

Allerdale Local Plan (Part 2) Pre-Submission Draft: Proposed Major Modifications

Change ref	Policy, page/paragraph	Proposed Modification	Reason for modification	Origin
MM1	Policy SA1 Page 15	Amend text in policy SA1 Identified amenity green space and , green gaps shall be protected and enhanced; the and green infrastructure network identified on the Policies Map shall be enhanced and its functionality and connectivity protected. and enhanced.	To clarify that the functionality and connectivity of the GI networks are to be protected; designation does not necessarily prevent development.	ABC Revisions
MM2	Policy SA1 Page 15	Delete final sentence in policy SA1 Planning permission will be renewed on committed sites identified on the Policies Map provided it is for the same use and there is no significant change to relevant policy or material considerations.	To ensure a deliverable supply of housing land.	504/124 511/175 519/216 521/225
MM3	Policy SA1 Page 15	Delete para 47 Existing planning consents make up a significant proportion of the land supply. Where planning permission has lapsed there is a presumption that consent will be renewed for that use unless there has been a significant change to relevant policy or other material considerations.	To ensure a deliverable supply of housing land.	504/124 511/175 519/216 521/225
MM4	Policy SA5 Page 24	Add the word 'adapt' to the final sentence of the second paragraph of the Policy. This will require the developer to ensure the dwellings make reasonable provision for wheelchair users to adapt /access and live in the dwelling.	To reflect requirements of Paragraph 009 of the Housing: Optional Technical Standards PPG	Topic Paper review and update

MM5	Policy SA7 Page 32	Add final new paragraph to policy SA7 <u>Proposals to renew lapsed major housing commitments will be expected to provide an assessment to evidence why the previous consent has not been implemented and outline measures which demonstrate that the site can be delivered.</u>	To provide clarity on renewal of consent for major housing commitments	507/139 507/140 507/141 514/200 521/232 521/233 521/234
MM6	Policy SA7 Page 32	Amend paragraph 91 Should the Council be unable to demonstrate a deliverable five year land supply, <u>based on the annual five year land supply statement or a subsequent appeal decision, at any point</u> Policy SA7 provides the mechanism for the delivery of sites not allocated within the Local Plan.	Provide clarity regarding how the five year land supply trigger would be evidenced and managed.	507/139 507/140 507/141 514/200 521/232 521/233 521/234
MM7	Policy SA7 Page 33	Insert paragraph prior to paragraph 92 <u>Proposals to renew lapsed planning permissions on major housing commitments should be supported by an assessment outlining the reasons why the site has not delivered and, if appropriate, what measures are being put in place to overcome obstacles to delivery. The Council may consider applying conditions that reduce the time period of any renewal of consent in order to encourage the site to come forward at the earliest opportunity.</u>	Supporting text to proposed amendment to policy SA7.	507/139 507/140 507/141 514/200 521/232 521/233 521/234
MM8	Policy SA8 Page 36	Amend text of bullet point 4 <ul style="list-style-type: none"> A Transport Assessment will be needed. Two access points to Stainburn Road are required, one of which one will be on the site of the 	Correction and provide clarification	485/248

		demolished farm buildings, to the north east <u>west</u> of the site.		
MM9	Policy SA8 Page 36	Insert text - additional bullet point after bullet point 7 <ul style="list-style-type: none"> <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u> 	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues.	9/167
MM10	Policy SA10 Page 41	Insert text - additional bullet point after bullet point 7 <ul style="list-style-type: none"> <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable</u> 	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues.	9/167
MM11	Policy SA11 Page 42	Delete text in bullet point 6 as a result of agricultural uses	Policy makes reference to agricultural uses in error. Former school site.	ABC revisions
MM12	Policy SA12 Page 44	Insert text - additional bullet point after bullet point 9 <ul style="list-style-type: none"> <u>The landscaping scheme for the development should complement the Maryport Harbour SSSI which lies in close proximity to the site.</u> 	To ensure appropriate recognition of the Maryport harbour SSSI which lies in close proximity to the site	1/104
MM13	Policy SA13 Page 46	Amend bullet point 9 <ul style="list-style-type: none"> <u>The site is approx 150 m from the Scheduled Monument: Romano-British Settlement and trackway at Ewanrigg. Given this proximity and the potential importance of any currently</u> 	To highlight the importance of the potential for archaeological remains on this particular site,	523/375

