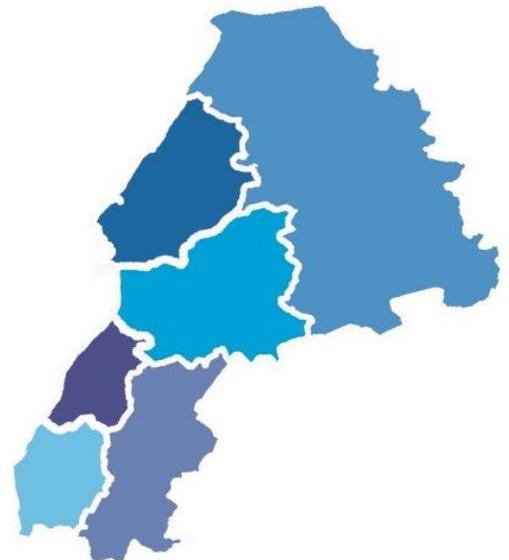




Allerdale Local Plan (Part 2) Site Allocations

Summary of comments for the
Preferred Options consultation,
Focused Consultation and Dunmail
Park consultation



1.0 Introduction

- 1.1 The Local Plan (Part 1) is the Strategic and Development Management Policies and was adopted in July 2014. This document sets out a clear vision of the development requirements of the district between the plan period of 2011-2029. As part of this, it sets out a minimum target of new dwellings (5,471 houses) and employment land (54 hectares) that the district needs to provide by the end of the plan period.
- 1.2 The Local Plan (Part 2) is the Site Allocations document. This document will seek to identify the most appropriate development sites in Allerdale in order to meet the targets identified in the Local Plan (Part 1).
- 1.3 The first stage of the Local Plan (Part 2) process was for Allerdale Borough Council to issue a Call for Sites. This stage allowed members of the public, parish councils, landowners and their agents, developers and other interested parties the opportunity to put forward sites for development that could be allocated through the Site Allocations DPD.
- 1.4 All of the sites that were received by the Council as part of the Call for Sites were included in an Issues and Options document; consultation on this document ended on 30 September 2014.
- 1.5 As a result of this consultation, a further 35 sites were put forward for consideration. In order to ensure that all stakeholders, consultees and members of the public were able to comment on these new sites, another consultation was held. This was entitled Issues and Options . Additional Sites Submitted and ran from 9 January 2015 to 27 February 2015. A separate report was published which summarised all of the responses received to both rounds of Issues and Options consultation.
- 1.6 The Council assessed all of the comments received to the initial consultations and carried out detailed site assessments to identify which sites to take forward. Once the Council carried out its assessment and identified what it believed to be the best sites, the Preferred Options consultation was released on 27th January 2017 and ran until 24th March 2017.
- 1.7 The Council assessed all of the comments received to the consultation and carried out detailed site assessments to identify which sites to take forward. Once the Council carried out its assessment and identified what it believed to be the best sites, the Preferred Options consultation was released on 27th January 2017 and ran until 24th March 2017.
- 1.8 A Focused Consultation followed in November 2017 as further sites were put forward during the Preferred Options consultation. The Focused Consultation also consulted on a number of policy options relating to housing standards, broadband provision in new development, a wind energy buffer zone along the Allerdale/Lake District National Park boundary, tourism, green infrastructure in Lillyhall and suggested amendments to settlement boundaries.

1.9 Further to the Focused Consultation, the Council was made aware of an error regarding the site area for a proposed mixed/retail use site submitted at Dunmail Park, Workington (reference 4/WOR/016/M). A short consultation was held between 31st May and 29th June 2018 in order to refer consultees to the correct site boundary for comment.

1.10 This report provides a summary of all of the responses received to the Preferred Options consultation, the Focused Consultation and the consultation on the revised Dunmail Park site boundary. It also provides the Council's responses to the comments received and indicates if changes were made to the draft Local Plan (Part 2) as a result of the consultations.

2.0 Scope of consultations

Preferred Options

2.1 As part of the Preferred Options consultation, the Council put forward a number of selected sites which it considered suitable for development and a number of policy options. This included:

- the proposed sites that should be considered for allocation for housing, employment, retail and gypsy and travellers;
- the level of growth for the individual Local Service Centre villages;
- the proposed sites that should be protected as amenity greenspace, green gaps and green infrastructure;
- the proposed policy approach to the delivery of affordable housing and tourism development; and
- the proposed area considered suitable for wind energy development

2.2 Each Preferred Option contained justification for their selection and, where appropriate, the document also contained details of alternative options and the justification for them being discounted.

2.3 The Preferred Options consultation document was supported by: Discarded Sites Locality Documents; a Settlement Boundary Review Technical Document; an Open Space Technical Document; and a Wind Energy Technical Document. It also included a Sustainability Appraisal, a Site Assessment Methodology document, an Equality Impact Assessment, a Health Impact Assessment and an Issues and Options Consultation Statement.

Focused Consultation

2.4 A number of additional sites were put forward for consideration as part of the Preferred Options consultation. As a result the Council decided to release these sites as part of an additional round of consultation.

2.5 Also included in the Focused Consultation were a number of policy options, seeking views on the proposed implementation of: optional housing standards; broadband for new development; a revised policy for the area

suitable for wind energy development (following the designation of the Lake District National Park as a World Heritage Site); and a revised policy for tourism, coastal and countryside recreation. The consultation also included a Green Infrastructure map for Lillyhall as it had become apparent that this map was not visible in the Preferred Options consultation document.

Dunmail Park Consultation

- 2.6 The site at Dunmail Park (4/WOR/016/M) was originally consulted on as part of the Focused Consultation. However, it was brought to the attention of the Council that the site boundary shown was incorrect; a short consultation was held in June 2018 to consult on the correct red line boundary for the site.

3.0 Methods of consultation

- 3.1 All consultations were carried out in line with the Council's adopted Statement of Community Involvement. The Statement of Community Involvement sets out how the Council will involve the community as part of the preparation of planning policy documents. Whilst national regulations have changed since the adoption of the Statement of Community Involvement with regards to how planning policy documents are prepared, the process of community engagement remains the same.

- 3.2 The Council contacted all those on its consultation database about the two Issues and Options consultation either through email or letter. The Council made copies of the consultations documents available to view at the following locations:

- Aspatria Library
- Cockermouth Customer Service Centre
- Cockermouth Library
- Maryport Town Hall
- Maryport Library
- Silloth Library
- Wigton Customer Service Centre
- Wigton Library
- Workington Council Offices (Allerdale House)
- Workington Library

- 3.3 In addition, a consultation pack was sent to all the Parish and Town Councils in the district and the documents were also available to view online at www.allerdale.gov.uk.

- 3.4 For the Preferred Options consultation, a number of drop in sessions were held across the district, attended by members of the Planning Policy team. The dates and venues of the drop in sessions were:

- Silloth Library . Monday 6th February 2017 . 14:15-17:00
- Cockermouth Town Hall . Thursday 9th February 2017 . 14:00-19:00

- Aspatria Library . Wednesday 15th February 2017 . 14:00-18:00
- Wigton Local Links Centre . Friday 24th February 2017. 14:00-19:00
- Carnegie Theatre, Workington . Tuesday 28th February 2017 . 09:00-13:00
- Maryport Library . Thursday 2nd March 2017 . 13:00-17:00
- Allerdale House, Workington . Wednesday 8th March 2017 . 15:00-19:00

3.5 Allerdale Borough Council organises locality meetings in order to address a wide range of issues relating to the specific localities in which the meetings are held. The Planning Policy Team attended the following meetings in order to look at the specific areas of the Preferred Options consultation which might have had an impact on the locality:

- Silloth Locality Meeting (Silloth Community Centre) . Tuesday 14th February 2017 . 14:30-16:00
- Cockermouth Locality Meeting (Cockermouth Town Hall) . Tuesday 21st February 2017 . 18:30-20:00
- Aspatria Locality Meeting (Allhallows Community Centre, Fletchertown) . Wednesday 22nd February 2017 . 15:00-16:30
- Wigton Locality Meeting (Market Hall, Wigton) . Tuesday 28th February 2017 . 18:00-19:30
- Maryport Locality Meeting (Maryport Town Hall) . Tuesday 7th March 2017 . 14:30-16:00
- Workington Locality Meeting (Allerdale House, Workington) . Tuesday 7th March 2017 . 18:30-20:00

4.0 Representations Summary

- 4.1 The Preferred Options consultation received the most comments, attracting responses from 491 statutory consultees, members of the public, agents and parish councils. The Focused Consultation had fewer responses with 61 received, and the Dunmail Park consultation received comments from 11 people.
- 4.2 The appendices summarise the comments received to all three consultations. Appendix A contains a summary of the responses received to the Preferred Options consultation, Appendix B summarises the responses received to the Focused Consultation and Appendix C contains the responses to the Dunmail Park consultation. The appendices also contain the Council's response to the comments and highlights if any changes have been made to the Local Plan (Part 2) as a result.

Appendix A

Summary of comments received – Preferred Options consultation

Representor number	Comments	Council's response
Question 1: Do you agree with the proposed approach to the distribution of housing growth between the Local Service Centres?		
24, 34, 51, 220, 232	No comment provided	N/A
55	Particularly agree with the proposal to boost the contribution of northern LSCs such as Prospect.	Noted
195, 196, 348	An emphasis should be placed on smaller developments so as not to swamp the original communities. Further housing will mean greater demand on the already infrastructure and services.	The final site selection and level of growth in Local Service Centres will take account of the individual characteristics of each settlement including the infrastructure capacity.
194	Although further housing development in a few of the identified local service centres will inevitably mean greater demand on the already inadequate infrastructure and services within Wigton we feel that it is counterproductive to oppose all development that may adversely impact the Wigton residents.	Noted
5	It reduces the potential growth in areas less likely to have adequate infrastructure and existing capacity. The distribution of allocations is also predominantly away from the strategic road network, limiting the impact of these sites	Noted
90, 201	Housing growth in Local Service Centres means consuming green spaces at the expense of the environment. More should be done to develop brownfield sites in and around the area.	Brownfield sites are assessed along with greenfield sites where appropriate and available. Important areas of open space have been identified within each Local Service Centres with policies that seek to protect them from inappropriate development.
90, 201	More should be done to confirm with local residents that housing is required in an area rather than using numbers imposed by Allerdale for their convenience.	The level of growth and spatial distribution was established

		with in Local Plan (Part 1) following extensive public consultation.
2	No comments providing Preferred Options meet principles of sustainable development. There may be instances where level of growth in an area cannot be accommodated due to historic environment, and conversely opportunities for growth which may tackle heritage at risk.	Impacts on the historic environment are included in the site assessments. Agreed that growth opportunities can help heritage at risk.
9	No specific comments to make it is pleased to see that the Site Sustainability Assessment Criteria as set out in the Site Assessment Methodology identifies that sites should be considered against the Coal Authority defined Development High Risk Area and the Surface Coal resources supplied to the LPA. The Coal Authority supports the recognition of coal mining legacy and coal resources in the SAM	Noted
37, 53, 58	The policy is inflexible and it is inconsistent with NPPF as not positively prepared. The Policy as written seeks to restrict further development in these settlements from coming forward once the targets have been reached. The policy is negatively worded and is not in line with the presumption in favour of sustainable development, and should be amended. Suggest a buffer of 1236 within the LSC tier.	Policy S3 states that the Local Service Centre tier would take up to 20% of the planned growth. A lapse rate and windfall allowance will be factored in to final site selection. It is important to maintain a balance of growth across this tier hence the requirement to limit development in settlements which have already achieved the required supply.
37	Draft criterion 'a' lacks clarity as to what would constitute very small scale infill or rounding-off development. In addition draft criterion 4 appears to be based solely upon existing infrastructure and takes no account of potential new infrastructure provided by development.	This will require a planning judgement on a case by case basis rather than providing a strict definition of small scale and infill or rounding off which

		would be difficult to cover every circumstance. The policy test would be applied if there is clear evidence that infrastructure capacity could not be increased to accommodate further development.
37, 53	1030 dwellings in Local Service Centres represents 19% of housing requirement. The housing requirement has been set as a minimum and as such should not be seen as a cap upon development levels. Up to 20% identified within Core Strategy. It is imperative that this amount is met in full; HBF anticipates indicative levels for each settlement based upon the criteria outlined, SA1 provides very specific criteria with little or no flexibility should one or more fail to deliver its quota, which would impact upon the delivery of the overall plan housing requirement. Only if there are clear justified constraints to the amount a settlement can deliver should a cap be provided, other should be indicative. To do otherwise would be placing an arbitrary cap upon development which would reduce flexibility within the plan. (Inspector's report for ERYLP re caps. Unclear how moratorium mechanism would be invoked). Sustainable applications may be refused due to the fact that the potential level of supply has already been met.	The Local Plan (Part 1) is clear that the Local Service Centre tier will take up to 20% of growth. The land supply is made up of a combination of commitments and allocations and provides for capacity over 20% to factor in flexibility and non-delivery. It is important there is a spatial spread across the tier and that there is no undue concentration in a small number of local service centres. The Council is clear that a flexible approach will be applied if a 5 year land supply cannot be demonstrated (Policy SA6)
37, 53	Unclear how specific targets for each settlement were derived and whether surpassing these targets would have a detrimental impact upon the plan and sustainable development principles	Housing Topic Paper sets out the approach taken to distribute the development in the LSC tier. One determining factor was the aim to achieve a wide as possible spread

		across this tier.
21	Insufficient evidence to address the character and service levels within the LSC tier.	The characteristics and service levels were examined in the Local Plan (Part 1). Further site assessment has been carried out as part of the site allocations process.
57	Limited justification for reducing number of houses in the LSC tier. Statement that target will be increased in the PSC, no evidence is provided to demonstrate that this is suitable or achievable. 90 dwellings are assigned to Brigham. If the correct housing target is applied using the same % split, it would be 96. Housing target in Core Strategy is a minimum and therefore the targets for the individual settlements should not be treated as a maximum, policy wording should reflect this, replacing 'a total of' with 'up to'. In present form conflicts with NPPF. Kirk Cross has problems. Taking into account committed sites and the smaller sites, 23 dwellings short of the 96. Even if lower target of 90 were to be applied, 17 short. Ellerbeck Brow represents logical extension	Kirk Cross site has now commenced. There are no ceilings in the Principal and Key Services Centres as they are the most sustainable locations in terms of range of services and access to transport. Local Service Centres share of growth does have a ceiling of up to 20%. The proposed allocations meet the level of growth assigned to this tier.
21	Reduced services in Brigham mean that 90 is too much.	The land supply in Brigham has planning permission. Brigham has been identified as a Local Service Centre in Part 1 of the Local Plan.
90, 91, 126	It is not proportionate between all village and towns. More villages would benefit from smaller housing developments to improve community life	The spatial strategy in Part 1 of the Local Plan is dispersed taking in a significant number of smaller rural villages where small scale development will be supported.
303	Overdevelopment in Cockermouth matched by underdevelopment in other areas.	Spatial Strategy was adopted

