



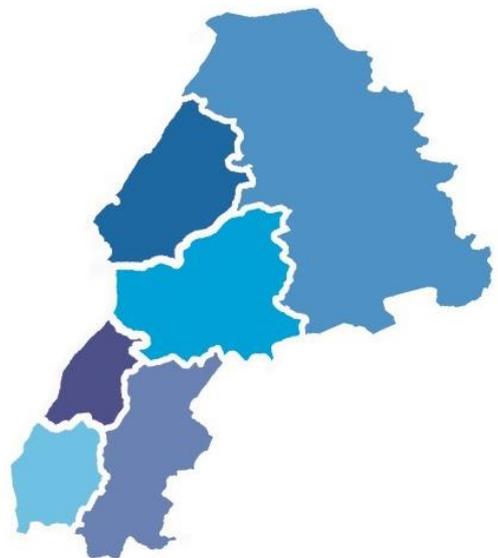
# Allerdale Borough Council



## Allerdale Local Plan (Part 2) Site Allocations

Retail Topic Paper

September 2018



## **1.0 Introduction**

- 1.1 This topic paper has been produced in order to inform the preparation of Local Plan (Part 2) policies to provide background information and evidence to support draft Policy SA46.
- 1.2 The topic paper will look at the national policy context with regard to planning for retail development, the policies included within the adopted Local Plan (Part 1) and identifying the need for retail floorspace within Allerdale.

## **2.0 Policy Context**

### *National Planning Policy Framework*

- 2.1 Paragraph 23 of the National Planning Policy Framework focusses on ensuring the vitality and competitiveness of town centres through the development of Local Plans through:
  - recognising town centres as the heart of their communities and pursue policies to support their viability and vitality;
  - defining a network and hierarchy of centres that is resilient to anticipated future economic changes;
  - defining the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
  - promoting competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
  - retaining and enhancing existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
  - allocating a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
  - allocating appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
  - set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;
  - recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and

- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.
- 2.2 In addition, the National Planning Policy Framework expects that Local Plans will set out strategic policies to deliver retail development (paragraph 156). In order to plan appropriately for retail development in an area, local planning authorities are required to identify the need for retail floorspace throughout the plan period (paragraph 161).

#### *Revised National Planning Policy Framework*

- 2.3 The National Planning Policy Framework was initially released in March 2012 and was revised on 24<sup>th</sup> July 2018. With regards to planning for retail development, there is little change from the original version; local plans will still be required to identify strategic policies and, where appropriate, strategic site allocations for retail development.
- 2.4 A key amendment is that the Local Plan will only need to allocate suitable sites in town centres to meet the scale and type of retail development needed, looking at least ten years ahead, rather than the whole plan period. This will allow the plan to be flexible given the uncertainty in forecasting long-term retail trends (paragraph 85).

#### *Allerdale Local Plan (Part 1)*

- 2.5 Policy S16 of the Local Plan (Part 1) identifies that there is capacity for retail floorspace across Allerdale. It recognises that it is important to appropriately plan for retail in order to protect and promote the vitality and viability of town centres within the Plan Area.
- 2.6 The policy aims to promote a robust and complementary hierarchy of centres by directing the majority of large retail and leisure developments to the most sustainable location, the Principal Centre of Workington (in line with Policy S2), whilst allowing smaller Key Service Centres to remain competitive and flexible to changing needs. Retail provision in smaller scale settlements are protected under Policy S26.
- 2.7 Policy DM7 addresses development within town centres to ensure development contributes to the localised setting with high quality, well connected and inclusive design. Policy DM8 seeks to protect the vitality and viability of town centres by ensuring that, where appropriate, town centres uses are located within the defined town centre boundary.
- 2.8 Policy DM9 seeks to protect the core function of certain areas by designating primary and secondary frontages within town centres. Primary frontages have been designated where it is considered that the predominance of retail businesses should be protected to ensure a vibrant shopping core within the town centre. Designated secondary frontages provide greater opportunity for the diversity of town centre uses by managing the existing uses within the parade, the loss of ground floor uses and an overconcentration of certain uses

which may have a detrimental impact upon town centre amenity or vitality and viability.

### 3.0 Retail requirements

- 3.1 In 2015, a retail study was undertaken to assess the floorspace requirements for both comparison and convenience goods within Workington, Cockermouth, Maryport, Wigton, Aspatria and Silloth.
- 3.2 The main objectives of the Study were provide a detailed understanding of current and future retail trends, patterns and demands within the Allerdale Plan Area.
- 3.3 The study principally focussed on floor space capacity for convenience and comparison goods. Convenience goods are low-cost everyday items that consumers are unlikely to travel for to purchase (e.g. food, beverages, tobacco, newspapers and periodicals and non-durable household goods). Comparison goods are items that consumers purchase relatively infrequently and so they usually evaluate prices, features and quality levels before making a purchase (e.g. clothing, shoes, furniture, household appliances, white goods, tools, medical goods, games and toys, books and stationery, jewellery).
- 3.4 The study also review the future needs other main town centre uses . commercial leisure uses such as cinemas, bingo halls, health and fitness clubs or ten pin bowling lanes.
- 3.5 On the basis of retail forecasting, the Study concluded that there will be limited growth in convenience goods spending and that any demand for additional floor space likely to arise in relation to discount food shopping. With regards to comparison goods there is forecast to be a moderate growth in spending but the Study highlighted that demand for additional floor space will be tempered by competition from Carlisle and Internet shopping.
- 3.6 Whilst the Study concluded that there is no quantitative need for additional commercial leisure developments across the Plan area, it did acknowledge that additional provision could contribute to the Council's objective of enhancing the vitality and viability of the individual town centres by improving the level of quality and choice.
- 3.7 The Study identified the levels of capacity for additional retail floor space in the six main towns in the Plan area as follows (see Table 1). Table 2 assesses the levels of floorspace which have been granted permission since the study was published in July 2015 and summarises the outstanding floorspace requirements for the remainder of the plan period until 2029.

Workington	Capacity for additional convenience goods floor space . i.e. a medium-sized supermarket or discount food store. Capacity for additional comparison goods floor space. Focus for major new leisure development/main town centre use proposals.
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Maryport	Very limited capacity for convenience goods floor space following the recent approval of a new food store. Very limited capacity for comparison goods.
Cockermouth	Very limited capacity for convenience goods floor space following the recent approval of a new food store. Moderate capacity for additional comparison floor space.
Wigton	Limited additional floor space capacity for both convenience and comparison goods.
Silloth and Aspatria	No future demand for additional convenience or comparison goods floor space.

Table 1: Summary of requirements from the Retail Study

<b>Workington</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	8,460	1,720
<b>Net gain/loss between 1<sup>st</sup> July 2015 and 30<sup>th</sup> April 2018 (m<sup>2</sup>)</b>	5,586	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	2,874	1,720
<b>Cockermouth</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	1,690	870
<b>Net gain/loss between 1<sup>st</sup> July 2015 and 30<sup>th</sup> April 2018 (m<sup>2</sup>)</b>	282	903
<b>Total remaining capacity (m<sup>2</sup>)</b>	1408	- 33
<b>Maryport</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	450	60
<b>Net gain/loss between 1<sup>st</sup> July 2015 and 30<sup>th</sup> April 2018 (m<sup>2</sup>)</b>	- 62	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	512	60
<b>Wigton</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	560	270
<b>Net gain/loss between 1<sup>st</sup> July 2015 and 30<sup>th</sup> April 2018 (m<sup>2</sup>)</b>	29	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	531	270

Table 2: Remaining retail floorspace capacity until 2029

#### 4.0 Conclusion

- 4.1 On the evidence gathered it is considered that there are an adequate number of existing units and sites to meet the limited growth identified for Maryport, Cockermouth and Wigton.
- 4.2 Therefore, it is considered that the Local Plan (Part 2) will only allocate land for retail/main town centre uses in Workington. There is a need to allocate 2,874m<sup>2</sup> for comparison retail floorspace and 1,720m<sup>2</sup> convenience retail floorspace in Workington.

# Appendix

## Site appraisal methodology

This assessment has considered potential retail sites in Workington . i.e. those submitted as part of the call for sites and saved allocations. The methodology used to assess the sites has been based national planning guidance and the policy framework set out in Local Plan (Part 1).

National planning policy requires local planning authorities to promote competitive town centre environments and ensure that the needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.

National and local plan policy requires the adoption of a sequential approach to retail allocation and development insofar as:

1. Seeking to guide main town centre uses towards town centre locations in the first instance and;
2. If no town centre locations are available, then to edge of centre locations and;
3. If neither town centre locations nor edge of centre locations are available, then to out of town centre locations - with preference for accessible sites which are well connected to the town centre.

All the sites potential candidate sites identified in Workington have been assessed in terms of their availability and suitability.

### (a) Availability

- Site ownership and willingness to bring forward
- Legal/ownership issues
- Policy pre-conditions

### (b) Suitability

- Policy restrictions
- Physical limitations
- Potential Impacts
- Environmental conditions

Site proformas have been prepared for each individual site.

Site	Comments
1/WOR/015/M	Its town centre location adjacent to a primary retail frontage which would be given significant weight in any future application for redevelopment for retail purposes. Loss of central bus station and possible replacement would be a factor in any redevelopment.
1/WOR/022/S	There is limited scope for expansion of the site in terms of additional units . given that non developed areas are covered by associated car parking. Given the limited scope for further development the site is not to be taken forward as a strategic allocation. It is part of an out of town retail centre and any future town centre uses will need to comply with policies S16,DM7, DM8.
1/WOR/023/M	Majority of site is now developed by the new leisure centre. The remainder of the site is unsuitable as it is occupied by playing pitches that are in regular use. Development proposals in this area of Workington are addressed by policy SA 49 Lower Derwent Valley.
1/WOR/024/M	The site is currently and regular use as a sports stadium. The site is not to be taken forward as a retail allocation but is covered by the Lower Derwent Valley Policy S49.
1/WOR/025/M	Site has been granted planning permission for residential development in conjunction with 1/WOR/017/R (2/2014/0857).
1/WOR/026/M	The site is in an out of town location and there are more sequentially preferable town centre sites. The site is subject to substantial heritage constraints and includes sports pitches which are likely to render parts of the site undevelopable.
1/WOR/027/M	The site is currently and regular used as a sports stadium. The site is not to be taken forward as a retail allocation but is covered by the Lower Derwent Policy S49.
1/WOR/028/M	The site is not to be taken forward as a retail allocation but will be covered Policy SA 49 Lower Derwent Valley. There are sequentially preferable retail sites allocated in the town centre.
1/WOR/029/M	This site now has planning permission for a hotel and pub 2/2018/0292. It is also covered by Derwent Valley policy SA49
1/WOR/030/M	This site is in an out of centre location and there are more sequentially preferable sites in the town centre. Any town centre uses on this site would have to be in accordance with policies S16, DM7 and DM8.
1/WOR/031/M	There are sequentially preferable sites with superior links and proximity to the town

Site	Comments
	centre. On this basis the site is not to be taken forward as a retail allocation.
1/WOR/038/M	There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation.
1/WOR/041/M	The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. It has been safeguarded for employment use as part of the Lillyhall strategic employment site (policy SA 35)
1/WOR/042/M	This site now has planning permission for workshop and teaching centre 2/2017/0200
1/WOR/043/M	The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre.
1/WOR/045/M	The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre.
1/WOR/048/M	The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. This site has been allocation for employment as forms part of the Lillyhall strategic employment site. (policy SA 40)
1/WOR/049/M	The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. This site has been allocation for employment as forms part of the Lillyhall strategic employment site. (policy SA 41)
1/WOR/063/M	The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. There are more sequentially preferable sites.
1/WOR/073/M	There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation
1/WOR/077/M	There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation.
1/WOR/078/M	There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation.
3/WOR/086/S	The site is considered to be suitable for retail development, is considered commercially viable and is available. Its town centre location makes it a sustainable location. It is understood that the site is no longer required for parking purposes, given the proximity of

Site	Comments
	the new multi-storey facility constructed as part of the town centre redevelopment. On this basis the site is taken forward as an allocation SA47.
3/WOR/087/S	Its town centre location would be given significant weight in any future application for redevelopment for retail purposes - should the site become available for redevelopment in the future.
3/WOR/088/S	The site is considered to be suitable for retail development .However the site is not to be taken forward as it continues to be a well utilised parking facility serving the north eastern part of the town centre.
3/WOR/089/S	The site is considered to be suitable for retail development, and is likely to become available for redevelopment in the future. Its town location centre adjacent to a primary retail frontage would be given significant weight in any future application for redevelopment for retail purposes.
3/WOR/097/M	This site is located in flood zone 3b. Therefore not suitable for development.
4/WOR/101/M	Allocated for retail and town centre uses SA48
4/WOR/102/M	There are sequentially preferable town centre sites
4/WOR/103/M	There are sequentially preferable town centre sites. Not suitable for development as required for navigational purposes for the Port of Workington and flooding constraint. Excluded from settlement boundary as amenity green space.
4/WOR/104/M	There are sequentially preferable town centre sites
4/WOR/106/M	Forms part of existing out of centre Dunmail Park retail and leisure complex , car show room and associated parking with additional planning consent for a mixed use development (employment, leisure and retail) 2/2016/0188. There are sequentially preferable sites for further retail/town centre development
4/WOR/107/M	Small area of woodland identified as semi-natural greenspace in Open Space study, and contributing to green infrastructure. There are more sequentially preferable sites in the town centre.

## Discarded Sites outside Workington

Based on the future floor space requirement in the Retail Study 2015, together with completions and commitments since 2011 no town centre use allocations are proposed for outside Workington. Therefore the following sites submitted for consideration for either retail or mixed use have been discarded. Any future proposals for town centre uses in locations outside Workington will be assessed against Local Plan policies. In particular, S16, DM7, and DM9

Site reference	Location
1/COC/001/M	Wakefield Road car park
1/COC/013/M	Land off Low Road
2/COC/019/M	Land at Low Road
2/COC/021/M	Former Fire and Rescue HQ
3/COC/022/S	Former WCF Station Street
1/MAR/004/M	63,69,71 Eaglesfield Street
1/MAR/011/S	Land adjacent to Maryport Business Park
1/MAR/014/S	Seafood Factory Site Solway Industrial Estate
1/MAR/018/M	Milltoft Field
2/MAR/034/M(1/MAR/025/C)	Netherhall Estate
1/WIG/004/M	Land at Station Hill
1/WIG/008/M	Land to rear of the Co-op
1/WIG/009/M	Land to south of West road
1/WIG/012/S	Former Wigton Auction Mart
1/WIG/013/M	Land to east of Nelson Tomlinson school/ Auction Mart
1/WIG/021/S	Land at Spital Cottage
1/WIG/023/M	Land to east of Station road
1/WIG/029/M	Land to south of West road
1/FLI/005/M	Land at Risehow
1/FLI/006/M	Flimby Lodge
1/PAP/004/S	Gote Brow

## Workington Site Assessment

### Workington Bus Station, Workington (1/WOR/015/M)



Location	Size	Existing use
Town Centre	0.17 hectares	Bus Station
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Currently in use as a bus station, timescale for site becoming available for retail use uncertain.		
<b>Suitability</b>		
<i>Policy controls</i>		
Lies within defined town centre boundary		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Murray Road/Vulcans Lane. Good pedestrian access and public transport links by virtue of town centre location.	
Distance to Primary Shopping Area	0 metres	
Flood risk	N/A	
Ground conditions	Unknown . possible ground contamination as a result of existing use	
<i>Potential Impacts</i>		

Landscape /Townscape	Sympathetic conversion of the building or redevelopment of the site would have a positive visual impact on the townscape.
Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	Brow Top conservation area and Listed Trades Hall Lodge lies within the vicinity of the site but their settings would not be significantly affected by redevelopment
<i>Environmental conditions</i>	
Adjacent land uses are compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be suitable for retail development. Its town location adjacent to a primary retail frontage would be given significant weight in any future application for redevelopment for retail purposes. The implications of losing the central bus station would be significant factor in any redevelopment scheme.	

