

Allerdale Local Plan (Part 2)

Site Allocations



Discarded Sites
Wighton Locality

September 2018



Contents

Introduction	1
Purpose of the discarded sites document	1
Discarded Sites Maps – Wigton Locality	2
Wigton	5
Kirkbride.....	11
Thursby	13
Bolton Low Houses	20
Glasson.....	22
Ireby.....	24
Kirkbampton.....	26
Newton Arlosh.....	28
Little Bampton	30
Oulton	33

Introduction

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

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

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

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

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

www.allerdale.gov.uk/siteallocations

Purpose of the discarded sites document

The purpose of this document is to provide a user-friendly catalogue of the sites that have not been selected for allocation or ~~been discarded~~ in the settlements within the Wigton locality. During the site assessment process a large number of sites were discarded by the Council. The methodology and criteria used to undertake the site assessments can be found in the ~~Site Assessment Methodology~~ document 2014.

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

Discarded Sites Maps – Wigton Locality

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

The following settlements are located within the Wigton locality:

Key Service Centre:

Wigton

Local Service Centres:

Kirkbride

Thursby

Limited Growth Villages:

Bolton Low Houses

Glasson

Ireby

Kirkbampton

Newton Arlosh

Infill and Rounding Off Villages:

Anthorn*

Bowness-on-Solway*

Little Bampton

Oulton

Port Carlisle*

Waverton*

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

Site Coding Guide

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

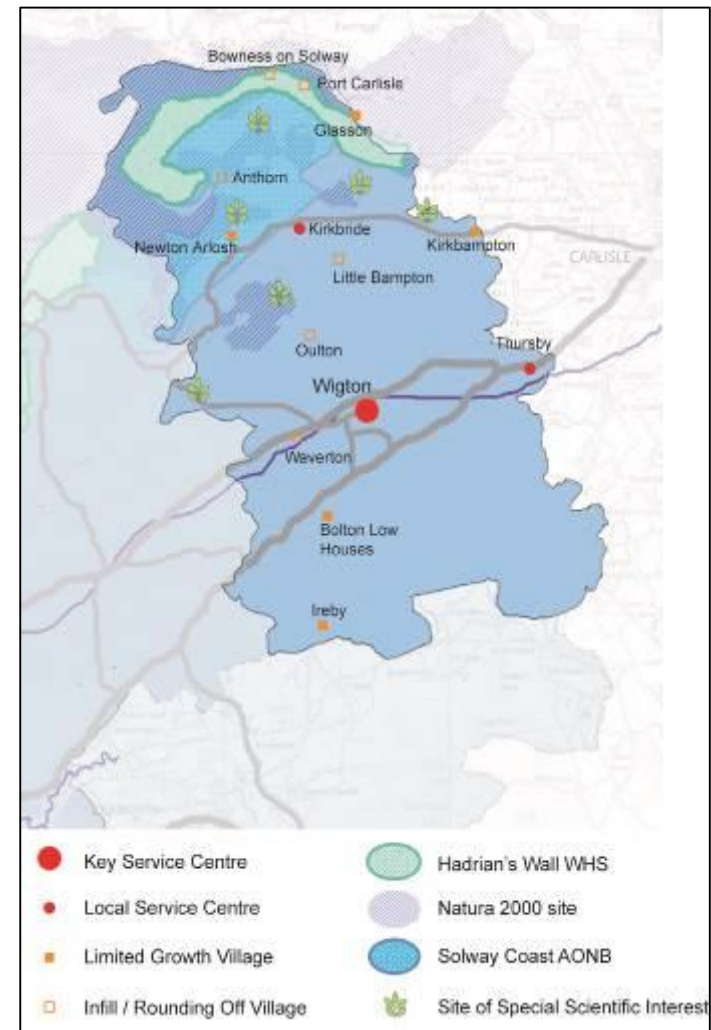
Housing	R	Gypsy and Traveller Site	GT
Employment	E	Mixed	M
Retail	S	Community Facilities	C
Leisure	L	Infrastructure	I

For example, in Wigton:

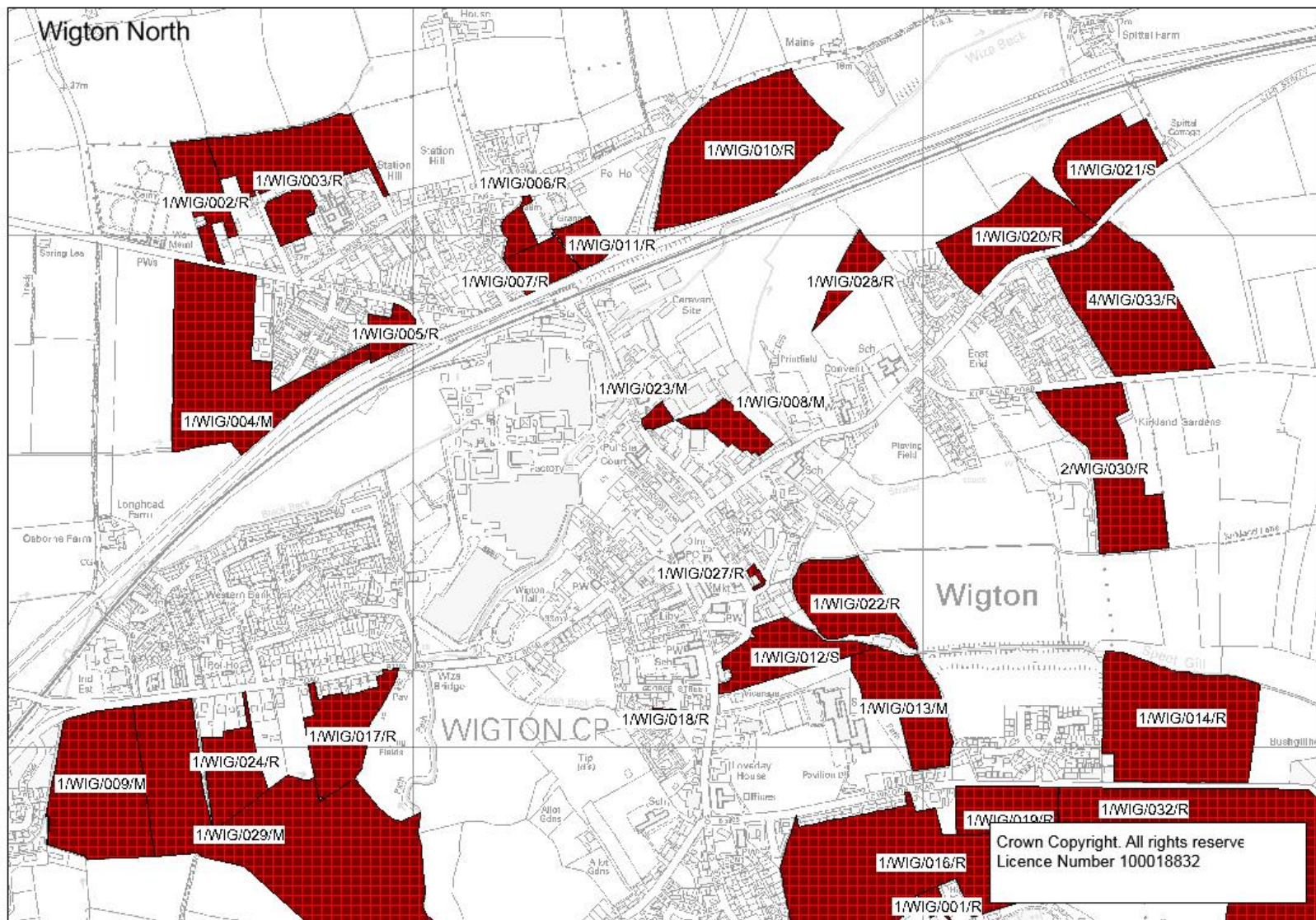
A site submitted for housing would have a code 1/WIG/020/R

