 7DF	
Ms McIntosh	4 Kirkfoot	Bridgefoot	Workington	CA14 1XX	
Edwin Thompson	42 St Johns Street	Keswick	Cumbria	CA12 5AF	
Mr Paul Thomlinson	43 Row Brow Park	Dearham	Maryport	CA15 7JU	
Mr Tunbull	47 Market Hill	Wigton	CA7 9EY		
Lakeland Design Services	5 Fleethers Croft	Greysouthen	Cockermouth	CA13 0UY	
Mrs Crawford	6 Highfield	Prudhoe	NE42 6EZ		
Green Design Group	64 Main Street	Cockermouth	Cumbria	CA13 9LU	
W Bowman	8 Beech Grove	Low Seaton	Workington	Cumbria	
Ms Julie Norman	9 Branthwaite Lane	Seaton	Workington	CA14 1HE	
Taylor and Hardy	9 Finkle Street	Carlisle	Cumbria	CA3 8UU	
Mrs S Brown	9 The Fallows	Cockermouth	Cumbria	CA13 0ET	
Mr C J Orr	Abba	Newton arlosh	Carlisle	Cumbria	
PFK Planning	Agricultural Hall	Skirsgill	Penrith	CA11 0DN	
Alhallows Parish Council	c/o Mr Gear	Aspatria	Cumbria	CA7 3HG	
Anthony Collier Associates	Anderson Court	Cockermouth	Cumbria	CA13 0EG	
Mr Dodd	Angerton Farmhouse	Kirkbride	CA7		

## Office\_Address\_List

02/02/2010

Ref	Dear	Yours
EXRU226	Sir/Madam	faithfully
EXWG11 and EXWG05	Sirs	faithfully
EXRU130, EXWG01, EXWG23, EXWG24 and EXRU82	Sirs	faithfully
EXRU163	Mr Holmes	sincerely
EXWG13	Sirs	faithfully
EXRU67	Sirs	faithfully
EXRU97	Sir/Madam	faithfully
EXWK13, EXRU01, EXRU122, EXRU157, EXRU95, EXRU83, EXRU190, EXRU223, EXRU222 and EXR	Mr Cockcroft	sincerely
EXWK23	Sirs	faithfully
EXWK02	Sir/Madam	faithfully
EXRU154, EXRU36, EXWK25, EXWK18, AAWG12, EXRU98 and EXWK26	Mr Thompson	sincerely
EXRU176	Sir/Madam	faithfully
EXRU193	Sir/Madam	sincerely
EXAS08	Sir/Madam	sincerely
EXRU101, AACK07 and EXRU188	Ms Armstrong	sincerely
EXRU35	Mr Thompson	sincerely
EXAS02	Mr Norman	sincerely
EXWK19	Sir/Madam	faithfully
EXRU63	Sir/Madam	faithfully
AARU59	Mr Orr	sincerely
AACK07 and EXRU188	Ms McIntosh	sincerely
EXRU49	Mr Thompson	sincerely
EXWG03	Mr Turnbull	sincerely
EXRU84	Sirs	faithfully
EXRU159	Mrs Crawford	sincerely
AAAS13	Sirs	faithfully
AAWK32	Sir/Madam	faithfully
EXWK09	Ms Norman	sincerely
EXRU24, EXWK12, EXRU33, AAWP28, EXAS05, EXWG17, EXRU93, EXWG30, EXRU228, EXWK34, E	Sirs	faithfully
EXRU166	Ms Brown	sincerely
AARU116	Mr Orr	sincerely
EXRU34, EXWK22 and AAWK46	Sirs	faithfully
AARU121	Sir	faithfully
EXCK04 and EXWK03	Sirs	faithfully
AAWK03	Mr Dodd	Yours sin



## Office\_Address\_List

02/02/2010

Name	Add1	Add2	Add3	Add4	Add5
Caleb Brough	Rowan Cottage	Ireby	Cumbria	CA7 1EA	
S Wilson	Stone Acres	Station Road	Aspatia	CA7 2AH	
Mir Coupe	The Chestnuts	Tallentire	CA13 0PT		
Duncan Hill Limited	The Garage	Crosby Villa	Maryport	CA15 6TH	
Lattimer Homes	The Office	Roseacre	Mealsgate	CA7 1AW	
R H Watson	The Old School House	Bothel	CA7 2JH		
Mir McFarland	The Old School	William Street	Great Clifton	Workington CA14	
Mir W Roberts	Town Head Farm	Greysouthen	Cockermouth	CA13 0UF	
Alpha Design Services	Unit 7N	Lakeland Business	Cockermouth	CA13 0QT	
Mrs L S Wood	Well Head Farm	Dean	Workington	CA14 4TJ	
Messrs B & M E Forsyth	c/o Whitaker & Biggs	Biddulph	Stone-on-Tren	ST8 6AP	
Mir F Dockwray	Woodland	Carneton	Workington	CA14 1LS	
A Bank & D Pritchett	Workington Road	Flimby	Maryport	CA15 8RY	
Thomas Armstrong	Workington Road	Flimby	Maryport	CA15 8RY	

## Office\_Address\_List

02/02/2010

Ref	Dear	Yours
EXRU152	Sir	faithfully
EXRU162	Sir/Madam	faithfully
EXRU92	Mr Coupe	sincerely
AARU16	Sirs	faithfully
EXRU57, EXRU17, EXRU218 and EXMP03	Sirs	faithfully
EXRU227 and EXRU70	Sir/Madam	faithfully
EXRU118	Mr McFarland	sincerely
EXRU66	Mr Roberts	sincerely
EXRU109, EXRU110 and EXRU85	Sirs	faithfully
AARU129	Mrs Wood	sincerely
EXWK14 and EXWK01	Sirs	faithfully
EXRU43	Mr Dockray	sincerely
EXCK02	Sir/Madam	faithfully
EXCK01	Sirs	faithfully

Name	Add1	Add2	Add3	Add4	Add5	Dear
Ms Lynda Florence Armstrong	Lynholme	Kirkbride	Wigton	Cumbria	CA7 6JB	Ms Armstrong
Mr Kenneth Charles Foster	Solway View	Newton Aulosh	Carlisle	Cumbria		Mr Foster
Mr W M Graham	1 Rectory Road	Wokingham	RG40 1DJ			Mr Graham
Mr Hynica	10 Calva Place	Seaton	Worlington	Cumbria	CA14 1DF	Mr Hynica
Hopes Auction Company	13 High Street	Wigton	Cumbria	CA7 9NJ		Sirs
Mr Richard John Wood	16a Garborough Close	Crosby	Maryport	Cumbria	CA15 6RZ	Mr Wood
Mr Len Cockcroft	18 Deer Orchard Close	Cockermouth	Cumbria			Mr Cockcroft
Mrs S Hodgson	18 Greenbank Close	Prospect	Cumbria	CA7 2LL		Mrs Hodgson
Mr Ken Thompson	2 Coniston Close	Workington	Cumbria	CA14 3PL		Mr Thompson
Mr S Briggs	2 East View	Abbeytown	Wigton	Cumbria	CA7 4TE	Mr Briggs
Home Group Limited	2 Gosforth Park Way	Gosforth Business Park	Newcastle-upon-Tyne	NE12 8ET		Sirs
Mr Edwin Thompson	28 St Johns Street	Keswick	Cumbria	CA12 5AF		Mr Thompson
Mrs Emma Jane Heal	39 Grisedale Crescent	Eaglescliffe	Stockton-on-Tees	TS16 9DS		Mrs Heal
Mr R Lindsay	Calva Design	4 Calva House	Seaton	Workington	CA14 1DE	Mr Lindsay
Mr S Atherton	42 Bowflatts	Great Clifton	Workington	Cumbria	CA14 1TD	Mr Atherton
Mr David Hetherington	43 Grace Lane	Carlisle	Cumbria	CA2 6DA		Mr Hetherington
Mr D Hetherington	6 Carlton Gardens	Carlisle	Cumbria	CA3 9NP		Mr Hetherington
Smiths Gore	64 Warwick Road	Carlisle	Cumbria	CA1 1DR		Sirs
Taylor & Hardy	9 Finkle Street	Carlisle	Cumbria	CA3 8JU		Sirs
Mr G Hardon	Abbey Building Design	2 Abbey Close	Workington	CA14 3PB		Mr Hardon
Greenbelt Group Limited	Abbotsford House	Abbotsford Place	Glasgow	G5 9SS		Sirs
PFK	Agricultural Hall	Skirgill	Cumbria	CA11 0DN		Sirs
Derwent & Solway Housing Association Ltd	Apex House	266 Moseley Road	Levenshulme	Manchester	M19 2LH	Sirs
Mr & Mrs Gallagher	Ashtree Cottage	Glasson	Maryport	CA7 5DT		Mr & Mrs Gall
H & H Bowe	Borderway Mart	Carlisle	Cumbria	CA1 2RS		Sirs
Brantwaite Hall Agricultural Limited	Brantwaite Hall	Brantwaite	Workington	Cumbria		Sirs
J Tunstall	Bridge House	Gamblesby	Cumbria	CA10 1HY		Sir/Madam
Maryport Developments Limited	Bridge Street	Maryport	Cumbria	CA15 8AE		Sirs
Ms J Carruthers	c/o Manidra	Abbeytown	Wigton	CA7 4RG		Ms J Carruthers
Messrs Stamper	c/o Alpha Design	Unit 7N	Lakeland Business Pa	Cockermouth	Cumbria	Sirs
J Kirkbride	Portland House	Great Clifton	Workington	Cumbria		Sir/Madam
Walker Architecture	Cedr House	Chapelhill	Logiealmond	PH1 3TH		Sirs
J Mitchell	Derramore	The Arches	Maryport	CA15 8HF		Sir/Madam
M Sport Limited	Dovenby Hall Estate	Dovenby	Cockermouth	CA13 0PN		Sirs
Mr P Boustead	EL-Tiphrah	Greysouthern	Cockermouth	CA13 0UF		Mr Boustead
G T Lawson	Ellerbeck Fishery	Brigham	Cockermouth	CA13 0SY		Sirs
T Timmings	Elm Cottage	Broughton Cross	Cockermouth	CA13 0TY		Sir/Madam

## Office\_Address\_List

02/02/2010

Yours	Ref
sincerely AARU65	
sincerely EXRU12	
sincerely EXWK11	
sincerely AARU125	
faithfully EXWG27, EXWG28, EXWG25, EXAS06, AAWG04 and EXRU146	
sincerely AARU49	
sincerely EXWK20 and EXRU18	
sincerely EXRU42	
sincerely AAWG23, AASL01, EXRU138, EXRU136, EXWG08 and EXRU112	
sincerely AAWG06	
faithfully AAMP33, AAMP23 and AAWK35	
sincerely EXSO02, EXRU77, EXWK28, EXWK27, AASL03, EXRU189, EXRU79, EXRU78 and EXWK24	
sincerely AASL15	
sincerely EXAS03 and EXRU05	
sincerely AARU27	
faithfully EXRU151	
sincerely EXRU25	
faithfully EXRU111	
faithfully EXRU105, EXRU32, AARU122, EXWG31, EXWK33, EXWK32, EXWK05, EXRU213, EXWK35, EXRU186, EXRU212, EXRU211,	
sincerely EXRU51	
faithfully AARU97 and AAMP09	
faithfully EXRU220, AARU135, AAS12, AARU134, EXRU161 and EXRU158	
faithfully AAWK06 and AAMP19	
sincerely EXRU62	
faithfully AARU93, AARU29, EXRU21 and EXRU19	
faithfully AARU22 and AARU23	
faithfully EXRU150	
faithfully AAMP05	
sincerely AARU123	
faithfully AACK01	
faithfully EXRU133	
faithfully EXRU160	
faithfully AAMP24	
faithfully EXRU170	
sincerely EXRU225, EXRU125 and EXRU127	
faithfully EXRU84	
faithfully EXRU09	

## Office\_Address\_List

02/02/2010

Name	Add1	Add2	Add3	Add4	Add5	Dear
Mr P Boustead	EL-Tiphrah	Greysouthen	Cockermouth	CA13 0UF		Mr Boustead
H Thompson	Grasmere	Woodseaves	Stafford	ST20 0NU		SirMadam
Ms Edna Mary Wood	Greenlea	Botbel	Carlisle	Cumbria	CA7 2HY	Ms Wood
S & J Carruthers	Greenside Farm	Kirkbride	Cumbria	CA7 5JH		Sirs
Mr Joseph Matterson Benn	High Croft	Dean	Workington	Cumbria	CA14 4TH	Mr Benn
Story Homes	Hill Crest Avenue	Carlisle	Cumbria	CA1 2QJ		Sirs
Mr John Stamper	Hill Farm	Little Broughton	Cockermouth	Cumbria		Mr Stamper
Telford Planning Associates	Isabels House	Beckfoot	Cumbria	CA7 4LA		Sirs
JPL	Keel House	Garth Heads	Newcastle-upon-Tyne	NE1 2JE		Sirs
Maryport Developments Limited	Lakeland Business Par	Cockermouth	Cumbria	CA13 0QT		Sirs
Day Cummins	Lakeland Business Par	Lamplugh Road	Cockermouth	CA13 0QT		Sirs
Mitchells Auction	Lakeland Livestock Cen	Cockermouth	Cumbria	CA13 0QQ		Sirs
Mr John Harrison	Lawson Place House	Brantwaite	Workington	Cumbria	CA14 4SZ	Mr Harrison
V Gray	Lonsdale Mount	Central Road	Dearham	Cumbria	CA15 7HG	SirMadam
Mr Kenneth Graham	Low Green	Botbel	Carlisle	Cumbria		Mr Graham
Mr Lowther	Lowmoor House	Lowmoor Road	Wigton	CA7 9QR		Mr Lowther
Mr John Edward Tudor	Meadow Lodge	Gilecrux	Cumbria	CA7 2QN		Mr Tudor
Ms Michelle Bewley	Mild Farm	Whitting	Torpenhow	Wigton	CA7 1JG	Ms Bewley
Mr & Mrs Ponsonby	Midtown Farm	Hayton	Cumbria	CA7 2PD		Mr & Mrs Pons
Mr R Skelton	New Hall Farm	Broughton Moor	Cumbria	CA15 7RL		Mr Skelton
Mr Martyn Robinson	Orchard House	Midlegate	Great Clifton	Workington	CA14 1TU	Mr Robinson
Heartstone Homes	Orchard House	Strawberry How Road	Cockermouth	Cumbria	CA13 9XQ	Sirs
Trafford Limited	PO Box 665	Douglas	Isle of Man	IM99 2TR		Sirs
Mr J E Jackson	Rosemount	Papcastle	Cockermouth	CA13 0LA		Mr Jackson
Mr Samuel Anderson	Ryehill Farm	Fimby	Maryport	Cumbria	CA15 6LP	Mr Anderson
Mr Baker	Smiths Gore	64 Warwick Road	Carlisle	CA1 1DR		Mr Baker
Mr M H Askew	The Beeches	Waverton	Cumbria	CA7 0AE		Mr Askew
Roland Hill (Parsonby) Limited	The Forge	Parsonby	Aspatria	Carlisle	Cumbria	Sirs
Mr Roy Young	The Mills	Westward	Wigton	Cumbria		Mr Young
Miss Snowdon	The New Haven	Bank End	Prospect	Cumbria	CA7 2LF	Miss Snowdon
Lattimers	The Office	Roseacre	Mealsgate	Cumbria	CA7 1AW	Sirs
Mossom & Sydney	The Old Pop Factory	Maryport	Cumbria	CA15 8NT		Sirs
Mr McFarland	The Old School	William Street	Great Clifton	Workington	CA14 1UH	Mr McFarland
Mr David Alan Harrison	The Old Vicarage	Westnewton	Aspatria	Cumbria		Mr Harrison
Mrs L S Wood	Well Head Farm	Dean	Workington	CA14 4TJ		Mrs Wood