		<p><u>unknown archaeological remains on this site and their potential constraints on the layout of any housing development, it will be necessary for an archaeological desk-based assessment and a geophysical survey to be undertaken prior to the submission of a planning application.</u></p> <ul style="list-style-type: none"> There is the potential for currently unknown archaeological remains to survive buried on the site and so it is advised that any future application should be accompanied by an archaeological desk-based assessment and the results of an evaluation, in this instance a geophysical survey will need to be undertaken prior to development. 	necessitating a geophysical survey to be undertaken in advance of the submission of any planning application.	
MM14	Policy SA13 Page 46	<p>Insert text - additional bullet point after bullet point 12</p> <ul style="list-style-type: none"> <u>The site is expected to deliver a measurable biodiversity net gain.</u> 	This site is of a significant scale and occupies a sensitive location on the edge of Maryport and along the coast, abutting a County Wildlife Site.	1/105
MM15	Policy SA14 Page 48	<p>Insert text . additional bullet point after bullet point 7</p> <ul style="list-style-type: none"> <u>There is a high potential for buried archaeological assets to survive on the site and provisions will need to be made for the investigation and recording of any remains disturbed by the construction of the development</u> 	In order for the policy to be fully consistent with section 12 of the NPPF, the following additional historic environment provisions should be included to allow for the investigation and recording of	453/7

			archaeological assets that will be affected by the construction work.	
MM16	Policy SA16 Page 53	<p>Insert text - additional bullet point after bullet point 8</p> <ul style="list-style-type: none"> • <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u> 	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues.	9/167
MM17	Policy SA18 Page 57	<p>Insert text - additional bullet point after bullet point 4</p> <ul style="list-style-type: none"> • <u>Adjustments to extend the speed limit and secure adequate visibility at the site access will be necessary.</u> 	To highlight transport improvements required	485/287
MM18	Policy SA19 Page 59	<p>Insert text . additional bullet point after bullet point 3</p> <ul style="list-style-type: none"> • <u>Archaeological assets are known to survive buried on the site and provisions will need to be made for the investigation and recording of the remains disturbed by the construction of the development</u> 	In order for the policy to be fully consistent with section 12 of the NPPF, the following additional historic environment provisions should be included to allow for the investigation and recording of archaeological assets that will be affected by the construction work.	453/12
MM19	Policy SA23 Page 66	Insert text - additional bullet point after bullet point 3 of Policy SA23	To clarify that risk assessments will need	9/167

		<ul style="list-style-type: none"> <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u> 	to be undertaken in connection with mining legacy issues.	
MM20	Policy SA24 Page 69	<p>Amend text - bullet point 9 Delete Redevelopment will involve the demolition of the main farmstead, but continued farming operations may constrain development on the eastern part of the site.</p> <p>Insert <u>The farmhouse and attached traditional barns are (non-designated) historic assets dating from the 18th century which should be retained. Should demolition of any part of the non-designated heritage asset be necessary for the development of the site, a full explanation and justification will need to be supplied and a building recording programme will need to be undertaken.</u></p>	The original bullet point had been incorrectly drafted, suggesting the demolition of all of the buildings on site. The revision clarifies that the farmhouse is a non-designated heritage asset which should be retained and making provision for, and to ensure compliance with section 12 of the NPPF, ensuring the investigation and recording of archaeological assets should	453/17 22/44 466/400
MM21	Policy SA25 Page 70	<p>Insert text . additional bullet point 1</p> <ul style="list-style-type: none"> <u>Access to the site will involve the demolition of a dwelling on West Lane.</u> 	To Clarify how access to the site can be achieved.	485/315
MM22	Policy SA26 Page 72	<p>Amend bullet point 7 with the addition of text</p> <ul style="list-style-type: none"> <u>Lying approximately 320 metres south of the Scheduled Ancient Monument Kirkbride Roman Fort, there is the potential for currently unknown archaeological remains to survive buried on the site and so it is advised</u> 	To ensure compliance with section 12 of the NPPF to ensure appropriate	523/376