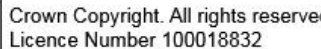
A site submitted for retail could have a code 1/WIG/021/S

Sites with a reference code ~~1/WIG/021/S~~ have been considered for employment, retail & residential uses, where appropriate.



Wigton



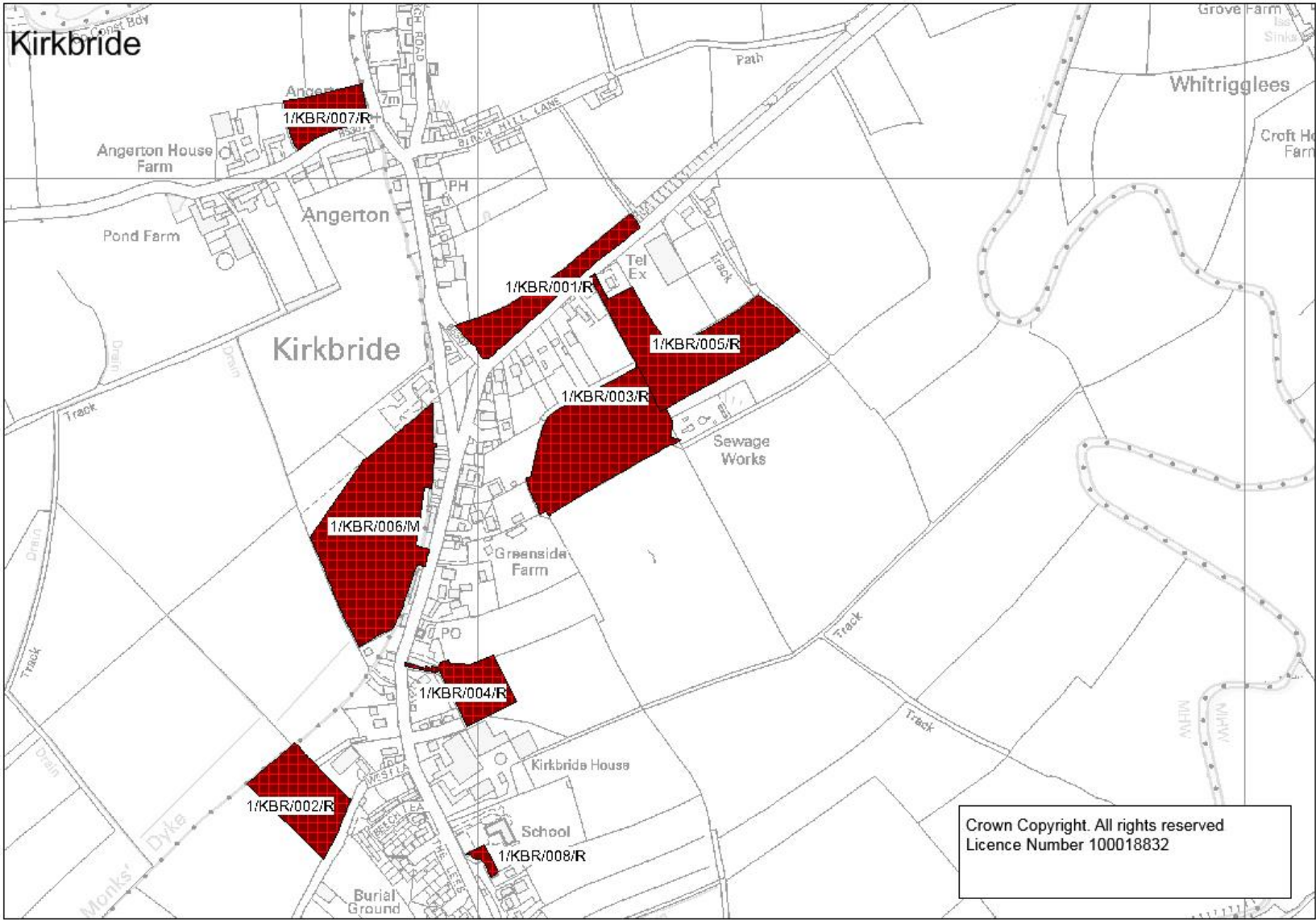


Site Reference	Stage Discarded ¹	Reason
1/WIG/001/R	1	Beneath site size threshold for allocation. Lies within existing settlement limit . potential windfall site. Development would require demolition and clearance. Potential on-site contamination from former uses. Access would need to be upgraded.
1/WIG/002/R	3a	Bulk of site projects into open countryside and would fail to achieve a satisfactory relationship with the existing settlement pattern. Proposed means of access considered substandard to serve major residential development.
1/WIG/003/R	3a	Bulk of site projects into open countryside and would fail to achieve a satisfactory relationship with the existing settlement pattern. Proposed means of access considered substandard to serve major residential development. Development of site would require reconfiguration/relocation of Wigton Community Hospital
1/WIG/004/M	3a	Site has been granted planning permission for residential development (2/2015/0514).
1/WIG/005/R	3a	Proximity to the road renders the southern portion of the site inappropriate for development due to the issue of noise and impact on residential amenity. Northern portion to be considered as part of the settlement boundary review.
1/WIG/006/R	3a	Lies within existing settlement limit . potential windfall site. Upgrades would be required to the Housing access and development of the site would necessitate the demolition of the existing dwelling on site.
1/WIG/007/R	3a	Lies within existing settlement limit . potential windfall site. No means of independent vehicular access to the site. Access would be dependent on development of adjacent land.
1/WIG/008/M		Refer to Employment and Retail Topic Papers. The proposed means of access along the unadopted Redmayne Close is constrained and congested and has insufficient capacity to support major residential development
1/WIG/009/M		Existing commitments in Wigton; site not required for residential purposes. Refer to Retail and Employment Topic Papers.
1/WIG/010/R	3a	The site is detached from the built up area and development would fail to achieve a satisfactory relationship with existing settlement pattern. Highway would require upgrading to serve major residential development.
1/WIG/011/R	3a	Lies within existing settlement limit . potential windfall site. Access to the site could be gained via the existing Standingstone Heights estate.