	There is little point having a strategy and policy without the checks and balances to ensure outcomes are achieved. Should reduce the target for Cockermouth and re-distribute them to Maryport, Workington and villages.	in Local Plan (Part 1)
261	10% for Wigton is high given the population; it could have been 8%. The approach is not sufficiently proportionate between towns and villages. More villages could benefit from small limited developments	Spatial Strategy was adopted in Local Plan (Part 1).
132	Object to the continued inclusion of Thursby in LSC tier as it has reduced facilities since the adoption of the ALP (Part 1). No shop and does not have the ability to serve the day to day needs of local and surrounding residents. It should be downgraded to a limited growth village. It has minimal employment . a dormitory village. With 60 new homes difficult to see why needs more unless more services are to be provided. Thursby has been allocated more housing not because it is justified, but because over villages cannot accommodate it (p.16) More transport to get people to work/shop. Nearest shop is at Cardewlees. School full. No safe cycle route. Increase carbon footprint. Junctions onto A595 are difficult.	Thursby remains a sustainable location for development. Infrastructure constraints have been considered as part of the site allocations process.
194	Houses should be spread along smaller areas	Noted.
Question 2: Do you agree with the proposed approach to the distribution of housing growth between the Limited Growth Villages and Infill and Rounding Off Villages		
24, 34,146, 220, 232	No comment provided	Noted
195, 196	Any development should be sensitive to the needs of that community and be properly communicated. However, greater demands on inadequate infrastructure and services within Wigton	Noted
194, 348	Villages would benefit from small groups of new houses in areas where people want to stay in their own area	Noted
194	Any development should however be sensitive to the needs of that community and be properly communicated. Further local housing development, however minor, will inevitably mean greater demand on the already inadequate infrastructure and services within Wigton. However, we feel that it is counterproductive to oppose all development that may adversely impact the Wigton residents	Noted. Infrastructure capacity forms part of the site allocation assessments.
21	This allows a better spread of settlement sizes	Noted

201	A percentage based approach makes it look as if no research has been carried out.	This approach has not been taken forward.
9	It is pleasing to see that the Site Sustainability Assessment Criteria as set out in the Site Assessment Methodology identifies that sites should be considered against the Coal Authority defined Development High Risk Area and the Surface Coal resources supplied to the LPA. Support the recognition of coal mining legacy and coal resources in the SAM	Noted
2	Any Preferred Option should be balanced against the other elements of sustainable development including conservation and enhancement of the historic environment.	Agreed
53	The growth target of 328 dwellings should be recognised	It is included in appendix 4 of the Local Plan (Part 1)
51	No comment provided	N/A
135	Should leave the villages and extend in the towns where there are facilities for ever growing populations	Spatial Strategy adopted in the Local Plan (Part 1) does concentrate the majority of development in the larger settlements.
90, 126, 261	Villages could be revitalised with small developments to take place at a pace where infrastructure can be developed alongside.	The spatial strategy is dispersed and recognises the role small scale development can have to support the sustainability of communities.
Question 3: Do you agree that the Council should include a policy to manage the release of allocated sites? Do you agree with the proposed approach?		
24, 34, 35, 220	No comments provided	N/A
136	New sites should only be released when existing plans are fulfilled. Planning applications and unfulfilled permissions blights existing properties and creates insecurity in established communities. It prevents sale of properties within those communities, preventing growing families moving to larger homes and elderly downsizing. The practice of digging one set of foundations two years after the	Site allocations provide greater certainty for communities on the location of future development. The Council will work with the development

	granting of planning permission to keep the permission alive is abhorrent and should not be countenanced.	industry to ensure delivery and reduce uncertainty for residents.
194, 195, 196, 212	It is important to release allocated sites in a sustainable and organised manner according to demand, adequate services and infrastructure and the ability of those communities to absorb the influx.	The Council has worked closely with infrastructure providers to ensure development is supported by appropriate infrastructure.
194, 195, 196	Market forces alone should not determine delivery. However, abandoned dwellings should be brought back into use as a priority and the existing housing allocations must be taken into account. Housing numbers should not rise above the agreed quota.	Empty properties are factored into the calculation of housing growth. The Council's housing team have a programme to tackle empty properties and bring them back in to use.
132	But the sites themselves need to be revised downwards and removed from this plan, with the use of reserve sites in Wigton and Workington as a viable alternative.	The level of growth and broad distribution has been established in Part 1 of the Local Plan.
8	Logical, well-reasoned	Noted
122	Agree with the sentiment it is a good idea to manage release. This should not mean that one large site should have a managed release it should relate to different sites.	Larger sites have the most impact on the land supply and therefore only the larger sites were included in the policy.
21, 201, 232, 267, 280, 335	Agree with the principle but not the application of it to Little and Great Broughton. Disagree with the approach for 1/BRN/004 as a release of one large site. This will alter the dynamics of the two separate villages and create misery of the residents. A more sensible approach would be a combination of the redevelopment of brownfield sites and much smaller development within villages of up to 5 dwellings.	This issue was addressed as part of appeal 2/2016/0751 (APP/G0908/W/17/3183948)
5	It reduces the potential for development to be realised at once lessening the impact on the strategic road network. However it is noted that while unlikely, not limiting development to specific years does allow the possibility for mass	This policy option is not taken forward. All sites will be allocated to ensure that

	development in a short period of time which could overwhelm this existing infrastructure. The only developments with a yield of more than 100 are in Maryport and Wigton which are unlikely to have a significant impact on the strategic road network.	infrastructure providers are clear where development is to take place.
58	No objection to phasing providing it is indicative only, and that should proposals for sustainable development on alternative allocated sites come forward sooner, these would be supported. Does not support the locality approach to delivery. As written this policy is too restrictive and doesn't provide the Council with sufficient flexibility to adapt. Policy is vague and the timing and mechanism for sites to come forward is unclear and ineffective and therefore is unsound. If the Council insists on including a policy to manage the release of allocated land then we suggest that the entire policy is reworded to ensure that it provides a flexible phasing policy which is positively prepared, justified, effective, and consistent with national policy and support the early delivery of allocated sites that are deliverable.	Policy option not taken forward thereby ensuring greater flexibility in the land supply.
414, 415	Agree with having a managed release but this should not mean in one job lot. This should cover the release of several smaller sites over a period of time.	The policy was intended to relate only to those sites listed.
2	Any Preferred Option should be balanced against the other elements of Sustainable Development including conservation and enhancement of the historic environment.	Agreed
117	No comments provided	N/A
90, 126, 194, 261, 267, 348	The policy should be to bring empty derelict housing back into use and then use brownfield sites. Brownfield sites should be developed first especially by the large developers, as they are more able to shoulder the costs - contamination, archaeology. Brownfield development is essential to revitalise towns and prevent urban ulceration where the town keeps expanding but 'dead' ground is left	Brownfield sites have been considered and where appropriate allocated for housing, employment and retail use.
50, 53, 55, 59, 363	Putting constraints on when residential sites can come forward is too restrictive. These sites have been included because they are deemed appropriate for residential development. A restriction should not be placed on when they come forward. If they are to contribute towards the Council's housing supply target, it shouldn't matter at what point they are delivered. If a site in band 1 does not come forward, would this restrict sites in band 2 from coming forward? This policy is too restrictive and needs greater flexibility. It fails these tests and would be found	Policy option not taken forward thereby ensuring greater flexibility in the land supply.

	<p>unsound at examination. Only justification for such a policy would be where market demand would be so strong that all the allocated sites would be developed at early stages of the plan. The only such local area is Cockermouth but there is no allocation here. The policy would be a constraint in areas where there is no good reason to micro-manage delivery. SA3 will be redundant if cannot demonstrate five year land supply. SA3 could prevent sustainable development that would otherwise respond to changing market demand. The release of the reserve sites should be viewed more favourably if allocated sites not delivered. This needs to be made clear through effective monitoring to ensure an undersupply is identified.</p>	
37	<p>HBF consider that the only reason a site should be phased should be phased should be dependent upon the provision of necessary facilitating infrastructure. Given that the Council is not meeting its core strategy housing requirement, it should be looking to maximise its supply early in the plan period. Justification for placing sites into specific bands unclear - interferes with market, inhibit not promote development. Does not recommend banding, need to provide very clear and robust justification for the banding applied to each site. Reference to Action Plan in fixing our broken housing market as the Council delivery less than 95%. It would appear that these sites need to be released now.</p>	<p>Policy option not taken forward thereby ensuring greater flexibility in the land supply.</p>
37, 51, 363	<p>The housing market should determine its own growth - developers will not build houses if the market is saturated. It is not the function of the LPA to seek to influence the market. The market should be allowed to determine its own growth according to the need.</p>	<p>Policy option not taken forward thereby ensuring greater flexibility in the land supply.</p>
60	<p>This could hold back sustainable development when the market demands and where it could contribute towards meeting an identified need. The policy relies heavily on area with a poor track record of delivery and limited market interest/viability.</p>	<p>Policy option not taken forward thereby ensuring greater flexibility in the land supply.</p>
491	<p>The Preferred Options document relies heavily on areas with a poor track record of delivery and limited market interest/viability. The justification for Policy SA3 to manage the release of allocated sites to overcome the under-supply in certain parts of the plan area is contrary to national policy and fails to take into account market demand and viability. It fails to provide confidence on how the historic poor</p>	<p>Policy option not taken forward thereby ensuring greater flexibility in the land supply.</p>

	<p>delivery can be reversed over the plan period to ensure that sufficient houses are built.</p> <p>The consequences of Policy SA3 is that it could hold back sustainable development when the market demands and where it could contribute towards meeting identified need, and where the principle of development is already accepted by virtue of a site being allocated. There is nothing in the NPPF that would suggest such an approach is acceptable in land-use planning terms.</p>	
Question 4: Do you agree that the Council should identify reserve sites?		
24, 34, 35, 194	No comments provided	N/A
55	Agree that it is prudent to provide reserve sites, but should be more reserve sites. No point in releasing a reserve site in Workington if demand is in Maryport or Cockermouth . there should be one for each housing market area. Reserve sites should be of a scale and location that would not undermine the overall spatial strategy.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
55	The criteria for the release of reserve sites are not appropriate and if taken literally would mean that no reserve site would ever be released. To insist that all allocated sites have been released in advance of their sequential banding very prohibitive . the chances of all allocated sites being released before their prescribed sequence is virtually nil. Main criterion for release should be lack of five year land supply within the relevant local market area (not necessarily in the plan area as a whole. Also a reserve site could be released if an allocated in the same local market area does not come forward for development.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
126, 201, 232, 267	Brownfield should be prioritised over greenfield	Brownfield sites have been considered and where appropriate allocated for housing, employment and retail use.
194, 195,	Sensible, subject to housing being sensitive to local needs, landscape and the	Policy option not taken

196	infrastructure to support it, but quotas should not be exceeded and there being a real demand and not one taken to maximise profits of developers	forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
37	Yes to identification of reserve sites, but query whether the amount provides sufficient flexibility. Reserve sites provide capacity for an additional 290 dwellings (5%) of the overall minimum plan requirement. Local Plan Expert Group which recommended the provision of 20% of such sites. HBF suggests increasing pool of reserve sites. Triggers need to include relevant delivery tests proposed.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
132	These should be considered for use when identified quotas are revised and existing sites found to be unsuitable	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
8	Ensure continuous housing supply and avoid costs being awarded against the LPA at appeal. None are playing fields, however, any further sites identified as reserve housing sites should not be included if currently designated as playing fields or lapsed playing fields unless identified for disposal in the Allerdale adopted playing pitch strategy.	Noted
2	Any Preferred Option should be balanced against the other elements of Sustainable Development including conservation and enhancement of the historic environment	Agreed
53, 58	Useful and more should be identified in the Key Service Centres due to different market areas in the borough and the potential for an undersupply in these areas to exist. The limited number of reserve sites identified will not meet the plan requirement. Flexibility on delivery should be introduced	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more

		certainty for communities and infrastructure providers plus flexibility in land supply.
220	This approach might create uncertainty and confer hope value on less than wholly appropriate sites. Sites should either be allocated or not. Adjustments may be made if allocated site remain undeveloped in the longer term.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
90, 261, 348	Once the preferred sites are identified they should be stuck to for clarity for developers and the community	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
58, 59	Unreasonable, non-compliant with NPPF	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
59	Delivery may be hampered by this hierarchical approach. Unnecessary, ineffective.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
59	Justified as being a mechanism by which approvals will remain plan-led in the	Policy option not taken

	event the Council cannot demonstrate a five year land supply. Unnecessary barrier to the delivery of sustainable housing in the event the Council could not demonstrate a five year land supply	forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
136	Shows lack of confidence in decision process. Allows developers too much opportunity to change their minds & creates uncertainty. If developers fulfil commitments there should be no need for reserve sites.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
51	Circumstances change over time and this approach is too rigid. By identifying reserve sites at this stage could deter other more deliverable sites from being approved.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
58	Replace the reserve sites with a revised allocation strategy already outlined. Concern over their release. The Council should be releasing sites as soon as monitoring reveals that completions or land supply have dropped which activates the release trigger. Should the Council insist on the inclusion of this policy, we would be supportive of it providing that they set out a clear monitoring and release strategy.	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
491	Reserved sites could be used but it is unclear as to why only three sites have been chosen. The Council should set out why these Reserved homes are required. The Council should fully consider the needs of all the Plan Area, including Cockermouth (Simonscales Lane should be allocated).	Policy option not taken forward. All sites deemed suitable for housing are allocated to provide more certainty for communities and

		infrastructure providers plus flexibility in land supply.
Question 5: Do you agree with the revised threshold for the provision of affordable housing set out in Policy SA5?		
24, 34, 220, 232	No comment provided	N/A
55	The proposed threshold is appropriate. It is sensible by avoiding viability problems that arise when affordable housing is required on small sites. The requirement within the planning system for private developers to provide quotas of affordable housing on otherwise open market sites is a severe constraint on the deliverability of housing as a whole.	The threshold reflects national policy.
348	Affordable housing is very important	Agreed
21, 122	No backsliding if affordable houses are part of the outline permission, the public expects them to be delivered.	Agreed. Levels of affordable housing are only revised when robust viability evidence can be provided by the applicant.
37, 53, 58	Revised threshold is encouraging, and ensures that the affordable housing policy is simpler and a reflection of current evidence and national policy	Noted
136	Too many developments are split between small affordable units and large 4 and 5 bedroom houses for the open market; little reasonably priced 2 and 3 bed open market housing	The housing mix is important (Policy S7). Evidence from the Housing Study 2016 is use to guide the appropriate mix of dwellings to reflect local need.
194, 195, 196	The Council should keep their options open if it wants to maximise housing development. If the Council has good evidence that the current policy doesn't work then change the policy but retain flexibility. The correct threshold of affordable housing is very site specific. What is right for one site may be wrong for another.	There is flexibility in the policy to take account of individual site characteristics and viability.
8	Logical, well-reasoned	Noted
35	It is agreed that there is a requirement to have provision for affordable housing on large scale builds. It is recommended that the threshold for affordable housing should be increased to match the 40% prescribed for Cockermouth.	Evidence of need and viability testing has resulted in the policy approach taken.
90, 212	Affordable housing should be managed on a case by case basis dependant on	There is flexibility in the policy