## Office\_Address\_List

02/02/2010

Yours	Ref
sincerely	EXRU11, EXMP06, EXRU13, EXRU126 and EXRU124
sincerely	EXRU200
sincerely	AARU36
faithfully	EXRU16
sincerely	AARU111
faithfully	EXWG07, AAWG03, EXWG16, EXMP05 and EXRU106
sincerely	AARU94
faithfully	EXRU53 and EXRU47
faithfully	AARU35 and EXRU180
faithfully	AAMP04
faithfully	AAAS11
faithfully	EXRU207, EXRU206 and EXRU142
sincerely	EXRU10
faithfully	EXRU195
sincerely	AARU34
sincerely	EXWG21
sincerely	EXRU164 and AARU32
sincerely	AARU53
sincerely	EXRU108
sincerely	EXRU45
sincerely	EXRU86
faithfully	EXRU198 and AAWK44
faithfully	EXRU145
sincerely	EXRU174
sincerely	AARU85
sincerely	EXRU121
sincerely	EXRU37
faithfully	AAAS07
sincerely	AAWG05
sincerely	EXRU104
faithfully	AARU131, EXAS09, EXRU218, EXRU217, AARU133 and EXRU94
faithfully	EXRU85
sincerely	EXRU117 and EXRU116
sincerely	AARU57
sincerely	AARU128

## Office\_Address\_List

02/02/2010

Name	Add1	Add2	Add3	Add4	Add5	Dear
M Pattinson	West End Farm	Eaglesfield	Cumbria	CA13 0SF		Sir/Madam
Ms Nicola Lazonby Heal	West House	Eaglesfield	Cockermouth	Cumbria		Ms Heal
Tweddie Fabrications	West Lane	Kirkbride	Cumbria	CA7 5JH		Sirs
Thomas Armstrong	Workington Road	Flimby	Maryport	CA15 8RY		Sirs

Office\_Address\_List

Yours		Ref
faithfully	EXRU144	
sincerely	AASL14	
faithfully	EXRU50	
faithfully	EXCK03, EXRU96 and EXWK17	



## **Strategic Housing Land Availability Assessment (SHLAA) Public Consultation**

The Council has produced its first Strategic Housing Land Availability Assessment. This is essentially a collection of potential housing land across the borough that we believe to be both developable and deliverable. It will serve as supporting evidence for policy decisions regarding housing numbers for settlements and as a starting point for work on changes to development limits and for housing allocations.

It is important to stress that the assessment does not make any decisions as to which sites will be developed, nor does it guarantee planning permission on land included within the study, it simply shows planners how much land is currently available, with the potential for housing development, within the various settlements of the borough.

A 4 week consultation period on the findings of this document will run from the 5 February to the 5 March 2010. **Please ensure that any comments you may have on it reach us by 4:30pm on the 5 March.** Comments after this date will not be considered. Comments should be submitted in writing to **Planning Policy, Allerdale House, Workington, Cumbria CA14 3YJ**, alternatively, they can be emailed to **ldf@allerdale.gov.uk**

The document can be viewed on the Council's website ([www.allerdale.gov.uk](http://www.allerdale.gov.uk)) by typing 'SHLAA' into the search tool on the main page.

**ENDS**

## SHLAA CONSULTATION RESPONSES

REF	Organisation	Comment	Response
001	T H Watson	Regarding SHLAA site EXRU76. Issues regarding access have been resolved. Advice from planners suggests site has potential.	Noted. Site will be brought back into the study.
002	I Carruthers	Regarding SHLAA site EXRU16. Site has access in line with highways requirements and is already linked into utilities. Suggestion that it could come forward in an earlier time frame.	Noted. Site will be brought forward into the 0-5 year timeframe.
003	G Lawson	Support inclusion of site EXRU84 in SHLAA.	Noted.
004	English Heritage	Concern that the impact on the historic environment is not listed as part of the discounting sites process in the methodology.	Noted. Sites were assessed in terms of their impact upon the historic environment. Those sites where there would be a detrimental impact upon a listed building were discounted. The methodology will be amended to make this clearer.
005	Ministry of Defence	Sites fall outside of statutory MoD safeguarding areas. No objections.	Noted.
006	Taggart Homes	Failed delivery.	Noted.
007	Outreach Cumbria	Failed Delivery	Noted.
008	D Heatherington	Failed Delivery	Noted.
009	H Thompson	Regarding SHLAA site EXRU200. Site boundary requires amending.	Noted. Site has been amended as per plans provided.
010	Taylor and Hardy	Regarding SHLAA site EXRU50. Support inclusion in SHLAA. Suggest that owners are actively progressing application with a view to start development in 2010/11.	Noted. SHLAA site has been moved to 0-5 year timeframe.
011	Len Cockcroft Ltd	Regarding SHLAA site EXRU181. Amended site plan to show access and advice from Highways.	Noted. SHLAA site has been amended and, in light of new information, brought back into the study.
012	Len Cockcroft Ltd	Request company to be on ownership records on several sites	Noted. GIS database has been updated.
013	Len Cockcroft Ltd	Request new site at Branthwaite be included in SHLAA.	Noted. This site will be fed into the SHLAA process and considered for inclusion in an update expected later this year.
014	E Gray	Request new site at Aspatria be included in the SHLAA	Noted. This site will be fed into the SHLAA process and considered for inclusion in an update expected later this year.
015	D Riley	Regarding SHLAA site EXMP01. Further information regarding planning history provided.	Noted. This has been logged with current data on this site.

016	Len Cockcroft Ltd	Regarding SHLAA site EXRU190. Further information regarding consultation with Highways on access to site provided.	Noted. While it is accepted that direct access to the site may be achievable, it is still felt, according to our own consultation with Highways, that Harpers Lane in Greysouthen is too narrow nor can the junction with the main village road support increased usage. Therefore there has been no change in the site's status.
017	JPL	Failed Delivery	Noted.
018	Lamplugh Parish Council	Failed Delivery	Noted
019	Crosscanonby Parish Council	Concern over the size of site EXRU160. Support for other sites included in Crosby.	Noted. The SHLAA does not make any decision regarding how much of a site will eventually be developed - if at all, as such we have had to consider the housing potential of sites as a whole. It may be that the frontage of this site is suitable for new housing development, as such it has remained in the SHLAA.
020	Maryport Developments Ltd	Failed Delivery	Noted
021	J Norman	Failed Delivery	Noted
022	Anthony Collier Associates	Failed Delivery	Noted
023	R A Norman	Failed Delivery	Noted
024	W Bowman	Regarding SHLAA site AAWK32. Only part of site is currently being developed, requests rest of site be brought back into the SHLAA for consideration.	Noted. The rest of the SHLAA site has been brought back into the study.
025	Rural Regeneration Cumbria	Failed Delivery	Noted
026	J Harrison	Regarding SHLAA site EXRU24, further information regarding access, supported by Highways has been provided. Site plan amended.	Noted. The site will be brought back into the study in light of new information from Cumbria Highways.
027	H&H Bowe	Regarding SHLAA site EXRU174 - support inclusion within SHLAA.	Noted.
028	J Carruthers	Regarding SHLAA site AARU123 - information provided showing that site could be brought forward within the 0-5 year time frame of the SHLAA.	Noted. Site will be moved to the 0-5 year time frame.
029	Len Cockcroft Ltd	Regarding SHLAA site EXRU122 - suggestion that issues regarding TPOs could be overcome, and objection to landscape impact being given as a reason for exclusion from the study.	Further information regarding how constraints would be overcome is required before a change in status can be made.
030	J Smith	Regarding SHLAA site AACK15 - details regarding a change of ownership provided.	Noted. This has been logged with current data on this site.
031	Taylor and Hardy	Regarding SHLAA site EXRU93 - challenge exclusion from SHLAA.	Noted. As frontage may be acceptable for development the site has been brought back into the study
032	Cllr H McIntosh	Regarding SHLAA site EXRU135 - challenge exclusion on access grounds, suggesting access is adequate.	Noted. Though Highways advice still stands. No change in SHLAA status

033	D Hill	Regarding SHLAA site EXWK29 - object to exclusion of site due to impact on water main - claim plans for site incorporating water main requirements have been approved by United Utilities.	Noted. Site will be brought back into the study.
034	Taylor and Hardy	Regarding land adjacent to Holly Bush House, Thursby - desire to see it included within the study.	This site has been logged to be considered as part of the update of the SHLAA as it was received too late to be considered in this round. The SHLAA update should be complete by the end of the year.
035	MJN Associates	Regarding SHLAA site EXCK02 - would be willing to consider a smaller part of the site if this would allow for inclusion in the study.	Currently land in area of Cockermouth is subject to highway capacity constraints, on the advice of Cumbria Highways. Until further information on this situation comes to light sites in this area of the town have been excluded from the study.
036	L Riley	Objection to sites EXCK03 and EXRU174 on the grounds that they would result in unsustainable levels of development within Papcastle.	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
037	Eatonfield Developments	Request inclusion of land at Oldside and Derwent Howe within the SHLAA	Issues surrounding buffer for safeguarding against hazardous use at the port stand. Policy conflict as part of site safeguarded for aggregates within the Cumbria MWDF. SHLAA status unchanged
038	MJN Associates	Regarding SHLAA site EXCK09 - site should be brought back into SHLAA. Extensive information regarding issues of odour, landscape impact and detachment from settlement submitted. Updated site boundary supplied.	Noted. Site boundary has been amended. Reason for rejection in terms of settlement detachment still stands. Further issues should be dealt with at planning application stage.
039	J J Elliot	Challenge exclusion of EXRU71 on contamination grounds.	Noted. Contamination not considered to be a show stopper and site has been brought back into the study
040	Network Rail	No comments at this time	Noted
041	Little Clifton Parish Council	Regarding SHLAA site EXRU91 - concerns regarding sewerage system capacity in Little Clifton.	Noted. In light of recent information received from United Utilities land at Little Clifton is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
042	A Scott	Regarding SHLAA site EXMP04 - believes reason for exclusion is not valid as site is surrounded by a larger, included site which extends further into open countryside.	Noted. Site will be brought back into the study.

043	Smithsgore	Further highway capacity information provided for sites on east side of Cockermouth.	Noted. The issues regarding Cockermouth highway capacity require further consultation with Cumbria Highways before any decision can be taken regarding Cockermouth sites.
044	CABE	No specific comments.	Noted
045	R Jackson	Regarding SHLAA site EXCK08 - object to exclusion on access ground, information regarding current agricultural use of the road provided.	Noted. However, the advice from Cumbria Highways still stands as this addresses the suitability of access for any new change of use of the land. No change to site's SHLAA status.
046	S Hodgson	Regarding SHLAA site EXRU42 - support inclusion within the SHLAA.	Noted
047	D Heatherington	Regarding SHLAA site EXRU151 - support inclusion within the SHLAA.	Noted
048	MJN Associates	regarding SHLAA site EXWK01 - object to exclusion on access grounds.	Further information regarding how constraints would be overcome is required before a change in status can be made.
049	Natural England	No specific comments on sites. Query extent landscape impact was considered in the methodology.	Landscape impact was assessed by planners during site visits to each site. Only those sites considered to have major detrimental impacts were discounted. The methodology has been amended to show this.
050	D Rushton	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
051	Great Clifton Parish Council	Site EXRU133 should be referred to as The Pow.	Noted. Site name has been amended.
052	H & J Morgan	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
053	E Apperley	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
054	I Dryden	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.

055	J Dryden	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
056	National Trust	No comments at this time	Noted
057	J Coles	Concerning sites EXRU51 and EXRU86 - object on grounds of loss of green space, potential flooding and loss of fell views.	Noted. The SHLAA however has to assess all sites we have received in terms of their suitability for housing. In this case it is felt that the loss of open space in this part of the village is not significant enough to warrant rejection of site from the study. Our Strategic Floodrisk assessment has not flagged up any issues in this area - should a planning application come forward on the site, then site specific flooding issues would be looked at in detail. The sites will remain in the study for now.
058	C Sedgwick	Request land at Camp Farm, Papcastle be included within the SHLAA	This site has been logged to be considered as part of the update of the SHLAA as it was received too late to be considered in this round. The SHLAA update should be complete by the end of the year.
059	L & G Pratley	Objection to sites EXCK03 and EXRU174 on the grounds that they would result in unsustainable levels of development within Papcastle. Concerns about the wording of the SHLAA suggesting that suitable sites are likely to be subsequently developed.	Noted. Unfortunately the wording in the SHLAA follows that described in the national guidance for producing the study. We have had to assess sites in terms of their suitability, achievability and availability. Though it must be stressed that such sites have no planning status, and are no more likely to receive or be refused planning permission than sites not within the study, should an application come forward. However, In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
060	Papcastle Parish Council	Change EXCK03 to refer to Papcastle.	Noted. Site information has been updated.
		Regarding EXRU158 - no adverse comment, though some concern over proposed potential capacity being too large.	Noted

		Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
		Concerns that there has been a lack of consultation on the process.	Noted. However, this is not a formal planning document as it does not make any kind of planning decision on land included within. This is merely an evidence gathering exercise and consultation has been designed largely to allow for maximum transparency within the plan making process. Parish councils and the wider community will be extensively involved at all future stages of development plan document production, with plenty of opportunity to have concerns heard and taken into consideration.
061	P Esslemont	Concerns regarding rights of access to site EXRU16	Noted. Site removed due to highlighted ownership constraints
062	C & B Thompson	Concerns regarding rights of access to site EXRU16. Object to inclusion site on access grounds	Noted. Site removed due to highlighted ownership constraints
063	Taylor and Hardy	Object to exclusion of site EXMP03, believe reasons for exclusion on landscape impact are invalid given inclusion of land opposite.	-
064	Northern Developments	No comment on exclusion of land at Grey Abbey, Papcastle	Noted
		No comment on inclusion of land fronting onto the village at Dovenby Hall	Noted
		Objection to exclusion of two sites at Dovenby Hall.	These sites have been excluded as they are detached from the village. Their status remains unchanged.
		Desire to have Northern Developments as reference on the sites	Noted. Site information has been updated.
065	J Mitchell	Support inclusion of site AAMP24	Noted
066	A Kelly	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
067	N Haywood	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
068	Environment Agency	No specific comments at this stage.	Noted

069	Theatres Trust	No specific comments at this stage.	Noted
070	M & D Hambly	Concern EXRU32 may be too large to be supported within Greysouthen.	Noted. However, as the SHLAA does not decide how much of a site will be developed we have had to assess the maximum housing potential of each site submitted to us. No change in site status.
071	P Egan	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
072	Caldbeck PC	No specific comments at this stage.	Noted
073	M H Askew	Support inclusion of EXRU37 at Waverton	Noted
074	M Craddock	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
075	S W Pollington	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
076	J Scammell	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
077	P Broad	Object to sites EXCK03 and EXCK174 due to impact on village. Petition to this effect signed by 116 people included.	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
078	W Kendall	Object to exclusion of land at Bridekirk on access grounds.	Noted. However, Highways advice still stands. No change on site status for the time being.
		New site at Bridekirk submitted	Noted. This will be looked at as part of the SHLAA update due out later this year.
079	R Kemp	Further information regarding site EXRU97 supplied.	Noted. Unfortunately issues regarding suitability in terms of sustainability at Bullgill remain. SHLAA status unchanged.