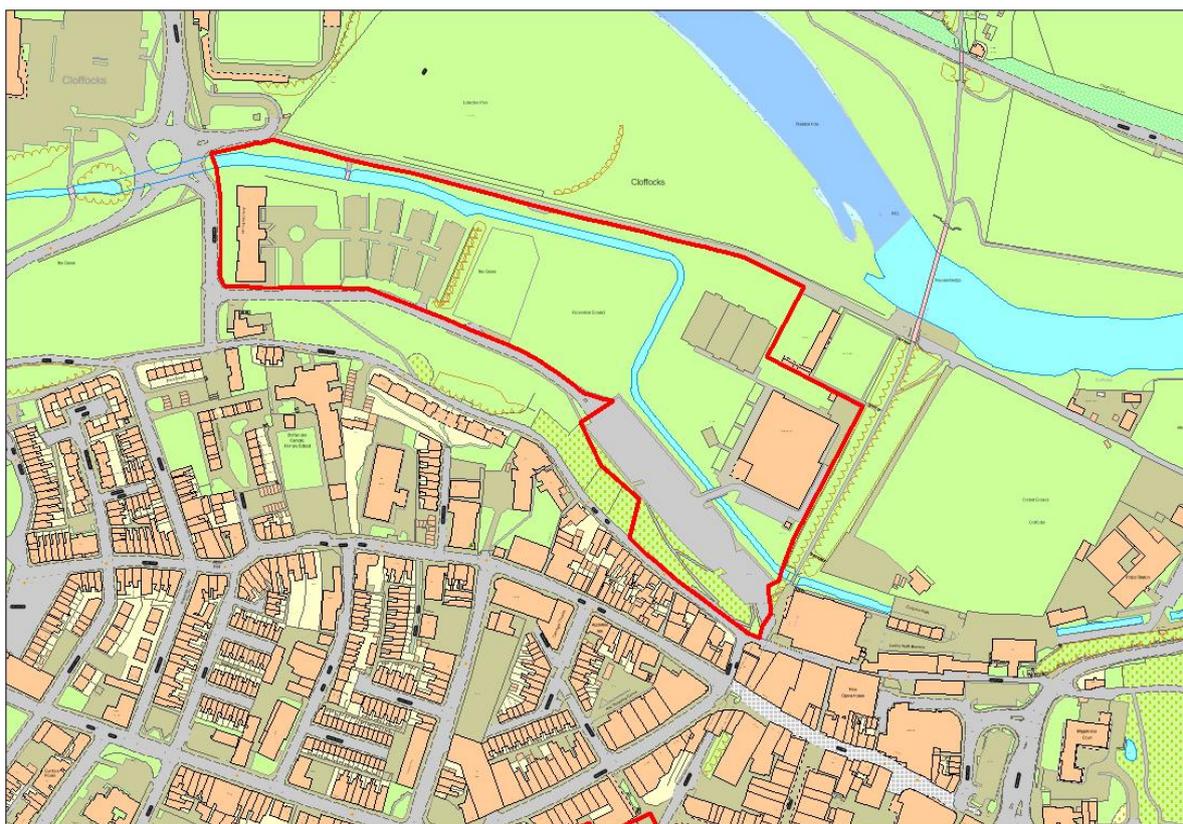
## Derwent Howe Retail Park, Workington (1/WOR/022/S)



Location	Size	Existing use
Out of Centre	7.5 hectares	Retail Park
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Currently in use as a retail park		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes.		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Derwent Drive. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	700 metres	
Flood risk	N/A	
Ground conditions	Unknown . possible ground contamination in certain locations within site as a result of existing uses	
<i>Potential Impacts</i>		
Landscape /Townscape	Redevelopment or additional development within the site would not have a significant landscape or visual impacts.	

Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
<p>There is limited scope for expansion of the site in terms of additional units . given that non developed areas are covered by associated car parking. Given the limited scope for further development the site is not to be taken forward as a strategic allocation. It is part of an out of town retail centre and any future town centre uses will need to comply with policies S16,DM7, DM8.</p>	

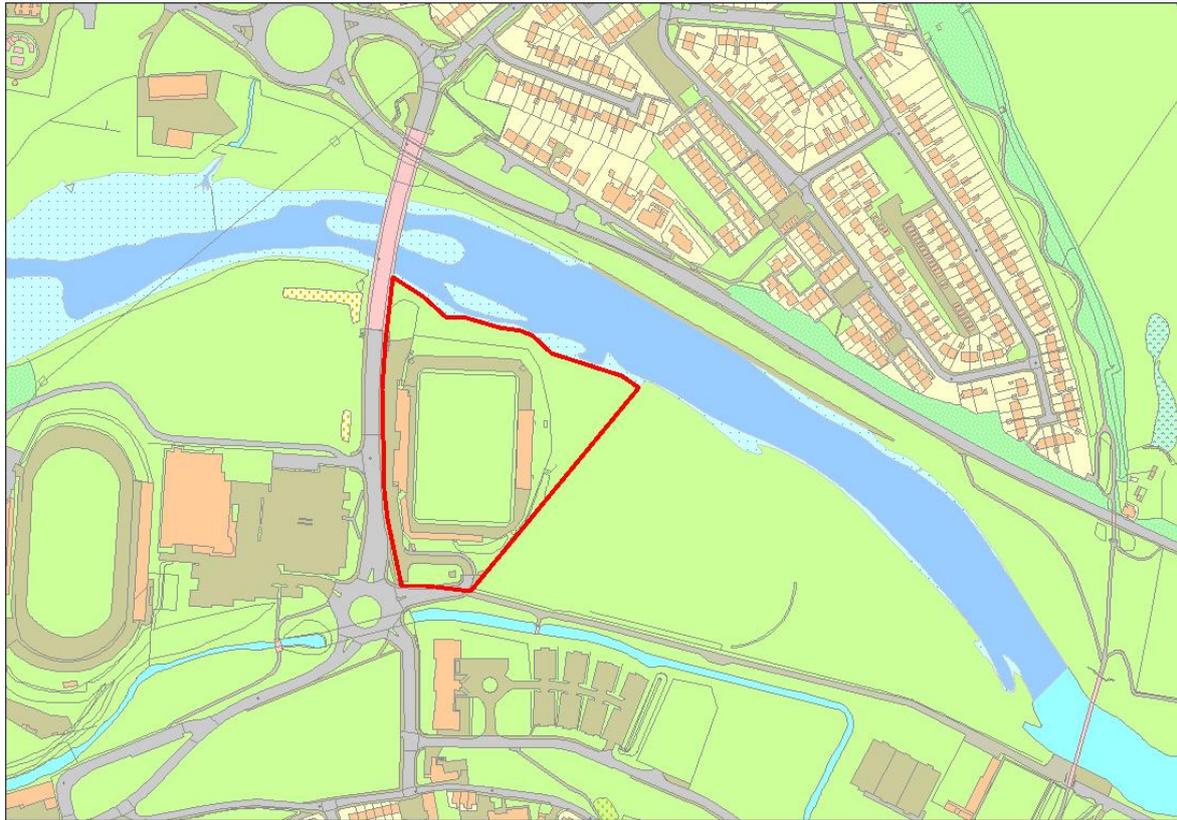
## Land at The Cloffocks, Workington (1/WOR/023/M)



Location	Size	Existing use
Edge / Out of centre	6.73 hectares	Offices / Playing Pitches / Car park / Leisure Centre
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
West of the site occupied by Council offices and east of the site occupied by newly constructed leisure centre. Only central portion of site reasonably available some of which is used as playing pitches.		
<b>Suitability</b>		
<i>Policy controls</i>		
Edge / Out of centre location for sequential test purposes. Central and eastern portion of site is a saved retail allocation from Allerdale Local Plan 1999. Part of the central portion is occupied by playing pitches that have national and local protection.		
<i>Physical characteristics/limitations</i>		
Access	Pedestrian access would be via from Brow Top/William Street. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance from Town Centre	Adjacent to pedestrian footpath leading directly to the town centre	
Flood risk	Parts of the site lie within Flood Zones 2/3	

Ground conditions	Site lies within wide Coal Authority High Risk/Referral Area covering much of the Lower Derwent Valley.
<i>Potential Impacts</i>	
Landscape /Townscape	The Derwent Valley is considered to be a sensitive landscape area and development on the site would need to be of a sympathetic design and scale
Biodiversity	The area is considered to be ecologically sensitive due to its proximity to the River Derwent SAC/SSSI. The site is also a potential small blue butterfly habitat.
Heritage	Brow Top conservation area due south east. Development of the site may have an impact on setting of the CA and would need to be considered as part of design process.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The residual central portion of the site is available for development. However it is considered as it unsuitable as it is occupied by playing pitches that are in regular use. This site is covered by Lower Derwent Valley policy SA49	

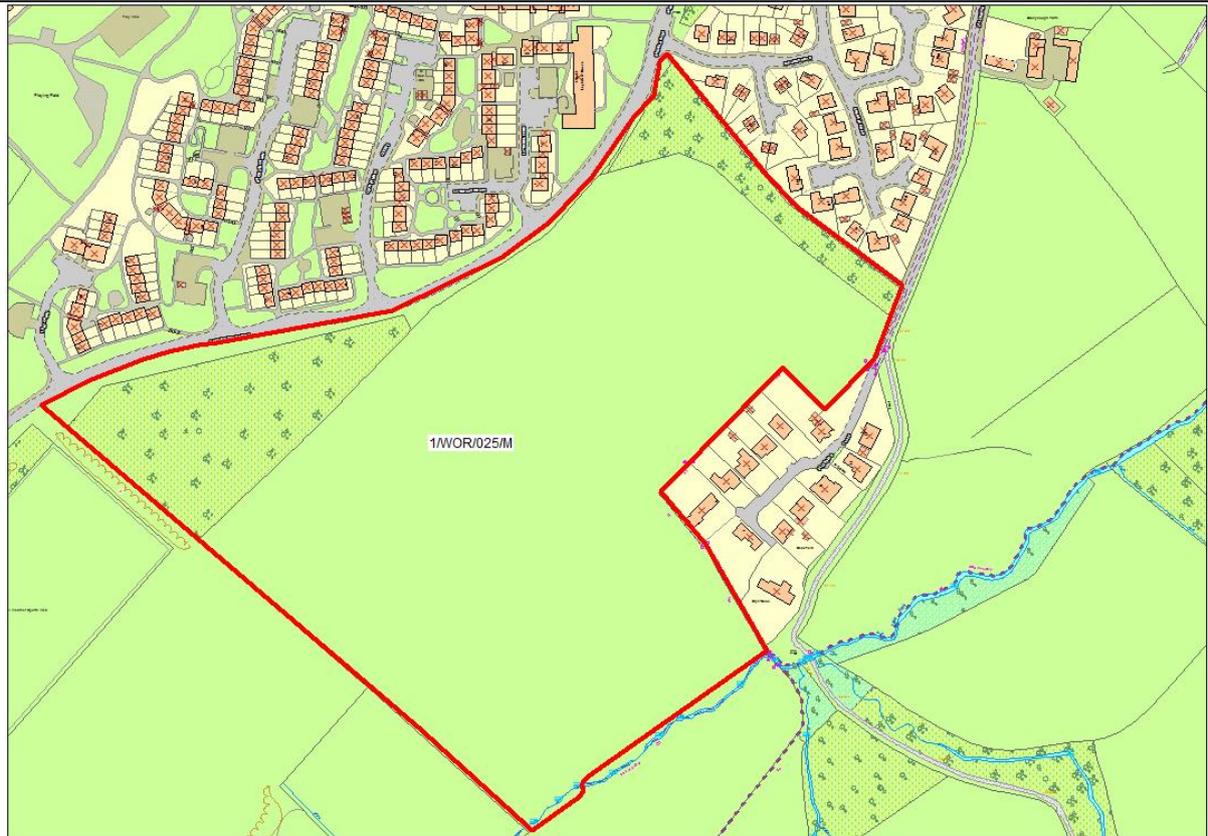
## Borough Park, Workington (1/WOR/024/M)



Location	Size	Existing use
Out of centre	2.6 hectares	Sports Stadium
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Currently in use as a sports stadium - timescale for site becoming available for retail use uncertain.		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. The site is covered by saved policy WKEN1 which requires that the environmental quality of area is conserved and enhanced and a high standard of development is secured. Northern portion of the sites is identified as Natural/Semi-natural greenspace		
<i>Physical characteristics/limitations</i>		
Access	Access would be from New Bridge Road/William Street. Public transport links to the town centre are available. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	700 metres	
Flood risk	Small area of potential surface water flooding within the site	

Ground conditions	Site lies within wide Coal Authority High Risk/Referral Area covering much of the Lower Derwent Valley. Possible ground contamination in certain locations within site as a result of existing use
<b>Potential Impacts</b>	
Landscape /Townscape	The Derwent Valley is considered to be a sensitive landscape area and development on the site would need to be of a sympathetic design and scale
Biodiversity	The area is considered to be ecologically sensitive due to its proximity to the River Derwent SAC/SSSI. The site is also a potential small blue butterfly habitat. Potential loss of/impact on Natural/Semi-natural greenspace may have adverse impacts.
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<b>Environmental conditions</b>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is currently and regular use as a sports stadium. The site is not to be taken forward as a retail allocation but is covered by the Lower Derwent Policy S49.	

## Land at Ashfield Road South, Workington (1/WOR/025/M)



Location		Size	Existing use
Out of Centre		10.88	Grazing
<b>Availability</b>			
<i>Site ownership</i>			
Single owner			
<i>Willingness to bring forward</i>			
Put forward for consideration as part of the Call for Sites Local Plan (part 2)			
<i>Deliverability Issues</i>			
No longer available as now has consent for housing and has a developer			
<b>Suitability</b>			
<i>Policy controls</i>			
Out of centre location for sequential test purposes.			
<i>Physical characteristics/limitations</i>			
Access	Access on to Ashfield road		
Distance to Primary Shopping Area	1550m		
Flood risk	Flood Risk zone 2 and 3 along the beck.		
Ground conditions	In risk referral area with mine shafts.		
<i>Potential Impacts</i>			
Landscape /Townscape	Redevelopment or additional development within the site would not have a significant landscape or visual impacts.		
Biodiversity	Eller Beck runs along the south eastern boundary.		
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.		