		that any future application should be accompanied by an archaeological desk-based assessment and the results of an evaluation.		
MM23	Policy SA27 Page 75	<p>Insert text - additional bullet point after bullet point 3</p> <ul style="list-style-type: none"> • <u>The Grade 2* listed Lilac Cottage is situated approximately 140 metres to the south east of the site, and consideration will need to be given to its setting.</u> 	To ensure compliance with section 12 of the NPPF,	523/377
MM24	Policy SA27 Page 75	<p>Insert text - additional bullet point before bullet point 4</p> <ul style="list-style-type: none"> • <u>The site lies approximately 140 metres south of the Scheduled Ancient Monument Kirkbride Roman Fort. As such there is a high potential for buried archaeological assets to survive on the site and a geophysical survey will need to be carried out in advance of any application, and provisions will need to be made for the investigation and recording of any remains disturbed by the construction of the development.</u> 	To ensure compliance with section 12 of the NPPF, ensuring the investigation and recording of archaeological assets.	453/20
MM25	Policy SA27 Page 76	<p>Amend text . bullet point 11</p> <ul style="list-style-type: none"> • The disposal of <u>Sustainable</u> surface water <u>drainage solutions</u> will require careful consideration; the southwest corner of the site and adjoining land is subject to some groundwater flooding, <u>and highway drainage</u> 	To clarify that the site accommodates highway drainage	485/324 485/326

		traverses the site, and care will need to be taken to ensure adjoining land is not adversely affected by any development.		
MM26	Policy SA29 Page 79	Insert text . additional bullet point 1 in developer considerations <ul style="list-style-type: none"> • A Transport Assessment will be required which may demonstrate a requirement for improvement works to the A595 at the junction with Low Road. 	To clarify that there is a potential requirement for wider transport infrastructure improvements	485/331 500/61
MM27	Policy SA33 Page 90	Amend second paragraph of policy As it is the Council's intention for all new properties to be served by a high speed and reliable broadband connection, all applicants must demonstrate to the Council how they <u>have liaised with broadband service operators and how they</u> will install the necessary infrastructure (including ducting and cabinets) to allow <u>the</u> broadband service operators to provide future occupants with superfast fibre broadband connectivity.	To seek to improve early engagement between applicants and broadband service operators.	472/153
MM28	Policy SA37 Page 100	Amend text of bullet point 5 <ul style="list-style-type: none"> • Proposals shall include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings, <u>with linkages to adjoining sites (Policies SA31 and SA36)</u> and to providing wildlife connectivity. 	To maximise biodiversity linkages between these sites.	1/108
MM29	SA38 Page 102	Insert text - additional bullet point after bullet point 2	To clarify that risk assessments will need	9/167

		<ul style="list-style-type: none"> • <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u> 	to be undertaken in connection with mining legacy issues.	
MM30	SA39 Page 104	<p>Insert text - additional bullet point after bullet point 3</p> <ul style="list-style-type: none"> • <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u> 	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues.	9/167
MM31	SA40 Page 107	<p>Insert text - additional bullet point after bullet point 7</p> <ul style="list-style-type: none"> • <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u> 	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues.	9/167
MM32	SA41 Page 108	<p>Insert text - additional bullet point after bullet point 7</p> <ul style="list-style-type: none"> • <u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u> 	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues.	9/167
MM33	Policy SA42 Page 112	<p>Amend text in bullet point 9</p> <ul style="list-style-type: none"> • Development will be expected to incorporate measures to maximise the biodiversity value of the site, linking with the <u>Maryport Harbour</u> SSSI which lies to the north and the adjoining Maryport Coastal Park. 	For clarity, making reference to the	1/109
MM34	Policy SA43 Page 113	<p>Insert revised maps into Policy SA43 and amend site area in title:</p>	To amend the site area to reflect the site area in	525/100

		Delete 0.63 Insert 0.75 hectares	the preferred options document.	
MM35	Policy SA43 Page 114	Amend text . bullet point 4 <ul style="list-style-type: none"> Proposals should include suitable flood mitigation measures as part of a Flood Risk Assessment which should determine the potential of increased flood risk elsewhere as a result of the addition of hard surfaces on site and the effect of new development on surface water runoff. <u>Sustainable surface water drainage methods are expected to be incorporated.</u> A flood management plan should be included demonstrating safe access and egress. 	To ensure sustainable drainage methods are considered as part of the development.	485/361
MM36	Policy SA 49, 2nd bullet Page 125	Amend second bullet in policy SA 49 Improve access and connections, especially pedestrian and cycling, within the Lower Derwent Valley itself and to the town centre; and	Amend punctuation to insert additional bullet into policy.	1/110
MM37	Policy SA49, 3 rd bullet Page 125	Amend third bullet in policy SA49 Contribute to the enhancement and protection of existing biodiversity, open space and green infrastructure, especially along the River Derwent corridor;	Replaced by additional bullet	1/110
MM38	Policy SA49 Page 125	Insert new 4th bullet policy SA49 <u>Deliver a measurable biodiversity net gain;</u> <u>and</u>	To ensure policy wording is explicit regarding biodiversity net gain	1/110
MM39	Policy SA49 Page 125	Insert 5th bullet in policy SA49 <u>Be compliant with Policy S29 of Local Plan</u>	Provide policy clarity to reduce and mitigate	3/116