Site Reference	Stage Discarded ¹	Reason
1/WIG/012/S		Refer to Retail & Employment Topic Papers - Large part of site has planning permission for housing 2/2017/0587
1/WIG/013/M		Refer to Retail & Employment Topic Papers - Site now has planning permission for housing 2/2017/0587
1/WIG/014/R	3a	Site constitutes Wigton RUFC sports facility. Redevelopment for residential purposes would be contrary to policies within Allerdale Local Plan (Part 1) unless alternative provision could be provided. Site opposite 1/WIG/015/L was suggested as alternative but no evidence of deliverability/viability of this scheme has been provided. Alternative, better related housing sites put forward.
1/WIG/015/L	3a	Site submitted as alternative/compensatory provision for the redevelopment of 1/WIG/014/R. Development of whole site would relate poorly to the existing settlement pattern and have significant adverse landscape impact. Small area of site adjacent 1/WIG/014/R may be appropriate.
1/WIG/016/R	3b	Existing commitments in Wigton; site not required
1/WIG/017/R	3a	Means of access to the site considered substandard to serve major residential development - visibility at access point (north east corner) is restricted by obstructions located on third party land.
1/WIG/018/R	1	Site below 0.3 hectares threshold for allocation and within Flood zone 3.
1/WIG/019/R	3a	Site has planning permission for residential development 2/2016/0249
1/WIG/020/R	3a	Development of the whole site would result in undesirable encroachment into the open countryside. Western portion of site has acceptable relationship and is a saved allocation. No developer interest in the site has been forthcoming. To be removed from the settlement limit. Existing commitments in Wigton; site not required. On settlement periphery, relates less well to settlement form than some other sites put forward.
1/WIG/021/S		Site is considered inappropriate for retail due to its out of centre location. No considered suitable for other uses as development would result in undesirable encroachment into the open countryside.
1/WIG/022/R	3a	Refer to Retail Topic Paper. Site is detached and development would fail to achieve a satisfactory relationship with existing settlement pattern. Existing means of access to the site considered substandard to serve major residential development.
1/WIG/023/M	1	Site below 0.3 hectares threshold and more than 50% of site, and access lie within flood zone 3.
1/WIG/024/R	3a	Means of access to the site is considered to be substandard in terms of access and visibility. Development of the southern portion of the site has a weak relationship with existing settlement pattern.
1/WIG/025/R	3a	Proposed means of access is constrained and congested and has insufficient capacity to support major residential

Site Reference	Stage Discarded ¹	Reason
		development. Site would be poorly related to the existing settlement pattern unless site to the north was also developed; access would need to be via this site.
1/WIG/026/R	3a	Means of access to the site considered substandard to serve major residential development.
1/WIG/027/R	1	Site below 0.3 hectares. Below threshold for allocation. Lies within settlement boundary - potential windfall site
1/WIG/028/R	3a	Site is detached and development would fail to achieve a satisfactory relationship with existing settlement pattern. No means of independent access.
1/WIG/029/M		Refer to Retail and Employment Topic Papers. Development of the eastern portion of site would be poorly related to the existing settlement pattern and incur adverse landscape/visual impact.
1/WIG/029/R	3b	Same as site 1/WIG/032/R (see below) . Land south of Lowmoor Road (Llama Cottage)
2/WIG/030/R	3a	Development of the southern portion of site would be poorly related to the existing settlement pattern and incur adverse landscape/visual impact. Northern Part of site has planning permission for housing (2/2017/0396), and included in settlement boundary
3/WIG/031/E		Site has planning permission for employment development 2/2015/0455
3/WIG/032/E (same site as above)		Site has planning permission for employment development 2/2015/0455
1/WIG/032/R	3b	Existing commitments in Wigton; site not required. On settlement periphery, relates less well to settlement form than some other sites put forward.
4/WIG/033/R	3a	Existing commitments in Wigton; site not required. On settlement periphery, relates less well to settlement form than some other sites put forward.