*Environmental conditions*

Adjacent land uses compatible with main town centre uses

**Summary**

Site has been granted planning permission for residential development in conjunction with 1/WOR/017/R (2/2014/0857).

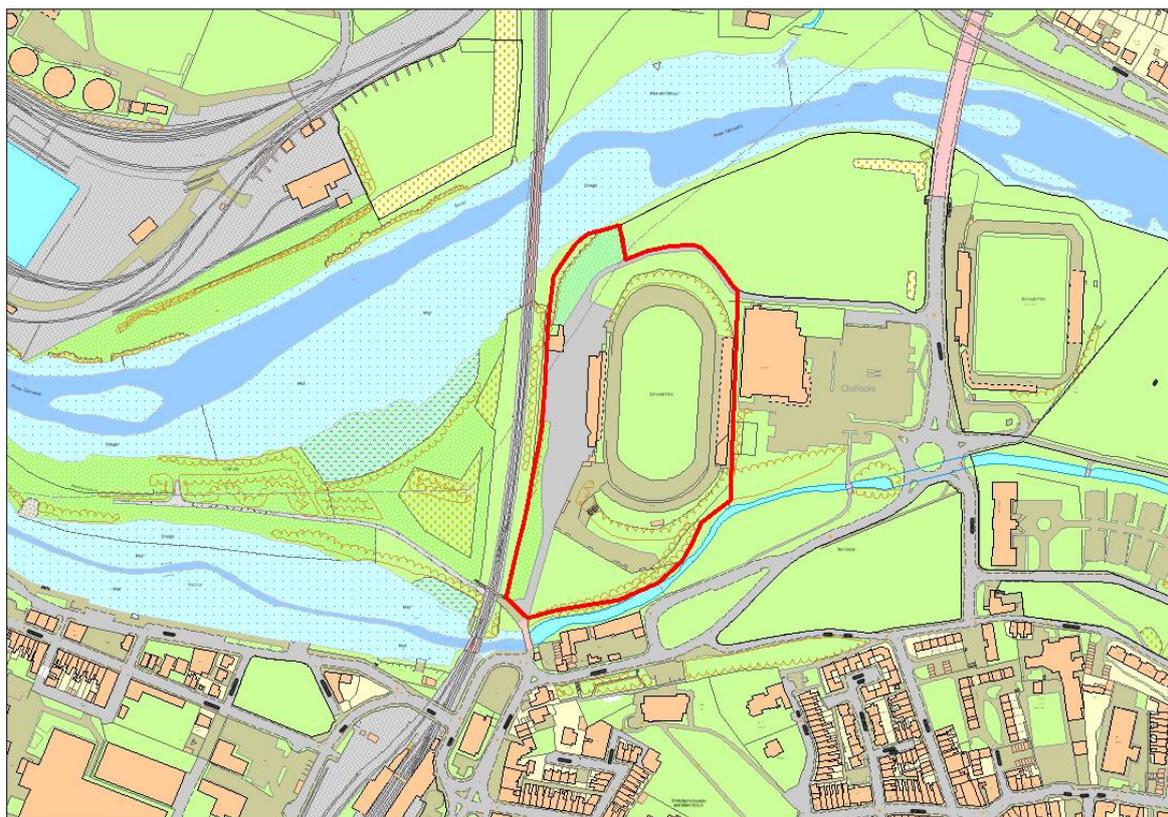
## Moss Bay Road/Jane Pitt Road (1/WOR/026/M)



Location	Size	Existing use
Out of Town	1.8 hectares	Open space and playing pitches
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. The site identified as amenity green space.		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Moss Bay Road. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	1000 metres	
Flood risk	Potential for surface water flooding within southern portion of the site	
Ground conditions	Coal Authority High Risk/Referral Area runs through centre of the site. Potential for ground contamination as a result of	

	former land uses.
<b>Potential Impacts</b>	
Landscape /Townscape	The site is highly visible and prominent of the street scene and contributes the visual amenity and character of the area. The redevelopment of the site and loss of amenity greenspace would have an impact.
Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	Jane Pit is located on the site which is a Scheduled Ancient Monument, with its Engine House a Grade II Listed Building. Redevelopment of the site would have an impact on setting of the SAM and LB and would need to be considered as part of site layout and design process.
<b>Environmental conditions</b>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
The site is in an out of town location and there are more sequentially preferable town centre sites. The costs of remediation may impact upon the economic viability of the site. The site is subject to substantial heritage constraints which include playing pitches which are likely to render the site undevelopable.	

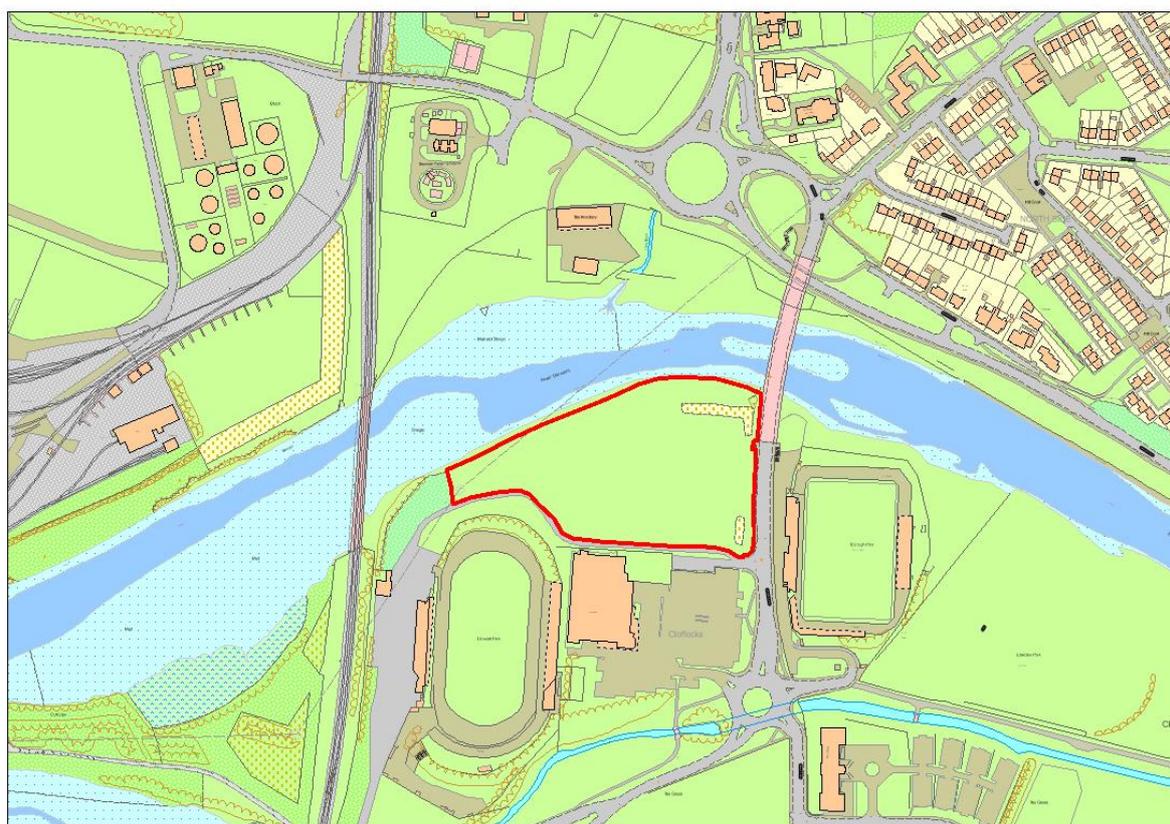
## Derwent Park Rugby Stadium, Workington (1/WOR/027/M)



Location	Size	Existing use
Out of centre	4.2 hectares	Sports Stadium
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Currently in use as a sports stadium - timescale for site becoming available for retail use uncertain.		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. The site is covered by saved policy WKEN1 which requires that the environmental quality of area is conserved and enhanced and a high standard of development is secured. Northern portion of the sites is identified as Natural/Semi-natural greenspace		
<i>Physical characteristics/limitations</i>		
Access	Access would be from New Bridge Road and the Viaduct. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	375 metres	
Flood risk	Extreme northern and southern boundaries of the site lie within Zone 3	

Ground conditions	Site lies within wide Coal Authority High Risk/Referral Area covering much of the Lower Derwent Valley. Possible ground contamination in certain locations within site as a result of existing use
<b>Potential Impacts</b>	
Landscape /Townscape	The Derwent Valley is considered to be a sensitive landscape area and development on the site would need to be of a sympathetic design and scale
Biodiversity	The area is considered to be ecologically sensitive due to its proximity to the River Derwent SAC/SSSI. The site is also a potential small blue butterfly habitat.
Heritage	St Michael's conservation area lies due south. Redevelopment of the site may have an impact on setting of the CA and would need to be considered as part of design process.
<b>Environmental conditions</b>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is currently and regular use as a sports stadium. The site is not to be taken forward as a retail allocation but is covered by the Lower Derwent Policy S49.	

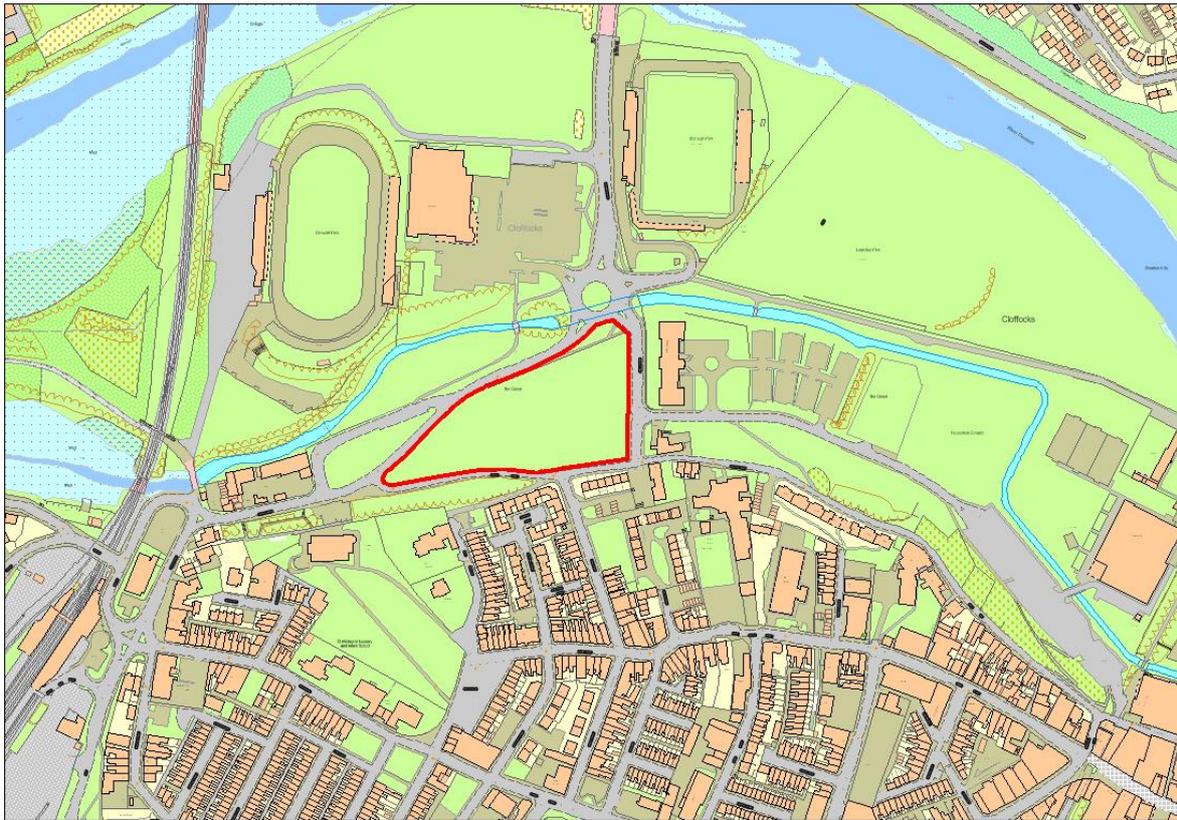
## Land at Derwent Park, Workington (1/WOR/028/M)



Location	Size	Existing use
Out of centre	2.4 hectares	Open space / Natural & Semi Natural Greenspace
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Non identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. The site identified as open space / natural and semi-natural green space		
<i>Physical characteristics/limitations</i>		
Access	Access would be from New Bridge Road. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	400 metres	
Flood risk	Extreme northern boundary of the site lies within Zone 3	
Ground conditions	Site lies within wide Coal Authority High Risk/Referral Area covering much of the Lower Derwent Valley. Possible ground contamination in certain locations within site as a result of	

	adjacent uses
<b>Potential Impacts</b>	
Landscape /Townscape	The Derwent Valley is considered to be a sensitive landscape area and development on the site would need to be of a sympathetic design and scale
Biodiversity	The area is considered to be ecologically sensitive due to its proximity to the River Derwent SAC/SSSI. The site is also a potential small blue butterfly habitat. Potential loss of/impact on Natural/Semi-natural greenspace may have adverse impacts.
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<b>Environmental conditions</b>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is covered by the Lower Derwent Valley policy SA49. There are sequentially preferable sites for retail in the town centre.	