080	C Jones	Object to sites EXCK03 and EXCK174 due to impact on village.	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
081	J Douglas	Object to sites EXCK03 and EXCK174 due to impact on village.	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
082	J J Lattimer	Regarding SHLAA site AARU10 - object to rejection on access grounds.	Noted. However, Highways advice still stands. No change on site status for the time being.
083	I Fulton	Concerns that Great Clifton has been ignored by the SHLAA.	Noted. Though reasons for comment unclear - several sites have been identified as having housing potential within Great Clifton with the SHLAA.
084	A Gilligan	Concern that sites in Great Clifton have been considered under the 6-10 year time frame of the SHLAA.	Noted. Dividing sites into time scales was based on the best data we had available. This is not restrictive, and should a site be able to come forward sooner then its SHLAA status will not affect it.
085	D Farish	Concern that land at the Gavels, Great Clifton is subject to flooding.	Noted. However, our Strategic Flood Risk Assessment has not flagged this as an issue. Should an application come forward on this land then a more detailed flood risk assessment will be carried out. SHLAA status remains unchanged.
086	T Thomson	Concern that Great Clifton is in decline.	The SHLAA is designed to identify suitable, potential housing land that would allow the village to expand within the new development plan.
087	J Robinson	Concern that land at the Gavels, Great Clifton is subject to flooding, and impact on watermain/sewer.	Noted. However, our Strategic Flood Risk Assessment has not flagged this as an issue. Should an application come forward on this land then a more detailed flood risk assessment will be carried out. United Utilities have not objected to this site, therefore it can be assumed that impact on utilities can be managed and overcome. SHLAA status remains unchanged.
088	G Findley	Supports new housing within Great Clifton.	Noted.
089	J Blacklock	Support inclusion of Bow Flatts land at Great Clifton, concern over status of land at William Street.	Noted. Land at William Street has been considered as having the potential to support future housing. It will be looked at in more detail when we come to make changes to settlement limits and planning policy in future.

090	R W Owens	Concern that sites in Great Clifton have been considered under the 6-10 year time frame of the SHLAA.	Noted. Dividing sites into time scales was based on the best data we had available. This is not restrictive, and should a site be able to come forward sooner then its SHLAA status will not affect it.
091	I R Moffat	Concern that land at the Gavels, Great Clifton is subject to flooding.	Noted. However, our Strategic Flood Risk Assessment has not flagged this as an issue. Should an application come forward on this land then a more detailed flood risk assessment will be carried out. SHLAA status remains unchanged.
092	Petition signed by 20 Great Clifton Residents	Support new housing within the village.	Noted
093	K Wilson	Concerns over lack of housing within Great Clifton	The SHLAA is designed to identify suitable, potential housing land that would allow the village to expand within the new development plan.
094	Chairman of G Clifton PC	Support new housing within the village.	Noted
095	J & P Martin	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
096	G B Sedgewick	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
097	D Dearne	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
098	W F Hobson	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
099	G Minshaw	Concern that sites in Great Clifton have been considered under the 6-10 year time frame of the SHLAA.	Noted. Dividing sites into time scales was based on the best data we had available. This is not restrictive, and should a site be able to come forward sooner then its SHLAA status will not affect it.
100	G Baird	Supports inclusion of land at West End Farm, Newton Arlosh	Noted

101	E D Walker	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
102	H & H Bowe	Regarding SHLAA site EXRU174 - amended site boundary supplied.	Noted. Boundary has been amended.
103	T Fisher	Objection to exclusion of site EXRU131 on relationship to settlement.	Noted. However, it is felt an extension to Broughton Moor in this way would not be in keeping with the rest of the village. SHLAA status remains unchanged.
104	J, A & D Johnson	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
105	J C Lowther	Support inclusion of site EXWG21	Noted
106	Silloth Town Council	Concern that most sites identified in the SHLAA will not actually pass for development.	Noted. This is not, however, an issue for the SHLAA. Decisions regarding what land will come forward will be taken at later stages in the planning process.
107	Taylor and Hardy	Object to exclusion of land at Marron Fish Farm, Branthwaite on access grounds.	Noted. However, Highways advice still stands. There are also some concerns regarding Flood Zone 3b on this site. No change on site status for the time being.
108	Bridekirk Parish Council	Concern regarding size of site at Glebe Land, Bridekirk	Noted. The SHLAA does not make any decision regarding how much of a site will eventually be developed - if at all, as such we have had to consider the housing potential of sites as a whole. Status remains unchanged.
109	Edwin Thompson	Request site EXRU78 be brought forward within the SHLAA timescales in light of discussions and assessments already carried out on the land.	Noted. Site has been moved to the 0-5 year timeframe.
110	Edwin Thompson	Object to exclusion of EXRU188 on access grounds - claim an agreement with an adjacent land owner regarding an exchange of land has addressed access problems.	Noted. Further information regarding this is required before changes to site status can be made.
111	Edwin Thompson	Regarding site EXWK24 - request land be brought forward in the SHLAA in light of developer interest.	Noted. However, it is felt that major constraints still exist on this land that might delay its development. SHLAA time frames are not, however, restrictive and SHLAA status would not prevent it from being developed sooner if possible. No change for the time being.

112	Hawksmoor	Regarding SHLAA site EXMP04 - believes reason for exclusion is not valid as site is surrounded by a larger, included site which extends further into open countryside.	Noted. Site will be brought back into the study.
113	D Gebbie	Concerns regarding rights of access to site EXRU16	Noted. Site removed due to highlighted ownership constraints
114	Taylor and Hardy	New site at Eaglesfield submitted	Noted. This will be looked at as part of the SHLAA update due out later this year.
115	Taylor and Hardy	New site at Ullock submitted	Noted. This will be looked at as part of the SHLAA update due out later this year.
116	D & S Cox	Regarding site EXWK24 - request land be brought forward in the SHLAA in light of developer interest.	Noted. However, it is felt that major constraints still exist on this land that might delay its development. SHLAA time frames are not, however, restrictive and SHLAA status would not prevent it from being developed sooner if possible. No change for the time being.
117	E Orr	Object to exclusion of EXRU63 on grounds that site is below 0.1 threshold.	Noted. For the purposes of the SHLAA sites below 0.1 were not considered to be of strategic merit for consideration. Small changes to building lines of settlements will be considered as part of the site allocations document which will be in production over the coming 18months
118	Telford Planning Associates	Concern over estimated capacity for site EXRU85	Noted. This is the result of a cleric error and has been amended to be in line with minimum density requirements.
		Concern that site EXRU138 would have implications on site EXRU85 in terms of access.	Noted. It is considered that access would technically be possible. These issues would be addressed in greater detail should sites come forward for development. EXRU138 remains within the study.
119	Mark Leedale Planning	Further information regarding site EXWK11 supporting bringing it into the 0-5 year time frame provided.	Noted. Site has been brought forward in light of new information.
120	Smithsgore	Objection to exclusion of Cockermonth sites on highways grounds based on lack of information	Noted. Highways have now provided written evidence regarding this issue that the Council will take into consideration. Site status still stands, but this may change in light of further information.
121	4NW	Suggestion that further reference to SHMA findings should be included.	Noted. We will look to do this within future version of the SHLAA
		Suggestion that reference to Employment land study should be included.	Noted. Methodology has been updated.
		Suggestion that reference to surplus public sector land be made in site identification section	Noted. Methodology has been updated.

		Suggestion that break down of brownfield capacity be made	Noted. We will look to do this within future version of the SHLAA
		Suggestion that further information regarding Copeland SHLAA be made in light of joint methodology	Noted, details on how to find out more about the Copeland SHLAA have been included in the document.
122	United Utilities	Further information regarding utilities information	Noted. This information has been logged with all relevant sites and settlements
123	Brigham PC	Concern that too much housing land has been identified.	The SHLAA has to identify the maximum amount of land with housing potential to get the best picture as possible of the capacity of a settlement. Decisions regarding how much of this land will subsequently be developed will be made at later stages in the planning process.
		Concerns regarding access on site EXRU198	Cumbria Highways advised that this site may be possible with highway and access improvements
		Concerns regarding sites included in Eaglesfield - particularly the inclusion of a working farm.	Most land, including this farm, was submitted by owners. We can only assume that there is the intention to develop land for housing in the future.
124	L & M Branthwaite	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.
125	Taylor and Hardy	Amended site details for site EXWG30 including updated access data.	Noted. Site boundary has been amended. However, site is still largely within flood zone 3b and, as such, there has been no change in its SHLAA status.
126	Cumbria County Council	Suggest further information regarding the methodology for working out site achievability	Noted. A report is due from the consultants how carried out economic viability work. This will be made available as a supporting document for the SHLAA
		Suggest discarded sites should be listed as an appendix	Discarded site information has been made available online as a supporting SHLAA document.
		Summary of site assessments of included sites should be included to identify constraints on sites.	Noted. However, it is felt that this would not be practical given the amount of data and the number of sites identified. The SHLAA makes it clear that further detail is held on sites and that this can be accessed upon request.

		Query the inclusion of economically unviable sites within the 5 year timescale	Noted. It was felt that economic viability had to be treated with a degree of flexibility, given that it was assessed on current market conditions. Where a site was relatively unconstrained and developer interest was clearly demonstrated a case could be made to include land within the 5 year period regardless of viability estimate.
		Suggest the SHLAA should state that it is a live document which will be subject to constant update and review.	Noted. This is highlighted within the document, most notably in the executive summary.
		Query selective use of biodiversity evidence base	Only those species identified as key and protected by law were used to assess constraints on a site, in the interests of practicality
		Suggest county wildlife sites be discounted from the study	Noted. However, we feel that these sites do not rule out development provided that significant mitigation can be demonstrated
		Regarding recoding of biodiversity constraints, suggest that in some cases wording is too strong. Biodiversity data should be used to indicate potential issues that may arise on a site.	Noted. Data regarding potential biodiversity issues will be reworded.
		Suggest that some planning constraint layers have not been used.	Sites were subject to a full planning constraint screening exercise.
		Some site specific comment regarding biodiversity issues	Noted, site information will be updated.
127	L Kitchen	Concern that sites in Great Clifton have been considered under the 6-10 year time frame of the SHLAA.	Noted. Dividing sites into time scales was based on the best data we had available. This is not restrictive, and should a site be able to come forward sooner then its SHLAA status will not affect it.
128	Dearham PC	Suggestion that more central sites could have been identified within Dearham	Noted. Most sites assessed were those submitted to us by land owners. We will be conducting our own search for land as part of the development plan process. Further sites could be identified within the village.
129	Eden District Council	Query to what extent extant permissions have been considered as SHLAA sites	Extant permissions have been looked at in a separate document we have produced to identify our current 5 year supply of housing land. As the SHLAA does not start until 2012 we have kept the two processes separate. We envision that the 5 year supply will eventually be picked up by the SHLAA at which point planning permissions will be considered within the study.
		Suggest discarded sites should be listed as an appendix	Discarded site information has been made available online as a supporting SHLAA document.

		In the methodology sites should also be listed as being discounted if they are within a SAC, SPA or Ramsar designation.	Noted. The methodology will be amended to reflect this.
		Suggest mention of RSS housing targets.	Noted. This will be referred to in the executive summary
		Suggest mention of how updates to the SHLAA will be included within the AMR	Noted. This will be referred to in the executive summary
130	P Boustead	Two new sites submitted	Noted. These will be looked at as part of the SHLAA update due out later this year.
		Data regarding ownership for site AARU08 provided. Also information regarding extant permission	Noted. This site will most likely be included within our 5 year housing land supply document, given extant permission.
131	United Utilities Property Services	Several new sites included	Noted. These will be looked at as part of the SHLAA update due out later this year.
132	Great Clifton Residents Group	Concern that too much housing land has been identified.	The SHLAA has to identify the maximum amount of land with housing potential to get the best picture as possible of the capacity of a settlement. Decisions regarding how much of this land will subsequently be developed will be made at later stages in the planning process.
		Support sites AARU27, EXRU119, EXRU224, EXRU05, EXRU133, EXRU116 and EXRU86	Noted
		Oppose EXRU51 largely on flooding grounds	Noted. However, our Strategic Flood Risk Assessment has not flagged this as an issue. Should an application come forward on this land then a more detailed flood risk assessment will be carried out. SHLAA status remains unchanged.
		Object to sites AARU22 and AARU23 on access, impact on TPOs, and impact upon red squirrels	Noted. However based on advice from Highways and from planners it was not felt that these constraints would be enough to wholly rule out development. As such their status in the SHLAA remains unchanged.
		Desire to see Abbot Wood allocation removed from the development plan.	The SHLAA is not able to make this decision. All existing allocations will be looked at in detail as part of the review of the development plan.
133	Story Land	Information provided regarding constraints on Cockermouth site at the Fitz, detailing reasons for Story being no longer committed to the site.	Noted. This will be considered along with other information on this site.
134	Conlston Consultants Ltd	Details regarding watermain issues at Great Clifton provided	Noted. This will be logged with affected sites.
		Details regarding mining issues at Bolton Low Houses	Noted. This will be logged with affected sites.

		Oppose rejection of EXRU137. Suggest it could be developed as an 'eco development'	Noted. However the reasons for rejection, namely the divorced nature of the site mean that it can not be considered within the SHLAA for now.
		EXRU154 - oppose rejection on landscape grounds	Noted, however advice from planners still stands. This site is considered too much of an extension into open countryside as to be suitable.
		AAWG12 - oppose rejection on access grounds	Noted. Further information regarding access to this is required before changes to site status can be made.
		EXWK18 - oppose rejection on access grounds, suggesting access could be achievable if developed with EXWK17.	Noted. It is accepted that access via EXWK17 could be achievable were the sites immediately adjacent. Current plans show a gap between the two. Further details regarding site boundaries and access would be required before changes to site status can be made.
		EXRU38 oppose exclusion of site due to poor relation to settlement, especially in light of other sites included within the village.	Noted. In light of other sites included within Broughton Moor it is felt that this site can come back into the study.
		New site at Blencogo submitted	Noted. This will be looked at as part of the SHLAA update due out later this year.
135	BNP Paribas	Object to exclusion of Silloth dock site.	Noted. We will take into consideration that this land is considered surplus to port usage. However, exclusion from the SHLAA is still valid due to proximity of neighbouring industrial uses.
136	Highways agency	Analysis of potential impacts of SHLAA sites on strategic highway network. No major issues identified.	Noted. Information has been logged.
137	T.Abbott	EXWK13: Object to concerns for access or landscape impact; In relation to access, advice from Highways may be open to 2-3 dwellings.	Noted. Further information from Highways would be required before changes to SHLAA status could be made
		Request extension to consultation period	The SHLAA is intended to be an ongoing process. Further information received will be considered, though it may not be included in time for this consultation statement.
138	J Hyncica	New sites at Maryport and Broughton submitted	Noted. These will be looked at as part of the SHLAA update due out later this year.
139	Seaton PC	Concern regarding the inclusion of greenfield when there are abundant brownfield land in Workington	Noted. However, the SHLAA is required to assess housing potential on sites regardless of green or brownfield status.