		<u>(part 1) and supported by a FRA that demonstrates how the development will be safe from, or mitigate against, the impacts of flooding and not increase flood risk elsewhere.</u>	flood risk	
MM40	Policy SA49 Page 126	<u>Insert new paragraphs prior to para 132 Areas of the Lower Derwent Valley are subject to flood risk. In order to ensure development proposals are compatible with the relevant flood zones and reduce the potential for increased flood risk elsewhere proposals should accord with policy S29 of the Local Plan (part 1) and be supported by a Flood Risk Assessment. Opportunities to increase flood storage in the Lower Derwent Valley will also be encouraged and supported. The southern bank of the River Derwent is a actively eroding. Proposals should fully assess the impact of this and include appropriate mitigation.</u>	Provide clarity to supporting text regarding flood risk and river bank erosion	3/116
MM41	Policy SA50 Page 128	Amend second bullet point in policy <ul style="list-style-type: none"> Evidence showing that the planning impacts identified by affected communities following a public consultation have been fully addressed <u>and the proposal has their backing.</u> 	The provisions in the Written Ministerial Statement June 2015	494/38 122/89 501/102 503/122 31/126 22/157 122/95
MM42	Policy SA52 Page 133	Insert text . additional paragraph in supporting text after para 146 <u>Policy S24 of the Local Plan (Part 1) sets out the Council's strategic approach to green infrastructure within the Allerdale plan area.</u>	To reinforce that this policy supplements Policy S24 of the Allerdale Local Plan (Part 1)	472/154

		<u>promoting the creation, enhancement, maintenance, and protection of the green infrastructure assets of which the network is composed. In support of this policy, the Council has identified a network of green infrastructure assets within the Principal and Key Service Centres on the policies map.</u>		
MM43	Policy SA52 Page 133	Insert text . additional sentence at the end of policy SA52 <u>Development that compromises the function and connectivity of the existing green infrastructure network will be resisted.</u>	To highlight the importance of the connectivity and functionality of green infrastructure networks in the consideration of development proposals.	ABC revisions
MM44	Policy SA52 Page 134	Insert text . additional sentences inserted into paragraph 148 to read The Green Infrastructure Network, within the Principal and Key Services Centres, is defined on the Policies Map. This is made up of a number of assets including amongst other things historic parks and gardens, public open space, Natura 2000 sites, Sites of Special Scientific Interest and Local Nature Reserves. <u>These mapped green infrastructure assets are not exhaustive; other assets which contribute to the green infrastructure network exist, and will need to be considered as part of any development proposals.</u> As the main urban centres in the plan area the green infrastructure network is more extensive but as the location for the majority of development in the plan period, likely to come under more pressure.	To qualify that there will be green Infrastructure assets that may not have been mapped, but that contribute to the network, and need to be considered.	ABC revisions

		The Council will work with developers to ensure that fragmentation of the functionality and connectivity of the existing network is not compromised, is kept to a minimum and where development is located adjacent to the network, enhancement and connection opportunities are considered.		
MM45	Policy SA52 Page 134	Insertion of text . additional paragraph after paragraph 148 <u>Priorities for the protection and enhancement of the Green Infrastructure Network will be set out in a SPD to identify deficiencies in the network and to deliver new assets, ensuring the optimum integration between green networks and development. It will consider setting out minimum quality standards for new green infrastructure in line with existing national standards such as Natural England's ANGSt standard (or other such standard), and also the potential requirement for development proposals sited adjacent or within the green infrastructure network to deliver a measurable biodiversity net gain.</u>	To reiterate the Council's intention to produce a Supplementary Planning Document (SPD) on green infrastructure, as set out in the Allerdale Local Plan (Part 1), and to outline the intention to examine the potential application of quality standards and net biodiversity gain on adjoining sites as part of the SPD.	1/111 Natural England