	local need. Too high a proportion will make the housing proposition less attractive to buyers	to take account of individual site characteristics and viability.
126, 261	Should be managed on a case by case basis	There is flexibility in the policy to take account of individual site characteristics and viability.
51, 132, 194	Past developments in Thursby have shown that the affordable housing was not taken up and was eventually sold privately. Levels of affordable housing should be based on local conditions, need and markets, and if previous developments have struggled, should be taken into account. Each village should be assessed on its needs and existing affordable housing at the time of development.	There is flexibly in the policy to take account of individual site characteristics and viability. The housing type is based on the Housing Study 2016 and there is an opportunity to alter the tenure if appropriate.
Question 6: Do you agree with the proposed new tenure mix for affordable housing set out in Policy SA5?		
34, 232, 348	No comments provided	N/A
8, 220	Appears soundly evidenced based and in accordance with guidance and best practice	Noted
53, 58	Support new tenure mix which will help to ensure more schemes are deliverable. It is encouraged that the Council update their evidence base to ensure this is accurate. Further reference in the policy to all the tenures listed in the NPPF should be included as it is expected this to be updated in the near future.	Noted. Affordable housing definition will be updated in line with NPPF.
267	Architectural innovation and interest as long as it complements the immediate local area.	Noted
37	New tenure mix needs to take account of the proposed changes to the definition of affordable housing suggested within the Housing White Paper as well as the proposal to seek a minimum of 10% of all homes on individual sites for affordable home ownership products. Affordable housing target of 40% in Cockermouth and 20% elsewhere is based on viability evidence, the council need to consider whether this evidence remains appropriate . six years old.	The viability testing has been updated as part of the Local Plan (Part 2). Tenure mix reflects evidence in Housing Study 2016.
132	Past developments in Thursby have shown that the affordable housing was not taken up and was eventually sold privately. Levels of affordable housing should be	There is flexibility in the policy to take account of individual

	based on local conditions, need and markets, and if previous developments have struggled, should be taken into account. Each village should be assessed on its needs and existing affordable housing at the time of development.	site characteristics and viability. The housing type is based on the Housing Study 2016 and there is an opportunity to alter the tenure if appropriate.
21	If the public are expected to support development for sustainable communities they do not expect to see developers claiming sites have become unviable between outline planning permission and reserved matters.	National planning policy allows applicants to revisit affordable housing provision if a robust viability argument can be justified.
194	No comments provided	N/A
51	Some area may have a greater demand for affordable and some less. If a developer wants to provide a greater number of affordable houses than policy dictates, they should be allowed to do so rather than be discouraged.	The policy is a minimum requirement and would not prevent a higher provision.
35	It is considered that the proposed approach provides a 'get out clause' for developers to reduce affordable housing provision as they see fit. It is suggested that ABC provide a definitive list of the reasons or the circumstances in which lower provision would be considered.	The circumstance when a lower requirement would be acceptable is set out in this policy and further detail on the viability evidence required to justify this is set out in the Developer Contributions SPD.
194, 195, 196	This is very site dependent. What is right for one site may be wrong for another. The Council should keep their options open if it wants to maximise housing development. In general however the ratio of affordable housing quoted in SA5 of 60% affordable and 40% intermediate affordable houses is too great and will serve to make these developments undesirable and therefore not viable. A greater degree of flexibility is needed here. We are not in a position to say what this split should be since, as stated above, it is site dependent. Our request is that the Council show flexibility	The policy has been viability tested to ensure that in the majority of circumstances development can deliver the required level of affordable housing. There is flexibility to amend the tenure type and level of provision if the applicant can provide robust viability evidence.

90	Ratio of affordable housing should be managed. Too many could put potential buyers off.	Not a planning matter
261	The approach to new homes relies on developers who have a speculative approach bearing in mind market forces. This is unsatisfactory. Government need to re-invest nationally in this sector. Sites need to include affordable housing on a needs led basis.	The affordable housing policy is based on the Housing Study 2016 which provides local evidence of need. The Local Plan is required to conform to national planning policy.
24	Too draconian . do not specify tenure	Clear policy requirements give certainty to developers. However there is opportunity to amend tenure based on local evidence.
126	There is a danger that social housing is not compatible with private housing and destroys the architectural character of development	This policy requires affordable housing to be indistinguishable from open market housing in terms of design and appearance and to be dispersed throughout the development.
Question 7: Do you agree that a specific policy is required for Custom and Self-Build development?		
21, 24, 34, 35, 232	No comments provided	N/A
55	National Policy supports self-build and Allerdale's policy should reflect this. Allerdale should also remember that it should keep a register of sites suitable for self-build	The Council maintains a register and this policy provides a positive policy approach to self and custom build.
220	Experience elsewhere suggests that a specific policy for custom and self-build development is worthwhile.	Agreed
348	Self-build is a good way of using small plots, exploring ecological techniques and architectural ideas. Prevent the built environment becoming too homogenous	Agreed

194, 195, 196	Where the location is right and sustainability is proven.	This is expressed in the policy
8	Logical, well-reasoned	Noted
51	Strict control needed over design / finishes / size of dwellings. Distances to boundaries would help.	The policy requires a design code and promotes the use of plot passports to ensure a consistency of design.
90, 126, 194	The standard should be the same for all housebuilders	The design and servicing standards are the same for other developments. However, self-build schemes can involve a number of individuals therefore there is greater need to control design and the coordination of infrastructure requirements when compared to a single developer.
261	Self-build developments to be encouraged, small developers to be assisted.	Agreed
122	Partly agree so that there is some sort of control and ensure that nearby residents do not have to ensure many years of building sites nearby.	Noted
53, 212	Supports custom and self-build developments in small numbers. It is recognised that these supplement delivery but they cannot be relied upon to meet any need.	Agreed
132	All encouragement should be given to building of individually designed and small scale development properties to retain the character of rural communities, and avoid them become suburban sprawls in a rural setting	Agreed
363	Although the principle is understood, any small developer would be able to bring forward proposals of five or more dwellings and provide suitable layouts to satisfy other policies in the local plan in the manner anticipated, without having this specific policy in place. The criteria proposed do not provide any additional benefits.	The definition of self build means that the projects are carried out by individuals or a builder commissioned by an individual. It is unlikely to be a single developer hence the need to add additional policy

		direction to help coordinate schemes.
136	This is a very small specialised area that should be dealt with on a case by case basis. Building plots on Rightmove do not appear to sell very quickly; suggests that the market is too small to justify its own policy	National Planning Policy recognises the contribution self-build can make to the housing supply. Self-build continues to be popular in the plan area hence the need for a specific policy.
Question 8: Is there any additional criteria that should be included in the policy for Custom and Self-Build development?		
126	They should fit the style of surrounding properties	The design code should address this.
363	Clear criteria should be included in the policy, which gives direct planning benefits or simplifications of the planning process available to the custom or self-builder. The alternative is make specific sites available only to custom or self-builders where clear principles are established via policy criteria.	There is sufficient opportunity in terms of the mix of site available both consented and allocated to support self-build projects. The policy supports the use of Local Development Orders to help support delivery.
2	Any Preferred Option should be balanced against the other elements of Sustainable Development including conservation and enhancement of the historic environment.	Agreed
53	Self-Build has the potential to be considered as part of the affordable housing provision on larger sites. This will assist in delivery and potentially viability. Control of design and delivery through policy would be critical	Agreed. Policy S7 encourages a mix of housing and self-build would contribute to that
132	Seek to encourage small scale development in rural area as the historic normal development of villages, and should help with developments that do not have easy access to exiting services i.e. this should not be a limiting factor. We should be encouraging design of small complimentary developments within larger estate developments, to ensure that houses do not look like a housing estate, and connectivity with the existing community through footpaths and road, rather than	Greater use of design codes to supports the delivery of Policies S4 and DM14. The Council intends to adopt a Design SPD as well.

	cul-de-sac developments stuck on to the edges of existing communities.	
35	The town council believe that there should be a caveat that the buildings must maintain the style and standards of the surrounding properties.	Design code can address this aspect.
90	Standards should be the same for all house builders	This policy applies to the particular characteristics of a self-build project. Other local plan policies ensure the same standards apply to volume house builders.
261	When a cluster of new homes is being built adequate greening needs to be incorporated i.e. gardens and community park areas.	This can be included in the design code.
21	It could be made clearer that building compliance will apply to the same degree as with volume builders.	This policy applies to the particular characteristics of a self-build project. Other local plan policies ensure the same standards apply to volume house builders.
24, 195, 196	No comments provided	Noted
Question 9: Do you agree with the preferred housing sites identified in the document?		
34, 58, 220	No comments provided	Noted
348	Additional housing in Wigton must be paired with extensive improvements and investment in local infrastructure. Selling of the NTS land for development is short-sighted as the school needs space to expand if necessary	The Infrastructure Delivery Plan identifies the infrastructure requirements to support the delivery of Site Allocations.
8	None are existing or disused playing fields	Noted
2	Concerned that the site allocations do not appear to have been accompanied by a clear and robust assessment of all sites where they affect a heritage asset including its setting. The evidence base does to appear to include heritage impact assessments of the sites.	Heritage assessments have been carried out by the Council's Conservation Officer and any recommendations included in the individual site policies. Conservation

		assessments have been published as part of the evidence base.
53	Delivery is key, as per the Housing White Paper.	Noted
117, 177, 195, 196	No comments provided	Noted
126	There are errors in the description of the preferred sites. Build first on those sites given planning consent and get the infrastructure in place first	Planning permissions and site allocations combined make up the land supply. The infrastructure capacity is assessed both at planning application stage and local plan assessment to ensure any upgrade in infrastructure is identified and delivered alongside the development.
363	Curwen Road site not accurately plotted	Noted
136	Sites appear to have been selected because developers and land owners have come to an arrangement. These sites have been identified with little reference to existing facilities and arrangements	All sites have been assessed equally in line with the methodology published in 2014.
163	Extending the boundary to positively include a proposed development, meaning that the wishes of parishioners will be rendered irrelevant by the time the consultation period is up, i.e. will be designated without people knowing about the Preferred Options consultation	All Local Plan proposals have been subject to consultation.
335	Disagree due to the allocation at Broughton	Noted
91, 194	Land already granted planning permission should be built upon first. Wigton has a housing allocation of 547 dwellings for the period 2011 to 2029. Approaching 440 houses have already been granted planning permission. This leaves a remaining 112 dwellings until the full Wigton allocation is reached. We are against additional green field sites being considered for building development that take Wigton over its allotted housing allocation.	Existing planning permissions in the town together with completions during the plan period are taken in to account and the allocated supply adjusted accordingly.

90	Against further allocation, land already granted permission should be built on first and not land banked. Greenfield sites allow soakaways and alleviate flooding. Roads and pavements need improving and sewers upgraded. Doctors and social services need to grow.	The level of growth and broad distribution was established in Part 1 of the Local Plan. Infrastructure Delivery Plan identifies the infrastructure requirements to support planned development.
261	Errors in descriptions of preferred sites. Wigton baths often floods as do all the fields along West Road. Old Hopes site should be used but the greenfields should not be exploited	The majority of the site now has planning consent for housing 2/2017/0587
Question 10: Do you agree with the reserve housing sites identified in the Preferred Options document?		
21, 34, 35, 51, 146, 220, 232, 348,	No comments provided	Noted
194, 195, 196	Although further housing development puts a greater demand on already inadequate infrastructure and services in Wigton. Counterproductive to oppose all development.	Noted. Infrastructure capacity forms part of the site selection process
8	None includes disused sports fields which is welcome	Noted
194	Not aware of any direct sustainability issues like flooding/ accessibility in these areas.	Noted
58	Generally supportive of the identified reserve sites for housing	Noted
57	Kirk Cross is yet to deliver any housing. Reliance on this site for almost half of the housing target for the settlement threatens to undermine the delivery of the Borough's housing target. Reserve sites must be identified in case Kirk Cross fails to deliver	Kirk Cross Quarry has now commenced.
194	No comments provided	Noted
126	Use brownfield first	Brownfield sites have been selected where appropriate.
491	It is unclear as to why only three sites have been chosen. The Council should set out why these Reserve homes are required. The Council should fully consider the needs of all the Plan Area, including Cockermouth (Simonscales Lane should be allocated).	The Council is not taking the reserve site option forward - all sites which have been deemed suitable for housing are

		allocated to provide more certainty for communities and infrastructure providers plus flexibility in land supply.
Question 11: Do you agree with the preferred employment sites?		
34, 35, 51, 220, 232	No comments provided	Noted
24	James Walker sites should be added to the list of Preferred Employment Sites	Existing employment site in use. Not available for employment allocation.
194, 195, 196, 261, 348	Emphasis should be placed on brownfield sites for employment	The majority of employment allocations are on existing employment/ business estates
348, 379	Yes but not supermarket retail which would threaten the independent shops that make towns special	Agreed
126	If there is a need, but this seems doubtful	Local Plan (Part 1) set a requirement of 54 hectares for the plan period.
8	None are existing or disused sports fields	Agreed
21	Not all Cockermouth due to flooding risk	Sites have been subject to Strategic Flood Risk Assessment.
363	Land south of Isabella Road should be given recognition for mixed use	This site lies within the settlement limit for Workington. Developments will need to meet sequential tests, and take into account former employment use.
Question 12: Do you agree with the list of safeguarded sites?		
24, 34, 51, 194, 195, 196, 220,	No comments provided	Noted