		Concern regarding the impact of excessive development upon the village.	Noted. However, the SHLAA does not decide which, if any of these sites will be developed, it merely assesses the maximum possible capacity of a settlement to physically provide new housing.
140	Loton Parish Council	Support inclusion of Brigham Road site in Cockermouth. Suggest more sites are available.	Noted. We will be constantly updating the SHLAA as further information on sites within Cockermouth becomes available.
141	H Dempsey	Believe too much land has been identified within Great Clifton	Noted. However, the SHLAA does not decide which, if any of these sites will be developed, it merely assesses the maximum possible capacity of a settlement to physically provide new housing.
		Belief that the Abbot Wood site should be deallocated	The SHLAA is not able to make this decision. All existing allocations will be looked at in detail as part of the review of the development plan.
		Suggest sites AARU22 and AARU23 would receive large opposition from residents of village	Noted.
		Concerns that EXRU51 has flooding issues	Noted. However, our Strategic Flood Risk Assessment has not flagged this as an issue. Should an application come forward on this land then a more detailed flood risk assessment will be carried out. SHLAA status remains unchanged.
		Concerns that EXRU119 would result in loss of greenfield land and footpath	Noted. Any development of this site would have to take footpath into consideration
		Concerns that EXRU86 would result in the overdevelopment of a greenfield site	Noted
		EXRU117 - Issues with loss of common land and footpaths	Noted. Any development of this site would have to take footpath into consideration
		Supports sites EXRU05, EXRU224, EXRU116 and EXRU133	Noted
142	Taylor and Hardy	Object to exclusion of land at Brigham Quarry (EXRU33) on landscape and wildlife grounds.	Noted. Currently this land is considered unsuitable due to its detachment from the existing Brigham buildline, this is largely what is meant by landscape impact here. Currently no decision has been made regarding the inclusion of Low Brigham within this line, as such status remains unchanged.
143	Taylor and Hardy	Request site EXRU212 be brought forward into the 5 year time period in light of stated developer interest.	Noted. Site has been brought forward in light of new information.

144	Taylor and Hardy	Request site EXRU212 be brought forward into the 5 year time period in light of stated developer interest.	Noted. However, recent United Utilities information suggests major issues with the Dearham WWTW, as such we have shifted all sites within the settlement towards the rear of the SHLAA time period, in light of timescales involved in bidding for treatment work upgrades. This may change as further information comes forward.
145	C & J Breen	Oppose EXRU51 and EXRU86 largely on flooding grounds	Noted. However, our Strategic Flood Risk Assessment has not flagged this as an issue. Should an application come forward on this land then a more detailed flood risk assessment will be carried out. SHLAA status remains unchanged.
146	Countryside Access Manager Cumbria County Council	SHLAA should recognise the importance of the national coastal access trail and the need to take this into account	Noted. The SHLAA has taken the presence of all footpaths and rights of access into account when assessing sites. Those sites that do directly affect an access trail will need to address this at the planning application stage.
147	Thursby PC	Claim site AARU135 has serious flooding issues	Noted. However, our Strategic Flood Risk Assessment has not flagged this as an issue. Should an application come forward on this land then a more detailed flood risk assessment will be carried out. SHLAA status remains unchanged.
		AARU97 is a designated play area	Noted. This site will be removed from the SHLAA
		Concern that EXRU146 and EXRU106 are outside of existing village boundaries	Noted. However the SHLAA is required to look at land immediately adjacent to settlement build lines.
		Concern regarding the impact of excessive development upon the village.	Noted. However, the SHLAA does not decide which, if any of these sites will be developed, it merely assesses the maximum possible capacity of a settlement to physically provide new housing.
148	M Donnelly	Object to exclusion of site EXWK02 on relation to settlement and impact on SSSI grounds.	Noted. However the site's divorced nature from the built up area of Workington still stands.
149	B & E Tunstall	Object to sites EXCK03 and EXCK174 due to impact on village	Noted. In light of recent information received from United Utilities land at Papcastle is no longer considered suitable for housing given utilities constraints. These sites have been removed from the study.

150	J Chippendale	Desire to see site EXCK09 brought back into the SHLAA.	Reason for rejection in terms of settlement detachment still stands. Further issues should be dealt with at planning application stage. Exclusion from the SHLAA will have no bearing upon the consideration of a planning application, should one be submitted.
151	Cllr P Kendall (Comments provided verbally)	Suggestion that site EXRU197 be brought back into the study	Noted. Unfortunately it is considered that this site is too far removed from the settlement of Flimby to be considered suitable for housing. SHLAA status remains unchanged.
		News sites in Maryport, Fothergill (Flimby), Flimby Lodge and Crosby put forward.	Noted. These will be looked at as part of the SHLAA update due out later this year.

**This matter is being dealt with by:-**

**Planning Policy**

**Direct Line: 01900 702610**

**Email: [planningpolicy@allerdale.gov.uk](mailto:planningpolicy@allerdale.gov.uk)**

**November 23 2012**

**Dear Sir/Madam,**



## **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

As an individual or organisation with an interest in the identification of land with the potential for housing development within Allerdale Borough, I wish to make you aware of an update to the Allerdale Strategic Housing Land Availability Assessment (SHLAA) document.

In March 2010 Allerdale Borough Council published the first SHLAA document, whose purpose was to ascertain future housing capacity within the part of the Allerdale Borough that lies outside of the Lake District National Park. It is now necessary to review this document in order to take account of changes which have occurred to housing supply since publication (for example, new permissions and dwelling completions), as well as to factor in new sites and factual updates brought to the Council's attention. The updated SHLAA will be used as an evidence base document to support the emerging Local Plan Core Strategy Development Plan Document (DPD) and that there is:

- i. An adequate supply of housing land to fulfill the overall target set out in the plan.
- ii. Enough housing land within each of the key settlements and tiers of settlement hierarchy to deliver the spatial strategy
- iii. Sufficient 'deliverable' sites in order to provide a supply for the first five years of the plan

The Council have now published a draft version of the updated SHLAA for consultation, which identifies those sites that are considered available, suitable and achievable for housing development. These sites have been categorised as either 'deliverable' or 'developable'. Deliverable sites are those that do not possess any significant constraints and/or uncertainties and are considered to have a realistic prospect of having housing delivered on the site within 5 years. Developable sites are those that are also considered suitable for housing but are subject to constraints and/or uncertainties that means that although the site could be viably developed for housing, this likely to be in the longer terms, possibly within a 6-15 year timescale.

The Council have also produced a 'Discarded Sites' document that identifies all the sites that were considered for inclusion in the SHLAA, but were eventually discounted for a variety of reasons.



**Allerdale - a great  
place to live,  
work and visit**

**Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria CA14 3YJ  
Tel: 01900 702702  
Fax: 01900 702507**

The draft SHLAA and 'Discarded Sites' documents can be viewed on the Council's website at [www.allerdale.gov.uk/shlaa](http://www.allerdale.gov.uk/shlaa)

The Council invite representations on the in relation to the content of both the draft SHLAA and 'Discarded Sites' documents. If you have any comments, including those in relation to the categorisation or discarding of sites, please submit them and any supporting information (where applicable) to:

In writing:

**Planning Policy  
Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria  
CA14 3YJ**

Or electronically (for the attention of Steve Robinson):

[planningpolicy@allerdale.gov.uk](mailto:planningpolicy@allerdale.gov.uk)

All postal correspondence should be returned to the above address or handed in at the Council's offices at Allerdale House, Workington. Office opening are 9:00am - 5:00pm Monday to Thursday and 9:00am - 4:30 pm on Fridays. Please ensure that any comments you may have reach us by **December 21 2012**.

Yours faithfully,



Kevin Kerrigan  
Head of development services

Name	Title	Department	Company
			Abbey Building Design
Kevin	Planning and Development Manager	Planning Team	Adlington
		Planning Liaison	Aggregate Industries
T	Gear		Allerdale Borough Council
			Allhallows Parish Council
			Alpha Design Services
Damien	Holdstock	Consultant Town Planner	AMEC Environment & Infrastructure UK Limited
		Planning and Development Liaison	Anthony Collier Associates
			Associated British Ports
	Strategic Planning Manager	Strategic Planning, Cumbria	Barratt Homes
Sam	Grant	Planning Consultant	Beatty & Co
Janice	Rae	Clerk	Big Tree Planning Ltd
E	Clark	Clerk	Blindbothel Parish Council
Janice	Rae	Clerk	Boltons Parish Council
Michael	Abbs	Clerk	Bothel & Threapland Parish Council
			Bowness Parish Council
Chris	Middlebrook	Commercial Director	Branthwaite Hall Agricultural Ltd
Tom	Gilroy		Briery Homes
	Planning & Policy Liaison	Planning and Development Liaison	Britain's Energy Coast
E	Clark	Clerk	British Telecom
			Bromfield Parish Council
Richard	Lorden		Broughton Parish Council
		Capita	Capita Symonds
Jillian	Hale	Principal Planning Officer (Policy)	Carlisle City Council
Giles	Pickles	Director - Sales	Chesterston Humberts
Derek	Hurton	Diocesan Secretary	Church of England
		The Diocese of Carlisle	Cockermouth & District Chamber of Trade
Suzanne	Elsworth		

			Planning and Development Liaison	Cockermouth Civic Trust
Adam	Pyke			Colliers CRE
Ken	Thompson			Coniston Consultants
	Principal Officer		Planning Policy Team	Copeland Borough Council
				Council Offices
				Catherine Street
				Whitehaven
			West Cumbria Community Safety Partnership	Cumbria
Norman	Williams	Chairman		CA28 7SJ
				Cumberland Ventures Ltd
	Planning & Policy Liaison		Cumbria Highways, Cumbria County Council	Cumbria Biodiversity Partnership
			Planning and Development Liaison	Cumbria Chamber of Commerce
	Planning & Policy Liaison			Cumbria Community Transport
David	Thompson	Community Safety Office	Allerdale & Copeland ALO West Cumbria	Cumbria Constabulary
Iain	Fairlamb		Planning and Sustainability	Cumbria County Council
Nick	O'Key			Cumbria Fire & Rescue Service
Martyn	Nicholson			Cumbria House Builders Group
Dianne	Harrison			Cumbria Housing Group
Kathy	Miles	Business Support Administrator		Cumbria Local Access Forum
Suzanne	Caldwell			Cumbria Local Enterprise Partnership
Mike	Dewey	Secretary		Cumbria RIGS
	Planning & Policy Liaison			Cumbria Rural Housing Trust
	Planning and Development Liaison			Cumbria Strategic Partnership
		Planning & Policy Officer		Cumbria Wildlife Trust

B	Lamb	Clerk		Day Cummins Ltd
				Dean Parish Council
				Derwent & Solway Housing Company
				Derwent Forest Development Consortium
Jonathan	Burns			DPP
Richard	Purser	Associate Director		DPP
John	Adams	Head of Planning		Drivers Jonas Deloitte
		Principal Planning Officer	Development Planning	Dumfries & Galloway
	Senior Planning Officer			Duncan Hill Ltd
John	Clasper	Managing Director	Planning Policy	Eden District Council
				Eden, Homes and Communities
Peter	Twomey	The Legal Manager		Edwin Thompson
Judith	Nelson	North West Planner		Electricity North West Limited
Jilly	Dixon	Planning Liaison Officer		Electricity North West Ltd
Eric	Telford	Principal		English Heritage
				Environment Agency
Matthew	Stafford	Technical Manager	Planning and Development Planning and Development	Eric Telford Planning Associated
				Fairhurst
Keith	Jones	Area Director	Liaison	Fairhurst
				Fields in Trust
				Forestry Commission
				Forth Engineering
Malcolm	Bingham	Head of Road Network	Northern Region	Freight Transport Association
Bill	Barnes			Friends of Deer Park
				Friends of Rural Cumbria's Environment
Richard	Pearse			Friends of the Lake District
	Planning & Policy Liaison		DPM	GL Hearn
Paul	Stock	Strategic Land Manager		Gladedale Estates



C	Breen			Great Clifton Residents Group
				Green Design Group
George	Smith	Graduate Planner		Greenbelt Group Ltd
Gerry	Hughes	Senior Director		GVA
				GVA Grimley
Clare	Woods	Principal Consultant		H & H Land & Property
	Planning & Policy Liaison			Hall Aitken
				Harvest Housing
	Planning & Policy Liaison			Heardstone Homes
	Planning & Policy Liaison			HFT Gough & Co
				Highways Agency
				Home Group
				Hopes Land Agency
Mike	Muir	Chief Executive		Hopes Valuers and Estate Agents
	Planning & Policy Liaison			Impact Housing Association
				Invest in Cumbria
Janice	Rae	Clerk		Ireby Parish Council
	Planning & Policy Liaison			JB Banks & Son
				JMP Consultants Ltd
				John Lambe Associates
				Johnston & Wright
	Planning & Policy Liaison			Jones Day
Frazer	Sandwith	Associate Director		Jones Lang Lasalle
				JPL
Michael	Abbs	Clerk		Kirkbride Parish Council
	Principal Planning Officer			
Paul	Boustead		Planning Policy	Lake District National Park Authority
				Lakeland Building Design
				Lakeland Design Services

				Lakeland Homes Ltd
				Lakeland Leisure Limited
Cath	Richardson	Principal		Lakes College West Cumbria
Richard	Shore		Centre for Ecology & Hydrology	Lancaster University
				Lattimer Group
D	Smith	Clerk		Little Clifton Parish Council
				Loweswater Parish Council
L	M. Douglas	Clerk		Maryport Developments Ltd
		Miller Strategic land manager		Maryport Town Council
Tim	Williams			Miller Homes Ltd
	Planning & Policy Liaison			Mind in West Cumbria
				Miners Arms (Prospect) Ltd
				Mitchells Land Agency and Professional Services
R A	Metcalfe			MJN Associates
Christine	Jude		Policy and External Relations	Mobile Operators Association
Neil	Hodgson			N.J. Hodgson & Co
Helen	Forrester	Policy Advisor, Environment & Land Use		National Farmers Union
Charlie	Webber		(Upgrade Project) Safeguarding Office	National Grid
	Consultation Service			NATS
				Natural England
	Network Rail Town Planning Team			Network Rail Town Planning Team (LNW)
	Planning and Development Liaison			North West Allerdale Trust
	Planning & Policy Liaison		Cumbria Office	North West Ambulance Service NHS Trust

				Northern Developments
Neil	Hampshire Planning & Policy Liaison			Northern Gas Networks Ltd Northern Housing Consortium Limited
Alexandra Dekeyser				Norwepp (General Partner) Ltd
Brian	Warren Planning & Policy Liaison	Clerk		Nugeneration
Richard P	Butler			Oughterside & Allerby Parish Council Outreach Cumbria (GLB Health Project)
Malcolm	Walker Planning Liaison	Development Plan Manager		Paul Butler Associates
Peter A	Winter Jones		North West	Peacock & Smith
	Planning & Policy Liaison			Persimmon Homes
	Planning & Policy Liaison			PEK Planning
	Planning & Policy Liaison			Planning Branch Ltd
				Port Derwent Developments
Richard	Moffat	Head of Planning		Port of Workington
Malcolm	Dodds	Area Manager	Cumbria	Ramblers
	Planning Liaison		Property / Property Law	representing National Offender Management Service (NOMS)
	Planning & Policy Liaison		North - Barnard Castle	Road Haulage Association
Sean Tim	Hedley Price	Partner	Planning Department	Royal Mail Group Ltd
W	E. Jameson	Clerk		RWE npower renewables
Jennifer	Hadland		The Planning Team	Sam Hagan Leisure (Uk) Limited
				Sanderson Weatherall
				Savills
				Silloth on Solway Town Council
				Silloth Town Council
				Smiths Gore