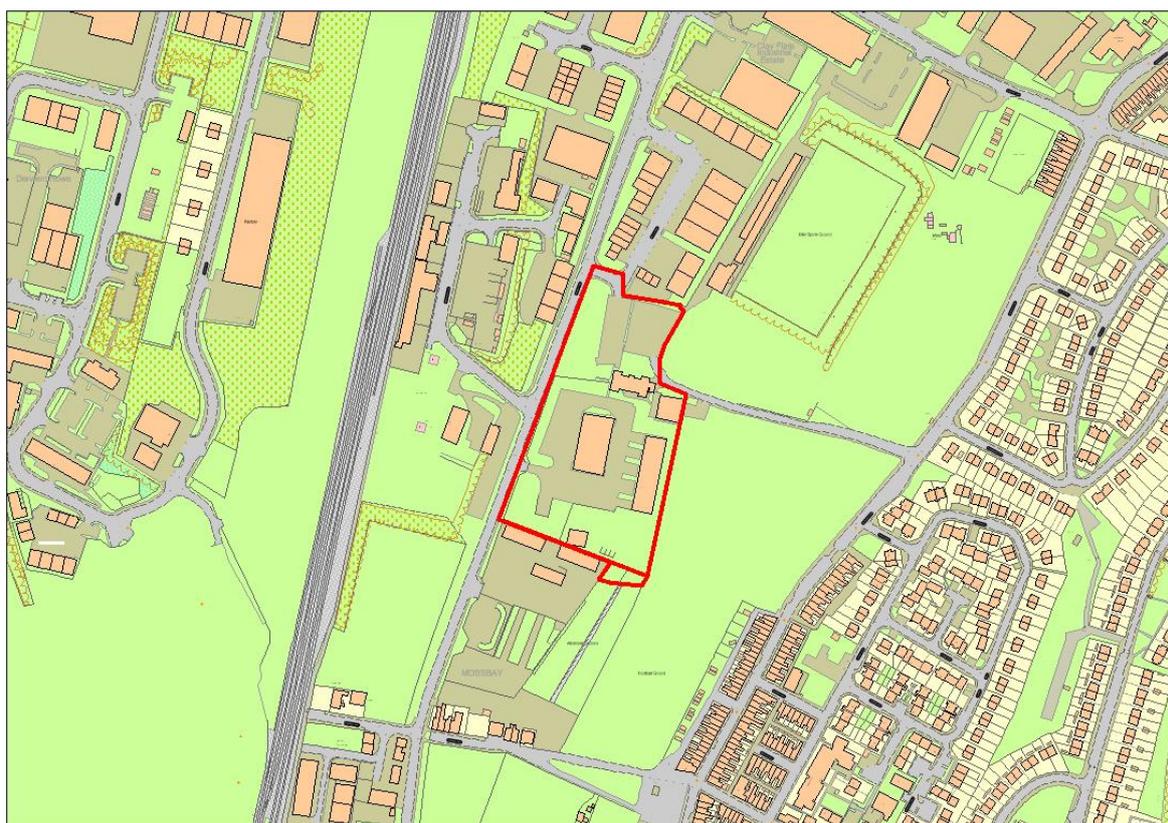
## Land at The Green, Workington (1/WOR/029/M)



Location	Size	Existing use
Out of centre	1.4 hectares	Open space / Amenity Greenspace
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Non identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. The site identified as open space / amenity green space		
<i>Physical characteristics/limitations</i>		
Access	Access would be from William Street/Church Street. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	320 metres	
Flood risk	Parts of the site lies within Zones 2 and 3	
Ground conditions	Site lies within wide Coal Authority High Risk/Referral Area covering much of the Lower Derwent Valley. Possible ground contamination in certain locations within site as a result of	

	adjacent uses
<b>Potential Impacts</b>	
Landscape /Townscape	Landscape considered to be sensitive in the Derwent Valley and would need to be considered as part of design process.
Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	St Michael's conservation area lies due south. Redevelopment of the site may have an impact on setting of the CA and would need to be considered as part of design process.
<b>Environmental conditions</b>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
This site now has planning permission for a hotel and pub 2/2018/0292. It is also covered by Derwent Valley policy SA49	

## Solway House and Depot, Workington (1/WOR/030/M)



Location	Size	Existing use
Out of centre	2.3 hectares	Offices and depot
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Currently in use as offices and depot - timescale for site becoming available for retail use uncertain.		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. Site is covered by saved employment commitment policy EM3.		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Solway Road/Moss Bay Road. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	1200 metres	
Flood risk	N/A	
Ground conditions	Site lies within wide Coal Authority High Risk/Referral Area covering much of the Lower Derwent Valley. Possible ground contamination in certain locations within site as a result of	

	adjacent uses
<b>Potential Impacts</b>	
Landscape /Townscape	Sympathetic conversion of the building or redevelopment of the site would have a positive visual impact on the townscape.
Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<b>Environmental conditions</b>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
This site is in an out of centre location and there are more sequentially preferable sites in the town centre. Any town centre uses on this site would have to be in accordance with policies S16, DM7 and DM8.	

### Land off Moss Bay Road, Workington (1/WOR/031/M)



Location	Size	Existing use
Out of centre	1.9 hectares	Open space
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. Site is covered by saved housing allocated HS3		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Moss Bay Road. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	1580 metres	
Flood risk	North eastern portion of site at risk of surface water flooding	
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses. Northern portion of site covered by HSE PADHI zone (outer)	
<i>Potential Impacts</i>		
Landscape /Townscape	Sympathetic redevelopment of the site would have a positive visual impact on the townscape.	
Biodiversity	No overriding ecological constraints that would preclude the	

	development of the site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation	

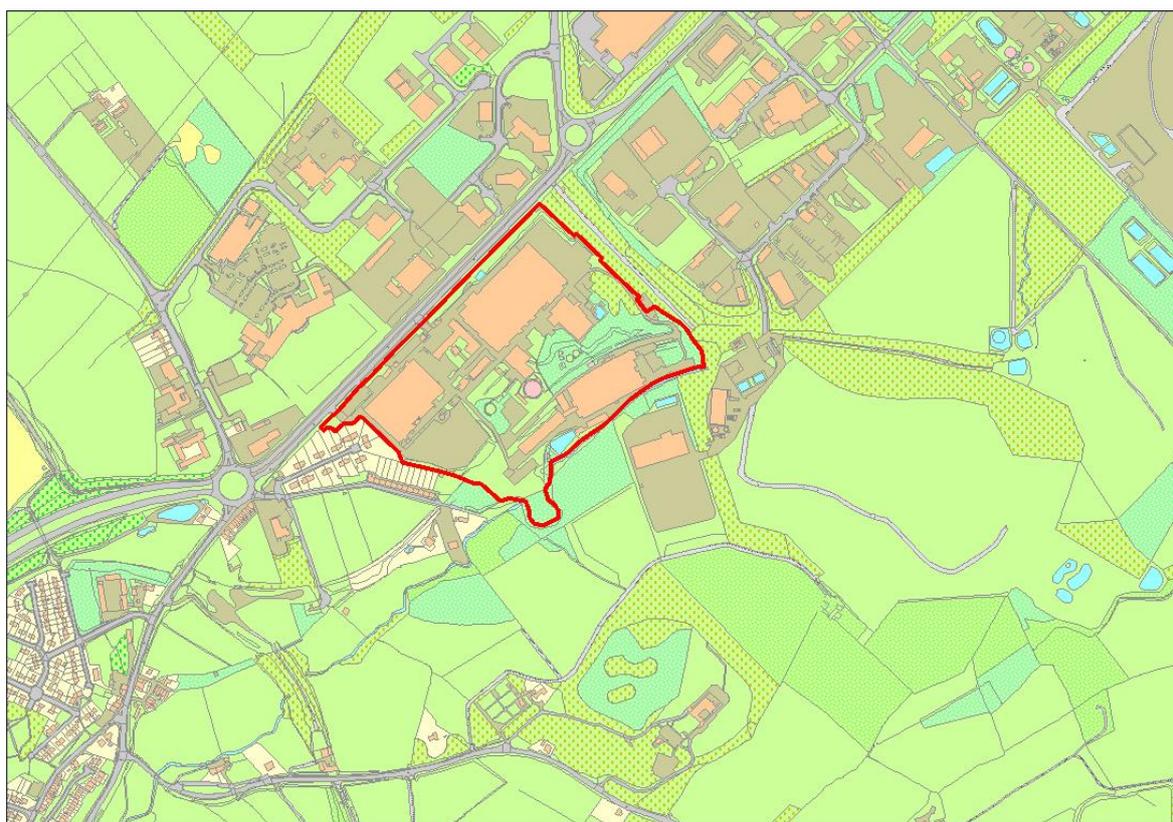
## Land adjacent Dunmail Park, Workington (1/WOR/038/M)



Location	Size	Existing use
Out of centre	2.1 hectares	Open space
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes		
<i>Physical characteristics/limitations</i>		
Access	Access would be from the A597. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	1530 metres	
Flood risk	North eastern portion of site at risk of surface water flooding	
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses. Northern portion of site covered by HSE PADHI zone (outer)	
<i>Potential Impacts</i>		
Landscape	The site is not considered to have any significant	

/Townscape	visual/landscape attributes in its undeveloped state
Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation	

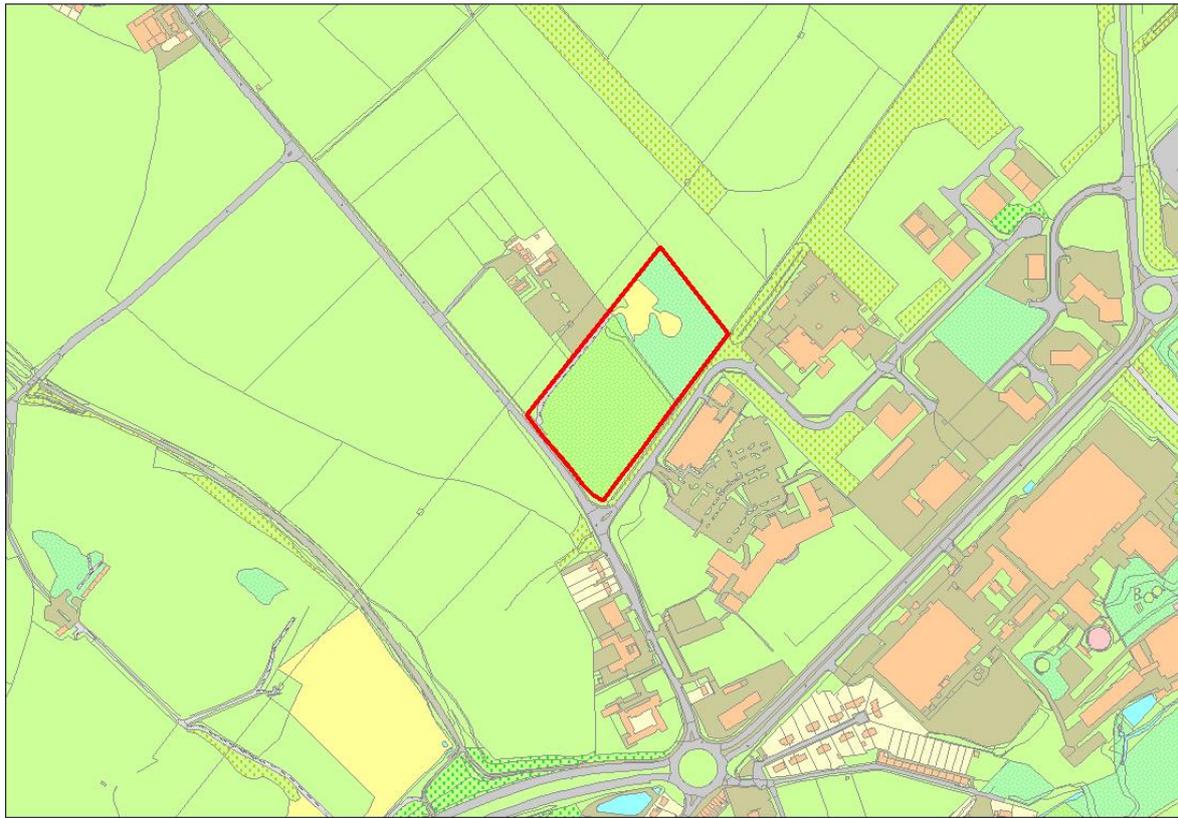
## Former Alan Site, Lillyhall, Workington (1/WOR/041/M)



Location	Size	Existing use
Out of centre	15.0 hectares	Employment land/buildings
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Large industrial buildings stand on the site - timescales for site clearance and availability for retail use uncertain.		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. Site covered by saved employment allocation WKEM6. Proposed safeguarded for employment use as part of the Lillyhall Strategic Employment Site (policy SA 35).		
<i>Physical characteristics/limitations</i>		
Access	Access would be from the A595. Public transport links to the Workington town centre are available within walking distance.	
Distance to Primary Shopping Area	4000 metres	
Flood risk	Parts of the site at risk of surface water flooding	
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses.	
<i>Potential Impacts</i>		
Landscape	Sympathetic conversion of the building or redevelopment of	

/Townscape	the site would have a positive visual impact on the landscape/townscape.
Biodiversity	South eastern portion of the site forms part of a county wildlife site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. It has been safeguarded for employment use as part of the Lillyhall Strategic Employment Site (policy SA 35). On this basis the site is not to be taken forward as a retail allocation	

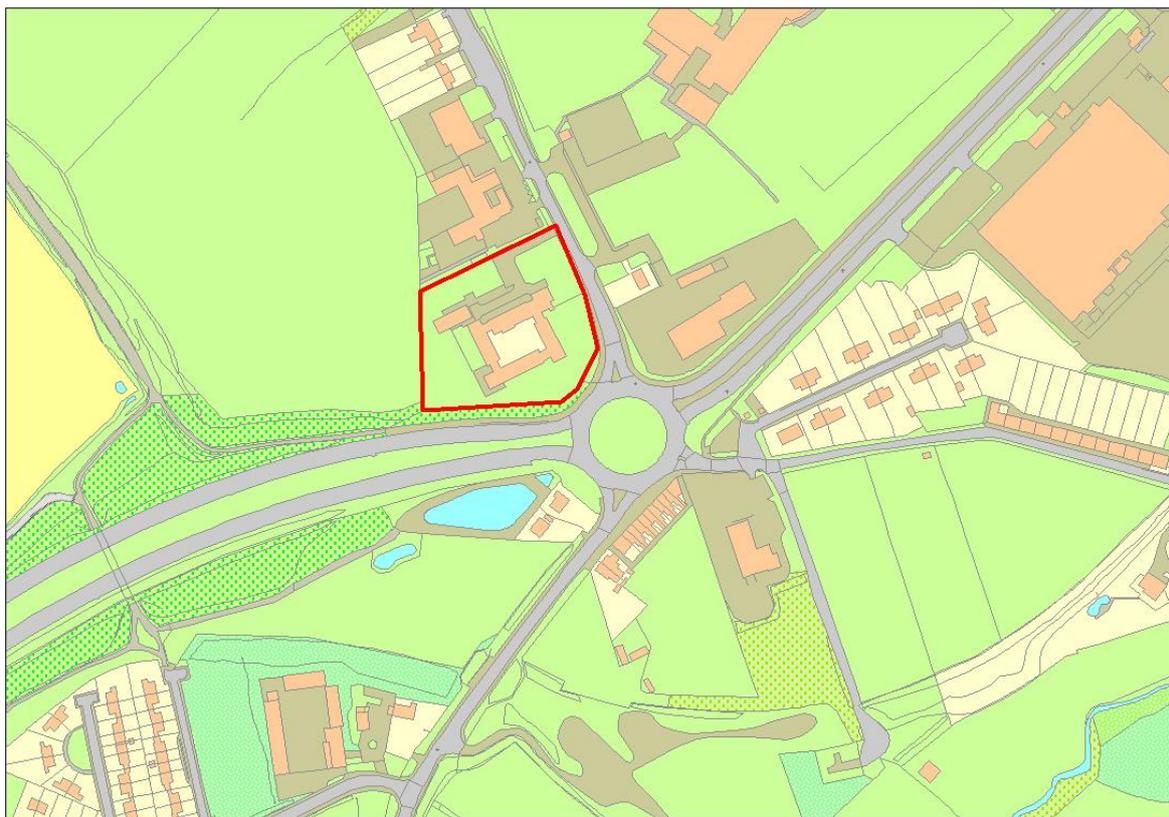
**Former High Duty Alloys Social Club, Lillyhall, Workington (1/WOR/042/M)**