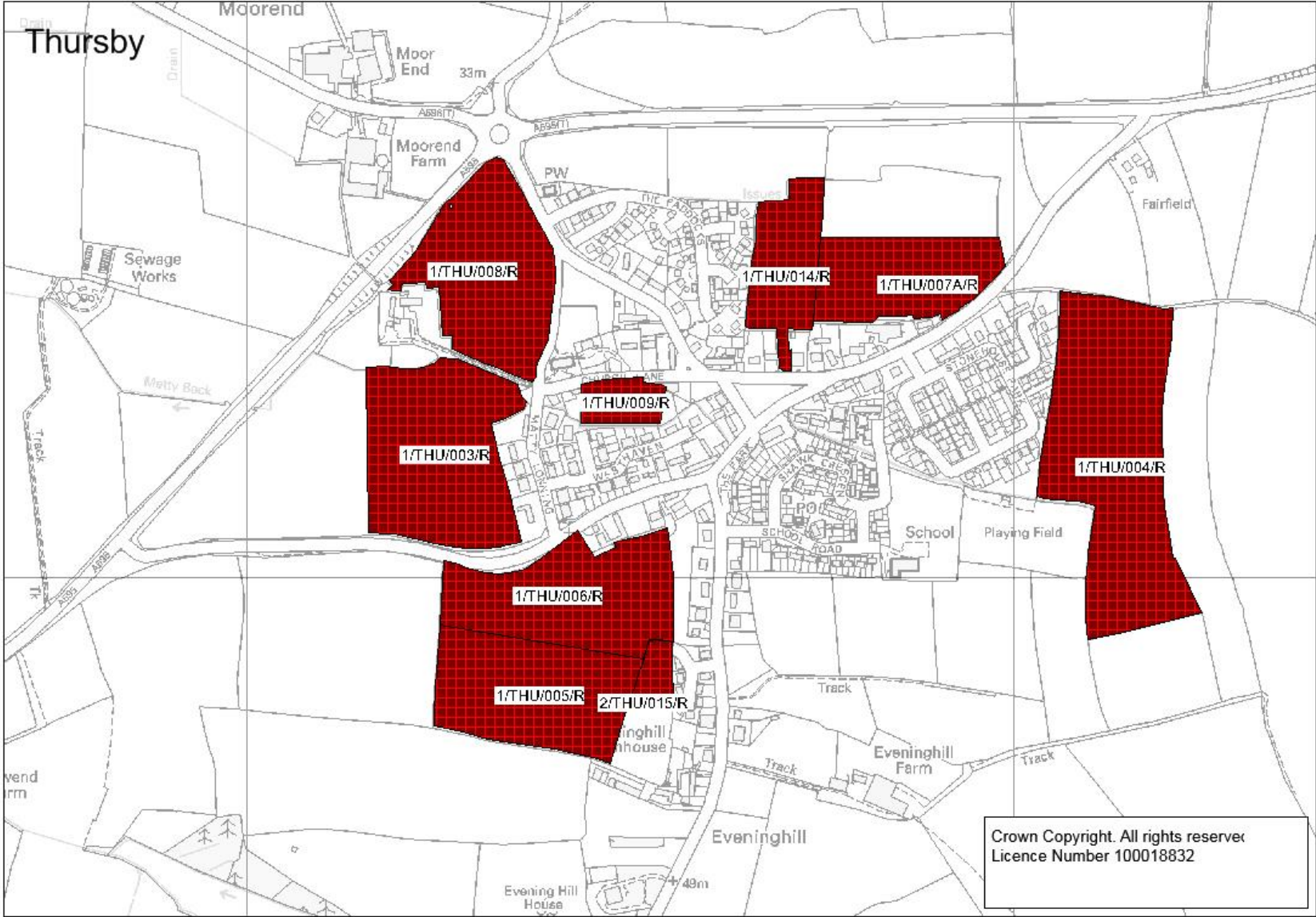
Kirkbride

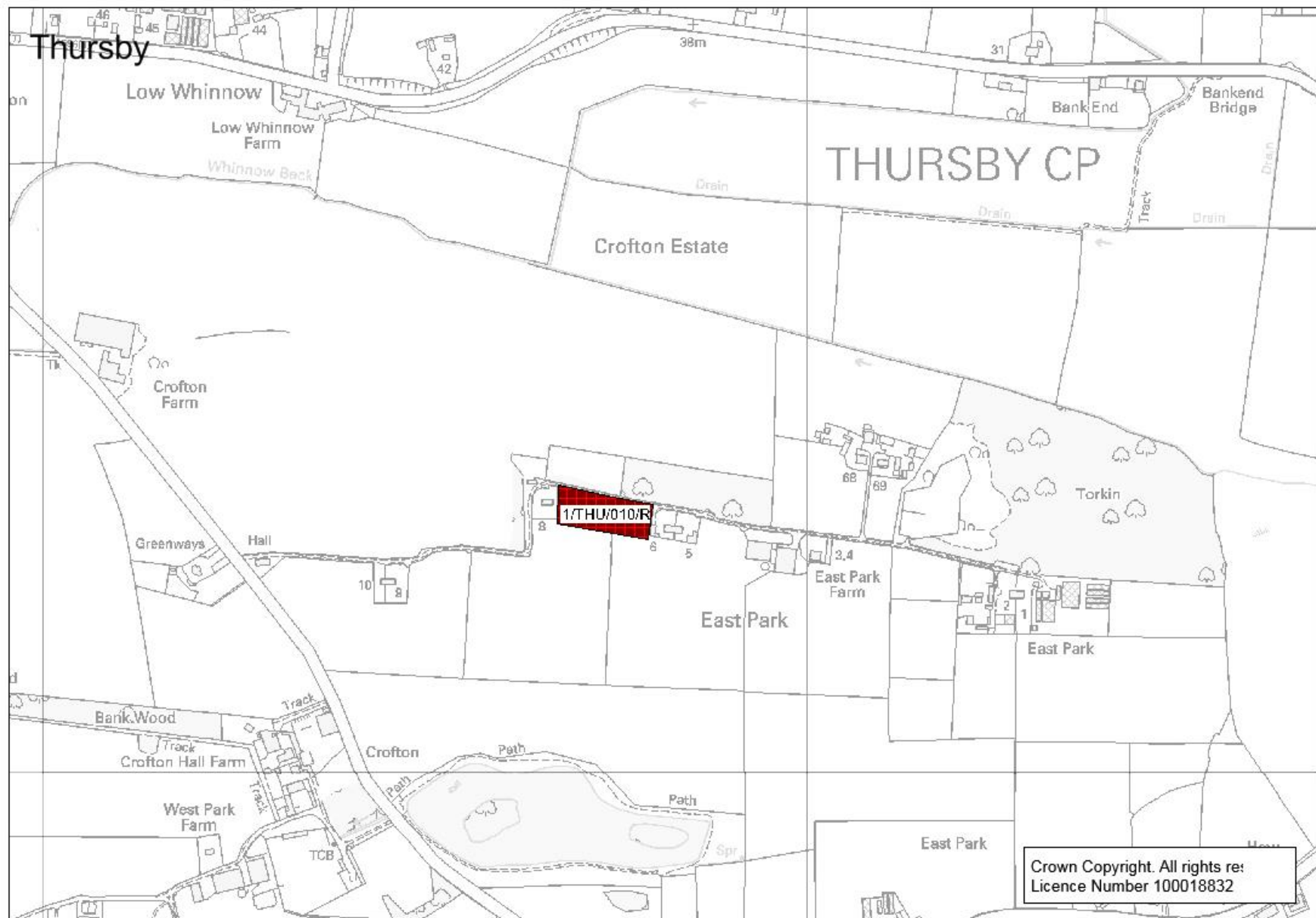


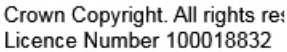
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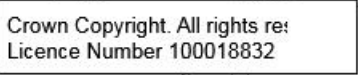
Site Reference	Discarded Stage	Reason
1/KBR/001/R	3a	Site subject to significant constraints (topography, tree coverage, access). Development would incur significant visual impacts. To be removed from the settlement limit.
1/KBR/002/R	3b	With flooding issues associated with the adjoining beck, restricted access, and development of adjoining land, an alternative site was identified for selection over this site.
1/KBR/003/R	3a	Existing means of access to the site considered substandard to serve residential development. Poor relationship to settlement pattern. Proximity to waste water treatment works raises odour/amenity issues
1/KBR/004/R	3a	Existing means of access to the site considered substandard to serve residential development. Poor relationship to settlement pattern.
1/KBR/005/R	3a	Existing means of access to the site considered substandard to serve residential development. Poor relationship to settlement pattern. Proximity to waste water treatment works raises odour/amenity issues. Part of site to rear of telephone exchange reconsidered under reference 4/KBR/011/R. Included in allocation.
1/KBR/006/M	1	Site lies within high risk flood zone. Development not supported in this location
1/KBR/007/R	1	Site lies within high risk flood zone. Development not supported in this location
1/KBR/008/R	1	Site below size threshold for allocation. Lies within settlement boundary - potential windfall site