Jo	Robison	Solway Coast AONB	The Planning Team	Smiths Gore
Bian	Irving Planning & Policy Liaison	Manager		Solway Coast AONB
	Principal Planning Officer			Solway Firth Partnership
			Development Plans Planning and Development Liaison	South Lakeland District Council
			Planning and Development Liaison	Sport England Stagecoach Cumbria and North Lancashire
Laura	Ross			Stephenson Halliday
Daniel	Barton Planning & Policy Liaison	Development Planner		Stewart Ross Associates
			North West	Story Homes
				Sustrans
Andrew	Thorley	Strategic Land and Planning Manager		Taylor & Hardy
	Planning and Local Authority Liaison			Taylor Wimpey North West
	Planning & Policy Liaison			The Coal Authority
Jill	Perry			The Crown Estate
			Planning and Development Liaison	The Green Party
	Planning and Policy Liaison			The Gypsy Council
	Planning & Policy Liaison			The Marine Management Organisation
Alan	Hubbard	Planning Advisor	North Allerdale Development Trust	The Market Hall
				The National Trust
Barry	Denham	Director		The Royal British Legion
				Thomas Armstrong Construction Ltd

J	Thompson			Thompsons of Prudhoe
Sue	Silverster	Clerk		Thursby Parish Council
	Planning			Trafford Ltd
	Liaison			United Utilities
David	Sherratt			United Utilities
Eispeth	Mackay	Committees Officer		University of Cumbria
				Walker Architecture
	Planning and			Ward Architects
	Policy Liason			Ward Hadaway
				Wardhall Ltd
Allison	Paterson	Clerk		Waverton Parish Council
			Planning and Development:	
			Liaison	West Cumbria Development Agency
J Alan	Keighley		Planning and Development	Westfield Housing Association
			Liaison	Westnewton Action Group
				Whittaker & Biggs
			Planning and Development:	
John	Symson		Liaison	Workington Civic Trust
R	Nichols			
Robert	Slack			
A R	Harris			
	Ponsonby			
Edna M	Wood			
Kenneth	Graham			
Emma J	Heal			
J	Graham			
R & PC	Medlicott			
W M	Graham			
Alan	Hogarth			
	Whitfield			
EW & I	Dixon			
W	Bowman			

J	Michelle			
J	Hynicka			
R	Skelton			
J J	Elliot			
John	Stamper			
M H	Askew			
David	Hetherington			
Kenneth				
C	Foster			
J	Tunstall			
John E	Tudor			
J	Dixon			
Kenneth	Birkett			
P	Greggain			
G T	Lawson			
W	Roberts			
H	Laidlaw			
S	Hodgson			
Len	Cockcroft			
R H	Watson			
	Dodd			
	Crawford			
Tim	Fox			
D	Perival			
Caleb	Brough			
Louise	Armstrong			
S	Wilson			
A	Campbell			
R A	Norman			
R	Kemp			
	Fawkes			
	Sharp			
A	Charlton			
Eric	Orr			
S	Brown			

W Kendall	Kendall			
P	Fisher			
	Anderson			
	Jackson			
JE	Jackson			
	Holmes			
LS	Wood			
	Vernoun			
C & A	Rawson			
T	Timmings			
J	Goulding			
K	Thomas			
N	Blight			
	McIntosh			
J	Kirkbride			
L	Miller			
Mark	Hodgson			
Julie	Norman			
M	Donnelly			
B & ME	Forsyth			
Robert	Lindsay			
Caroline	Earl			
MS	Reading			
A Bank &	D Pritchett			
W	Irving			
Charles				
James	Orr			
Paul	Thornlinson			
Johnson				
Frank	Wood			
	Brough			
John H	Mattinson			
Hardy				
N	Cook			
M	Macbeth			

M E	Brown				
Susan R	Hopely				
M	Robinson				
Waldemar	Bogacki				
William S	Routledge				
Richard &					
Hannah	Haugh				
George B	Jefferson				
David W	Rashfield				
L	Broadbent				
P	Deeley				
William	Marrs				
Roy	Singleton				
W	Ivling				
S & I	Caruthers				
J	Moore				
E W	Fawkes				
William	Little				
H	Thompson				
T	Timmins				
K	Law				
John	Harrison				
David	Marr				
R	McFarland				
D & R	Hill				
J M	Benn				
J E	Tudor				
I	Logan				
B	Thomason				
P	Mitchell				
David A	Harrison				
Roy	Young				
Lynda F	Armstrong				



V	Gray				
	Snowdon				
J	Carruthers				
Martyn	Robinson				
E	Gray				
John	Goulding				

## SHLAA responses

Number	Title	Name 1	Name 2	Company
1	Mrs	Sandra	Boardman	Private
<b>Comments summary</b>				
Lack of publicity, Brigham as LCS, consultation process, transport network				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
2	Mr	Allan	Boardman	Private
<b>Comments summary</b>				
Lack of publicity, Brigham as LCS, consultation process, transport network				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
3	Mrs	Jean	Thompson	Private
<b>Comments summary</b>				
Lack of publicity, Brigham as LCS, consultation process, transport network				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
4	Mr	Victor	Thompson	Private
<b>Comments summary</b>				
Lack of publicity, Brigham as LCS, consultation process, transport network				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
5	Mr	Keith C	Rushton	Private
<b>Comments summary</b>				
Need for scale of housing, damage to agriculture, drainage - increase in speed, loss of amenity, enjoyment of rural surroundings, infrastructure stress in terms of traffic, health, education, drainage				
<b>About</b>				
Cockermouth, EXCK10, EXCK13				

Number	Title	Name 1	Name 2	Company
6	Mr	David	Malloy	Private
<b>Comments summary</b>				
Road infrastructure and capacity, impact on Windmill Lane/Lorton Road junction, doctors, dentists, fire station, water sewage				
<b>About</b>				
Cockermouth, EXCK10, EXCK14				

Number	Title	Name 1	Name 2	Company
7	Mr	Keith	Thomas	Private
<b>Comments summary</b>				
Revised site boundary for EXRU115 - review. Requests PPA				
<b>About</b>				
Branthwaite Mill				

Number	Title	Name 1	Name 2	Company
8	Mr & Mrs	C	Milton	Private
<b>Comments summary</b>				
Road safety and traffic hazards, water run off from field, Sewers and drains already overwhelmed on Castlegate Drive, damage to Cockermouth town character, diminishing views of castle and church.				
<b>About</b>				
Cockermouth, EXCK13				

Number	Title	Name 1	Name 2	Company
9	Ms	Margaret	Woodhouse-Doig	Private
<b>Comments summary</b>				
Loss of valuable agricultural land, open space, traffic hazards, insufficient infrastructure, cemetery expansion, red squirrel				
<b>About</b>				
Cockermouth, EXCK10, EXCK14				

Number	Title	Name 1	Name 2	Company
10	Dr	Ian	Francis	Friends of Deer Park Maryport
<b>Comments summary</b>				
Heritage assets, World Heritage site and its setting, green wedge, urban open space, attractive approach to town, AONB setting				
<b>About</b>				
Maryport, Netherhall, EXMP05				

Number	Title	Name 1	Name 2	Company
11	Ms	Vanessa	Graham	JD Banks & Son Ltd
<b>Comments summary</b>				
Public right of way, query over why land considered				
<b>About</b>				
AKK17, ACK16				

Number	Title	Name 1	Name 2	Company
12	Ms	Debra	Hardy	Private
<b>Comments summary</b>				
Seeking advice as to whether residential development would be supported on site. Review				
<b>About</b>				
EXRU149 Distington				

Number	Title	Name 1	Name 2	Company
13	Ms	Judith	Nelson	English Heritage
<b>Comments summary</b>				
Robust appraisal of potential impacts upon the historic environment				
<b>About</b>				
Borough-wide				

Number	Title	Name 1	Name 2	Company
14	Mr	Richard	Evans	RLP Planning Ltd
<b>Comments summary</b>				
Confirmation that landowner interested in developing the site				
<b>About</b>				
EXWK11				

Number	Title	Name 1	Name 2	Company
15	Ms	Nina M	Blight	Private
<b>Comments summary</b>				
Requests reassessment of discarded sites. Review				
<b>About</b>				
EXRU229 Bridgefoot				

Number	Title	Name 1	Name 2	Company
16	Mr	Steve	Donaldson	Private
<b>Comments summary</b>				
Should be retained as amenity land for residents, pressure on local road network				
<b>About</b>				
Cockermouth EXCK13				

Number	Title	Name 1	Name 2	Company
17	Mr	Edward	Litt	Private
<b>Comments summary</b>				
Requests reassessment of discarded sites. Review				
<b>About</b>				
Great Broughton, RU17				

Number	Title	Name 1	Name 2	Company
18	Mr	Matthew	Bell	H&H Land & Property Chartered
<b>Comments summary</b>				
Confirmation of landowner - request that site be reassessed. Review.				
<b>About</b>				
AARU106 Blencogo				

Number	Title	Name 1	Name 2	Company
19	Mr	Leonard	Birkett	Private
<b>Comments summary</b>				
Volume of traffic. Open and scenic site transformed into housing estate whilst other sites are available.				
<b>About</b>				
Castlegate Drive, Cockermouth EXCK13				

Number	Title	Name 1	Name 2	Company
20	Mr	Francis	Wheeler	Private
<b>Comments summary</b>				
Process and timescales in connection with planning application				
<b>About</b>				
Land to the east of Ellerbeck Brow EXRU198				

Number	Title	Name 1	Name 2	Company
21	Mr	Neil	Henderson	H&H Land & Property Chartered
<b>Comments summary</b>				
Confirmation of availability, happy for site be catagorised as as deliverable				
<b>About</b>				
RU47 Mid town farm Kirkbampton				

Number	Title	Name 1	Name 2	Company
22	Mrs	Deborah	Redmond	Private
<b>Comments summary</b>				
Criticism of consultation process, Brigham as LSC Doubling of in size of Brighams Narrow roads, no pavements, shop up for sale, sewerage at capacity, ltd public transport.				
<b>About</b>				
Brigham, Broughton Cross, Ellerbeck Brow				

Number	Title	Name 1	Name 2	Company
23	Mr	Tony	Gilbert	Private
<b>Comments summary</b>				
Minor flooding when water runs into Deer Orchard Close, traffic issues, inadequacy of traffic management system				
<b>About</b>				
Castlegate Drive, Cockermouth, EXCK13				

Number	Title	Name 1	Name 2	Company
24	Mrs	Jean	Kriebel	Private
<b>Comments summary</b>				
Minor flooding when water runs into Deer Orchard Close, traffic issues, erosion of attractive market town				
<b>About</b>				
Castlegate Drive, Cockermouth EXCK13				

Number	Title	Name 1	Name 2	Company
25		Fayyaz	Chudhri	Private
<b>Comments summary</b>				
Difficulties with traffic flow, field prone to flooding, watersupply is from a water metre across the field				
<b>About</b>				
EXRU222 Bridekirk				

Number	Title	Name 1	Name 2	Company
26	Mr	P	Richardson	Private
<b>Comments summary</b>				
Devaluation of property. greenbelt land				
<b>About</b>				
Cockermouth, Castlegate Drive EXCK13				

Number	Title	Name 1	Name 2	Company
27	Mr	Nigel	Trewick	Private
<b>Comments summary</b>				
Traffic, bottleneck at Castlegate				
<b>About</b>				
EXCK13, Castlegate Drive Cockermouth				

Number	Title	Name 1	Name 2	Company
28	Mr	Tony	North	Brigham Parish Council
<b>Comments summary</b>				
Concerns over number of new dwellings, Sewage treatment works cannot cope at present, School size, EXRU198 has poor access through a gap between 2 bldgs, EXRU191 water problems, inadequate drainage, wildlife. Little infrastructure				
<b>About</b>				
Brigham, EXRU198, EXRU191				

Number	Title	Name 1	Name 2	Company
29	Mrs	E	Grey	Private
<b>Comments summary</b>				
Transport assessment submitted. Review				
<b>About</b>				
Aspatia, N11.AS01, AAAS03				

Number	Title	Name 1	Name 2	Company
30	Mr	John	Butler	Private
<b>Comments summary</b>				
Loss of open space, traffic flow				
<b>About</b>				
Cockermouth, Castlegate Drive, St Helens Street, Deer Orchard Close				

Number	Title	Name 1	Name 2	Company
31		C S	Evans	Private
<b>Comments summary</b>				
Loss of quality agricultural land, traffic congestion on Castlegate Drive				
<b>About</b>				
EXCK13				

Number	Title	Name 1	Name 2	Company
32	Mr	Duncan	Keeler	Private
<b>Comments summary</b>				
Safety of the students, inadequacy of the Castlegate junction, Visual impact gateway into Cockermouth				
<b>About</b>				
Cockermouth, Castlegate Drive, EXCK13				

Number	Title	Name 1	Name 2	Company
33	Mr	Gordon	Clark	Private
<b>Comments summary</b>				
Traffic issues: hospital, unregulated parking, Castlegate junction, shops schools, utilities, loss of a well used amenity, devaluation				
<b>About</b>				
Cockermouth, Castlegate Drive, EXCK13				

Number	Title	Name 1	Name 2	Company
34	Mr & Mrs	Joe	Holmes	Private
<b>Comments summary</b>				
Traffic and parking issues				
<b>About</b>				
Cockermouth, Castlegate, EXCK13				

Number	Title	Name 1	Name 2	Company
35	Mr	William	Irving	Private
<b>Comments summary</b>				
Requests reassessment of discarded sites. Review				
<b>About</b>				
Kirkbride, EXRU68, EXRU187, AARU127, RU50				



Number	Title	Name 1	Name 2	Company
36	Ms	Deb	Roberts	The Coal Authority
<b>Comments summary</b>				
Include criterion which assesses coal mining data				
<b>About</b>				
General				

Number	Title	Name 1	Name 2	Company
37	Mr	Lee	Atkinson	Private
<b>Comments summary</b>				
Loss of light, privacy, noise, traffic issues, particularly exiting Old Greysouthern road junction, flooding, utilities, water supply pipes				
<b>About</b>				
EXRU66, EXRU18				

Number	Title	Name 1	Name 2	Company
38	Mr	Len	Cockcroft	Private
<b>Comments summary</b>				
Highway constraints, castlegate bottleneck, new hospital, views down the orton Valley Green spaces give the town its character, Sepulchre Hill, Cockermouth close to capacity in terms of social and physical infrastructure.				
<b>About</b>				
Cockermouth Castlegate, EXCK13				

Number	Title	Name 1	Name 2	Company
39		S	Routledge	Private
<b>Comments summary</b>				
Landowner requests sites be permanently excluded from further consideration. Review and delete				
<b>About</b>				
AASL04, N11SL03, N11SL02				