232		
348	Flooding is increasingly affecting larger parts of Wigton. If attenuation plans of a town wide/region wide nature are not developed, development should not be allowed	Strategic Flood Risk Assessment has been completed on proposed sites
21	Support should be available to firms moving out of flood risk areas e.g. Lillyhall.	Policy would support such schemes.
212	The site at Howrigg Bank and Syke Road would be a much better reserve or alternative site to 1/WIG/016. The present reserve site is subject to water issues.	This policy safeguards existing employment sites and are not available for housing. Policy option for Reserve sites not taken forward
363	Land south of Isabella Road should be given recognition for mixed use	This site lies within the settlement limit for Workington. Developments will need to meet sequential tests, and take into account former employment use.
261	1/WIG/012M013/M. This is a soakaway site which needs to be safeguarded. The lower part floods. Limit schools playing fields/flexibility. Roads are already congested and inadequate. No dentist, social services. The sewers and filter beds are very old.	The majority of the site now has planning consent for housing 2/2017/0587
Questions 13: Do you agree with the suggested re-wording of Policy S17?		
21, 24, 35, 51, 194, 195, 196	No comments provided	N/A
8, 126, 232	Logical and well-reasoned	Noted
90, 261, 348	Encourage tourism to Wigton, Silloth and Bowness on Solway. We need to invest in the tourist attractions we have, we need a vision for the future.	Noted. Local Plan policy supports tourism in north Allerdale.
34	Policy S17 was not included in the consultation document	It was part of the Preferred Option document.
132	Why would you not allow the provision of new tourist accommodation e.g. a B&B	Live work units are supported

	in a small village that is not a Local Service Centre. I do not understand why you limit this development only to farm buildings or existing tourism businesses, why not to other buildings or dwellings. Need to encourage diversity of income streams and local sustainability, and people who are able to work at home. Every change of use app should be judged on its merits and not ltd by a blanket ban on business development	through Policy S14. This policy provides appropriate level of opportunities outside recognised centres while supporting the development of sustainable tourism.
38	Recognition of government policy on the establishment and users of the English Coastal Path and to ensure future development does not detract from it. All parts of the route of value to nature conservation along the coast should be protected	This is recognised in the policy supporting text.
Question 14: Do you agree with the preferred retail site allocations?		
21, 51, 220, 232	No comments provided	N/A
90, 126, 212, 261, 348	Only use brownfield sites but be aware that there are a number of unused units at Western Bank	Western Bank Wigton is safeguarded for employment use.
194, 195, 196, 126, 212, 261	The town of Wigton is in terminal decline. Urgent action is needed, yet another bank has announced its closure. Should force owners of empty/abandoned town centre buildings to develop them or sell them to developers.	Town centre policies seek to support development in the town centre.
8	Logical and well-reasoned	Noted
90, 194, 195, 196, 212, 261	Agree with retail use on the brownfield part of the former Wigton Auction Mart site	Noted
9	It is pleasing to see that the Site sustainability Assessment Criteria as set out in the Site Assessment Methodology identifies that sites should be considered against the Coal Authority defined Development High Risk Area and the Surface Coal resources supplied to the LPA. The coal authority supports the recognition of coal mining legacy and coal resources in the SAM	Noted
132	Are there plans to help with establishing/subsidising shops and businesses in rural communities so residents don't have to keep driving into towns for shopping	The spatial strategy was based on the need to try and support

		local services in rural communities and Policy S26 supports the establishment of new village shops and the protection of existing services.
363	Land to west of Derwent Drive/Lakes Road is suitable for comparison retail.	The proposed retail allocations are located with the Workington Town centre and are sequentially preferable to this site.
48	The committed dwellings above the target for Cockermouth will increase the demand for convenience and comparison goods in Cockermouth. The Council's own study identified a high outflow of comparison goods expenditure from Cockermouth amounting to just 29% of expenditure retention. Reasonable capacity for additional comparison goods. Paragraph 23 of the NPPF should be met in full. Next to an established retail trading location. A mixed allocation to include retail would enable a range of uses to ensure future retail needs are met to support committed housing growth in Cockermouth	There is no need to allocate for retail in Cockermouth . it is considered the identified retail need will be met through appropriate windfall development during the plan period.
Question 15: Do you agree that an overarching policy for the Lower Derwent Valley is the right approach?		
21, 51, 232	No comments provided	N/A
3	We are not clear what the policy question is as the last paragraph in the justification of preferred option on page 134, which states that A single policy is required to bring all these elements together in a comprehensive mannerq	Noted
3	1/WOR/097/M and to a lesser degree 1/WOR/024/M, are actively eroding. With the left bank of the river downstream of Navvies bridge at site 1/WOR/097/M being particular unstable due to the unconsolidated nature of the made ground	Comments Noted. Site 1/WOR/097/M has been removed altogether from Lower Derwent Valley Policy.
3	Support opportunities to enhance the River Derwent corridor, as defined on the proposals map, to improve informal recreation use, pedestrian and cycle links to the town centre and wider Derwent Valley.	Noted
3	Support the enhancement and protection of existing open space and green infrastructure especially along the River Derwent corridor.	Noted

3	<p>In terms of Lower Derwent Valley cluster of sites, concerns about lack of recognition of the flood risk vulnerability and the sustainability of sites in the Cloffocks area especially in relation to 1/WOR/097/M and 1/WOR/023/M. As you will be aware the leisure centre construction site flooded during the Storm Desmond event of 6 December. Sites 1/WOR/097/M and 1/WOR/023/M are at fluvial and tidal flood risk, and in consideration climate change allowances, the flood risk to these sites is likely to increase in severity over time. Strongly recommend that only less vulnerable and preferably water compatible uses, that do not result in an overall flood risk detriment either upstream or downstream should be considered and this should be consolidated by robust policy for the Lower Derwent Valley</p>	<p>Comments Noted. Site 1/WOR/097/M has been removed altogether from Lower Derwent Valley Policy. Part of site 1/WOR/023/M remains in Flood Zone 1 following the SFRA</p>
8	<p>Logical and well-reasoned</p>	<p>Noted</p>
35	<p>There is a need for an overarching policy for the Lower Derwent Valley but the town council consider that the Tesco site should be included. Flood risk management should be a consideration in assessing any future use of the area.</p>	<p>Policy coverage has been extended to include Tesco site. Strategic Flood Risk Assessment recommendations have been taken into account.</p>
43	<p>Broadly supportive, appropriate location for accommodating town centre uses that complement the wider town centre. The Allerdale Retail Study 2014 identifies that there is capacity for further convenience and comparison goods floorspace in Workington over the plan period, and it is considered the Lower Derwent Valley is an appropriate Location to accommodate new retail development and is sequentially preferable to the identified retail location at Solway House. Greater emphasis on ability of area to accommodate new retail development, and could include the allocation of a specific retail allocation in the Lower Derwent Valley in pref/addition to Solway Road. 0028 appropriate site, prominent roadside location - attractive to retail tenants, subject to retailer interest. Prime and deliverable opportunity to satisfy the need for additional floorspace. Enjoys strong linkages with the wider town centre is appropriate location to meet the identified quantitative need for new retail floorspace</p>	<p>Noted and reference to retail development in policy subject to sequential and impact tests. Solway House proposed allocation no longer taken forward.</p>
363	<p>Policy would restrict development opportunities for suitable retail development on land west of Derwent Drive</p>	<p>It is considered that the proposed policies allocate</p>

		retail in the most appropriate places.
Question 16: Do you agree with the proposed amendments to the town centre boundaries?		
21, 24, 35, 51, 220, 232	No comments provided	N/A
8	The revised boundary includes the formal sports facilities and this is welcome. Sport England has produced an Economic Value of sport local model which LA can use to estimate sports contribution to the local economy of their area. This can provide evidence required to support sport related local plan policies and allocations	Noted
261	Unless a proper infrastructure can be put into place and supported for the indefinite future Wigton town boundary should not be extended even in theory. Only need small developments.	No changes to the town centre boundary are proposed.
Question 17: Do you consider the preferred gypsy and traveller sites are the most appropriate?		
21, 35, 232, 348	No comments provided	N/A
8	Logical and well-reasoned	Noted
Question 18: Do you agree with safeguarding existing Travelling Showmen sites?		
21, 34, 232, 348	No comments provided	N/A
8	Logical and well-reasoned	Noted
Question 19: Do you agree with the proposed area for wind energy development?		
51	No comments provided	N/A
132	Agree there should be restrictions on turbines in AONB.	Noted
261	Wind energy is intermittent and should not be encouraged any more in Cumbria. It is a farcical type of energy, it is too expensive. It degrades the landscape and causes damage to wildlife like bats.	Opposition to wind energy noted, but this is not a position that the Council can support. This policy has specifically been written so that the Council can fulfil the requirements of the Governments Written

		Ministerial Statement.
34, 80, 90, 126, 132, 194, 195, 196, 348	Alternative energy sources should be considered . too many turbines are visually unattractive. Wind energy is not as green as claimed and is proving very costly. Think we should develop wave power schemes after all we have the Solway tides to power such a scheme. We are coming out of the EU so will be setting our own targets which will not be as high as the EU. It will also encourage more sea/solar to have less impact on areas.	Policy S19 of the Local Plan (Part 1) encourages the development of all forms of renewable energy and low carbon sources. This policy has specifically been written so that the Council can fulfil the requirements of the Governments Written Ministerial Statement . it is not intended to encourage one form of renewable energy over other types.
376, 434	The proposed policy should include the wording from the WMS and and therefore the proposal has their backingq	When planning applications for wind energy developments are received, the Council assesses the applications against national and local policies, including the Written Ministerial Statement. Therefore it is not considered necessary to include this within the local policy as it would be a duplication of national guidance.
376, 434	The reference to 800m as a starting point for affected communities should be deleted.	This cannot be deleted as it is included with the adopted Local Plan (Part 1).
241	Refer to the Wind Turbine Inquiry Scrutiny Report.	This Report helped to shape relevant policies within the Local Plan (Part 1). The Wind

		Energy Area Technical Document contains more recent evidence and information which was used to support the draft Policy SA9.
10, 102, 196, 201, 207, 267, 346, 376, 434	The Council should use the evidence in the Wind Energy SPD and CIVI Assessment to define a buffer area surrounding the LDNP to protect its setting.	Policy SA9 will be amended to include a buffer zone to reflect the new World Heritage Site status of the Lake District National Park.
102	An area suitable for small scale wind energy development seems to represent the Solway Coast AONB and its Buffer Zone . how was the buffer zone designated?	The area suitable for small scale wind energy is not a buffer zone to the AONB. The area is the AONB, and the designated buffer zone to Hadrian's Wall World Heritage Site.
117, 430	No comments provided	Noted
241	The rest of Allerdale is now open to further exploitation. Gives the impression that Allerdale is still an open door, ready and willing to accept yet another onslaught of applications. Will force more communities into the position of having to fight to make their views known.	The identification of areas as suitable for wind energy development as part of Policy SA9 does not mean that planning applications for wind turbines in these areas will be considered acceptable. There could be constraints which cannot be satisfactorily addressed . all applications will be assessed against adopted local Plan policies, especially Policy S19. Communities will always have

		the opportunity to make their views known through the planning application process.
241	Statistics supplied in the Wind Energy Technical Document are unclear and misleading.	No evidence provided to show that the statistics are unclear and misleading.
125, 194, 232, 241, 346, 376, 434	Allerdale has done more than its fair share of providing wind energy; the situation is worse than reported in the Wind Turbine inquiry scrutiny report 2013.	Paragraph 3.19 of the Wind Energy Area Technical Document acknowledges that Allerdale has the majority of the wind energy deployment within Cumbria. However, the current levels of deployment cannot lead the Council to introduce a ban on wind energy development.
241	Concerns over the Council's positive framework for the development of renewable energy across the district. The Council and Planning Inspectorate excessively eager to promote renewable energy at the expense of landscape and communities . windfarm landscape has developed.	The Council seeks to support sustainable development within the district in line with national planning policy. Final decisions made by the Planning Inspectorate are made independent of the Council.
241	Noise issues, excessive Amplitude Modulation (AM) becoming a serious problem which should be addressed should any further turbine applications be submitted; ETSU and wind energy background noise assessment inadequate. Visual impact and industrialisation. Cumulative impact. Benefits over-exaggerated. Flicker and noise destroy people's lives. Those who don't live near them don't know how devastating they can be and adverse impacts on health. Divides communities between those who are affected and those who are not.	This is assessed at the planning application stage . the Environmental Health team will be consulted as part of the normal planning application assessment process.
241	Community funds are divisive. Subsidies mean that wind turbines cost consumers.	The financial aspects of an

		application cannot be a material planning consideration.
241	Allerdale should have called a halt to any further intrusions to the countryside between the LDNP and AONB before it is ruined beyond repair.	Policy SA9 will help to strengthen adopted Policy S19 as a new buffer or sensitivity zone will be added to reflect the new World Heritage Site status of the Lake District National Park.
12	Strongly object to Policy SA9. FOLD consider that the Council should use the Cumulative Impact Study to develop a buffer area surrounding the LDNP to protect this important transitional landscape. The area currently designated as suitable for all scales should be reassessed based on the landscape sensitivities and capacities set out in the CLCGT with differing scales of wind energy development assigned accordingly.	Policy SA9 will be amended to include a sensitivity zone to reflect the new World Heritage Site status of the Lake District National Park.
201, 267, 346, 376, 414, 415, 434	Strongly disagree with the proposal to identify the whole district (excluding LDNP, AONB, HWWHS) as suitable for wind energy development. Concerns about residents' protection regarding replacement of turbines.	The Council does not have the time or resources to explore the whole district to identify specific areas for wind energy development. Even though this area has been identified, the current situation will not change. the Council will determine planning applications for wind energy development as and when they are received using current planning policies.
102	The document is very subjective. Allerdale Planners state that existing policies will protect against a future proliferation of turbines, but we have already seen Allerdale covered by over 60% of all the turbines in Cumbria and have seen some	The Council does not have the time or resources to explore the whole district to identify

	<p>truly shocking examples by appalling decisions by Planners and the Planning Inspectorate. Examples at Bothel, Aspatria, West Newton and Mealsgate allowed at appeal, and the Oughterside issue mean there is no confidence that Allerdale is competent to administer the turbine policies. Planners should designate specific industrial areas where wind turbines are permitted. This wind energy document is a cop-out. The proposal of allowing the majority of rural Allerdale to be designated as an area suitable for wind energy development is wrong. The concept of a designated area being inequitable is flawed.</p>	<p>specific areas for wind energy development. No specific sites were suggested for allocation during the consultation process so it could be assumed that there is no demand for site specific allocations for wind energy development. Even though this area has been identified, the current situation will not change . the Council will determine planning applications for wind energy development as and when they are received using current planning policies.</p>
136	<p>This suggests that little thought has been put into the impact of wind turbines on communities and the landscape. Some areas will be suitable, but many are not. Subsidies and rent encourage the submission of unsuitable schemes. A robust policy is needed to protect communities. Need to protect agricultural land.</p>	<p>The Council does not have the time or resources to explore the whole district to identify specific areas for wind energy development. No specific sites were suggested for allocation during the consultation process so it could be assumed that there is no demand for site specific allocations for wind energy development. Even though this area has been identified, the current situation will not change . the Council will determine planning applications for wind energy</p>

		development as and when they are received using current planning policies.
35	The town council consider the area specified is overdeveloped for wind energy and that a blanket designation is inappropriate. The term 'suitable' implies that there is a presumption in favour of wind energy development in that identified area. The policy should say that wind energy applications will only be considered if they meet identified criteria.	The Council does not have the time or resources to explore the whole district to identify specific areas for wind energy development. No specific sites were suggested for allocation during the consultation process so it could be assumed that there is no demand for site specific allocations for wind energy development. Even though this area has been identified, the current situation will not change . the Council will determine planning applications for wind energy development as and when they are received using current planning policies.
434	Disagree with the statement that there is 'limited' cultural interest for Landscape Character Type 5.	Noted.
241	Excessive run off, shadow flicker issues and noise issues. 800m is nowhere near enough to prevent noise in particular Amplitude Modulation (AM) becoming a serious problem for many nearby residents.	This is assessed at the planning application stage . the Environmental Health team will be consulted as part of the normal planning application assessment process. The 800m is reference to