Thursby







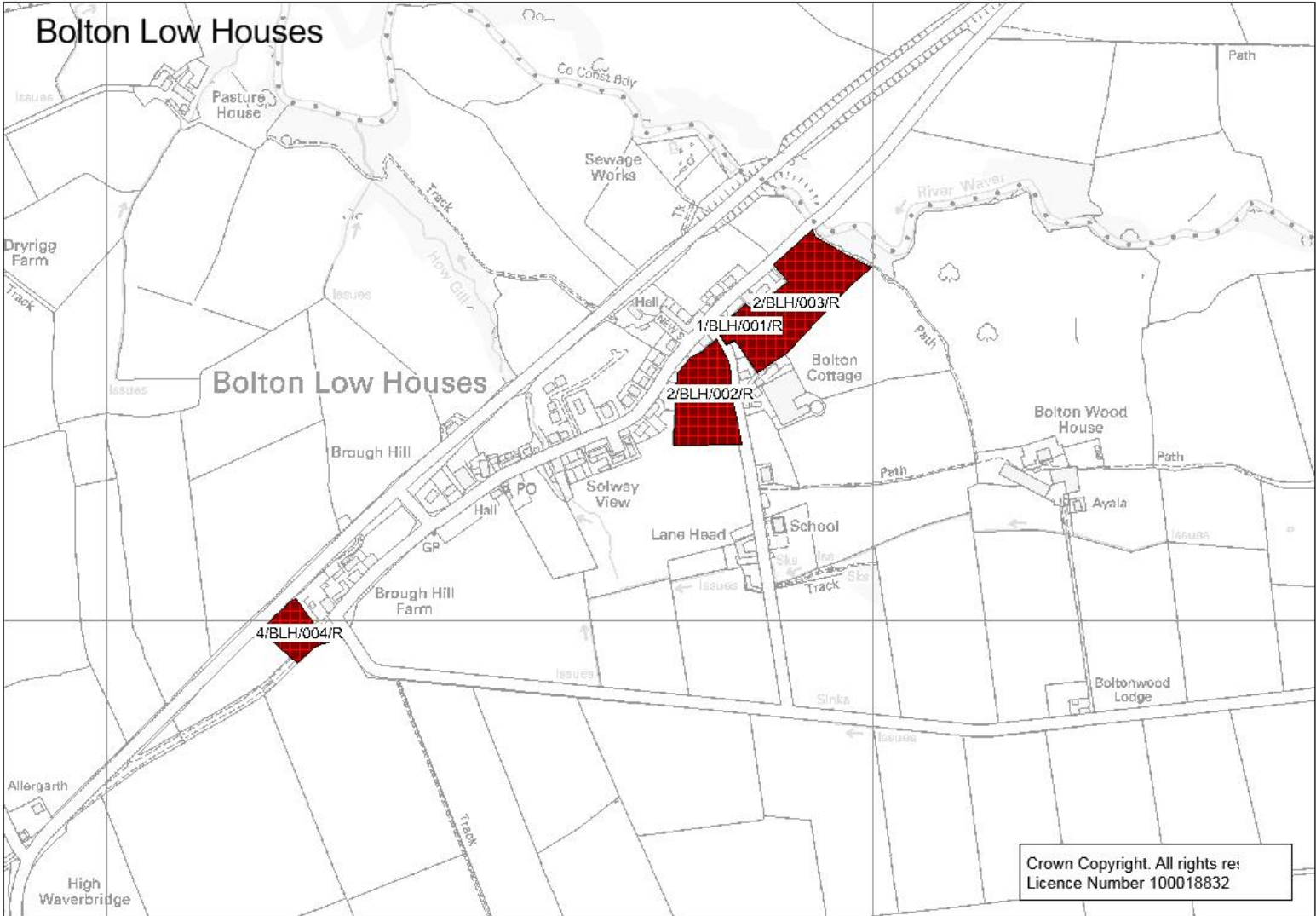




Site Reference	Discarded Stage	Reason
1/THU/001/B		Burial ground . refer to open space document
1/THU/002/G		Geological site . refer to open space document
1/THU/003/R	3b	Majority of the site has been granted planning permission for residential development (2/2013/0478). Remainder rejected in favour of alternative sites as part of PO consultation. However, remainder of site considered under site reference 4/THU/017/R as part of Focused Consultation and proposed for allocation
1/THU/004/R	3a	Existing means of access to the site considered substandard to serve major residential development. Would require upgrading . site discarded as other candidate site subject to less constraint.
1/THU/005/R	3a	Land would need to be developed in conjunction with adjoining land to north; no other suitable access to serve major residential development. Highway constraints in terms of capacity on to Matty Lanning.
1/THU/006/R	3b	Existing commitments in Thursby, site not required. Highway constraints.
1/THU/007/R	3b	Existing commitments in Thursby, site not required.
1/THU/008/R	3a	Due to its topography, development of the site would incur adverse visual impact that would detract from the character of the village and setting of the church. Less sensitive alternative sites available.
1/THU/009/R	3a	Site lies within existing settlement limit . potential windfall site. Site is subject to constraints. Access to the site is narrow and would limit the level of development. Listed church due NW of the site. Water course running along southern boundary of the site and associated surface water flooding would need to be addressed. Amenity greenspace designation removed.
1/THU/010/R	1	East Park, Crofton. Located in open countryside. Residential development not supported in this location.
1/THU/011/R	1	Neal House. Located in open countryside. Residential development not supported in this location.
1/THU/012/G		Geological site . refer to open space document
1/THU/013/R	1	West Curthwaite. Located in open countryside. Residential development not supported in this location.
1/THU/014/R	3a	Site subject to constraints. Proposed means of access considered insufficient to enable development of the site and would incur amenity issues for the residents of the adjoining properties. Site would need to utilise access for the adjoining field due east
2/THU/015/R	3b	In Isolation the site is not considered to achieve a satisfactory relationship with the settlement pattern of the village. The site would only be suitable if it formed part of a comprehensive development that included 1/THU/005/R and 1/THU/005/R &

		1/THU/006/R
4/THU/016/R	1	Welton. Site lies in isolated countryside location outside the settlement hierarchy.