Number	Title	Name 1	Name 2	Company
40	Ms	Julia	Barron	Private
<b>Comments summary</b>				
Understands concept of sustainable development, but reality is it will just involve further travel, derelict buildings should be brought back into use.				
<b>About</b>				
Broughton Cross				

Number	Title	Name 1	Name 2	Company
41	Ms	Gwen	Graham	Private
<b>Comments summary</b>				
Traffic, particularly around Brigham School. EXRU18 especially visible from all local roads, strictly out of character with rest of village				
<b>About</b>				
EXRU18, EXRU66, Brigham, Broughton Cross				

Number	Title	Name 1	Name 2	Company
42	Mrs	Dorothy	McCallam	Private
<b>Comments summary</b>				
No facilities in the village to cope with the additional burden of new housing. Wrong for children to be sent to schools outside the village				
<b>About</b>				
EXRU18, EXRU66, Brigham, Broughton Cross				

Number	Title	Name 1	Name 2	Company
43	Mr	Thomas R	McCallam	Private
<b>Comments summary</b>				
Traffic, joins Brigham and Broughton Cross, School at capacity, no need				
<b>About</b>				
EXRU18, EXRU66, Brigham				

Number	Title	Name 1	Name 2	Company
44		M	Waite	Private
<b>Comments summary</b>				
traffic, parking				
<b>About</b>				
EXCK13, Cockermouth, Castlegate Drive				

Number	Title	Name 1	Name 2	Company
45		G J	Waite	Private
<b>Comments summary</b>				
traffic, parking				
<b>About</b>				
EXCK13, Cockermouth, Castlegate Drive				

Number	Title	Name 1	Name 2	Company
46	Mr	John	Fennell	Private
<b>Comments summary</b>				
Traffic volume on local roads, access junction to the A66, school capacity, Where will new sewage plant be built?, Consultation process				
<b>About</b>				
Brigham, Broughton Cross				

Number	Title	Name 1	Name 2	Company
47	Mr	Tim J	Parsons	H&H Land and Property Chartere
<b>Comments summary</b>				
In discussions with Story Homes regarding development of the site				
<b>About</b>				
Scaton EXWK08				

Number	Title	Name 1	Name 2	Company
48	Mr	S	Dixon	Private
<b>Comments summary</b>				
Historic site with connections to the castle and town				
<b>About</b>				
EXCK13, Cockermouth				

Number	Title	Name 1	Name 2	Company
49	Mrs	Christine	Blake	Private
<b>Comments summary</b>				
Access poor, poor public transport				
<b>About</b>				
EXRU194				

Number	Title	Name 1	Name 2	Company
50	Mr	Martyn	Robinson	Private
<b>Comments summary</b>				
Surface water drainage constraints can be overcome. Review				
<b>About</b>				
Great Clifton Gavel's field				

Number	Title	Name 1	Name 2	Company
51	Mr	Richard	Evans	RLP Plannig Ltd
<b>Comments summary</b>				
Requests reassessment of two Dearham sites EXRU181 EXRU193. Review				
<b>About</b>				
EXRU181, EXRU193, Dearham, EXRU222, EXRU223, Bridekirk				

Number	Title	Name 1	Name 2	Company
52	Mr	Richard	Evans	RLP Plannig Ltd
<b>Comments summary</b>				
Confirms that owner of sites in Bridekirk EXRU222 EXRU223 is willing to release land for housing				
<b>About</b>				
EXRU222, EXRU223, Bridekirk				

Number	Title	Name 1	Name 2	Company
53	Ms	Pamela	Watson	Private
<b>Comments summary</b>				
Complaint about consultation process, Brigham as LSC, traffic infrastructure				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
54	Mr & Mrs	D	McGrath	Private
<b>Comments summary</b>				
Visual impact, safe access, school full, sewerage, surface water drainage.				
<b>About</b>				
EXRU198, EXRU84, EXRU78, EXRU206, EXRU33, EXRU191				

Number	Title	Name 1	Name 2	Company
55	Mr & Mrs	Graeme & Sara	Ives	Private
<b>Comments summary</b>				
Traffic issues in relation to school, access, Castlegate, Flood risk, river water, flooding of cottages at jct Isel Rd, Castlegate Drive, Open aspect contributes to Cockermouth, All Saints steeple				
<b>About</b>				
EXCK13 Castlegate Drive, Cockermouth				

Number	Title	Name 1	Name 2	Company
56	Mr	Neil	Henderson	H&H Land and Property Charters
<b>Comments summary</b>				
Owner confirms availability				
<b>About</b>				
EXRU111, EXRU121, Kirkbampton				

Number	Title	Name 1	Name 2	Company
57		W F	Barnes	Friends of Deer Park
<b>Comments summary</b>				
Heritage assets, WHS setting, Green wedge, AONB setting, Approach to Maryport				
<b>About</b>				
EXMP05, Land at Netherhall Road				

Number	Title	Name 1	Name 2	Company
58	Mr & Mrs	M & S	Blow	Private
<b>Comments summary</b>				
Ancient Burial Ground, traffic, doctors, open space				
<b>About</b>				
Castlegate Drive, Cockermouth EXCK13				

Number	Title	Name 1	Name 2	Company
59	Mr & Mrs	Trevor & Amanda	Place	Private
<b>Comments summary</b>				
Prime productive agricultural land - grazing fields for the dairy herd at Strawberry How Farm farm viability, red squirrel, Tom Rudd Beck, public amenity , health, walking, town infrastructure, traffic				
<b>About</b>				
Strawberry How, Cockermouth, EXCK10, EXCK14				

Number	Title	Name 1	Name 2	Company
60	Mr	Anthony S	Rigby	Private
<b>Comments summary</b>				
Employment is all to the west so development should be on that side of the town. Infrastructure. Parapet on Jubilee Bridge caused problems, loss of open space, views from cemetery				
<b>About</b>				
EXCK10, EXCK14, Strawberry How				

Number	Title	Name 1	Name 2	Company
61	Mr & Mrs	Denise & Andrew	Lowden	Private
<b>Comments summary</b>				
Traffic safety open space used by residents recreationally by walkers, dogwalkers, Ancient burial site, small market town				
<b>About</b>				
EXCK13, Cockermouth, Castlegate Drive				

Number	Title	Name 1	Name 2	Company
62	Mr	Martin J	West	Private
<b>Comments summary</b>				
Traffic congestion, lack of capacity in local schools/doctors, area used by local community for recreation, fields subject to flooding, loss of wildlife habitats, impact on setting of LD query why some sites discarded on transport grounds and not others.				
<b>About</b>				
EXCK02, EXCK04, EXCK15, Strawberry How, Gable Avenue				

Number	Title	Name 1	Name 2	Company
63	Mr	Ric	Outhwaite	Arrow Planning
<b>Comments summary</b>				
Site has been reduced in 2010 submission. Request reassessment. Review.				
<b>About</b>				
Brigham, EXRU157				

Number	Title	Name 1	Name 2	Company
64	Mr	Ric	Outhwaite	Arrow Planning
<b>Comments summary</b>				
Confirmation land available for development, should be deliverable rather than developable. Review.				
<b>About</b>				
Harrington, Workington, EXWK13				

Number	Title	Name 1	Name 2	Company
65	Ms	Theresa	Hobson-Frohock	Private
<b>Comments summary</b>				
Complaint about consultation, land ownership issue - requests that SHLAA site be amended. Review				
<b>About</b>				
EXRU194				

Number	Title	Name 1	Name 2	Company
66	Mr & Mrs	R & MA	Bains	Private
<b>Comments summary</b>				
Traffic flow, surface water, road access requires improvement				
<b>About</b>				
Strawberry How, EXCK10, EXCK14				

Number	Title	Name 1	Name 2	Company
67	Mr	Walter	Hall	Private
<b>Comments summary</b>				
Quality agricultural land, loss of wildlife habitats, traffic congestion and surface water drainage problems on Castlegate Drive				
<b>About</b>				
EXCK13, Castlegate Drive, Cockermouth				

Number	Title	Name 1	Name 2	Company
68	Mrs	Joyce	Hall	Private
<b>Comments summary</b>				
Quality agricultural land, loss of wildlife habitats, traffic congestion and surface water drainage problems on Castlegate Drive				
<b>About</b>				
EXCK13, Castlegate Drive, Cockermouth				

Number	Title	Name 1	Name 2	Company
69	Mr & Mrs	Wilbur & Kirsteen	Hanvey	Private
<b>Comments summary</b>				
Valuable open space, traffic congestion on Castlegate Drive				
<b>About</b>				
EXCK13, Castlegate Drive				

Number	Title	Name 1	Name 2	Company
70	Mrs	S	Hodgson	Private
<b>Comments summary</b>				
Site owner wishes land to continue to be included in the SHLAA for future development				
<b>About</b>				
EXRU42				

Number	Title	Name 1	Name 2	Company
71		B R	Denham	Thomas Armstrong
<b>Comments summary</b>				
Request that discarded site EXCK02 be reassessed - suggest that it should be deliverable. Review.				
<b>About</b>				
EXCK02				

Number	Title	Name 1	Name 2	Company
72	Ms	Jacqueline	Storey	James Walker
<b>Comments summary</b>				
Traffic congestion on Lorton Road, lack of capacity in local schools/doctors, area used by local community for recreation, fields subject to flooding, loss of wildlife habitats, impact on setting of LDNP				
<b>About</b>				
Land at Strawberry How, Cockernmouth EXCK10, EXCK14				

Number	Title	Name 1	Name 2	Company
73	Ms	Elizabeth	Silman	Private
<b>Comments summary</b>				
Traffic congestion on Lorton Road and within town centre, lack of parking capacity in town centre, valuable open space used by local community for recreation				
<b>About</b>				
EXCK10, EXCK14, Strawberry How, Cockernmouth				

Number	Title	Name 1	Name 2	Company
74	Mrs	A	Binns	Private
<b>Comments summary</b>				
Loss of quality agricultural land and important open space, local road infrastructure unable to cope, congestion around Kirkgate function				
<b>About</b>				
Land at Strawberry How, EXCK10, EXCK14				

Number	Title	Name 1	Name 2	Company
75	Mr	Dan	Mathewman	Environment Agency
<b>Comments summary</b>				
Request reassessment of a number of sites located within Flood Zone 3. Review				
<b>About</b>				
AAWK05 N11.WK01 N11.MP05 EXMP04 EXMP07 EXWG23 N11.WG04 EXWG27 EXWG25 EXWG28 AAWG06 EXCK10 EXCK14 EXRU186 EXRU191 EXRU198 AARU85 EXRU101				



Number	Title	Name 1	Name 2	Company
76	Mr	G	Strickland	Private
<b>Comments summary</b>				
Number of unsold properties in village, no demand for new housing, unsustainable location, too much traffic already, potential loss of wildlife habitats				
<b>About</b>				
Treby				

Number	Title	Name 1	Name 2	Company
77	Mr	Peter	Greggains	The Senhouse Museum Trust
<b>Comments summary</b>				
Development of site would impact on the adjacent SAM and the Roman WHS. Archaeological constraints mean that it cannot be considered as a deliverable site				
<b>About</b>				
Netherhall Road, EXMP05,				

Number	Title	Name 1	Name 2	Company
78		W	Patterson	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
79	Mr	Albert	Zaninetti	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
80		M E	Zaninetti	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
81		S	Houghton	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
82	Ms	Joan	Wilson	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
83		R M	Wilson	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
84		G W	Strickland	Private
<b>Comments summary</b>				
Owner of the land providing access to site EXRU194. Possible legal implications regarding access. Is seeking advice and will submit details. Review				
<b>About</b>				
EXRU194				

Number	Title	Name 1	Name 2	Company
85	Mr & Mrs	Pam & Roland	Medlicott	Private
<b>Comments summary</b>				
Owner of site EXRU194 - wishes site to continue to be considered in SHLAA. Revised site boundary forwarded. Review. Follow up - possible PPA?				
<b>About</b>				
Ireby EXRU194				

Number	Title	Name 1	Name 2	Company
86	Ms	Rachael	Osliff	Story Homes
<b>Comments summary</b>				
Confirms that site at Lowmoor Road Wigton to be deliverable.				
<b>About</b>				
Wigton EXWG16				

Number	Title	Name 1	Name 2	Company
87	Ms	Rachael	Osliff	Story Homes
<b>Comments summary</b>				
Confirms that the sites in Seaton EXRU19 and EXWK31 are deliverable and candidates for allocation				
<b>About</b>				
Seaton EXRU19 EXWK31				

Number	Title	Name 1	Name 2	Company
88	Ms	Rachael	Osliff	Story Homes
<b>Comments summary</b>				
Confirms that the site at Netherhall Road Maryport is deliverable				
<b>About</b>				
EXMP05				

Number	Title	Name 1	Name 2	Company
89	Ms	Rachael	Osliff	Story Homes
<b>Comments summary</b>				
Confirms that the sites in High Harrington are deliverable and candidates for allocation				
<b>About</b>				
EXWK06 EXWK20				

Number	Title	Name 1	Name 2	Company
90	Ms	Rachael	Osliff	Story Homes
<b>Comments summary</b>				
Confirms that the site at Stoneyheugh, Workington is deliverable and a candidate for allocation				
<b>About</b>				
EXWK24				

Number	Title	Name 1	Name 2	Company
91	Ms	Rachael	Osliff	Story Homes
<b>Comments summary</b>				
Considers that the site at Rischow, Maryport is deliverable and a candidate for allocation				
<b>About</b>				
N11.MP01				

Number	Title	Name 1	Name 2	Company
92	Ms	Rachael	Osliff	Story Homes
<b>Comments summary</b>				
Confirms that the site at Aspatia Rugby Club is deliverable and a candidate for allocation				
<b>About</b>				
EXAS03				

Number	Title	Name 1	Name 2	Company
93	Mr	D	Magrath	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Ellerbeck Brow, Brigham, Broughton Cross				

Number	Title	Name 1	Name 2	Company
94	Mrs	S	Adams	Private
<b>Comments summary</b>				
Unsold houses in the village, unsustainable location: no bus service, local amenities or employment, impact on visual/residential amenity, loss of recreational area				
<b>About</b>				
EXRU194, Ireby, AARU40				

Number	Title	Name 1	Name 2	Company
95		H W	Lyngaas	Private
<b>Comments summary</b>				
Overdevelopment of the area leading to increased congestion, loss of green open space/agricultural land, impact on wildlife, impact on cemetery, strain on infrastructure				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
96	Mr & Mrs	Christopher & Eleanor	Snowden	Private
<b>Comments summary</b>				
Would lead to increased congestion on Lorton Street, prejudice expansion of cemetery				
<b>About</b>				
Strawberry How, Cockermouth, EXCK14, EXCK10				

Number	Title	Name 1	Name 2	Company
97	Mr	C	Adams	Private
<b>Comments summary</b>				
Sun Croft estate road not equipped to deal with increase in traffic, would pose a risk to highway safety and adversely impact amenity. Site plan highlights ownership issues				
<b>About</b>				
EXRU194, Sun Croft, Ireby				

Number	Title	Name 1	Name 2	Company
98	Ms	Joan	Ellis	Local Councillors for Cockermouth
<b>Comments summary</b>				
Would lead to increased traffic congestion and highway/pedestrian safety problems				
<b>About</b>				
Cockermouth, Castlegate Drive EXCK13				