		Policy S19 of the adopted Local Plan (Part 1).
207	This would remove residents protection from both replacement and targeting new areas of green space, especially considering the green space 800m to home ruling.	The identification of areas as suitable for wind energy development as part of Policy SA9 does not mean that planning applications for wind turbines in these areas will be considered acceptable. There could be constraints which cannot be satisfactorily addressed . all applications will be assessed against adopted local Plan policies, especially Policy S19.
152, 201, 207, 267	Would conflict with government view that turbines should be based offshore.	The policy is designed to ensure that onshore wind development is sensitive to the sensitivity of local, national and international designations. It is not the intention to promote onshore wind energy over offshore.
411	The designated area in red (small scale development) seems to be at odds with the Tourism, Coastal and Countryside Recreation Policy.	Policy S17 says that it will support/promote sustainable tourism. By identifying the areas as having potential for small scale development, it is protecting the areas from major development but provides the flexibility for applicants to provide a

		renewable source of energy.
29	Concerned with over development of the area for wind energy. A better balanced approach would be preferable and due note should be taken of the possibility of development of wave energy.	Policy S19 of the Local Plan (Part 1) encourages the development of all forms of renewable energy and low carbon sources. This policy has specifically been written so that the Council can fulfil the requirements of the Governments Written Ministerial Statement . it is not intended to encourage one form of renewable energy over other types.
346	EU directive should be ignored due to Brexit.	The requirement to identify an area suitable for wind energy development still currently exists at a national level due to a Government direction issued in a Ministerial Statement in June 2015, regardless of Brexit.
24	Do not identify an area.	This is not considered to be an option as if the Council does not identify an area, the Local Plan (Part 2) would not comply with the Written Ministerial Statement and the National Planning Policy Framework.
196	There are no areas within the parish of Boltons or Borough that can be deemed suitable for wind energy development. If this goes ahead, expect Allerdale Borough Council planning department to rigorously apply safeguards that are	Even though this area has been identified, the current situation will not change . the

	included in Part 1 of the Local Plan in relation to any applications of this nature.	<p>Council will determine planning applications for wind energy development as and when they are received using current planning policies.</p> <p>If communities wish to bring forward Neighbourhood Plans within the district, they may seek to amend the areas identified as suitable for wind energy development within the designated Neighbourhood Area.</p>
194, 195, 196	On land, wind generated energy is expensive and spoils the landscape. Local communities should determine the extent of wind energy provision in their area.	Paragraph 4.3 of the Wind Energy Area Technical Document explains that if communities bring forward Neighbourhood Plans within the district, they may seek to amend the areas identified as suitable for wind energy development within the designated Neighbourhood Area.
335	Do not identify this large area as suitable for wind energy development, but examine individual applications in detail.	Even though this area has been identified, the current situation will not change . the Council will determine planning applications for wind energy development as and when they are received using current

		planning policies.
8	Does not take into account the potential impact on existing outdoor sports facilities and their users. Wind turbines are increasingly being proposed in inappropriate locations which would have a detrimental impact on sport activity. Health and safety considerations through to distraction of players and spectators, damage to surfaces due to construction and maintenance. Additional clause should be inserted that requires a sports impact assessment to be submitted with any proposal that is within sight of a sports facility.	If a planning application is received within the vicinity of a sports facility, then this will be considered as part of the determination of the planning application in accordance with relevant Local Plan policies.
280	Disagree with the proposed area.	Noted.
Question 20: Do you agree with the proposed approach to the designation and protection of amenity greenspace?		
24, 34, 35, 51, 232, 255	No comments provided	N/A
90, 194, 195, 196, 348	Open space and undeveloped land in villages and towns is recognised as contributing significantly to the quality of the environment in terms of visual amenity and for the health and wellbeing of communities and should be permanently protected	Noted
132	Important that they are adequately developed and provided with means for residents and others to enjoy them. This is not to say that they can't be built on or developed - no point having an unfenced area of grass bounded by busy roads with no seats or features. Parish Councils need to be encouraged to provide amenities to make them attractive, accessible and usable	Noted. Policy safeguards such sites unless proposals enhance their visual, cultural, historic, environmental, informal recreation or biodiversity significance for which the site is designated.
8	Logical and well-reasoned	Noted
267	Agree that amenity greenspace should be protected but don't believe Allerdale has an effective approach as noted in the attacks on greenspace in the housing plan.	By identifying important areas of amenity green space it allows them to be safeguarded more effectively.
21	Should pay particular attention to areas where character has been examined previously e.g. by the Council at Development Panel.	A thorough review of amenity greenspace has been undertaken. Open space designation review January

		2017.
411	Each site should be considered on its individual circumstances in every case.	Policy does allow flexibility but it is important that specific areas of open space which have amenity value should be identified in villages.
126, 194, 195, 196	Need to identify green space within Wigton	The policy approach to the Key Service Centres is to identify green infrastructure network. Open space that is not specifically identified is still to be considered by Policy S25 to ensure the visual and amenity value is assessed and protected where appropriate.
Question 21: Do you agree with the proposed approach to the designation and protection of green gaps?		
24, 34, 35, 51, 220, 348	No comments provided	N/A
126, 194, 195, 196	Wigton should be included	Noted
8	Logical and well-reasoned	Noted
90	Save our greenfields and green gaps	Noted
117	No comments provided	N/A
123, 136, 201, 232, 267, 280, 335, 414, 415	Application is inconsistent. The identities of Kirkbampton and Thurstonfield, and Prospect and Oughterside are being preserved, while the identities of Great and Little Broughton are sacrificed to accommodate the wishes of a large housebuilder rather than benefit the local community.	The coalescence of these two settlements was addressed at appeal (APP/G0908/W/17/3183948) and as such is not designated as a green gap.
261	The green gaps should remain in the town. The park should be enhanced and green spaces to be protected. A town garden should be considered next to Water Street.	The purpose of the green gap is primarily to maintain local distinctiveness of adjoining

		settlements as opposed to green spaces within town boundaries
21	Not quite needs more settlements added	The assessment concluded that the two proposed gaps were the only locations that fulfil the assessment criteria
31	Green gap between Papcastle and Belle Vue should be added to the list.	The assessment concluded that the two proposed gaps were the only locations that fulfil the assessment criteria
Question 22: Do you agree with the proposed approach to the designation and protection of green infrastructure?		
24, 34, 35, 51, 220, 232	No comments provided	N/A
348	It is essential to maintain the beautiful rural nature of the town and prevent it becoming another uniform commuter settlement	Noted
80, 90, 126, 194, 195, 196, 261	Agree to protecting and creating green infrastructure. Can Wigton be included within it to stop urban sprawl and to stop it becoming so built up and becoming a commuter town with no town centre and nowhere for children to run. Need to preserve green lungs.	Green infrastructure is identified on the Wigton Policies Map.
8	Logical and well-reasoned	Noted
10	The NT supports the identification of the river and riverside area surrounding Wordsworth House in Cockermouth as Green Infrastructure as it forms key element of the setting of the property.	Noted
58, 411	Supports this policy as it is in conformity with paragraph 114 of the NPPF. However sufficient flexibility on a case by case basis should be included to ensure that it is only applied where justified and where it does not significantly impact upon site viabilities.	Green infrastructure policy SA52 provides flexibility in its application.
363	Object to the designation of land west of Derwent Drive/Lakes Road and land north of Isabella Road as green infrastructure as both of these sites are capable of supporting new development	The policy does not prevent development, but requires that green infrastructure is considered at an early stage in

		development proposals, in order that its GI functionality can be maintained and enhanced.
Question 23: Do you think that the Green Infrastructure policy should differentiate areas of high ecological and/or landscape significance?		
24, 34, 51, 194, 195, 196, 232	No comments provided	N/A
220	Agree that the Green Infrastructure policy should differentiate areas of high ecological and/or landscape significance. It should perhaps also take account of the value communities themselves place on green spaces, i.e. avoid a wholly mechanistic quasi-objective approach. Let people identify what they value in this context and why	Communities were given the opportunity to submit areas of value in the Call for Sites exercise.
363	There may be justification to differentiate between areas of high ecological and landscape significance in defining those areas that would benefit from designation as Green Infrastructure.	Noted
194	All green spaces in the town should be classed as green infrastructure	The policy approach to the Key Service Centres is to identify green infrastructure network. Open space that is not specifically identified is still to be considered by policy S25 to ensure the visual and amenity value is assessed and protected where appropriate.
126	This is contradicted in the plans for Wigton	Wigton Policies Map shows the green infrastructure network consistent with other towns.
35	No comments provided	N/A
348	Find the question confusing but believe that the Green Infrastructure should be protected, as should the green belt	Noted

90	Green countryside should be classed as green infrastructure wherever and whatever that green landscape is. I do not think we should differentiate.	Different policies apply to open countryside in terms of what type of development would be supported. Green infrastructure in the urban setting has different challenges and opportunities and requires a different policy approach.
261	Contradictions in the policy. Green countryside should be classed as green infrastructure wherever it is differentiation is irrelevant. Green areas are an essential amenity and encourage recreation and informal sport essential for health.	Different policies apply to open countryside in terms of what type of development would be supported. Green infrastructure in the urban setting has different challenges and opportunities and requires a different policy approach.
Question 24: Do you agree with the proposed area for wind energy development?		
See Question 19		
Other comments		
492	The consultation document does not give sufficient weight to the issue of surface water management in the assessment of housing and employment site allocations. Within the document it should be advised that development sites should have a run-off rate no higher than greenfield rate and that drainage measures should be included in the final design of all sites.	Noted . policies have been amended where appropriate.
1	Is there any consideration by the Authority in regards to the proposed tidal related renewable projects that have identified sites in the Solway as possible locations as part of the Transport for the North strategy and the Cumbria Coastal Strategy?	The Council is aware of these schemes and will take them into account when strategies are developed.
1	HRA . Solway Firth Marine Site - this is not a legal site under Habitats and Birds Directive but a collective term for all of the habitats and species that are considered marine from the component Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar and currently the pSPA. It would be	Noted

	more appropriate for the sites to be considered separately within the HRA so that all components including terrestrial components of these sites are fully seen to be considered and covered.	
1	HRA . the Upper Solway Flats and Marshes SPA has been extended and renamed Solway Firth pSPA. It is suggested that as the ambition is for the site to be fully classified and will be one site that the HRA considers them as such (as one) rather than review the sites separately with the document.	Noted
1	HRA . Morecambe Bay and Duddon Estuary SPA has been fully classified which extends up to Drigg Coast and should be referenced as such within the document . page 41 and 34 it is referenced as proposed marine siteq	Noted
1	HRA . I can confirm that Drigg Coast is not a Ramsar site as well and can be removed from the list. There is supplementary advice for this site which can be found on Designated Sites Views https://designatedsites.naturalengland.org.uk/SiteSearch.aspx which provides further information regarding the attributes of the features.	Noted
1	HRA . The document makes reference favourable condition status of Natura sites in unitsq Unit condition is the method by which Sites of Special Scientific Interest are assessed . this is different process to Natura sites condition assessment and would be worth making it clear in the assessment if you wish to reference this as information about the site.	Noted
1	HRA . use of Natura favourable condition status information to support a determination of no likely significant or adverse effect in the HRA is not suitable. Whilst this favourable condition data is useful context we would caveat that it is the objective of an assessment under regulation 61 of the conservation of habitats and species regulations to ascertain whether an activity has the potential to cause an adverse effect on the integrity of the site. Integrity of the site is defined in paragraph 20 of ODPM Circular 06/2005 (DEFRA Circular 01/2005) as the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.	Noted
1	HRA . the determination of favourable condition is separate from the judgement of effect upon integrity. In such cases, a plan or project may have an adverse	Noted

	effect upon integrity even though the site remains in favourable condition, at least in the short term. Thus the assessment needs to ensure that as conditions in the site change through natural and environmental processes, the activity in question does not present impacts or pressures which could affect the integrity of the site	
1	Under the Marine and Coastal Access Act 2009 . Section 125 Duties of Public Authorities consideration to Marine Conservation Zones should be dully given to exercise its functions in the manner which the authority considers best furthers the conservation objectives stated for the MCZ and where it is not possible to exercise its functions in a manner which furthers those objectives, exercise them in the manner which the authority considers least hinders the achievement of those objectives. The Council should consider impacts to Allonby Bay MCZ and Cumbria Coast MCZ.	Noted

Representor number	Comments	Council's response
PRINCIPAL SERVICE CENTRE		
WORKINGTON		
1/WOR/001/R Land north of Whitestiles, Seaton		
45	The reasons for excluding this are clear and it's difficult to see how the obstacles identified could be overcome during the lifetime of the plan.	Noted
1/WOR/002/R Land east of Whitestiles, Seaton		
435	Concerned about Ling Beck which runs underneath the road, through their garden, before being culverted through the village. The proposals will involve grouting, result in more water running off the surface, which will increase over the years as householders add conservatories, hardstanding etc. Fear that a proposed attenuation pond controlled by valves will lapse. The beck overtopped in 2015 causing flooding to our own and other properties in the village. Ling Beck is now a main river, EA has established culvert is defective in places, and the feasibility of a new pipe to take the water under High Seaton Road instead of Culvert is under consideration	Planning permission for housing has now been granted on this site 2/2016/0657
58	Support inclusion of this site which is the subject of a current planning application. Part of the site is constrained by electricity infrastructure,	Planning permission for housing has now been

	but it is envisaged that this can come forward later for additional 11 dwellings when resolved. Available, suitable, achievable	granted on this site 2/2016/0657
4	No archaeological issues.	Planning permission for housing has now been granted on this site 2/2016/0657
7	Existing UU easement along the western boundary of the site needs to be considered.	Planning permission for housing has now been granted on this site 2/2016/0657
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Planning permission for housing has now been granted on this site 2/2016/0657
59	Allocation welcome. Subject of application 2/2016/0657, approval is anticipated.	Planning permission for housing has now been granted on this site 2/2016/0657
492	The new road should comply with the standards for a 60mph road or the development will need to propose new speed reduction measures to allow for new access.	Planning permission for housing has now been granted on this site 2/2016/0657
1/WOR/005/R Land adjacent to Coronation Avenue, Seaton		
39	The Woodland Trust objects to the inclusion of 1/WOR/005/R as it is likely to cause damage and/or loss to areas of ancient woodland (Calva Brow Wood) within or adjacent to the site boundary.	Noted. Proximity to woodland taken into account in site assessment. Site was not taken forward for allocation
7	Pressurised main and easement within the site. Consideration must be given to disposal of surface water in the most sustainable way.	noted
59	Assessment has not taken into account of the opportunities which is available to maintain a visual 'green gap' whilst enabling sustainable development in this location. Tree planting or public open space can be	Noted. Site not taken forward for allocation. Alternative site preferred for allocation.