Bolton Low Houses



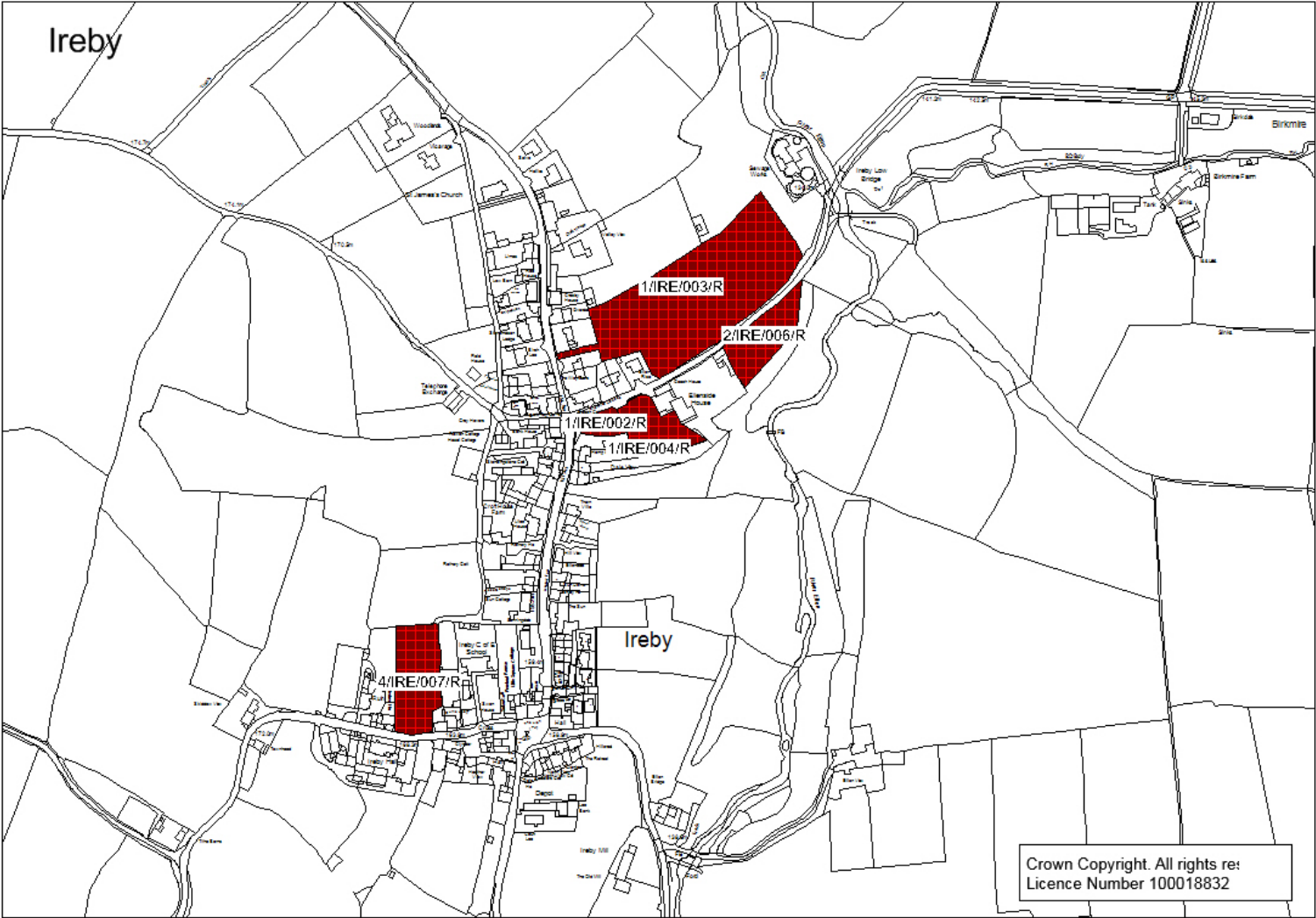
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Site Reference	Discarded Stage	Reason
1/BLH/001/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Means of access is constrained and unsuitable for additional vehicular traffic, close to operational dairy farm. Not to be included as part of the settlement boundary review.
2/BLH/002/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Means of access is constrained and unsuitable for additional vehicular traffic, close to operational dairy farm. Not to be included as part of the settlement boundary review.
2/BLH/003/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site is not considered to relate well to settlement pattern and means of access is constrained. Part close to operational dairy farm. Not to be included as part of the settlement boundary review.
4/BLH/004/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site has planning permission . to be included in settlement boundary



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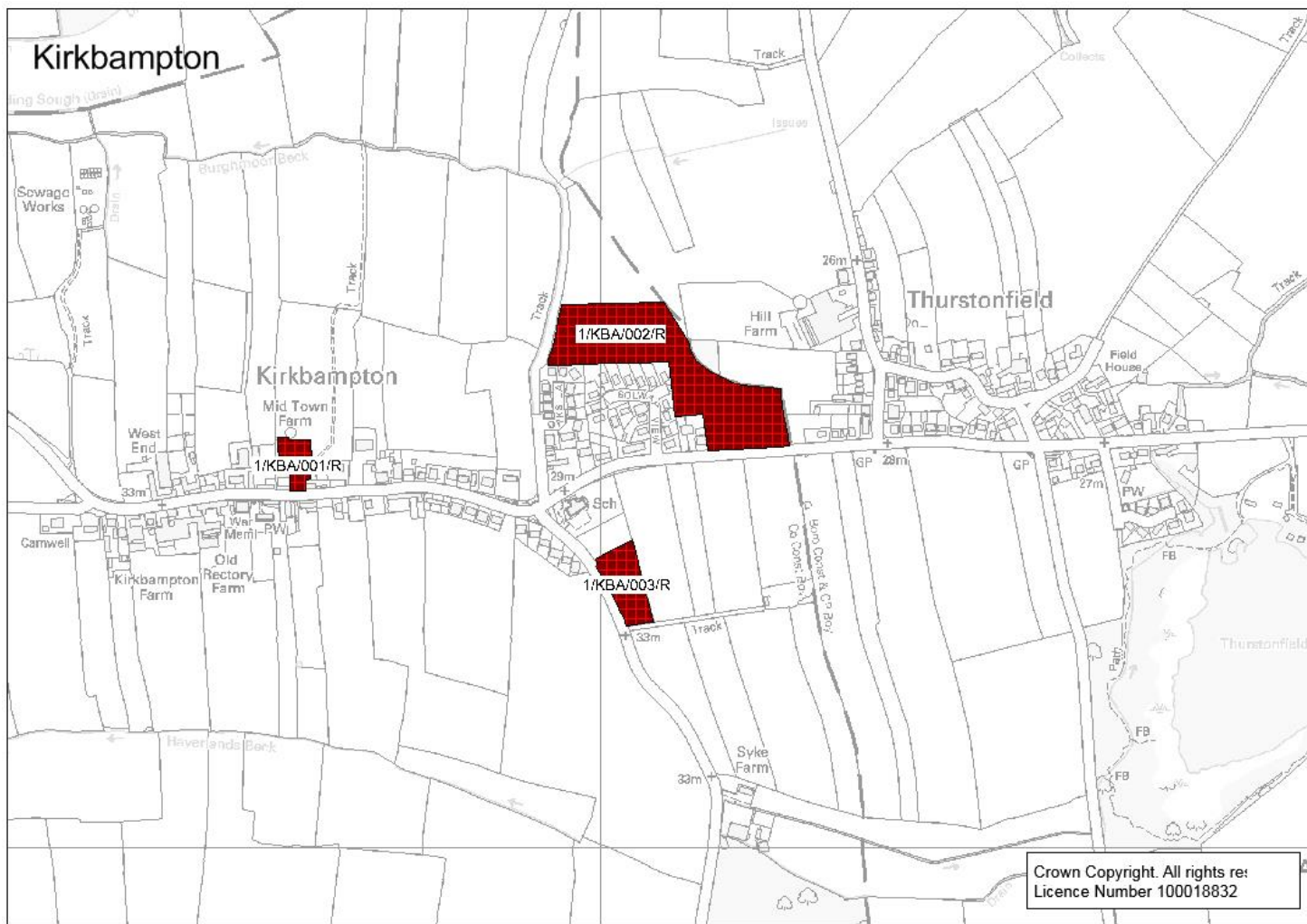
Site Reference	Discarded Stage	Reason
1/GLA/001/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review due to its poor relationship with existing settlement pattern.
1/GLA/002/G		Geological site . refer to Open Space Document