Number	Title	Name 1	Name 2	Company
99	Ms	Heather	McIntosh	Private
<b>Comments summary</b>				
Requests reassessment of the site to the rear of High Rigg, Brigham. Access has been widened to 6.4m. Review				
<b>About</b>				
EXRU135				

Number	Title	Name 1	Name 2	Company
100	Ms	Yvonne	Dutton	Private
<b>Comments summary</b>				
Development increase congestion problems that exist. Loss of agricultural land/open space. Strain on sewerage and drainage systems. Visual impact on 'Gem Town'				
<b>About</b>				
Cockermouth, EXCK10, EXCK14, Strawberry How				

Number	Title	Name 1	Name 2	Company
101	Ms	Hannah	Place	Private
<b>Comments summary</b>				
Loss of good agricultural land. Impact on protected species (Red Squirrels). Impact on Tom Rudd Beck. Loss of green space/recreational area. Insufficient infrastructure. Traffic congestion				
<b>About</b>				
Strawberry How, Cockermouth, EXCK10, EXCK14				

Number	Title	Name 1	Name 2	Company
102	Mr	Alastair	Willis	Signet Planning
<b>Comments summary</b>				
Consider that there are no constraints to the delivery of the sites and therefore should be reclassified as deliverable. Review				
<b>About</b>				
EXCK10 EXCK14 Strawberry How, Cockermouth				

Number	Title	Name 1	Name 2	Company
103		C	Thompson	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
104		W	Thompson	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
105		P	Hutton	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
106		S	Hindle	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
107		M A	Hindle	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
108	Ms	Brenda	Sykes	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
109		K	Moore	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
110		A	Moore	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
111	Ms	Nicola	Caley	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
112		J	Caley	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
113		M	Jackson	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
114	Ms	Nicola	Bell	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				

Number	Title	Name 1	Name 2	Company
115		W	Jackson	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Cockermouth				



Number	Title	Name 1	Name 2	Company
116	Ms	Jean	Nanson	Private
<b>Comments summary</b>				
Would adversely affect the setting of the town, loss of open green space, would lead to increased traffic congestion				
<b>About</b>				
EXCK13				

Number	Title	Name 1	Name 2	Company
117	Mr	Mark	Greaves	Private
<b>Comments summary</b>				
Unhappy with lack of publicity regarding the SHLAA consultation				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
118	Proff	David J	Breeze	Private
<b>Comments summary</b>				
Development of the site would adversely affect archaeological remains, affect the interests of the Hadrians Wall WHS				
<b>About</b>				
EXMP05				

Number	Title	Name 1	Name 2	Company
119	Ms	Barbara	Burton	Private
<b>Comments summary</b>				
Unhappy with lack of publicity regarding the SHLAA consultation				
<b>About</b>				
Brigham				

Number	Title	Name 1	Name 2	Company
120	Dr	David	McCallam	Private
<b>Comments summary</b>				
Increase in traffic through Broughton Cross, impact on highway safety, insufficient infrastructure, Brigham school oversubscribed				
<b>About</b>				
Broughton Cross EXRU18 EXRU88				

Number	Title	Name 1	Name 2	Company
121	Mr	David	Elliott	Private
<b>Comments summary</b>				
Loss of green open space, impact on character of town, impact on traffic flows, insufficient infrastructure				
<b>About</b>				
Cockermouth EXCK10 EXCK11 EXCK14				

Number	Title	Name 1	Name 2	Company
122	Mr	Shaun	Winstanley	Private
<b>Comments summary</b>				
local school is full, have lost all the pubs, village shop is up for sale, road is used as a rat-run				
<b>About</b>				
Brigham, Broughton Cross				

Number	Title	Name 1	Name 2	Company
123	Mr	Des	Cox	Private
<b>Comments summary</b>				
Site has been taken out/lost from the SHLAA - request for re-entry/reconsideration. Review				
<b>About</b>				
Stoneyheugh, Workington EXWK24				

Number	Title	Name 1	Name 2	Company
124	Mr	Gordon	Lowry	Private
<b>Comments summary</b>				
Would lead to more traffic congestion, limited parking in town, sewerage facilities at capacity, need to safeguard cemetery, increased flood risk				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
125	Mr	Jonathan B	Place	Private
<b>Comments summary</b>				
Loss of good agricultural land. Impact on protected species (Red Squirrels). Impact on Tom Rudd Beck. Loss of green space/recreational area. Insufficient infrastructure. Traffic congestion				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
126	Ms	Victoria	Waters	Private
<b>Comments summary</b>				
Loss of agricultural land and open space. Increased traffic and congestion. Impact on rare/protected species				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
127	Mrs	Janice	Rae	Ireby and Uldale Parish Council
<b>Comments summary</b>				
Number of unsold houses in area - query the need for more. Do not support site EXRU194. access too narrow, impact on amenity. Village has congestion problems. Sewerage capacity. Need affordable housing				
<b>About</b>				
Ireby, EXRU194				

Number	Title	Name 1	Name 2	Company
128	Mr	John	Crofts	Private
<b>Comments summary</b>				
Increase traffic and congestion on Lorton Road, site is valuable agricultural land with amenity value. Development would adversely affect setting of the town. Flood risk				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
129	Mr	Clive	Nixon	Private
<b>Comments summary</b>				
Would put too much strain on infrastructure: road network, schools and health care. Rural encroachment and loss of open space. Prejudice expansion of cemetery.				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
130	Ms	Marianna	Norendal	Private
<b>Comments summary</b>				
Increase traffic congestion on Castlegate Drive. Development of site would cause parking problems. Impact on highway safety				
<b>About</b>				
Cockermouth EXCK13				

Number	Title	Name 1	Name 2	Company
131	Mr	Lionel	Bidwell	Private
<b>Comments summary</b>				
Site EXRU194 is unsuitable: substandard access, loss of open/amenity space, no local services, site is wildlife habitat				
<b>About</b>				
reby EXRU194				

Number	Title	Name 1	Name 2	Company
132	Ms	Hilary	Tattershall	Private
<b>Comments summary</b>				
Current road infrastructure at capacity, development of site would increase traffic congestion, adverse impact on local amenity. Would block extension of the cemetery				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
133	Mr	Jamie	Melvin	Natural England
<b>Comments summary</b>				
No specific comments. Draw attention to types of environmental constraints that should be considered				
<b>About</b>				
Allerdale, Borough-wide				

Number	Title	Name 1	Name 2	Company
134	Mr	Alan	Trinder	Private
<b>Comments summary</b>				
Roads at capacity, traffic congestion, strain on local infrastructure, loss of agricultural land/open space, possible increase to flood risk				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
135	Mr & Mrs	M & R	Thebe	Private
<b>Comments summary</b>				
Would compromise road safety and increase traffic hazards, increase flood risk, adversely impact local amenity				
<b>About</b>				
Cockermouth EXCK13				

Number	Title	Name 1	Name 2	Company
136	Mr	James	Moore	Private
<b>Comments summary</b>				
Query why site is not in SHLAA. Site on map as EXMP10 but not in table? Amend. Review				
<b>About</b>				
Maryport EXMP10				

Number	Title	Name 1	Name 2	Company
137	Ms	Margaret	Hardy	Taylor and Hardy
<b>Comments summary</b>				
Confirm that site is within the ownership of Hopes Auction Co Ltd and that the site is considered deliverable				
<b>About</b>				
Wigton AAWG04				

Number	Title	Name 1	Name 2	Company
138	Ms	Margaret	Hardy	Taylor and Hardy
<b>Comments summary</b>				
Confirm that site is within the ownership of Hopes Auction Co Ltd and that the site is considered deliverable				
<b>About</b>				
Wigton AAWG23				

Number	Title	Name 1	Name 2	Company
139	Ms	Margaret	Hardy	Taylor and Hardy
<b>Comments summary</b>				
Confirm that site is within the ownership of Hopes Auction Co Ltd and that the site is considered deliverable				
<b>About</b>				
Wigton EXWG23				

Number	Title	Name 1	Name 2	Company
140	Ms	Margaret	Hardy	Taylor and Hardy
<b>Comments summary</b>				
Confirm that site is within the ownership of Hopes Auction Co Ltd and that the site is considered deliverable				
<b>About</b>				
Wigton EXWG24				

Number	Title	Name 1	Name 2	Company
141	Ms	Margaret	Hardy	Taylor and Hardy
<b>Comments summary</b>				
Confirm that site is within the ownership of Hopes Auction Co Ltd and that the site is considered deliverable				
<b>About</b>				
Wigton EXWG28				

Number	Title	Name 1	Name 2	Company
142	Ms	Margaret	Hardy	Taylor and Hardy
<b>Comments summary</b>				
Confirm that site is within the ownership of Hopes Auction Co Ltd and that the site is considered deliverable				
<b>About</b>				
Aspatria EXAS03				

Number	Title	Name 1	Name 2	Company
143	Mr	Glen	Beattie	Alpha Design
<b>Comments summary</b>				
Requests reassessment of discarded site WXCK04: revised site area and challenges highways constraints reason. Review				
<b>About</b>				
Cockermouth EXCK04				

Number	Title	Name 1	Name 2	Company
144	Mr	S	Whitehurst	Private
<b>Comments summary</b>				
Requests that a site in Wythop Mill be considered. Site to be referred to LDNPA				
<b>About</b>				
Wythop Mill				

Number	Title	Name 1	Name 2	Company
145	Dr & Mrs	C J & P	Pye	Private
<b>Comments summary</b>				
Detrimental effect on the residents living on Lorton Road				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
146	Mr	Rod	Smith	Private
<b>Comments summary</b>				
Increased traffic, impact on local schools and lack of local facilities to serve the development				
<b>About</b>				
Broughton Cross Brigham				

Number	Title	Name 1	Name 2	Company
147	Mr	Paul	Forshaw	Associated British Ports
<b>Comments summary</b>				
Request reassessment of discarded site AASL18. No longer required for port uses. State impact on promenade and amenity concerns could be mitigated. Review				
<b>About</b>				
Silloth AASL18				

Number	Title	Name 1	Name 2	Company
148	Mrs	Sylvia	Noble	Private
<b>Comments summary</b>				
Increase traffic congestion on Castlegate Drive. Development of site would cause parking problems. Impact on highway safety				
<b>About</b>				
EXCK13				

Number	Title	Name 1	Name 2	Company
149	Mr & Mrs	Judith & Nick	Cockton	Private
<b>Comments summary</b>				
Do not consider Brigham should be a LSC: narrow roads, school at capacity, shop up for sale, WwTW at capacity, limited public transport services				
<b>About</b>				
Brigham, Broughton Cross				

Number	Title	Name 1	Name 2	Company
150	Ms	Philippa	Hardy	Private
<b>Comments summary</b>				
Increase in traffic and congestion. Could potentially result in increased flood risk from Tom Rudd Beck				
<b>About</b>				
EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
151	Mr	Denis	Robinson	Private
<b>Comments summary</b>				
Town is already congested development of the sites would increase problems. Local infrastructure schools etc are already at capacity				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
152	Ms	Jenny	Hope	United Utilities
<b>Comments summary</b>				
Identify settlements whose WwTW are operating at capacity				
<b>About</b>				
Cockermouth, Silloth, Brigham, Dearham, Thursby (Allonby, Kirkbride, Wigton, Workington, Prospect)				

Number	Title	Name 1	Name 2	Company
153	Mr	Jeff	Marshall	Private
<b>Comments summary</b>				
Increase traffic in an already congested area. Loss of important open space. Impact on visual amenity. FOI Request for info				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
154	Mr & Mrs	Edward & Jane	Bebbington	Private
<b>Comments summary</b>				
Increase in traffic would lead to congestion. Increase in flood risk to properties in the area. School at full capacity				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
155	Ms	Sue	Silvester	Thursby Parish Council
<b>Comments summary</b>				
Offers comments on site - AARU95: identified as an extension to the church yard, AARU135: flood risk, RU30: in close proximity to the proposed turbine at How End Farm. Review				
<b>About</b>				
Thursby AARU95 AARU135 RU30				



Number	Title	Name 1	Name 2	Company
156	Ms	Sue	Hearn	Private
<b>Comments summary</b>				
Overdevelopment of the village. Adverse impact of more housing				
<b>About</b>				
Dearham				

Number	Title	Name 1	Name 2	Company
157	Mrs	S	Greenhill	Private
<b>Comments summary</b>				
Increase in traffic on Lorton Road, drainage inadequate				
<b>About</b>				
Strawberry How				

Number	Title	Name 1	Name 2	Company
158	Ms	Jennifer	Hadland	Smiths Gore
<b>Comments summary</b>				
Request that revised site boundary be considered. Review				
<b>About</b>				
Thursby RU30				

Number	Title	Name 1	Name 2	Company
159	Ms	Jennifer	Hadland	Smiths Gore
<b>Comments summary</b>				
Request that site be re-assessed as access is satisfactory. Review				
<b>About</b>				
Thursby RU31				

Number	Title	Name 1	Name 2	Company
160	Ms	Jennifer	Hadland	Smiths Gore
<b>Comments summary</b>				
Confirm that owners are willing to develop and site is deliverable				
<b>About</b>				
Thursby RU32				

Number	Title	Name 1	Name 2	Company
161		R	Stephens	Private
<b>Comments summary</b>				
Congestion on Gable Av/Lorton Rd, loss of valuable amenity land, impact on local infrastructure				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
162	Mrs	Mona	Brough	Private
<b>Comments summary</b>				
Proposes land at Branthwaite. No plan attached. Follow up. Review				
<b>About</b>				
Branthwaite				

Number	Title	Name 1	Name 2	Company
163	Mr	Tim J	Parsons	H&H Land and Property
<b>Comments summary</b>				
In discussions with Story Homes regarding development of the site				
<b>About</b>				
Seaton EXRU19				

Number	Title	Name 1	Name 2	Company
164	Mr	Tim J	Parsons	H&H Land and Property
<b>Comments summary</b>				
In discussions with Story Homes regarding development of the site				
<b>About</b>				
Gilcrux EXRU21				

Number	Title	Name 1	Name 2	Company
165	Mr	Tim J	Parsons	H&H Land and Property
<b>Comments summary</b>				
Confirms that client is willing to develop the land				
<b>About</b>				
Gilcrux AARU29				

Number	Title	Name 1	Name 2	Company
166	Mr	Tim J	Parsons	H&H Land and Property
<b>Comments summary</b>				
Confirms that client is willing to develop the land. Query whether response relates AARU93.				
<b>About</b>				
Dearham AARU93				

Number	Title	Name 1	Name 2	Company
167	Mr	Tim J	Parsons	H&H Land and Property
<b>Comments summary</b>				
Request that site be re-assessed as access is satisfactory. Review				
<b>About</b>				
Little Clifton EXRU22				

Number	Title	Name 1	Name 2	Company
168	Ms	Andrea	McCallum	Private
<b>Comments summary</b>				
Do not consider EXRU121 or EXRU111 appropriate due to flooding and unsafe access. Raise infrastructure capacity issues in village. Consider RU44 the best site. Review				
<b>About</b>				
Kirkbampton EXRU121 EXRU111 RU44				