<b>Location</b>		<b>Size</b>	<b>Existing use</b>
Out of centre		3.6 hectares	Cleared/Greenfield Site
<b>Availability</b>			
<i>Site ownership</i>			
Single owner			
<i>Willingness to bring forward</i>			
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)			
<i>Deliverability Issues</i>			
None identified			
<b>Suitability</b>			
<i>Policy controls</i>			
Out of centre location for sequential test purposes			
<i>Physical characteristics/limitations</i>			
Access	Access would be from the A597. Public transport links to the Workington town centre are available within walking distance.		
Distance to Primary Shopping Area	3700 metres		
Flood risk	Parts of the site at risk of surface water flooding		
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses.		
<i>Potential Impacts</i>			
Landscape /Townscape	The site is not considered to have any significant visual/landscape attributes in its undeveloped state		
Biodiversity	No overriding ecological constraints that would preclude the development of the site		

Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site now has planning permission for workshop and teaching centre 2/2017/0200	

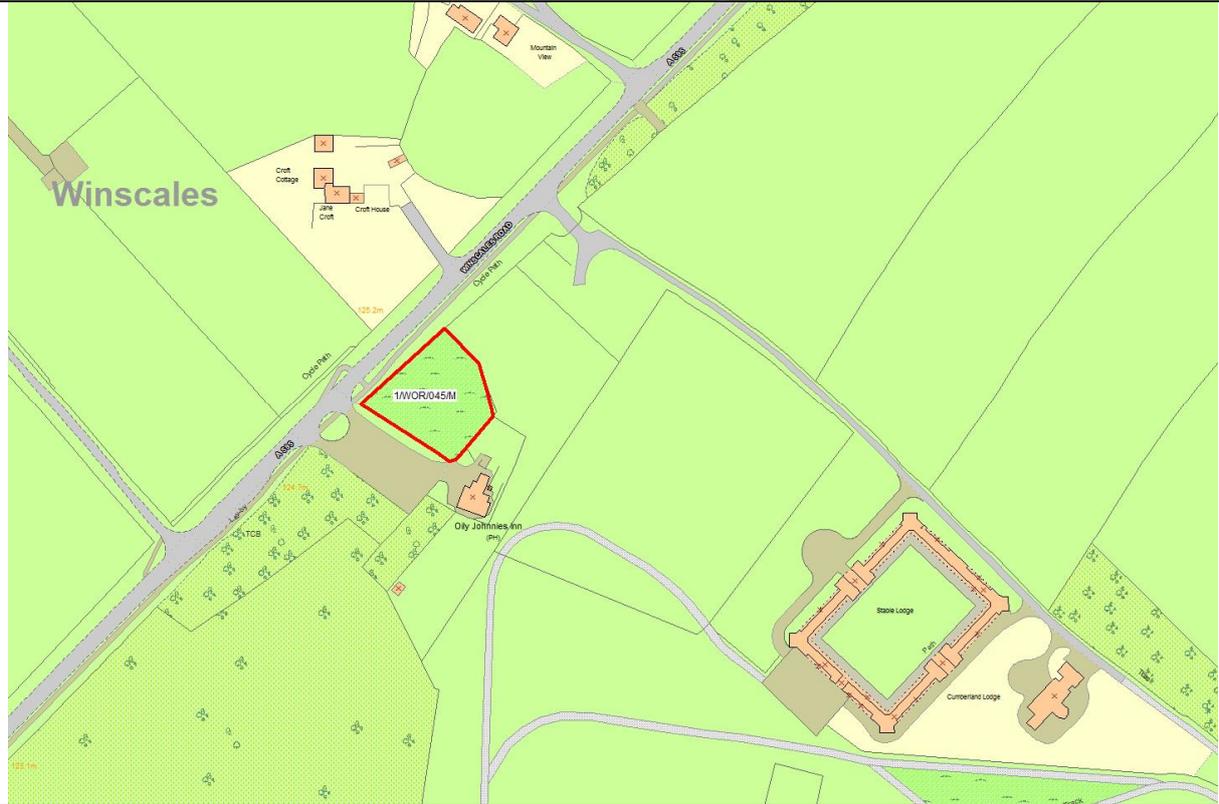
## Former Woodlands Care Home, Lillyhall, Workington (1/WOR/043/M)



Location	Size	Existing use
Out of centre	1.0 hectares	Cleared/Brownfield Site
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes		
<i>Physical characteristics/limitations</i>		
Access	Access would be from the A597. Public transport links to the Workington town centre are available within walking distance.	
Distance to Primary Shopping Area	4200 metres	
Flood risk	Parts of the site at risk of surface water flooding	
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses.	
<i>Potential Impacts</i>		
Landscape /Townscape	Sympathetic conversion of the building or redevelopment of the site would have a positive visual impact on the landscape/townscape.	
Biodiversity	No overriding ecological constraints that would preclude the	

	development of the site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. On this basis the site is not to be taken forward as a retail allocation.	

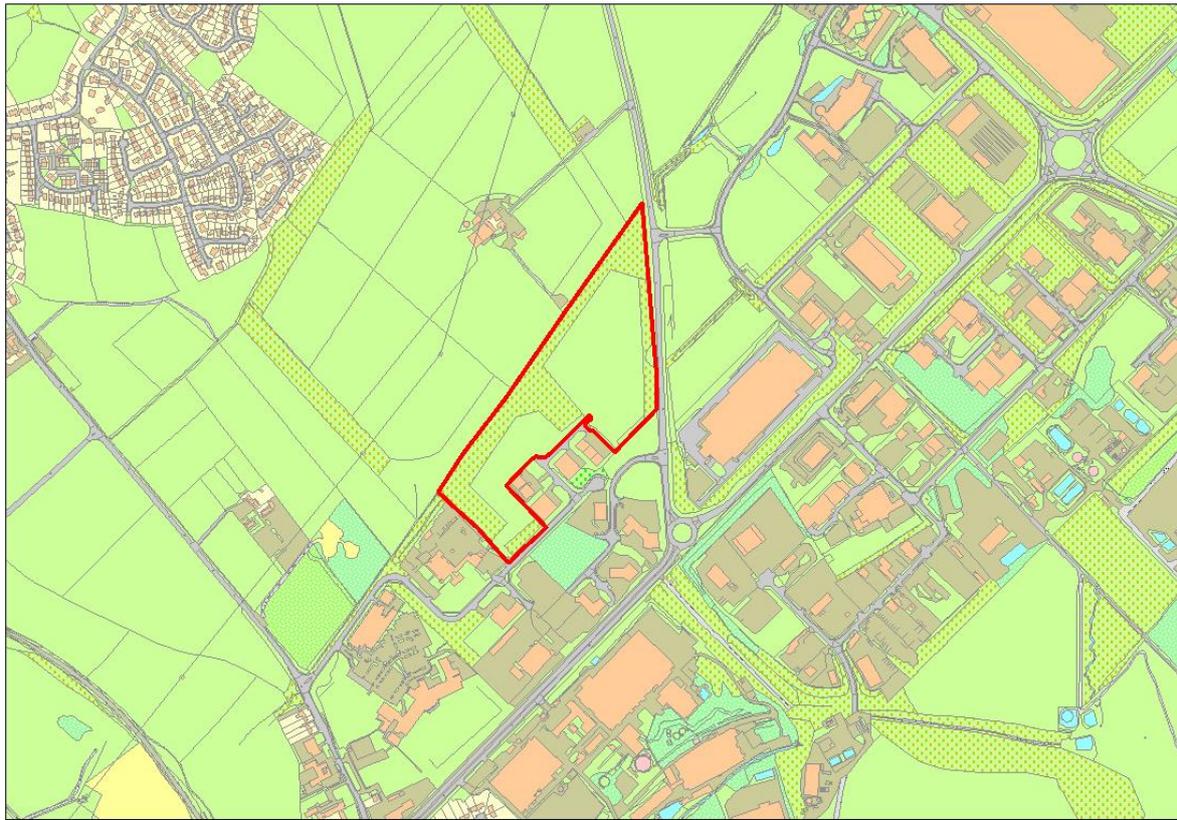
**Land at Winscales, Workington (1/WOR/045/M)**



<b>Location</b>		<b>Size</b>	<b>Existing use</b>
Out of Centre		0.25	Agricultural
<b>Availability</b>			
<i>Site ownership</i>			
Single ownership			
<i>Willingness to bring forward</i>			
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)			
<i>Deliverability Issues</i>			
None identified			
<b>Suitability</b>			
<i>Policy controls</i>			
Out of centre location for sequential test purposes			
<i>Physical characteristics/limitations</i>			
Access	Access would need to go through adjoining land. Little prospect of achieving new access on to A595.		
Distance to Primary Shopping Area	3500m		
Flood risk	N/A		
Ground conditions	Site lies within wide Coal Authority High Risk/Referral Area		
<i>Potential Impacts</i>			
Landscape /Townscape	The site is not considered to have any significant visual/landscape attributes in its undeveloped state		
Biodiversity	Adjacent County Wildlife site and within Hen Harrier Protection Zone		
Heritage	There are no designated heritage assets within the site or in		

	its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre.	

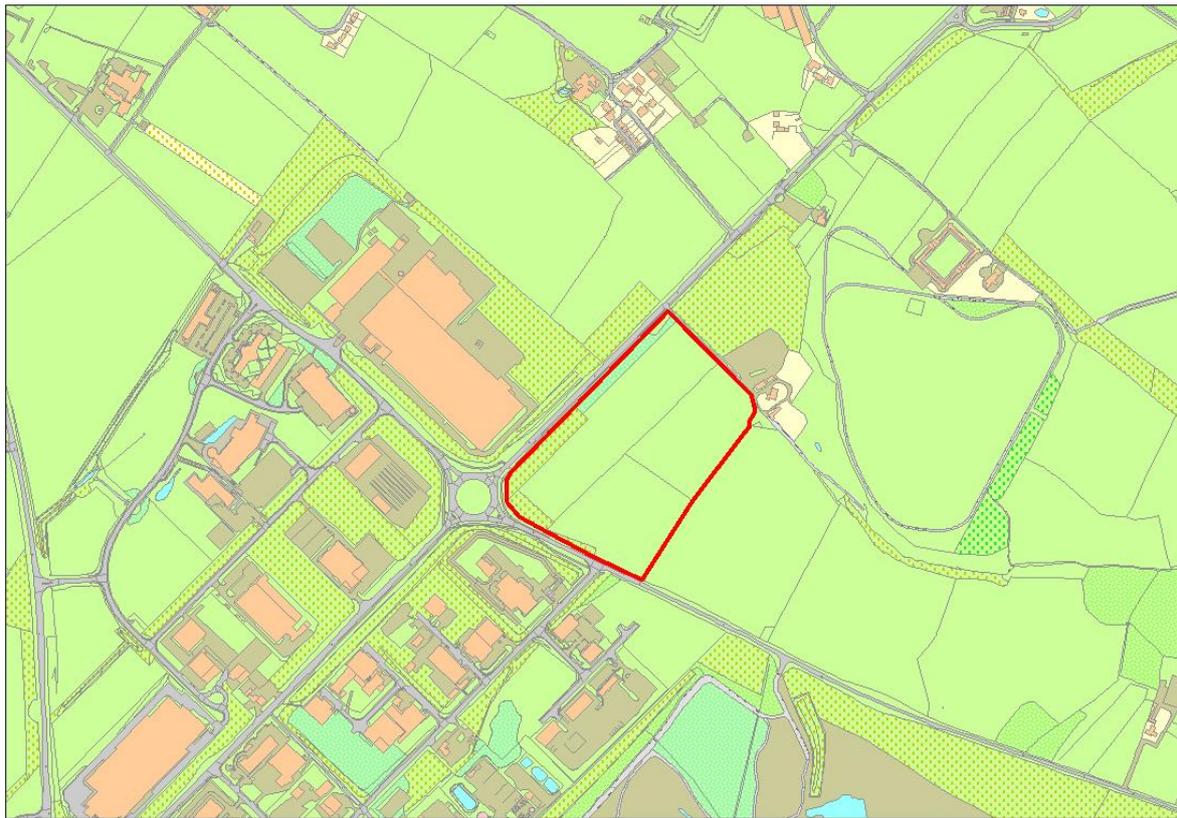
**Land at Lillyhall West, Lillyhall, Workington (1/WOR/048/M)**



<b>Location</b>		<b>Size</b>	<b>Existing use</b>
Out of centre		9.5 hectares	Vacant/Greenfield site
<b>Availability</b>			
<i>Site ownership</i>			
Single owner			
<i>Willingness to bring forward</i>			
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)			
<i>Deliverability Issues</i>			
None identified			
<b>Suitability</b>			
<i>Policy controls</i>			
Out of centre location for sequential test purposes			
<i>Physical characteristics/limitations</i>			
Access	Access would be from the A596. Public transport links to the Workington town centre are available within walking distance.		
Distance to Primary Shopping Area	3500 metres		
Flood risk	Parts of the site at risk of surface water flooding		
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses.		
<i>Potential Impacts</i>			
Landscape /Townscape	The site is not considered to have any significant visual/landscape attributes in its developed state		
Biodiversity	No overriding ecological constraints that would preclude the development of the site		

Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. This site is allocated for employment as part of the Lillyhall Strategy employment site. (policy SA40)	

**Land at Lillyhall North, Lillyhall, Workington (1/WOR/049/M)**



<b>Location</b>	<b>Size</b>	<b>Existing use</b>
Out of centre	10.5 hectares	Vacant/Greenfield site
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes		
<i>Physical characteristics/limitations</i>		
Access	Access would be from the A595. Public transport links to the Workington town centre are available within walking distance.	
Distance to Primary Shopping Area	3500 metres	
Flood risk	Parts of the site at risk of surface water flooding	
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses.	
<i>Potential Impacts</i>		
Landscape /Townscape	The site is visually prominent and constitutes an important gateway site into the Lillyhall estate. Incorporates high quality landscaping/boundary treatment that would need to be retained.	