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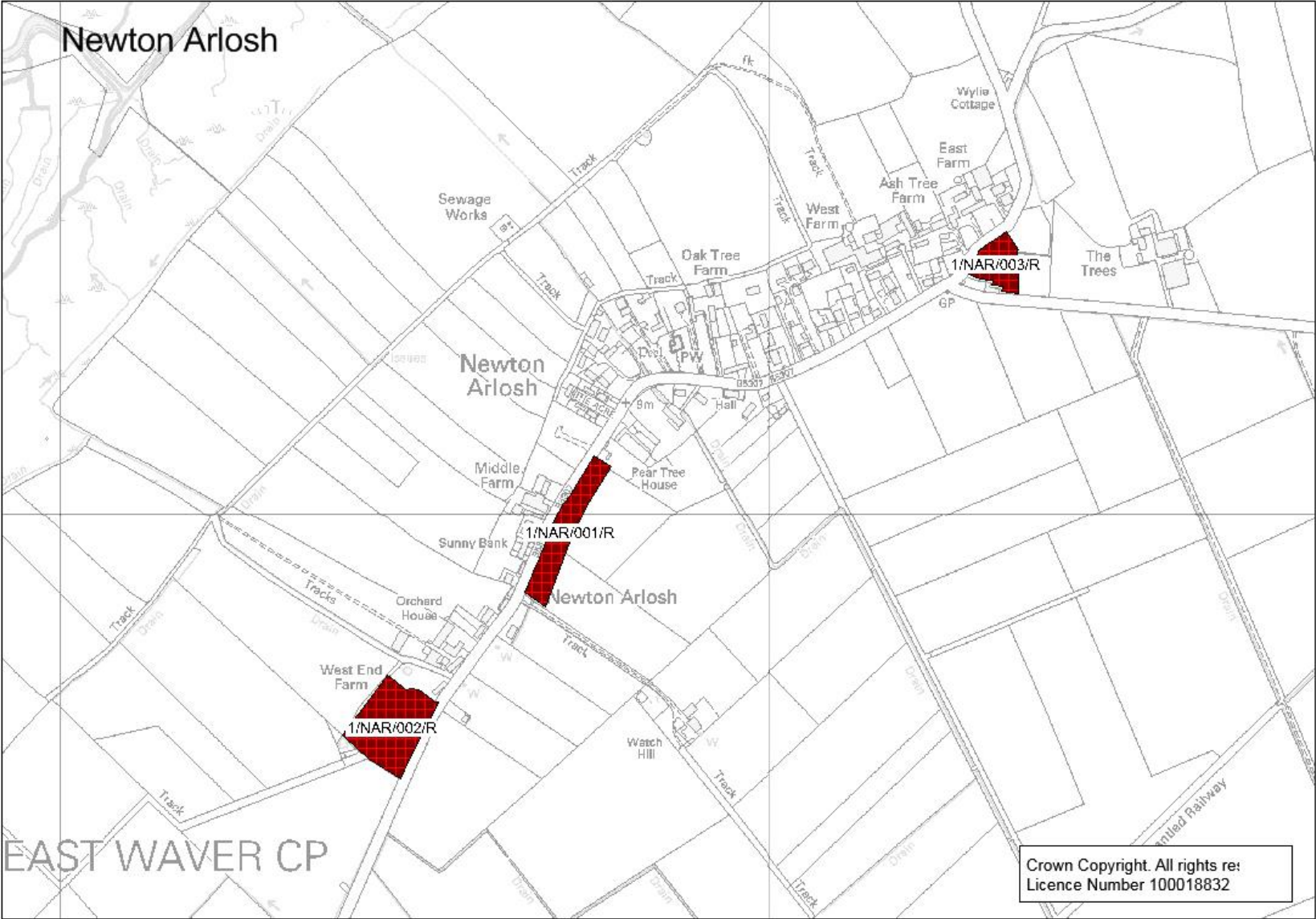
Site Reference	Discarded Stage	Reason
1/IRE/001/M	1	Site is located within the Lake District National Park boundary and is therefore outside the Allerdale Plan Area.
1/IRE/002/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site is considered to make a significant contribution to the character and amenity of the village in its undeveloped state. Has been removed from the settlement limit on this basis.
1/IRE/003/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. The topography of the site renders it difficult to develop. Elevated and prominent. Part of the site to be considered as part of the settlement boundary review.
1/IRE/004/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site forms part of the curtilage of Ellenside House (Grade 2 Listed) and considered to make a significant contribution to the character of the property. Has been removed from the settlement limit on this basis.
1/IRE/005/W		Wildlife site . refer to open space document
2/IRE/006/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site is considered to be detached from the built up edge of the settlement and will not be included in the settlement boundary review.
4/IRE/007/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy, but site will be included in the settlement boundary review.

Kirkbampton



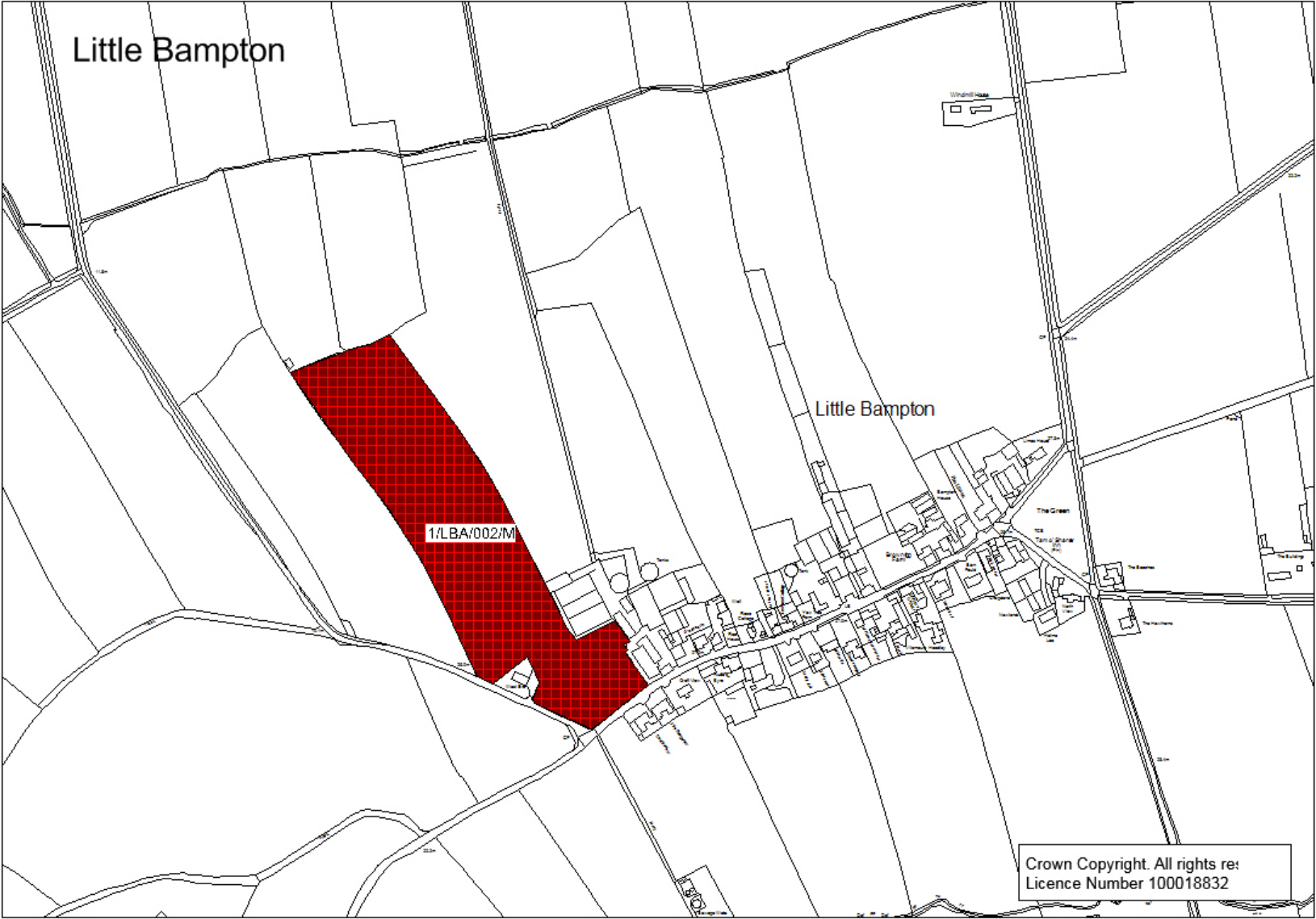
Site Reference	Discarded Stage	Reason
1/KBA/001/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Bulk of site lies within existing settlement limit . area located outside to be considered as part of the settlement boundary review.
1/KBA/002/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site is considered to be poorly related to the existing settlement pattern and is to be protected as a green gap in order to maintain visual separation with the adjacent village of Thurstonfield, which lies within the Carlisle City plan area. Parcel of land to the rear of Solway View to be removed from the settlement limit.
1/KBA/003/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. The site is considered suitable for residential development and is to be included in the settlement boundary review.