	provided to maintain visual separation. May be accessed from the spur from Kings Avenue into the site. Would enable 1/WOR/006/R to be developed.	
1/WOR/006/R Clay Dubbs, Seaton		
59	Allocation of 1/WOR/005/R would facilitate access via Kings Avenue	Would need to be developed in conjunction with Site 1/WOR/005/R or 4/WOR/110/R. Alternative site selected for allocation.
1/WOR/007/R Land to west of Seaton Road, Seaton		
59	Landowner owns adjoining land in the vicinity, and this land could be joined with reserve site 1/WOR/064/A/R. Logical to join two, or alternatively extend settlement limit. Seaton is part of the principal centre of Workington which should be the focus of development, and therefore the numbers are not ceilings. The Preferred Options document seeks to allocate sites in areas that have consistently failed to yield deliverable Seaton is part of the principal centre of Workington which should be the focus of development, and therefore the numbers are not ceilings. The Preferred Options document seeks to allocate sites in areas that have consistently failed to yield deliverable units	This site does not have a satisfactory relationship with the settlement when compared to the chosen allocated sites.
1/WOR/008/R Land to the north of Whitestiles		
45	Consider that the adjustment of the settlement boundary to include the site is justified. It may well be possible in future to overcome access constraints by future land purchases or coming to an agreement with existing land owners. Drawing settlement boundaries too tight store up trouble for the future, restricting flexibility to cater for future growth. It would be logical to continue the settlement boundary in a straight line from the north west boundary along the north of Whitestiles.	The allocated sites selected provide sufficient land supply for the plan period without the need to extend the settlement boundary to include this site. Uncertainty concerning access indicated that this site, at present, is undeliverable.
1/WOR/011/R Stoneyheugh, Land at Ellerbeck Lane		

42	Object to 1/WOR/011/R being discarded. The site has developer interest and the identified constraints (costs of obtaining access from the A596) can be overcome and therefore the site can be regarded as developable.	Given the constraints it was considered that the sites selected for allocation were more deliverable.
1/WOR/030/M		
4	No archaeological issues.	Site not taken forward for allocation.
492	No new access onto Solway Road. Intensification of existing accesses would need to be demonstrated through a TA	Site not taken forward for allocation.
492	No apparent surface water issues	Site not taken forward for allocation.
1/WOR/032/E		
492	Access would need to be off Port Road which is adopted	Noted and included in the individual site policy.
492	No surface water issues with the site. The site should have a runoff rate no higher than the greenfield rate. Sustainable drainage measures should be included in the design.	Noted.
4	No archaeological issues.	Noted
1/WOR/034A/E		
4	There is the potential for archaeological industrial remains to survive buried on the site and so it is advised that any future application would need to be accompanied by an archaeological desk-based assessment.	Noted and included in the individual site policy.
492	Public highway does extend beyond the railway bridge on Port Road	Noted
1/WOR/046/E		
4	No archaeological issues.	Noted
492	Highways . acceptable in principle	Noted
492	No surface water issues with the site. The site should have a runoff rate no higher than the greenfield rate. Sustainable drainage measures should be included in the design.	Noted
1/WOR/047/E		
4	No archaeological issues.	Noted

492	Highways . acceptable in principle	Noted
492	No surface water issues with the site. The site should have a runoff rate no higher than the greenfield rate. Sustainable drainage measures should be included in the design.	Noted
1/WOR/048/E		
4	No archaeological issues.	Noted
492	Access should comply with normal standards	Noted
492	The site should have a runoff rate no higher than the greenfield rate. Sustainable drainage measures should be included in the design.	Noted
1/WOR/049/E		
4	No archaeological issues.	Noted
492	Direct access to the site should take into account the speed limits and should conform to standards. A roundabout at the site access (crossroad with Joseph Noble Road) could be beneficial. The advice of Highways England should be sought.	Noted
492	The site should have a runoff rate no higher than the greenfield rate. Sustainable drainage measures should be included in the design.	Noted
1/WOR/050A/R Land at Stainburn House Farm 1/WOR/053A/R		
7	Large pressurised main cuts through the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	Noted and advisory statement included in individual site policy
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Noted and advisory statement included in individual site policy
58	Support, but suggest the site boundary is revised to provide additional land in the interests of achieving density requirements set out by the Council. Would rectify the shortfall for Workington which exists due to an error in table 7 and the lack of contingency within the plan. Available, suitable, achievable	The site area has been modified in line with suggestion.
4	There is the potential for currently unknown archaeological remains to survive buried on the site and so it is advised that any future application	Noted and advisory statement included in

	should be accompanied by an archaeological desk-based assessment and the results of an evaluation, in this instance a geophysical survey.	individual site policy
492	A suitable access could be provided further along the Stainburn Road towards Great Clifton but would need pedestrian access through former farm which is closer to Stainburn.	Noted.
1/WOR/051/R Land to west of Moor Road, Stainburn 1/WOR/054/R		
4	No archaeological issues.	Planning permission granted on this site for housing 2/2017/0016
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Planning permission granted on this site for housing 2/2017/0016
58	Supports inclusion . planning application submitted. Available, suitable, achievable.	Planning permission granted on this site for housing 2/2017/0016
492	No major highways issues identified.	Planning permission granted on this site for housing 2/2017/0016
1/WOR/052/R Land off St Andrews Road		
96	No further properties on Moor Road as there is a need for a significant upgrade of the road from the new developments to the A595. The verges are collapsing with traffic encroaching on them to pass each other. Planning conditions should be applied to restore the road to county standards. The corner of Moor Road just down from the Stainburn Road junction is particularly hazardous; with parked cars and lack of pavement. Consider that parking needs to cease before any more housing is approved to prevent accident	Site has been included in the settlement boundary. Any proposals will be considered in particular against policies S5, S22, and SA2, and other relevant local plan policies.
1/WOR/053A/R Land at Stainburn House Farm		
310	Opposed to its development on the grounds of safety and environmental, plus its impact on Stainburn from a social aspect. Stainburn and Clifton has had significant housing, and does not need	This site forms part of the Principal Service Centre. The level of growth has been

	<p>more. Overdevelopment destroys its character, and loses its appeal, as has happened in Cockermouth. What is driving demand? There is no jobs boom and Sellafield will be shedding many jobs soon.</p>	<p>established in part 1 of the Local Plan. The site has been assessed in terms of highway safety as part of the Local Plan Access Assessment Study 2018, Allerdale Transport Improvement Study.</p>
310	<p>Increased accidents.</p>	<p>The site has been assessed in terms of highway safety as part of the Local Plan Access Assessment Study 2018, Allerdale Transport Improvement Study.</p>
310	<p>There is a substantial farmhouse and a period barn which dates back to the late 1700's that adds character to the local area, and is home to an owl.</p>	<p>These details will be addressed at the detailed design stage. Advisory note included in individual site policy.</p>
49, 310	<p>There are the 400kV pylons adding to the blight on our landscape which will cross this site with an increase in the footprint of the substation. Impacts on Stainburn 132 kV substation extension and associated underground cable infrastructure located to the south west and north of the extension. Policy S23 makes a firm commitment not to prejudice the implementation of proposed infrastructure projects. National Grid requests that the area proposed for allocation is revised. The size/complexity of the NWCC project changes could occur.</p>	<p>This project has been suspended pending the outcome of establishing a new consortium for NuGen and nuclear new build. National Grid has indicated that there may be some flexibility in the route corridor, with options available to allow housing development to take place.</p>
45	<p>I can confirm that the landowner still intends to relocate their farm business and remain willing to release this land for residential</p>	<p>Noted</p>

	development.	
1/WOR/056/R Main Road,	High Harrington	
35, 131, 139, 217, 239, 251, 256, 260, 266, 269, 276, 387	Considered to be overdevelopment of the area. Will alter the nature and character of the village. Community should have input.	The local plan (part 2) has been through several stages of consultation. Harrington forms part of the Principal Service Centre which was established in part 1 of the local plan along with the level of growth.
35, 67, 74, 101, 103, 104, 116, 124, 139, 161, 169, 173, 177, 202, 217, 218, 238, 239, 240, 254, 260, 266, 283, 286, 287, 279, 289, 321, 328, 343, 347, 359, 364, 367, 368, 369, 354, 374, 375, 377, 378, 384, 387, 392, 422, 436, 437	Insufficient amenities and services (e.g. schools, GPs, play areas), which are already overburdened and underfunded, to support the development of housing on the site. School children will need to be bussed to other schools as Beckstone is full.	Infrastructure Delivery Plan has identified the required infrastructure which be used to negotiate developer contributions to ensure any required infrastructure is in place.
81, 82, 101, 254, 279,356, 374, 375	<ul style="list-style-type: none"> • Pavements are too narrow • Safe crossing needed for pedestrians. 	The Allerdale Transport Improvement Study 2018 examined the traffic flows along this route and made recommendations for improvement. Provision of footways and pedestrian crossings will be taken into account and if necessary the developer be asked to make provision.
35, 81, 82, 101, 103,	<ul style="list-style-type: none"> • Road infrastructure requires upgrading to support the development 	The Allerdale Transport

<p>104, 124, 131, 139, 161, 169, 173, 177, 180, 187, 202, 217, 218, 239, 254, 256, 260, 266, 276, 279, 287, 286, 289, 319, 328, 343, 347, 349, 354, 356, 359, 363, 364, 367, 368, 369, 374, 375, 377, 378, 384, 387, 392, 404, 421, 422, 436, 437</p>	<p>of housing on the site.</p> <ul style="list-style-type: none"> • The roads in Harrington are already under tremendous strain and there are already frequent traffic jams on the main road at Lillyhall, High Harrington, Low Harrington and Salterbeck. • The congestion on Church Road poses a serious situation for the emergency services. • Concerns about Ruskin Drive being used as a through route. • Highway works will not address the issue of the increased flow of traffic on the A595, especially during peak hours. • Due to current volume of traffic and congestion, extra junctions will be dangerous. • A597 is unsuitable and unsafe . pedestrians are unable to cross safely • Categorically disagree with the assertion that the existing estate roads have sufficient capacity to serve and provide access to the site. They are too narrow and cars are parked up one side of the road. • Woodville Way has restricted parking and is too narrow to be used as a through road. • Development at Lillyhall will add to the problems • Drivers often break the speed limit • IDP 2010 identified the A597 as having difficulties, yet since they were identified new developments have been allowed and it is no longer fit for purpose. • Volume of traffic using the road which was a B road and was overnight changed to an A road with no upgrading. 	<p>Improvement Study 2018 examined the traffic flows along this route from all sources and made recommendations for improvement.</p>
<p>67, 81, 82, 103, 116, 186, 240, 331, 356, 369, 377, 378, 384, 404, 436</p>	<p>A bypass is needed due to the level of traffic using Moorclose Road is too high (HGVs use it as a short cut) and the parking/traffic levels causing issues with funeral services at St. Mary's.</p>	<p>The Allerdale Transport Improvement Study 2018 examined the traffic flows along the A597 corridor from all sources and made</p>

		recommendations for improvement. It is not suggesting a requirement for a by-pass based on local plan growth.
66, 81, 82, 116, 169, 173, 177, 180, 187, 254, 356, 359, 364, 368, 422	<ul style="list-style-type: none"> • More traffic calming measures are needed on Scaw Road due to speeding vehicles. There should be bollards halfway . like Stocks Hill . to stop drivers using it as a through-road. • Scaw Road is inadequate and unsafe. There is no justification in stating that the existing estate roads have sufficient capacity to serve and provide access to the site+. Scaw Road should not be included in this, what evidence is there to state this? Scaw Road is already unsafe upgrades are needed. 	The Allerdale Transport Improvement Study 2018 modelled traffic flows and capacity of the existing network and made recommendations for highway, cycling and pedestrian improvements.
269	Without new injection of cash bus services will not be enhanced so will not increase their use.	Developer contributions can be used to improve bus services if identified as a requirement to serve the development.
67, 74, 81, 82, 124, 139, 161, 177, 187, 217, 218, 238, 256, 269, 276, 283, 286, 328, 343, 347, 354, 356, 367, 368, 369, 374, 375, 421, 436	The health and well-being of local residents should be considered during the development of the houses and in the context of overloaded roads, increased pollution, driver/pedestrian hazards and noise and disturbance.	These factors are taken account of when assessing development proposals.
139, 177, 240, 279, 364, 437	The development of the proposed sites should be delayed until a weight/width limit is imposed on the hump back bridge and pedestrian crossings are created on the A597. It is a misconception that two HGVs cannot cross the bridge at the same time; this has been seen on numerous occasions. This would mean that 4 times the weight limit is on the bridge and there is a huge gas main underneath.	This is an issue for the highway authority.
67, 81, 82, 101, 139, 187, 251, 256, 269, 289,	The drainage needs updated and there are flooding issues that would only get worse with more housing. Will houses downhill be at risk of	Flood risk on site and downstream will be assessed

347, 356, 359, 364	flash flooding? Surface water flooding at Brewery House.	as part of the development and mitigation measures adopted. The Environment Agency and Lead Local Flood Authority have been consulted.
67, 81, 82, 101, 173, 251, 287, 356, 359, 364	Is the sewage system capable of taking such a significant increase in effluent? The sewers overflow with raw sewage ejected from manholes and drains during heavy rain.	United Utilities have been consulted on the pending planning application and have raised no objection.
66, 104, 139, 187, 202, 239, 251, 256, 266, 269, 279, 289, 319, 347, 364, 367, 368, 369, 421, 422	Development of the proposed sites will have an adverse effect on local wildlife. WYG ecological survey for screening opinion states no evidence of red squirrel use, yet they visit our garden	An Ecological Assessment accompanying the planning application examined the ecological impacts of the development, and addressed the issue of red squirrels.
101	There is an 11,000v cable running under the field behind Crooklands.	Noted
4	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.	Noted and advisory note included in the individual site policy.
283	The developers plan for this site shows an access onto Beaufort Avenue, High Harrington. This is a green space between residential properties which is already in use and maintained by two existing properties who, I would suggest, would have a claim on that particular piece of land.	This is a legal issue, and not a planning issue. The current planning application does not show any access on to Beaufort Avenue
124, 139, 218, 269, 354, 368	Destruction of greenfields is a catastrophe. Housing will destroy the green spaces we have separating us from industrial areas. Change of use of agricultural land cannot be recovered.	It is necessary to allocate greenfield sites to deliver the growth identified in the plan period. Neighbouring uses are taken into account in

		assessing the suitability of housing locations. A gap between High Harrington and Lillyhall is maintained.
217, 218	Traffic counting has started whilst roadworks are ongoing, so the road will be being avoided by many using it for through traffic already, so will give a false result.	The Highway Authority would review how robust the data collection is.
283	There is no requirement for this development to have access onto Beaufort Avenue; it would only become a route for dog walkers with the animal waste being left on the small number green areas that exist at this present time. This could well have an effect on the health of all, especially local children on this Avenue who at the present time have a safe playing environment.	This is a matter for the detailed design scheme rather than site allocations. The current planning application does not show any access on to Beaufort Avenue
256, 367	Loss of privacy	Impact of residential amenity is a material planning consideration and would be addressed at the design scheme.
256, 367, 368	Housing at the edge of Harringdale, Seadown Drive and Ruskin Close all have planned houses right up to their boundaries and in great volume. The overbearing nature of having 5 houses lining and overlooking 1 garden is oppressive.	This comment relates to the pending planning application 2/2017/0246
7	Consideration must be given to disposal of surface water in the most sustainable way.	Noted and policy requires this to be included in the design of the development.
74, 238	Contest bullet points 3, 5 and 6. Detailed evidence to support these claims needs to be provided and thoroughly examined.	Extensive evidence base supports the local plan. This includes amongst other things highways, infrastructure, flooding and habitats assessments