Biodiversity	Lies within Hen Harrier protection zone
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. This site is allocated for employment as part of the Lillyhall Strategy employment site. (policy SA41)	

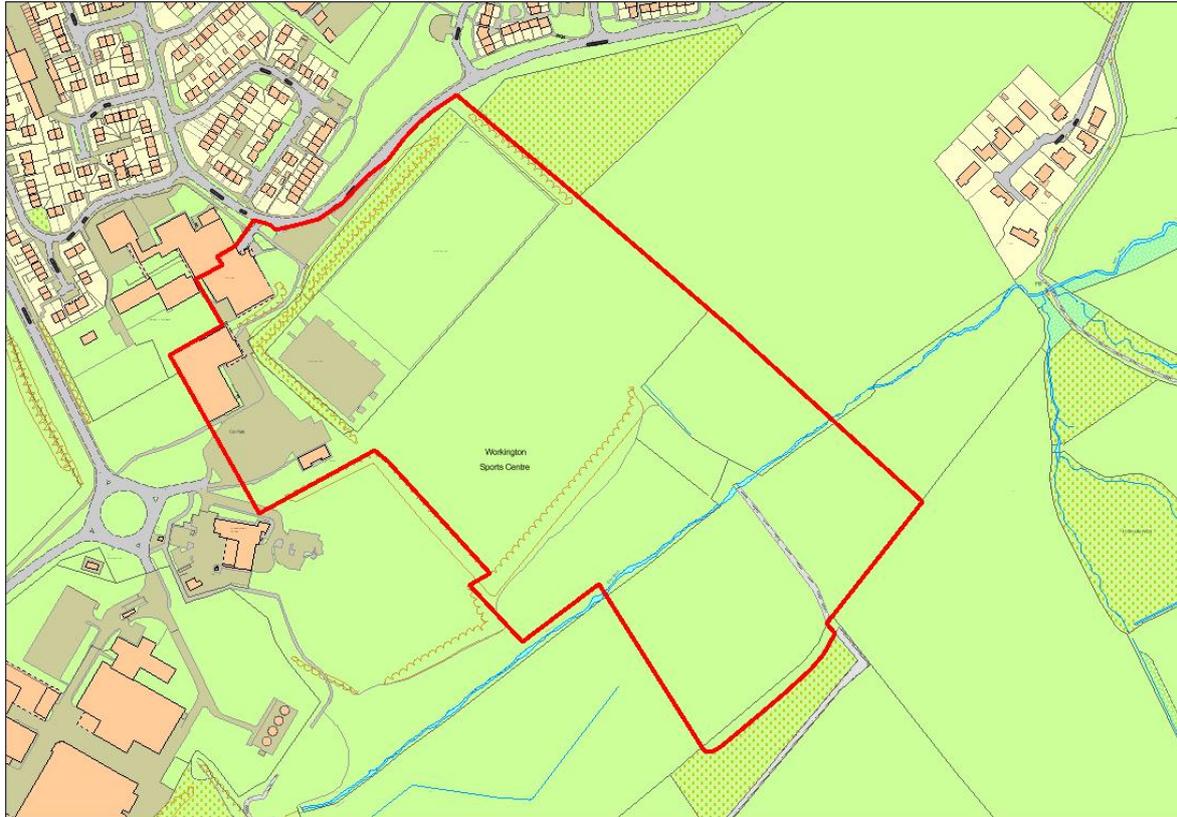
## Land at Harrington Marina, Workington (1/WOR/063/M)



Location	Size	Existing use
Out of Centre	1.67	Amenity Green Space
Availability		
<i>Site ownership</i>		
Single ownership		
<i>Willingness to bring forward</i>		
Submitted as part of the Call for Site for the Local Plan (part 2)		
Deliverability Issues		
None identified		
Suitability		
<i>Policy controls</i>		
Out of centre location for sequential test purposes		
Physical characteristics/limitations		
Access	Congested, on street parking on Church Street with little scope for improvement.	
Distance to Primary Shopping Area	3500 metres	
Flood risk	Small areas of surface water drainage issues	
Ground conditions	Coal Authority low risk developable area.	
Potential Impacts		
Landscape /Townscape	Forms part of attractive amenity green space on the coast. Development would impact on the open aspect of this site.	
Biodiversity	No overriding ecological constraints that would preclude the development of the site	

Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Potential contamination issues from former iron works	
<b>Summary</b>	
The site is considered to be unsuitable for retail development due to its remoteness from Workington town centre. There are more sequentially preferable sites.	

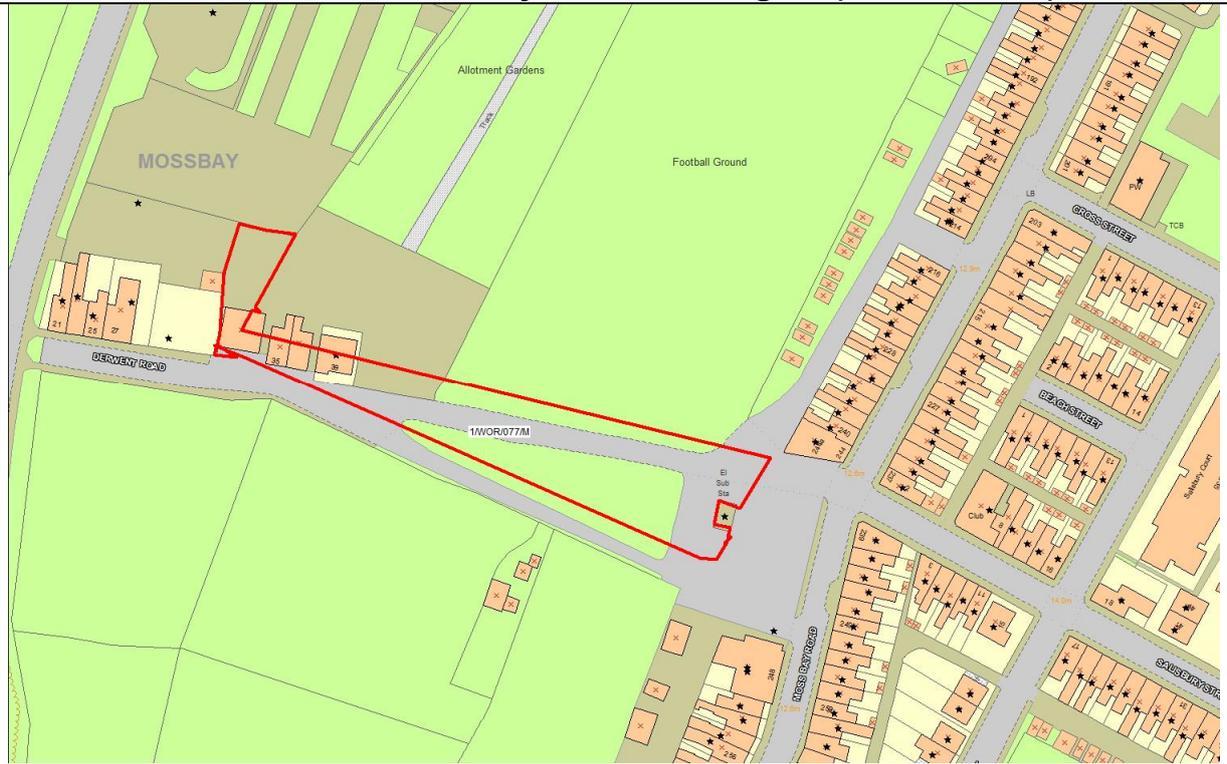
**Moorclose Leisure Centre, Lillyhall, Workington (1/WOR/073/M)**



<b>Location</b>	<b>Size</b>	<b>Existing use</b>
Out of centre	14.9 hectares	Leisure Centre / Sports Pitches
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Area of site used for the sports centre is available. Remainder of the site is playing pitches currently in use.		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. Bulk of the site area is occupied by sports pitches that have national and local protection.		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Moorclose Road. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	1550 metres	
Flood risk	Parts of the site at risk of surface water flooding	
Ground conditions	Parts of the site lie within Coal Authority High Risk/Referral Area and may contain potential hazards arising from former	

	coal mining activity.
<b>Potential Impacts</b>	
Landscape /Townscape	The site is not considered to have any significant visual/landscape attributes in its undeveloped state.
Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<b>Environmental conditions</b>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation	

## Land off Mossbay Road, Workington (1/WOR/077/M)



Location	Size	Existing use
Out of Centre	0.30	scrubland
Availability		
<i>Site ownership</i>		
Single ownership		
<i>Willingness to bring forward</i>		
Submitted as part of the Call for Sites for the Local Plan (part 2)		
Deliverability Issues		
Site topography and ownership of access could act as constraint to delivery.		
Suitability		
<i>Policy controls</i>		
Out of centre location for sequential test purposes.		
Physical characteristics/limitations		
Access	From Derwent Road	
Distance to Primary Shopping Area	1520 metres	
Flood risk	Some surface water drainage issues in the locality	
Ground conditions	Coal Authority low risk development area	
Potential Impacts		
Landscape /Townscape	The site is not considered to have any significant visual/landscape attributes in its undeveloped state.	
Biodiversity	No overriding ecological constraints that would preclude the development of the site	
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.	

*Environmental conditions*

Southern boundary abuts commercial buildings which may be in compatible with town centre uses. Possible contamination issues.

**Summary**

There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation.

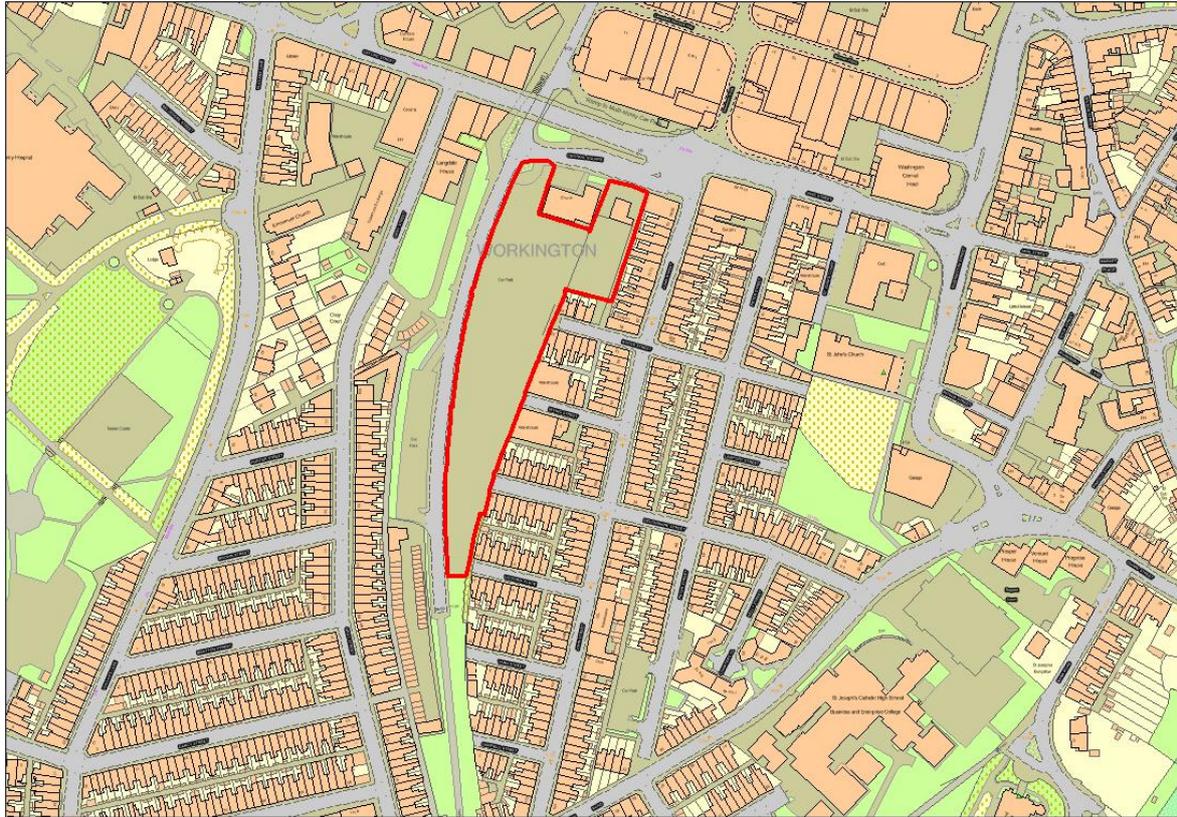
## Land off Moss Bay Road/Jane Pitt Road (1/WOR/078/M)



Location	Size	Existing use
Out of Centre	2.2 hectares	Open space/playing pitch
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes. The site identified as amenity green space.		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Moss Bay Road. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	1220 metres	
Flood risk	None identified	
Ground conditions	Coal Authority High Risk/Referral Area runs through centre of the site. Potential for ground contamination as a result of former land uses. Eastern portion of site covered by HSE PADHI zone (outer)	

<i>Potential Impacts</i>	
Landscape /Townscape	The site is highly visible and prominent of the street scene and contributes the visual amenity and character of the area. The redevelopment of the site and loss of amenity greenspace would have an impact.
Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	Jane Pit is located adjacent site which is a Scheduled Ancient Monument, with its Engine House a Grade II Listed Building. Redevelopment of the site would have an impact on setting of the SAM and LB and would need to be considered as part of site layout and design process.
<i>Environmental conditions</i>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
There are sequentially preferable sites with superior links and proximity to the town centre. On this basis the site is not to be taken forward as a retail allocation	

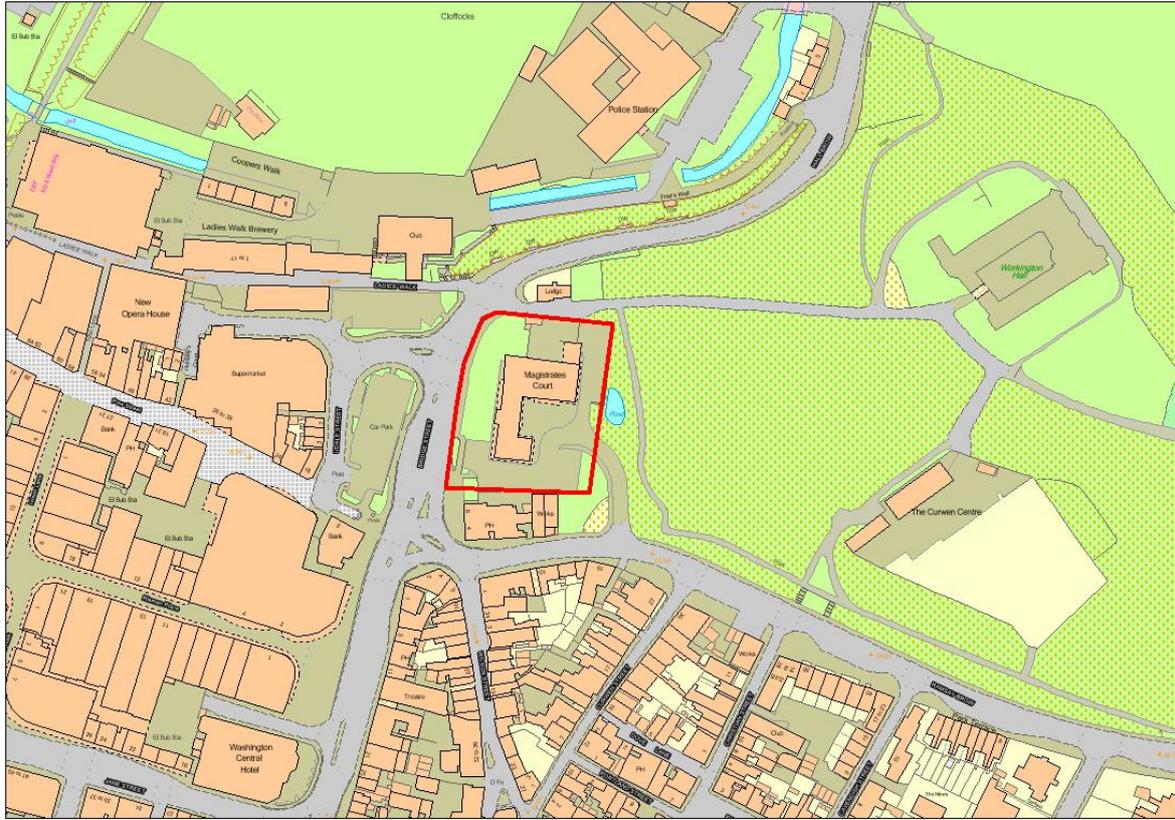
### Central Car Park, Workington (3/WOR/086/S)



Location	Size	Existing use
Town Centre	0.9 hectares	Car Park
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Currently in use as a car park.		
<b>Suitability</b>		
<i>Policy controls</i>		
Town Centre. Former retail allocation in the 1999 Local Plan		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Central Square. Good pedestrian access and public transport links by virtue of town centre location.	
Distance to Primary Shopping Area	0 metres	
Flood risk	None identified	
Ground conditions	Potential for ground contamination as a result of former land uses.	
<i>Potential Impacts</i>		
Landscape /Townscape	The site is not considered to have any significant visual/landscape attributes in its undeveloped state.	

Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Residential dwellings adjacent to the site . will need to be considered in terms of environmental impact and residential amenity.	
<b>Summary</b>	
The site is considered to be suitable for retail development, is considered commercially viable and is available. Its town centre location makes it a sustainable location. It is understood that the site is no longer required for parking purposes, given the proximity of the new multi-storey facility constructed as part of the town centre redevelopment. On this basis the site is taken forward as an allocation SA47.	

## Magistrates Court, Workington (3/WOR/087/S)



Location	Size	Existing use
Town Centre	0.4 hectares	Magistrates Court
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
No plans to close the court or when the building/site may become available		
<b>Suitability</b>		
<i>Policy controls</i>		
Town Centre/Edge of Centre for sequential test purposes		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Washington Street. Good pedestrian access and public transport links by virtue of town centre location.	
Distance to Primary Shopping Area	25 metres	
Flood risk	Parts of the site at risk of surface water flooding	
Ground conditions	None identified	
<i>Potential Impacts</i>		
Landscape /Townscape	The site is visually prominent and constitutes an important gateway site into the town centre . redevelopment would have a visual impact	

Biodiversity	No overriding ecological constraints that would preclude the development of the site
Heritage	Brown Top conservation area and the Grade 1 listed Workington Hall lie within the vicinity of the site. The setting of Workington Hall would need to be safeguarded and preserved.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be suitable for retail development. Its town centre location would be given significant weight in any future application for redevelopment for retail purposes - should the site become available for redevelopment in the future.	

## Uldale Street Car Park, Workington (3/WOR/088/S)



Location	Size	Existing use
Town Centre	0.13 hectares	Car park
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Currently in use as a car park		
<b>Suitability</b>		
<i>Policy controls</i>		
Town Centre sequential test purposes		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Washington Street. Good pedestrian access and public transport links by virtue of town centre location.	
Distance to Primary Shopping Area	0 metres	
Flood risk	None identified	
Ground conditions	None identified	
<i>Potential Impacts</i>		
Landscape /Townscape	The site is visually prominent and constitutes an important gateway site into the town centre . redevelopment would have a visual impact	
Biodiversity	No overriding ecological constraints that would preclude the	

	development of the site
Heritage	Brown Top conservation area and the Grade 1 listed Workington Hall lie within the vicinity of the site. The setting of Workington Hall would need to be safeguarded and preserved.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be suitable for retail development .However the site is not to be taken forward as a strategic allocation due to its small site area and also the fact that it continues to be a well utilised parking facility serving the north eastern part of the town centre.	

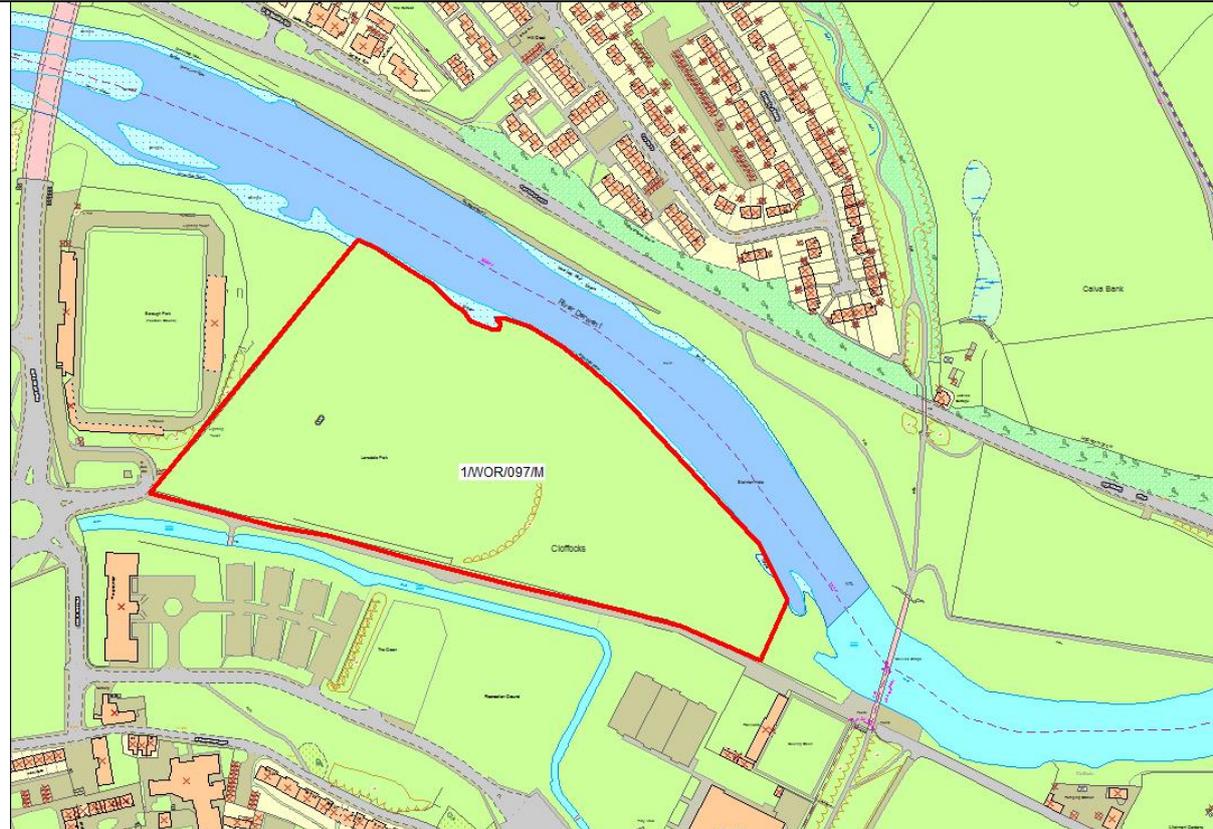
## Oxford Street Offices, Workington (3/WOR/089/S)



Location	Size	Existing use
Town Centre	0.2 hectares	Offices
<b>Availability</b>		
<i>Site ownership</i>		
Single owner		
<i>Willingness to bring forward</i>		
Put forward for consideration as part of the Call for Sites for the Local Plan (Part 2)		
<i>Deliverability Issues</i>		
Vacant offices		
<b>Suitability</b>		
<i>Policy controls</i>		
Town Centre sequential test purposes		
<i>Physical characteristics/limitations</i>		
Access	Access would be from Oxford Street. Good pedestrian access and public transport links by virtue of town centre location.	
Distance to Primary Shopping Area	0 metres	
Flood risk	None identified	
Ground conditions	None identified	
<i>Potential Impacts</i>		
Landscape /Townscape	The site is visually prominent and constitutes an important gateway site into the town centre . redevelopment would have a visual impact	
Biodiversity	No overriding ecological constraints that would preclude the development of the site	

Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
The site is considered to be suitable for retail development, and is likely to become available for redevelopment in the future. Its town location adjacent to a primary retail frontage would be given significant weight in any future application for redevelopment for retail purposes.	

### Lonsdale Park, Workington (1/WOR/097/M)



Location	Size	Existing use
Edge of Centre	4.70	Semi natural green space
Availability		
<i>Site ownership</i>		
Single ownership		
<i>Willingness to bring forward</i>		
Submitted as part of call for sites for the Local Plan (part 2)		
Deliverability Issues		
Functional Flood Plain		
Suitability		
<i>Policy controls</i>		
Edge of centre location for sequential test purposes. Flood Risk.		
Physical characteristics/limitations		
Access	Access would be from New Bridge Road/William Street. Public transport links to the town centre are available. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	160 metres	
Flood risk	Flood zone 3b functional flood plain	
Ground conditions	River bank stability issues and site lies within Coal Authority High Risk/Referral Area covering much of the Lower Derwent Valley.	
Potential Impacts		

Landscape /Townscape	River location, semi developed. Loss of semi natural greenspace and flood storage
Biodiversity	The area is considered to be ecologically sensitive due to its proximity to the River Derwent SAC/SSSI. The site is also a potential small blue butterfly habitat. Potential loss of/impact on Natural/Semi-natural greenspace may have adverse impacts.
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
This site is located in flood zone 3b. Therefore not suitable for development.	

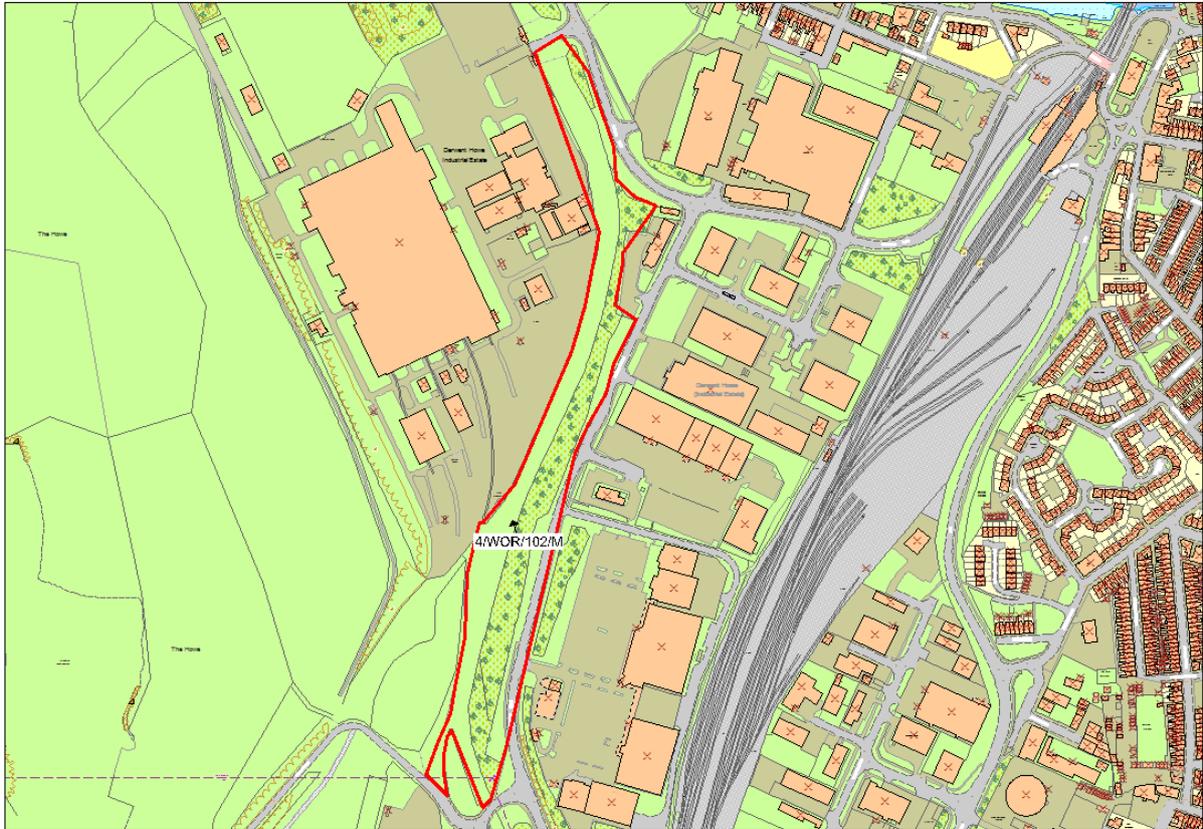
## Royal British Legion Club-St Johns Court, Workington (4/WOR/101/M)



Location	Size	Existing use
Town Centre	0.2 hectares	Offices/social club
Availability		
<i>Site ownership</i>		
Single ownership		
<i>Willingness to bring forward</i>		
Submitted as part of the Call for Sites for the Local Plan (part 2)		
<i>Deliverability Issues</i>		
Currently in use as British Legion Club		
Suitability		
<i>Policy controls</i>		
Town Centre		
<i>Physical characteristics/limitations</i>		
Access	Washington Street	
Distance to Primary Shopping Area	0 metres	
Flood risk	N/A	
Ground conditions	Low risk developable area for coal mining.	
Potential Impacts		
Landscape /Townscape	Redevelopment on this site provides an opportunity to improve the setting of the church with a more sympathetically designed building than currently occupies the site.	
Biodiversity	No overriding ecological constraints that would preclude the development of the site	

Heritage	Adjacent to Grade 11* listed St John's Church. Opposite Portland Square Conservation Area.
<i>Environmental conditions</i>	
Adjacent land uses compatible with main town centre uses	
<b>Summary</b>	
Allocated for retail and town centre uses SA48	