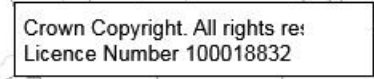
Newton Arlosh



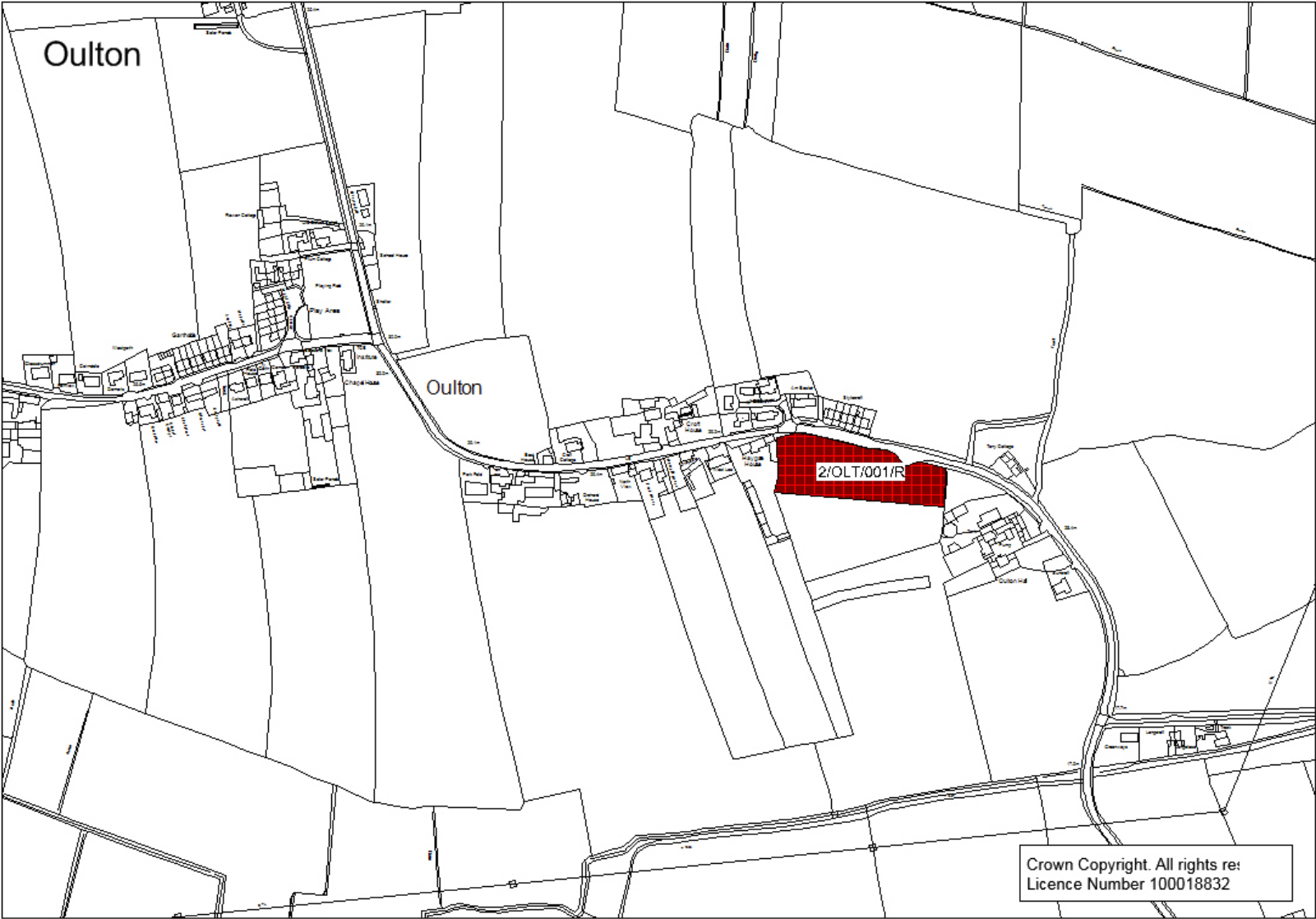
Site Reference	Discarded Stage	Reason
1/NAR/001/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Part of the site to be considered as part of the settlement boundary review.
1/NAR/002/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Part of the site to be considered as part of the settlement boundary review.
1/NAR/003/R	3a	Settlement is a Limited Growth Village. No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review due to its poor relationship with existing settlement pattern.

Little Bampton





Site Reference	Discarded Stage	Reason
1/LBA/001/G		Geological site . refer to Open Space Document
1/LBA/002/M	1	Settlement is an infill/Rounding Off Village. No site allocations proposed in this tier of the settlement hierarchy
1/LBA/003/R	1	Site is located in Aikton . settlement not included in the hierarchy and is regarded as open countryside in planning terms.
1/LBA/004/R	1	Site is located in Wiggonby . settlement not included in the hierarchy and is regarded as open countryside in planning terms.



Site Reference	Discarded Stage	Reason
2/OLT/001/R	1	Settlement is an infill/Rounding Off Village. No site allocations proposed in this tier of the settlement hierarchy