Number	Title	Name 1	Name 2	Company
169	Mr	Stephen	Poultney	Private
<b>Comments summary</b>				
Unsustainable development, need more employment land in Cockermouth, more development should be located in Workington, traffic congestion, unsuitability of roads				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
170	Ms	Wendy	Watson	Private
<b>Comments summary</b>				
Town cannot support another 500 houses, impact on local schools, effect on road infrastructure, increased congestion				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
171	Mr	John	Beetham	Private
<b>Comments summary</b>				
Increased traffic and congestion in the local road network, loss of open green space				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
172		J	Doughty	Private
<b>Comments summary</b>				
Would lead to an increase in traffic and congestion, need more employment development, fields in question flood, used as recreational space, inadequate drainage system, overdevelopment of the town				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
173	Mr	Neil	Henderson	H&H Land and Property
<b>Comments summary</b>				
Proposes an additional piece of land adjacent to approved Moor Road site. Review				
<b>About</b>				
Stainburn, Workington				

Number	Title	Name 1	Name 2	Company
174	Mr	Tom	Hails	Private
<b>Comments summary</b>				
Impact on traffic levels and congestion, increased flood risk, loss of recreational area				
<b>About</b>				
Cockermouth EXCK 10 EXCK14				

Number	Title	Name 1	Name 2	Company
175	Ms	Teresa	Poultney	Private
<b>Comments summary</b>				
Land earmarked for cemetery expansion, increase in traffic on local highway network, loss of important open space, impact on wildlife habitats				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
176	Mr	Neil	Henderson	H&H Land and Property
<b>Comments summary</b>				
Confirms that owner of site EXWK17 is still interested in developing the site for housing				
<b>About</b>				
Workington EXWK17				

Number	Title	Name 1	Name 2	Company
177	Mr	Neil	Henderson	H&H Land and Property
<b>Comments summary</b>				
Confirms that owner of site EXRU96 is still interested in developing the site for housing				
<b>About</b>				
Bothel EXRU96				

Number	Title	Name 1	Name 2	Company
178	Mr	Neil	Henderson	H&H Land and Property
<b>Comments summary</b>				
Requests that the discarded site RU10 be reconsidered. Review				
<b>About</b>				
Papcastle RU10				

Number	Title	Name 1	Name 2	Company
179	Mr	Neil	Henderson	H&H Land and Property
<b>Comments summary</b>				
Requests that the discarded site EXRU174 be reconsidered. Review				
<b>About</b>				
Papcastle EXRU174				

Number	Title	Name 1	Name 2	Company
180	Mr	Bob	Taylor	Taylor and Hardy
<b>Comments summary</b>				
Query the exclusion of land adjoining Cornation Av Seaton is not included. Review				
<b>About</b>				
Seaton				

Number	Title	Name 1	Name 2	Company
181	Mr	Bob	Taylor	Taylor and Hardy
<b>Comments summary</b>				
Highlight a wrongly listed site in table EXWK34 is listed as N11.WK02. States that site should be deliverable. Review				
<b>About</b>				
Seaton EXWK34				

Number	Title	Name 1	Name 2	Company
182	Mr	Bob	Taylor	Taylor and Hardy
<b>Comments summary</b>				
Query why site EXWK30 is classed as developable Review				
<b>About</b>				
Workington EXWK30				

Number	Title	Name 1	Name 2	Company
183	Mr	Roland	Fletcher	Private
<b>Comments summary</b>				
Would lead to increased traffic congestion. Destruction of green field and open space				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
184	Mr	Paul	Standing	Private
<b>Comments summary</b>				
Inadequate drainage system. Impact of scale of development: congestion, local school capacity				
<b>About</b>				
Cockermouth EXCK10 EXCK11 EXCK14				

Number	Title	Name 1	Name 2	Company
185		R	Mack	Private
<b>Comments summary</b>				
Increase in congestion on Lorton Road. Prejudice the future expansion of cemetery. Impact on local wildlife.				
<b>About</b>				
Cockermouth EXCK10 EXCK11 EXCK14				

Number	Title	Name 1	Name 2	Company
186	Mr	Martin	Holliday	Private
<b>Comments summary</b>				
Traffic congestion, lack of capacity in local schools/doctors, area used by local community for recreation, fields subject to flooding, loss of wildlife habitats, impact on setting of LD				
<b>About</b>				
Cockermouth EXCK10 EXCK11 EXCK14				

Number	Title	Name 1	Name 2	Company
187	Mrs	H	Scott	
<b>Comments summary</b>				
Infrastructure in terms of sewage, schools, parking doctors. Traffic speeds. Junction of Towers Lane and Lorton Road. Kirgate junction, Ruin Cockermouth				
<b>About</b>				
Cockermouth EXCK12 EXCK14				

Number	Title	Name 1	Name 2	Company
188	Mr	Andrew	McNeil	Highfield Design Ltd
<b>Comments summary</b>				
Site submitted for consideration in Pardshaw. Site below 03ha threshold				
<b>About</b>				
Pardshaw				

Number	Title	Name 1	Name 2	Company
189	Ms	Trudy	Beetham	
<b>Comments summary</b>				
Increase in traffic congestion, destruction of open green space and wildlife				
<b>About</b>				
Cockermouth EXCK10 EXCK14				

Number	Title	Name 1	Name 2	Company
190	Mr	Paul	Boustead	
<b>Comments summary</b>				
Submitted sites in Greysouthen - already plotted and assessed				
<b>About</b>				
Greysouthen EXRU83 EXRU190				

Number	Title	Name 1	Name 2	Company
191	Ms	Lynn	Broadbent	
<b>Comments summary</b>				
Submitted additional information in relation to site at Dean				
<b>About</b>				
Dean EXRU17				

Number	Title	Name 1	Name 2	Company
192	Mr	J	Symm	
<b>Comments summary</b>				
Raises concerns in relation to site EXAS03 - impact on residents of Pringle and dangerous access onto Station Road. Queries wastewater capacity				
<b>About</b>				
Aspatia EXAS03				

Number	Title	Name 1	Name 2	Company
193	Mr	Peter	Winter	PFK
<b>Comments summary</b>				
Site is deliverable not just developable Land at Bellevue should be considered in site allocations process				
<b>About</b>				
Aspatia AAAS12 Papcastle EXRU122				

Number	Title	Name 1	Name 2	Company
194	Mr	Peter	Winter	PFK
<b>Comments summary</b>				
<b>About</b>				

Number	Title	Name 1	Name 2	Company
195	Mr	Paul	Bramley	Maryport Town Council
<b>Comments summary</b>				
Concerns over lack of recognition for the supply of industrial land in the plan, and its objections to proposals for housing development on designated industrial land				
<b>About</b>				



Number	Title	Name 1	Name 2	Company
196	Mrs	Barbara	Lamb	Dean Parish Council
<b>Comments summary</b>				
<b>About</b>				

Number	Title	Name 1	Name 2	Company
197	Ms	Margaret	Hardy	Taylor & Hardy
<b>Comments summary</b>				
Undertaking work on site access, siting and layout of site which has been categorised as 'developable'				
<b>About</b>				
EXRU146				

Number	Title	Name 1	Name 2	Company
198	Mr	John	Crofts	
<b>Comments summary</b>				
Traffic, overdevelopment, water run off, infrastructure, loss of agricultural land				
<b>About</b>				
EXCKJ0 EXCK14				

Number	Title	Name 1	Name 2	Company
199	Mr & Mrs	J & M	Jepson	
<b>Comments summary</b>				
No need, protrusion into open countryside, The edge of Mabel wood development forms a strong village boundary				
<b>About</b>				
AARU21 Great Clifton				

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)  
PANEL MEETING**

**25<sup>th</sup> March 2013, 2pm  
Executive Meeting Room, Allerdale House, Workington**

**AGENDA**

- 1. Draft SHLAA document**
  - **Methodology**
  - **Site assessments**
- 2. Viability testing**
  - **Market demand for housing within different areas of the Borough**
  - **Residential land values within different areas of the Borough**
  - **Resale values of new build dwellings within different areas of the Borough.**
- 3. Site allocations Development Plan Document (DPD)**
  - **Proposed approach to the preparation of the DPD**
  - **Next steps**
- 4. AOB**

## **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) PANEL MEETING**

**25<sup>th</sup> March 2013, 2pm  
Executive Meeting Room, Allerdale House, Workington**

### **Minutes**

#### **Attendees:**

**Anne-Marie Willmott, Impact Housing  
Barry Denham, Thomas Armstrong (Construction)  
Diane Gorge, Allerdale Borough Council  
Emma Bundock, Allerdale Borough Council  
Graham Howarth, Westfield Housing Association  
Janet Carruthers, Story Homes  
Julie Ward, Allerdale Borough Council  
Linda Doyle, Allerdale Borough Council  
Peter Shannon, Allerdale Borough Council  
Rachael Coar, Persimmon Homes (Lancashire)  
Steve Robinson, Allerdale Borough Council**

#### **1. Draft SHLAA document**

- General consensus on the assumptions made in relation to estimating the net developable area of SHLAA sites. Tiered approach takes into account the proportion of site that will be taken up by infrastructure and open space. Makes the estimations in relation to capacity more realistic.
- General consensus that 30 dwellings per hectare is an appropriate benchmark for estimating the capacity of SHLAA sites. The fact that sites in higher value areas (or adjacent to existing development of low density) could be developed at a density lower than 30 dwellings per hectare was discussed and acknowledged.
- General consensus on the categorisation of SHLAA sites considered to be deliverable or developable. This was based on an understanding that this did not have any bearing on any future site allocations and/or planning applications would be treated. If the sites were identified in the SHLAA document, the Council considered them to have development potential irrespective of categorisation.

- It was agreed that the draft SHLAA document should be more explicit in relation to the inclusion of Seaton as part of Workington in its role as the Principle Service Centre.
- The omission of a site at Bellbrigg Lonning (Cockermouth) was queried. This site has not been submitted for inclusion in the SHLAA. It was agreed that the site would be submitted as part of the 'Call for Site' for the forthcoming Site Allocations document
- The discarding of site RU10 (Papcastle) was discussed. It was explained that the site had been the subject of additional assessment that concluded that the site, as submitted, would have adverse landscape impact. However it was stressed that certain areas of the site were less sensitive than others and that further landscape character assessments could be undertaken and submitted for pre-planning advice.

## **2. Viability testing**

- General consensus in relation to the classification of the Borough in terms of housing market demand. The disadvantages of using parish boundaries were acknowledged as there can be great variances within them. This can lead to cases where areas have been classified as low but market/sales data demonstrates demand is strong – such as Great Clifton
- The problem of assessing Workington at parish level was also discussed as there are high demand areas such as High Harrington and Stainburn that perform much better than the central areas of the town.
- General consensus that residential land values set out in the GVA viability assessment were reasonable. This was based on their being no 'abnormals' on the sites. It was suggested that the low value could be below £500,000 per hectare (£494,000 was reported).
- General consensus that the new-build house prices reported to the group were reflective of recent sales transactions. It was agreed that the price of 4/5 bedroom detached dwellings in medium value areas was a little too high and should be reviewed.
- It was suggested that bungalows should also be included as a house type in the viability model as there is a latent demand for them.
- General consensus that 30 dwellings per hectare is an appropriate estimated build out rate. However it was agreed that this could be lower (25 p/a) in low/medium demand areas and

high demand areas where there are a number of competing sites.

### **3. Site allocations Development Plan Document (DPD)**

- The first stages of the Site Allocations DPD process was outlined, which will consist of the publication of a discussion paper and a call for sites. It was also discussed whether those individuals/organisations who have submitted details for the SHLAA will need to resubmit formally as part of the call for sites. The Council will check the regulations and inform interested parties of the preferred procedure.
- The timetable for the publication of the discussion paper and the call for sites were discussed. The fact that the Council are due begin consultation on the pre-submission version of the replacement Local Plan was raised and whether this would cause confusion. It was debated whether that the call for sites should begin in June 2013, following the conclusion of the Local Plan consultation. The Council will notify interested parties of the timetable once formally confirmed.
- The following stages of the Site Allocations DPD process will entail Issues and Options and following that, Preferred Options. It was agreed that the Council will give interested parties good advanced notice at each of these stages to allow supporting documentation to be prepared and submitted.

**Our Ref: SHLAA/2013**

**This Matter is being dealt with by: Steve Robinson**

**Direct Line: 01900 702765**

**Fax: 01900 702848**

**Email: [planningpolicy@allerdale.gov.uk](mailto:planningpolicy@allerdale.gov.uk)**



28 March 2013

Dear Sir/Madam

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT FINAL REPORT  
MARCH 2013**

I am writing further to the Council's consultation on the updated Strategic Housing Land Availability Assessment (SHLAA) conducted towards the end of 2012.

A large volume of representations were submitted in response to the consultation triggering a number of revisions to the sites identified within the SHLAA.

The Council has also produced an amended 'Discarded Sites' document that identifies the sites discounted from inclusion in the SHLAA for a variety of reasons.

The SHLAA Final Report March 2013, the associated 'Discarded Sites' document, and a report detailing the changes that have been made following the consultation have now been published, and are available to view on the Council's website at [www.allerdale.gov.uk/shlaa](http://www.allerdale.gov.uk/shlaa)

If you are unable to view the documents online, but require information on a particular site or settlement, please contact the planning policy team:

**Planning Policy  
Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria  
CA14 3YJ**

01900 702610

[planningpolicy@allerdale.gov.uk](mailto:planningpolicy@allerdale.gov.uk) (for the attention of Steve Robinson)



**Allerdale - a great  
place to live,  
work and visit**

**Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria CA14 3YJ  
Tel: 01900 702702  
Fax: 01900 702507**

At this stage it must be emphasised that the SHLAA is **not** a policy document, a site allocations document or a precursor to a planning application. The inclusion of a site within the SHLAA does not mean that a site would necessarily gain planning permission should an application be submitted, and nor does it mean that a site would necessarily be allocated for development in the formal allocation process of specific sites in the preparation of the Site Allocations Development Plan Document (DPD).

The SHLAA will be used as an evidence base document to support the emerging Local Plan Core Strategy Development Plan Document (DPD), demonstrating that there is sufficient land within the District for housing development. If this assessment is not undertaken, the housing strategy within the Local Plan could be found unsound. This housing growth figure is provisionally 4500 dwellings for Allerdale over the period 2011-2028, and the SHLAA indicates that we have well in excess of this target. In these terms the SHLAA has fulfilled its purpose.

It is anticipated that work will commence on the Site Allocations DPD imminently with a call for sites. The Site Allocations DPD will be subject to the regulations governing consultation during the preparation of DPDs which are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012. This process will be well publicised; public notification and involvement in the process is mandatory.

Irrespective of the site allocations process, planning applications may be submitted for development on land outside existing development boundaries at any time. Recent appeal decisions have indicated that where the Council is unable to demonstrate a 5 year supply of deliverable housing land, policies relating to housing supply are considered out of date and therefore cannot be relied upon to resist development outside current defined settlement boundaries. The presumption in favour of sustainable development set out in the National Planning Policy Framework (national planning guidance referred to as the NPPF) explains that, in terms of decision making, where policies are out of date, planning permission should be granted for development unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole. Any such application would be subject to the usual notification procedures, such as a site notice, neighbour notification letters and possibly a press notice depending on the scale of the development.

I have retained your details to notify you of the commencement of the formal site allocations process, and will continue to contact you **unless** I am otherwise advised.

Yours faithfully



Kevin Kerrigan  
Head of development services