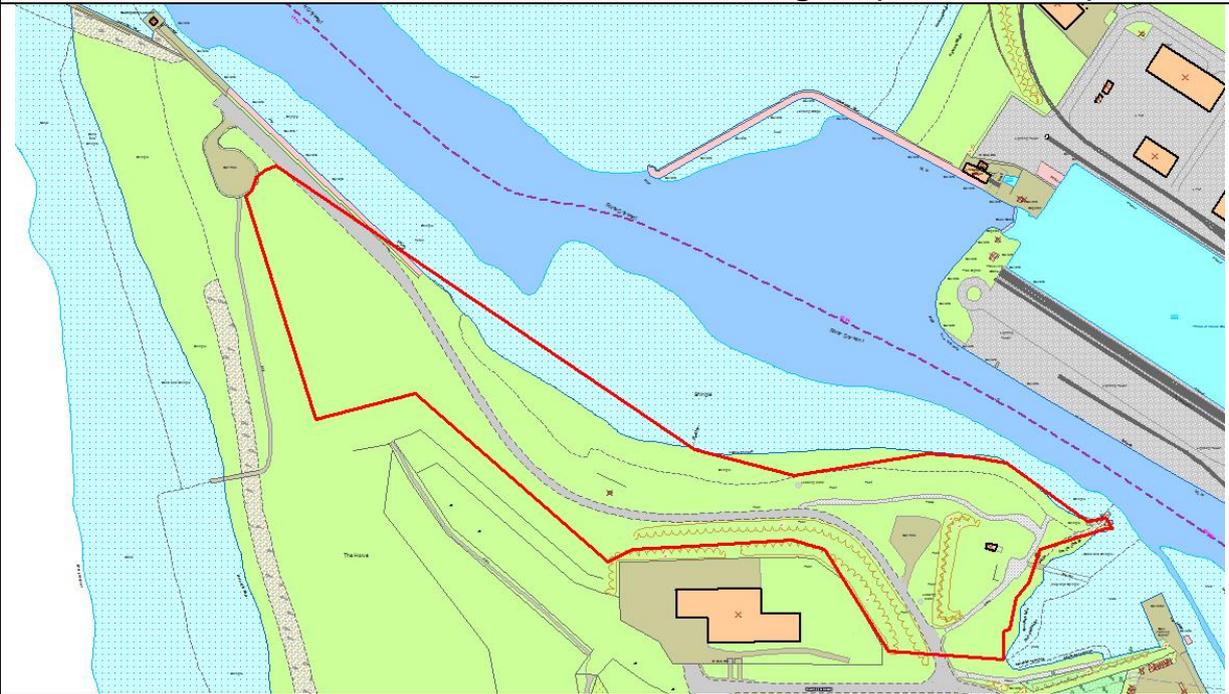
**Land west of Derwent Drive, Workington (4/WOR/102/M)**



<b>Location</b>	<b>Size</b>	<b>Existing use</b>
Out of Centre	3.65	Landscaping and former railway track
<b>Availability</b>		
<i>Site ownership</i>		
Single ownership		
<i>Willingness to bring forward</i>		
Submitted as part of Call for Sites for the Local Plan (part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes.		
<i>Physical characteristics/limitations</i>		
Access	Derwent Drive	
Distance to Primary Shopping Area	875 metres	
Flood risk	N/A	
Ground conditions	Coal Authority referral area	
<i>Potential Impacts</i>		
Landscape /Townscape	Identified as part of the town's green infrastructure network. It is part of the build-up area with existing retail and employment uses. Unlikely to have adverse impact on townscape.	

Biodiversity	Forms part of the small blue butterfly connectivity network
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Close to existing industrial uses which would have to be considered.	
<b>Summary</b>	
There are sequentially preferable town centre sites	

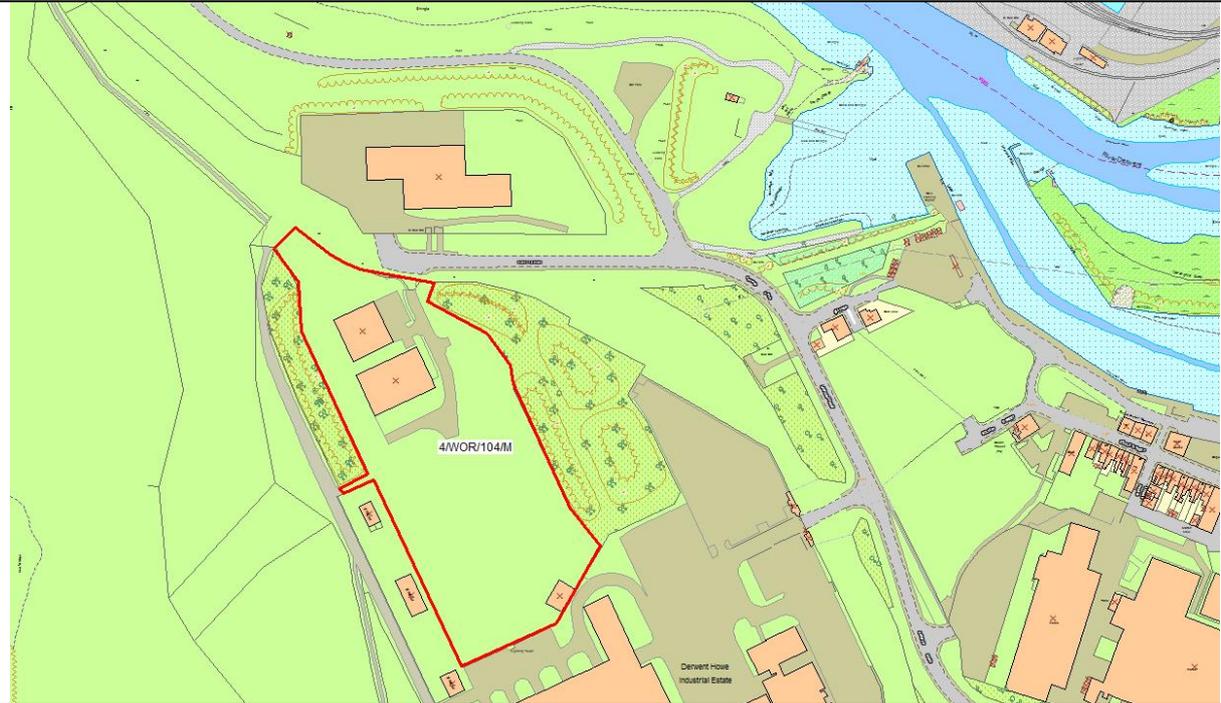
**Land North of Isabella Road, Workington (4/WOR/103/M)**



<b>Location</b>		<b>Size</b>	<b>Existing use</b>
Out of Centre		7.17	Amenity greenspace
<b>Availability</b>			
<i>Site ownership</i>			
Single ownership			
<i>Willingness to bring forward</i>			
Submitted as part of the Call for Sites for the Local Plan (part 2)			
<i>Deliverability Issues</i>			
Used for navigation purposes for the Port of Workington			
<b>Suitability</b>			
<i>Policy controls</i>			
Out of centre location for sequential test purposes.			
<i>Physical characteristics/limitations</i>			
Access	Isabella Road		
Distance to Primary Shopping Area	820 metres		
Flood risk	Surface water flooding.		
Ground conditions	Site abuts the river Derwent.		
<i>Potential Impacts</i>			
Landscape /Townscape	Open space used for walking and recreation and as such is considered to have important amenity value.		
Biodiversity	River Derwent is designated as SAC.		
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.		
<i>Environmental conditions</i>			
Adjoining site is used as a recycling centre.			
<b>Summary</b>			

There are sequentially preferable town centre sites. Not suitable for development as required for navigational purposes for the Port of Workington and flooding constraint. Excluded from settlement boundary as amenity green space.

**Land South of Isabella Road, Workington (4/WOR/104/M)**



<b>Location</b>		<b>Size</b>	<b>Existing use</b>
Out of Centre		2.99	Former employment site
<b>Availability</b>			
<i>Site ownership</i>			
Single ownership			
<i>Willingness to bring forward</i>			
Submitted as part of the Call for Site in the Local Plan (part 2)			
<i>Deliverability Issues</i>			
None identified			
<b>Suitability</b>			
<i>Policy controls</i>			
Out of centre location for sequential test purposes.			
<i>Physical characteristics/limitations</i>			
Access	From Isabella Road		
Distance to Primary Shopping Area	1100 metres		
Flood risk	Small areas of surface water flooding on the site		
Ground conditions	Former mine shaft on northern boundary.		
<i>Potential Impacts</i>			
Landscape / Townscape	Forms part of the build-up area which includes employment units. Unlikely to have significant landscape/townscape impacts		
Biodiversity	Small blue butterflies.		
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.		
<i>Environmental conditions</i>			
Adjacent commercial and industrial uses may present potential amenity and noise nuisance.			

**Summary**

There are sequentially preferable town centre sites

## Land North at Dunmail Park, Workington (4/WOR/106/M)



Location	Size	Existing use
Out of Centre	10.53	Retail and employment uses
<b>Availability</b>		
<i>Site ownership</i>		
Single ownership		
<i>Willingness to bring forward</i>		
Submitted as part of Call for Site for the Local Plan (part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes.		
<i>Physical characteristics/limitations</i>		
Access	Existing access that serves the retail and employment units. Site lies within reasonable walking distance of the Workington Primary Shopping Area (<2km). Public transport links are also available within walking distance.	
Distance to Primary Shopping Area	1030 metres	
Flood risk	Small area of surface water flooding on the site	
Ground conditions	Possible ground contamination in certain locations within site as a result of historical uses.	
<i>Potential Impacts</i>		

Landscape /Townscape	Part of existing developed site, part of which has consent for further development. ( 2/2016/0188). The site does not make a significant contribution to the character of area and therefore unlikely to have significant impact on the townscape
Biodiversity	Adjacent to Siddick Ponds SSSI
Heritage	Possible Archaeological remains. There are no designated heritage assets within the site or in its immediate surroundings.
<i>Environmental conditions</i>	
Northern boundary lies adjacent to residential property so potential for amenity/ noise nuisance.	
<b>Summary</b>	
Forms part of existing out of centre Dunmail Park retail and leisure complex , car show room and associated parking with additional planning consent for a mixed use development (employment, leisure and retail) 2/2016/0188. There are sequentially preferable sites for further retail/town centre development	

### Land at Havelock Road, Workington (4/WOR/107/M)



Location	Size	Existing use
Out of Centre	0.322	Wooded amenity greenspace
<b>Availability</b>		
<i>Site ownership</i>		
Single ownership		
<i>Willingness to bring forward</i>		
Submitted as part of Call for Sites for the Local Plan (part 2)		
<i>Deliverability Issues</i>		
None identified		
<b>Suitability</b>		
<i>Policy controls</i>		
Out of centre location for sequential test purposes.		
<i>Physical characteristics/limitations</i>		
Access	Havelock Road	
Distance to Primary Shopping Area	560 metres	
Flood risk	Small area of surface water flooding	
Ground conditions	Within a coal surface resource plan area.	
<i>Potential Impacts</i>		
Landscape /Townscape	Small area of woodland, identified as semi- natural greenspace in the Open Space Study. Provides and important part of green infrastructure and amenity value in the town.	
Biodiversity	Loss of woodland could have impact on nesting birds.	
Heritage	There are no designated heritage assets within the site or in its immediate surroundings.	
<i>Environmental conditions</i>		

Adjacent commercial and industrial use may present potential amenity and noise nuisance.

**Summary**

Small area of woodland identified as semi-natural greenspace in Open Space study, and contributing to green infrastructure. There are more sequentially preferable sites in the town centre.

## Town Centre Boundary Review

### Scope of review

The current town centre boundaries for the Principal and Key Service Centres were adopted in 2014 as part of the Local Plan (Part 1). These were designated following substantial survey and health check work to ensure that they reflected the geographical areas within which main town centre uses were present and ensured a sufficient supply of suitable sites.

However in period following the adoption of Part 1 there has been approval of a town centre use developments on edge of centre sites adjacent to the existing town centre boundaries in Workington and Cockermouth.

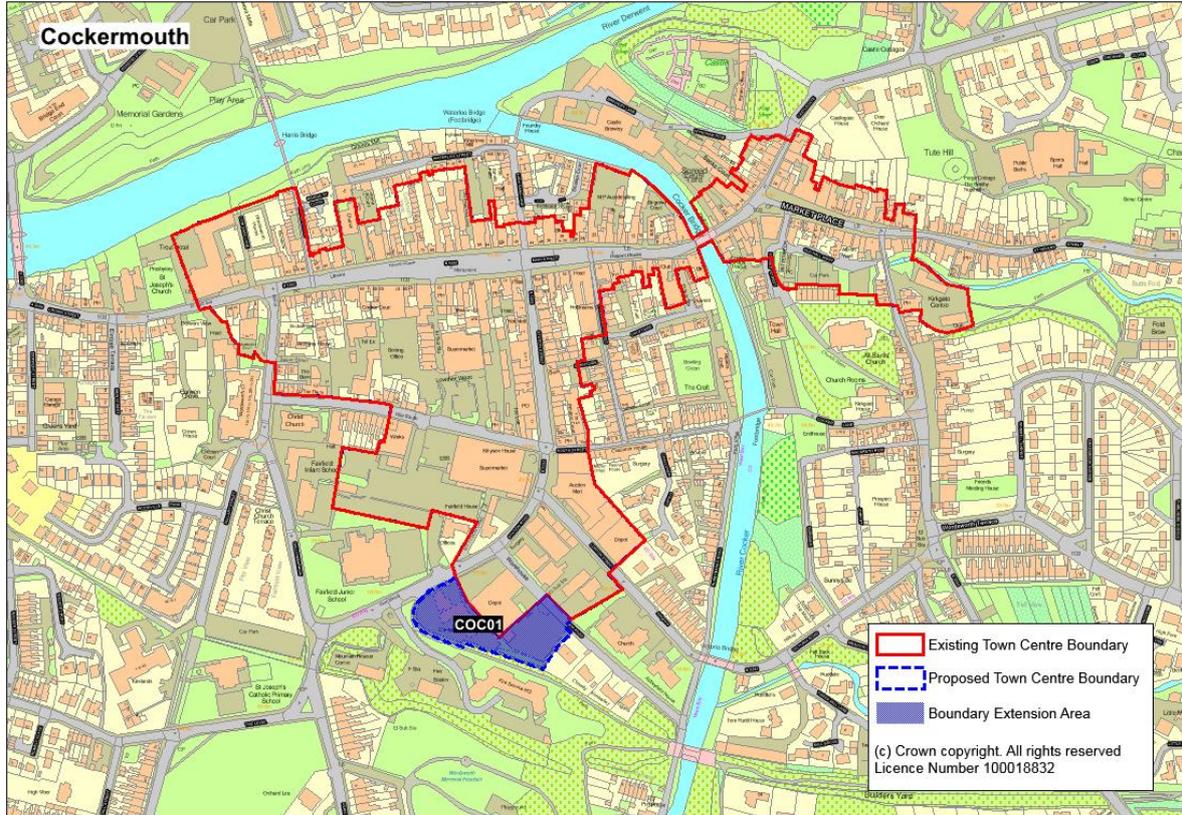
The preparation of the Local Plan (Part 2) provides a timely opportunity to revise the town centres boundaries of Workington and Cockermouth to incorporate these developments so that they accurately reflect the spatial extent of main town centres uses.

### Workington



Amendment ID	Reason
WOR02	Incorporate full extent of car park located adjacent to Central way

# Cockermouth



Amendment ID	Reason
COC01	Incorporate new food store and wholesale building (2/2015/0705)