58	Supports inclusion where an application for 115 dwellings is being proposed. Available, suitable, achievable.	Noted.
58	Question the requirement for an on-site equipped area of play given the play area at Whins Farm.	This is detail to be addressed by the planning application. 2/2017/0246
269, 321	Should be building on brownfield land and old industrial sites	Building is supported on brownfield sites such as Corus, but it is necessary to allocate greenfield sites to deliver the growth identified in the Allerdale Local Plan (part 1)
101	Who will live in these extra houses? Homes take 2 years to sell. Are incomers to be drawn here by some economic boom? Moorside might never materialise, at best is delayed	The level of growth has been established in the Allerdale Local Plan (Part 1)
421	The exit for 056 is at a location where in early morning the sun is low in the sky in a blind spot. Travelling up hill to exit High Harrington the early morning sun is in direct line with the A597 into the eyes of drivers leaving the village, making the new junction hazardous.	The safety of the proposed junction has been assessed as part of the supporting evidence in relation to the planning application 2/2017/0246
66, 269	Trees significant and will need an arboriculture survey.	Noted
364	Need a clear green belt zone between High Harrington and Lillyhall.	There is a significant area of undeveloped countryside between Lillyhall and High Harrington.
66	If traffic issues on Scaw Road are sorted, the necessary highway upgrades are provided and the development is sensitive to local wildlife and trees, then support sympathetic development as it's great for the area and economy.	Noted
260	What happened to plans to build on The Marsh & Quay?	Planning permission has been granted for a scheme

		on Curwen Road.
492	The site should have a runoff rate no higher than the greenfield rate. Sustainable drainage measures should be included in the design. Improvements to watercourse are required where it crosses the highway (north of site).	Noted.
3/WOR/084/R Former Southfield school		
4	No archaeological issues.	Noted
7	UU easement adjoining the southern boundary of the site.	Noted and advisory note added to individual site policies.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Noted and advisory note added to individual site policies.
35	The town council consider this would be overdevelopment of the area.	This is a brownfield site, formerly occupied by a school, located with an existing residential area. Considered suitable for housing and bringing back brownfield site into use.
35, 74, 238	There is insufficient services and road structure to support the development of housing on this site. Roads would require upgrading and additional services such as GP practices, schools and public transport links	The issue of infrastructure requirements are addressed in the Infrastructure Delivery Plan.
74, 238	Contest bullet points 3 & 5. Evidence needs to be detailed before this can be accepted.	Site assessment, sustainability appraisal and Local Plan access assessment 2018 addresses this.
74, 238	Would this development not block the route of any future southern by-pass?	No, the route through the urban area is safeguarded on the Policies Map.

59	Unclear why the council want to allocate this site which is brownfield, within the settlement limit. Unnecessary to allocate. Brownfield, surrounded by social housing estates, opposite an industrial estate. Unlikely to be attractive to an open market developer. More logical to allocate either 1/WOR/064/A/R & 1/WOR/005/R, and allow this site to come forward as a windfall site.	1/WOR/064/A/R has been taken forward as an allocation. 1/WOR/005/R has not been selected for allocation. The allocation of this brownfield site provides certainty to potential investors and promotes the redevelopment of a substantial, sustainably-located disused site in the community that is suitable for housing. It is recognised that delivery of this site would be in the medium to long term.
492	Existing access is acceptable given previous use of site as a school . no more than 90 dwellings should be developed on the site. Playing field not part of site.	Noted
492	There is potential for this site to accommodate Extra Care Housing	Noted
1/WOR/061M062/R Land off Woodville Way		
81, 82, 101, 103, 104, 124, 131, 139, 161, 169, 173, 177, 202, 217, 218, 254, 256, 260, 266, 279, 286, 287, 289, 319, 321, 347, 349, 354, 356, 359, 363, 367, 368, 369, 374, 375, 384, 392, 404, 420, 421, 422, 436, 437, 438	<ul style="list-style-type: none"> • Local roads are in a poor state of repair and cannot cope with existing traffic levels, let alone with developments that have recently been approved. Many near accidents • Traffic counting sensors have been deployed on the Main Road and the Council should gain access to this data to confirm how heavily used this road has become. Although it has started whilst roadworks are ongoing, so will give a false result • Another 120 Houses in the Whins Farm area will see more vehicles using the busy A595. • Additional estates joining will cause more problems. • Difficult for pedestrians to cross 	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.

	<ul style="list-style-type: none"> • Changed from a B Road to an A road without improvement • Cars parked on one side of the road • There is only limited parking at St Mary's, so there are traffic build ups, especially during funeral services. • The exit for 056 is at a location where in early morning the sun is low in the sky in a blind spot. Travelling up hill to exit High Harrington the early morning sun is in direct line with the A597 into the eyes of drivers leaving the village, making the new junction hazardous. • Ruskin Close and Woodville Way were also not intended to sustain large amounts of through traffic, which this development would incur • IDP 2010 identified the A597 as having difficulties, yet since they were identified new developments have been allowed and it is no longer fit for purpose. 	
254	Pavements are too narrow.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
139, 279, 364, 437	Has a risk assessment been carried out regarding HGVs on the humpback bridge when this is moving it is twice the load and it is a misconception that two HGVs cannot cross the bridge at the same time, this has been seen on numerous occasions. This would mean that 4 times the weight limit is on the bridge and there is a huge gas main underneath. The bridge was only built for horses and carts and there is often a strong smell of gas.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
66, 81, 82, 101, 116,	<ul style="list-style-type: none"> • Scaw Road needs upgrades and improvements and more traffic 	This site has not been taken

<p>169, 173, 180, 187, 237, 238, 254, 276, 287, 289, 356, 364, 368, 387, 422, 436, 438</p>	<p>calming measures . it is congested, especially at peak periods, and is used as a rat-run between A596 and A597.</p> <ul style="list-style-type: none"> • There should be bollards halfway along . like Stocks Hill . to stop drivers using it as a through-road. • Speed limit not observed, treated as a shortcut. • Scaw Road already hazardous to pedestrians. • Local flooding issues along Scaw Road • There is no justification is stating that %the existing estate roads have sufficient capacity to serve and provide access to the site+. 	<p>forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected as more suitable. The allocated sites provide sufficient land supply for the plan period.</p>
<p>67, 101, 104, 116, 124, 169, 173, 177, 187, 202, 217, 239, 240, 254, 260, 266, 279, 287, 289, 321, 359, 364, 368, 369, 374, 375, 384, 392, 422, 436, 437</p>	<p>The local primary school is full and any additional pupils would need to travel out of the area. Church Street is chaotic at drop off and pick up times.</p>	<p>This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.</p>
<p>240</p>	<p>The development of the proposed sites should be delayed until a weight/width limit is imposed on the hump back bridge and pedestrian crossings are created on the A597.</p>	<p>This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.</p>
<p>321</p>	<p>Should develop brownfield sites before greenfield sites (e.g. the old steelworks)</p>	<p>This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been</p>

		selected for allocation. The allocated sites provide sufficient land supply for the plan period.
67, 81, 82, 103, 116, 240, 321, 331, 356, 369, 384, 404, 436	A bypass should be considered.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
67, 81, 82, 139, 187, 251, 347, 359, 364	<ul style="list-style-type: none"> • The drainage needs updated and there are flooding issues that would only get worse with more housing. • Surface water surges down the field behind Crooklands in downpours and persistent rain. Will houses downhill be at risk of flash flooding? This needs to be looked at. • Surface water flooding at Brewery House. 	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
139, 187, 202, 239, 251, 256, 266, 279, 289, 319, 356, 367, 368, 369, 420, 421, 422	Development of the proposed sites will have an adverse effect on local wildlife and increase levels of pollution in the area. WYG ecological survey for screening opinion states no evidence of red squirrel use, yet they visit our garden	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
101	There is an 11,000v cable running under the field behind Crooklands.	This site has not been taken

		forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
101	Is the water supply adequate?	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
81, 82, 101, 173, 251, 287, 356, 359	Is the sewage system capable of taking such a significant increase in effluent? The sewers overflow with raw sewage ejected from manholes and drains during heavy rain	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
139, 187, 217, 256, 266, 276, 422	Harrington has had more than its fair share. Nature and character of village altered. The site would result in overdevelopment of High Harrington.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The

		allocated sites provide sufficient land supply for the plan period.
101, 103, 104, 116, 124, 131, 139, 161, 169, 177, 187, 218, 239, 251, 286, 289, 321, 347, 354, 364, 368, 369, 374, 375, 384, 392, 421, 422	Harrington has no facilities and current infrastructure is inadequate to cope with more housing. Any improvements to facilities and infrastructure need to happen now, not in the future. High Harrington has had huge unprecedented commercial and domestic development programme. The infrastructure is under massive pressure and on the verge of total collapse.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
67, 81, 82, 124, 161, 177, 217, 218, 256, 260, 276, 286, 289, 347, 354, 356, 367, 369, 384, 421, 422, 436	Increased noise, traffic fumes and air pollution are a health hazard, already exacerbated by Whins Close and The Meadows.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
124, 139, 218, 347, 354, 368	Destruction of greenfields is a catastrophe. Change of use of agricultural land cannot be recovered.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
256, 367, 368	Loss of privacy and overshadowing. Housing at the edge of Harringdale, Seadown Drive and Ruskin Close all have planned houses	This site has not been taken forward as a site for

	right up to their boundaries and in great volume.	allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
101	Who will live in these extra houses? Homes take 2 years to sell. Are incomers to be drawn here by some economic boom? Moorside might never materialise, at best is delayed	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
422	Development should be sympathetic to the village.	This site has not been taken forward as a reserved site. Multiple land ownership is a factor in terms of delivery and the allocated sites provide sufficient land supply for the plan period.
422	Community should have input.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.

364	Need a clear green belt zone between High Harrington and Lillyhall.	Noted. This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
66	If road issues are overcome and trees and wildlife are protected, happy to see sympathetic housing development . it's great for the area and the economy	Noted. This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
373	Should be an allocated site but a smaller area. Would like it changed from reserved site to preferred site. Wish to make it clear that even though the full site has been submitted, open to only part of the site being developed.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been

		selected for allocation. The allocated sites provide sufficient land supply for the plan period.
39	Likely to cause damage and/or loss to areas of ancient woodland (Scaw Gill Wood) within or adjacent to the site boundary.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
237, 238	Contest bullet points 3 & 5. Detailed evidence needed to demonstrate no significant effects.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
42	Support the inclusion of 1/WOR/061M062/R. The site is suitable, available and achievable.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
4	There is the potential for currently unknown archaeological remains to	This site has not been taken

	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.	forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
260	What happened to plans to build on The Marsh & Quay	Housing on Curwen Road has been approved, and the access installed.
373	Should be allocated site with a smaller area. Would like it changed from reserved site to preferred site. Even though the full site has been submitted, aware that it might only be part of the site that is developed.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
492	Modelling work will probably be required to assess potential impact of this site, alongside existing permissions/commitments. In particular, the capacity of the adjoining estate/Scaw Road to accommodate development and junction capacity of Galloping Horse will need to be demonstrated.	This site has not been taken forward as a site for allocation. The Council is not identifying reserve sites, and alternative sites have been selected for allocation. The allocated sites provide sufficient land supply for the plan period.
1/WOR/060/R Land to south (rear of) of Littlecroft		
40	Should be allocated and settlement boundary amended accordingly. Previously in the SHLAA. The previous refusals were only for a small	Two previous refusals for development (2/1998/0021,

	<p>part of the site where the local plan that applied at the time was restrictive and outmoded in its approach compared with the NPPF. Refute poor relationship with settlement pattern. Contained by housing to the north, the former mineral railway to the east, and the stream and associated landscape material to the south. In the allocations there is only one site to cater to the small builder, i.e. 25 units. Implications for delivery, growing recognition of the decline of small and medium sized house builders. The Council recognises the benefits of custom/self-build housing. More consideration should be given to identifying sites to meet that need, paragraph 50 of the NPPF; this site could be one.</p>	<p>2/2014/0063) on basis of poor relationship with settlement and impact on amenity on adjacent properties. Topography, the bridleway, public footpath and adjacent county wildlife site constrains development. Other sites preferred for allocation. There are still small sites and windfall sites available for development within the settlement limits of Workington</p>
1/WOR/064A/R Land off Seaton Road, Seaton		
4	<p>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.</p>	<p>Noted. Advisory note added to individual site policy</p>
59	<p>Given that the Council considers the site to be sustainable, the site should be identified as a PO housing site. Seaton is part of the principal centre of Workington which should be the focus of development, and therefore the numbers are not ceilings. The Preferred Options document seeks to allocate sites in areas that have consistently failed to yield deliverable housing sites. This site should be allocated as it is sustainable, capable of accommodating additional growth, yet at the same time attractive to market and therefore deliverable.</p>	<p>Noted. This site has been identified for allocation</p>
435	<p>If a large development was made, perhaps one or two shops should be included. The development of more estates along here would possibly be sufficient to support more businesses</p>	<p>The site is located in the Principal Service Centre accessible to local facilities by public transport.</p>

55	This site should not be allocated because it contributes to the separation of Seaton from the urban area of Workington.	Allocation of this site will involve development of land between Seaton and Workington, but the effect on the individual identity of Seaton will be limited.
7	UU asset adjacent to the northern boundary of the site, that remains operational.	Noted. Advisory note added to individual site policy.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way. Water outfall should be determined early on.	Noted. Advisory note added to individual site policy.
492	Access should be towards Seaton due to visibility requirements.	Noted.
1/WOR/073A/M#R Workington Leisure Centre		
7	Pressurised main crosses the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe. Consideration must be given to disposal of surface water in the most sustainable way.	Noted. Site not being taken forward for allocation.
1/WOR/079/R Land off Woodville Way, Scaw Road, High Harrington		
59	Land is not landlocked, extending to Scaw Road, and opportunity to join with 1/WOR/061M062/R and improved traffic and access to High Harrington. A new access would relieve densely populated residential streets. High Harrington is part of the principal centre of Workington, which is the focus of major residential development. Attractive to developers and therefore deliverable.	Independent access to Scaw Road would involve crossing Scaw Beck and breaching woodland boundary. The land still relates more to open countryside divorced from the settlement. Neighbouring land would need to be developed, which has not been selected for allocation. Alternative sites in Workington have been selected.
59	The Preferred Options document seeks to allocate sites in areas which have failed to consistently yield deliverable housing sites.	The site allocations reflect the spatial strategy adopted

		in part 1 of the local plan.
3/WOR/086/S Central Car Park		
35, 436	By developing the central station car park Workington would be losing one of its main car parks putting a lot of pressure on the others. If the site is to be taken forward there should be car parking provision alongside any future redevelopment of the site. Central Car Park convenient for shoppers and those whose mobility is poor, unlike Allerdale House car park. If parking difficult, shoppers will go to Morrisons etc. Whitehaven has deteriorated since parking has become more difficult.	Car parking provision although reduced is likely to remain as part of any scheme. Parking capacity in the town would be assessed at the time of the detailed scheme and replacement provision if necessary can be secured from the developer.
4	No archaeological issues.	Noted
492	The site should have a runoff rate no higher than greenfield rate. Sustainable drainage measures should be included in the design	Noted
492	Highways . acceptable in principle	Noted
KEY SERVICE CENTRES		
ASPATRIA		
1/ASP/001/R Land adjacent Greenfields, Outgang Road		
68	If the existing property, Greenfields, was to be demolished as part of redevelopment of the whole site, then adequate highways access could be achieved. As a minimum it is requested that the settlement boundary change to incorporate the field to the east of the property is made. Principle of residential development would then be acceptable in this location, and access arrangements could then be assessed prior to a potential future planning application for residential redevelopment of the entire site coming forward.	Noted and settlement boundary amended to include this site. Adequacy of access would need to be assessed as part of any planning application.
1/ASP/003/R Land to east of Holme Lea		
59	Objection on settlement boundary change excluding the land to the north east of the town. It is illogical to exclude this area within the established built area of the town. The inclusion of this land would promote small scale development in a sustainable location which would be deliverable. The site was classed as developable in the SHLAA.	Site now allocated for housing.

1/ASP/004/R Land adjacent to Aspatria Rugby Club		
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Agreed. Reference to surface water drainage in advisory note included in the individual site policy.
4	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	Noted. Advisory note included in the individual site policy.
81	There is no pedestrian access to the town without crossing a main road and there is already a significantly large housing development on the opposite side of the road	Highway Authority confirmed that they support this allocation and the Local Plan site access assessment 2018 does provide recommended solutions.
166	This site has issues of achieving safe access onto Station Road. Any surface water runoff would be towards the railway line.	Highway Authority confirmed that they support this allocation and the Local Plan site access assessment 2018 does provide recommended solutions. Advisory note included in the individual site policy
492	There will be a need to demonstrate that appropriate access is achievable. The potential point of access (between the access to the neighbouring property and the car park) appears to be constrained. To overcome this issue, it may be that the site area needs to be extended. Access needs to be as close to telephone exchange as possible for visibility purposes at the bend in the road, otherwise achievable with land from Rugby Club car park.	Noted. Advisory note included in individual site policy.
492	There will be a need to be mindful of current overland water flows.	Noted
1/ASP/006A/R Land at Noble Croft/Harriston Road		

7	UU easement and gravity sewer falls within the south western corner of the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	Noted. Advisory note included in individual site policy.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Noted. Advisory note included in individual site policy.
215, 268	Aspatria does not warrant 100 extra houses. A number are for sale and have been for some time.	Level of growth established in Allerdale Local Plan (part 1)
81, 127, 179, 215, 224, 268, 269, 296, 419	This field slopes down towards Fell View Close and surface water run-off frequently accumulates adjacent to the back gardens of the houses. During the 2015 floods a lake formed which took some time to disperse. Any development would exacerbate this making Fell View Close liable to flooding. Extensive land drainage required before building possible.	An acceptable drainage solution which addresses this would be a requirement before development can commence on this site. Advisory note included in individual site policy
127, 179, 224, 268, 269	The access to the proposed development, Harriston Road, is problematic . it is narrow, prone to flooding and has an awkward junction with the A596, which is a busy road with heavy traffic. If access came via Fell View Close, it would destroy a safe family environment. The only other option appears to be via Brayton Road.	The Local Plan site access assessment report 2018 recommends potential access points from Harriston Road or Brayton Park.
166	Problems with the school crossing. Strongly recommend contacting County Highways and asking for a feasibility report and seek their views on the potential impact of permitting a housing development of this size.	The Council has worked closely with the highway authority and jointly commissioned both the local plan access assessment and the Allerdale Transport Improvement Study.
166	A less problematic access point is to the south of Harriston Road and although the road is narrow it could be engineered out. An intractable highways issue will remain with any traffic wishing to access the A596 to the north at Queen Street. The junction is a notorious blind spot due	The Local Plan site access assessment report 2018 which recommends potential access points from Harriston

	to visibility splays being restricted by buildings.	Road or Brayton Park.
419	If an access is to come off Fell View Close there should be speed ramps	The Local Plan site access assessment report 2018 recommends potential access points from Harriston Road or Brayton Park. Advisory note included in individual site policy.
81	Objection on grounds of increased traffic and poor access on to Queen Street which would necessitate control by traffic lights or some other method.	This is an option that would be explored as part of any planning submission.
215, 296	Traffic from the development will increase the danger at the bad road junction opposite the entrance to the primary school. This junction has limited visibility and is very busy at school times.	The Local Plan site access assessment report 2018 recommends potential access points from Harriston Road or Brayton Park. Developer contributions may be required to fund improvements.
45	Agree with the sites designation and the land is being actively marketed to house builders.	Noted
296	Will affect outlook from garden	Acknowledge that outlook from gardens will change. Residential amenity will be a consideration in any detailed design scheme. Advisory note regarding relationship with Brayton Park included in the individual site policy
4	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	Noted and an advisory note will be included in the individual site policy.

	and the results of an evaluation, in this instance a geophysical survey.	
166	Issues with noise, road safety and loss of views	Loss of view is not a material planning consideration. Road safety has been assessed as part of the Local Plan site access assessment. This site is for housing in a residential area and therefore noise issues are unlikely to be significant. Noise during construction would be addressed through a construction management plan conditioned as part of any planning application.
127	The north end of the roadway of Fell View Close appears to be a development spur, but this leads to a steep bank unsuitable for housing and would require expensive groundworks	The Local Plan site access assessment report 2018 recommends potential access points from Harriston Road or Brayton Park.
127	Coal mining area with sink hole possibilities	Coal mining constraints have formed part of the site assessment.
492	Surface water issues on the site with the possibility of a watercourse running through the site.	Noted and an advisory note will be included in the individual site policy.
492	Cumulative impact of sites 002/005 and 006 would affect local highway capacity if all were to be developed in their entirety, and any works on the A596 would be expensive.	Noted.
492	Access appears achievable from a variety of locations (Fell View Close, Brayton Park, Harriston Road). The latter is probably the least preferable, and ideally a through road should be provided between	Noted.

	Brayton Road and Fell View Close.	
492	The site should be permeable and accessible to all modes of transport.	Noted.
3/ASP/014/E Aspatria Business Park		
39	The Woodland Trust objects to the inclusion of 3/ASP/014/E as it is likely to cause damage and/or loss to areas of ancient woodland (Wellington Wood) within or adjacent to the site boundary.	The allocated site lies within the established boundary of the business park, outside the area of woodland adjacent. Advisory note included in individual site policy.
4	No archaeological issues.	Noted
492	Highways . acceptable in principle	Noted
492	Surface water flooding occurs on site. The site should have a runoff rate no higher than greenfield rate. Sustainable drainage measures should be included in the design	Noted
COCKERMOUTH		
1/COC/005/R Land north of Strawberry How Road		
379	Permission should not be granted for more homes at Strawberry Grange due to strength of local opposition and the impact of the first stage of development on Tom Rudd Beck and water courses in the town, as well as the effect on local infrastructure can be assessed	Planning permission for housing has been granted on this site under planning reference 2/2014/0381
1/COC/007/R Land south of Wyndham Caravan Park		
56	It is essential for the Council to support development in Cockermouth during and beyond the plan period to ensure the Key Service Centre remains an integral part of meeting development needs for the Borough.	The combination of completions and commitments in the town provides a long-term deliverable housing supply to the end of the plan period. It is considered that additional allocations to boost this supply are not required.
1/COC/008/R Land north of Wyndham Caravan Park		

56	The 547 dwellings for Cockermonth allocated in Part 1 is an approximate figure not a maximum capacity for the settlement.	Agreed. The combination of completions and commitments in the town provides a deliverable land supply which does reflect that the target is not a ceiling. It is considered that additional allocations to boost this supply are not required.
1/COC/009/R Land south of Castlegate Drive		
56	Support the inclusion of this to ensure the Council has a contingency if allocated sites don't come forward as anticipated.	The existing sites in the town have active developers and therefore it is considered that they will deliver during the plan period. The combination of completions and commitments in the town provides a deliverable land supply. It is considered that additional allocations to boost this supply are not required.
56	While this is supported it is questioned whether the most suitable sites have been identified. Land in and around Cockermonth should be identified as reserve housing sites. More housing in Cockermonth will enable the housing market become more balanced with greater access to affordable housing and wider job opportunities.	The existing sites in the town have active developers and therefore it is considered that they will deliver during the plan period. The combination of completions and commitments in the town provides a deliverable land supply in excess of the identified target. It is considered that additional

		allocations to boost this supply are not required.
1/COC/010/R Land adjacent to Wyndham Lodge		
56	<p>The sites would round off the settlement to the east in a sensitive manner.</p>	<p>The existing sites in the town have active developers and therefore it is considered that they will deliver during the plan period. The combination of completions and commitments in the town provides a deliverable land supply in excess of the target identified in the Local Plan (Part 1). It is considered that additional allocations to boost this supply are not required.</p>
1/COC/016/R Land off Simonscales Lane		
60, 491	<p>Simonscales Lane should be an allocation or reserve site. Simonscales Lane is a sustainable and deliverable site and should be allocated to ensure the aims and objectives of the Allerdale Local Plan are met.</p> <p>The site has been discounted due to two factors: the level of housing commitments in the locality and suggested access issues.</p> <p>The level of housing commitments in Cockermouth are noted, however the figures in Policy S3 are not ceilings and the allocations should be viewed in the context of a 20% lapse rate and important policy requirements such as affordable housing. The affordable housing need in Cockermouth will not be met by the current housing commitments. More land should be allocated in Cockermouth otherwise the unmet affordable housing need will be exacerbated until 2029.</p>	<p>The existing sites in the town have active developers and therefore it is considered that they will deliver during the plan period. The combination of completions and commitments in the town provides a deliverable land supply in excess of the target identified in the Local Plan (Part 1). It is considered that additional allocations to boost this supply are not required.</p>

	<p>The Plan fails to address the poor track record of delivery in other parts of Allerdale . the allocations proposed will not resolve this and the lack of delivery elsewhere will affect the Council's Five Year Housing Land Supply which will lead to unplanned and development led growth.</p> <p>It is not clear how the windfall and lapse rates have been taken into account in the Preferred Options document. If these have not been factored in, then there is an underestimation of the target and additional sites will be required.</p> <p>It is considered that a suitable access can be achieved to enable this site to come forward.</p>	
1/COC/017/R Land off Lorton Road		
302	Should be included	The existing sites in the town have active developers and therefore it is considered that they will deliver during the plan period. The combination of completions and commitments in the town provides a deliverable land supply in excess of the target identified in the Local Plan (Part 1). It is considered that additional allocations to boost this supply are not required.
2/COC/019/M Land at Low Road (north)		
379	If permission is granted for business development for this site, it is vital that subdued lighting is used. This part of town is already flooded with excessive light pollution from Lloyds and the Lakes Centre car park, confusing for wildlife.	Noted. Advisory note included in individual site policy.
379	Support small business operations on this site but not for retail. Small	The site is allocated for

	units must be carefully integrated.	employment uses
379	Mature trees must be preserved and the green bund into town preserved, and appropriate landscaping is vital to local wildlife, squirrels in particular.	Noted. Advisory note included in individual site policy.
4, 379	The site has been the subject of an archaeological desk-based assessment which identifies the potential for currently unknown archaeological remains to survive. It is advised that archaeological evaluation and, where appropriate, mitigation would need to be carried out in the event planning consent was granted.	Noted. Advisory note included in individual site policy.
379	As a flood zone, large areas of concrete must be avoided.	Development will require the incorporation of flood mitigation and sustainable surface water drainage measures. Advisory note included in individual site policy.
31	Any development would seriously impact upon the view from Papcastle road and the back lane in Papcastle.	Design and layout will need to take Papcastle Conservation Area into account. Advisory note will be included in individual site policy
48	The site should be extended to include the land to the west (the proposed settlement limit excludes part of the site).	The main developable area is included in the settlement boundary. The area to the west excluded includes the protected trees and former railway line which provides a visually attractive and locally distinctive entrance to Cockermouth.
48	The allocation should be extended to include employment-generating	Employment land is required

	uses such as retail. A recent application detailed the marketing history and interest in the site for employment uses. The site has not been attractive to the market for employment uses due to alternative locations close to other employment clusters providing a more attractive location to businesses.	in Cockermouth to conform with the spatial strategy, to maintain a reasonable spatial distribution in the district to cater for local businesses. Assessed as part of the Employment Land & Workspace Study 2016
492	The site is subject to a current planning application . highways and surface water drainage issues are being considered in detail in response to this	Noted
3/COC/025/E Land at Low Road (south) near Laithwaite Park		
10	The 3/COC/025/E site lies adjacent to the Conservation Area and forms part of the wider setting of Wordsworth House. The NT support reference in the development considerations for the need for high quality design and landscaping on this site	Advisory note will be included in individual site policy
4	No archaeological issues.	Noted
379	As a flood zone, large areas of concrete must be avoided. 3/COC/025E is currently heavily used by Lloyds garage and I question whether another use is viable.	Noted. Advisory note included in individual site policy.
492	Highways . acceptable in principle	Noted
492	The site should have a runoff rate no higher than greenfield rate. Sustainable drainage measures should be included in the design	Noted
MARYPORT		
1/MAR/001/R Borriskill, Ellenborough		
54	Site should be considered in conjunction with 1/MAR/002, 2/MAR/033 and 1/MAR/016. This would make a reasonable allocation and would not negate the comment about the site becoming detached. The site is easily accessible on foot to the amenities at Maryport and Dearham.	The site itself is not well related to the town. Would require multiple land owners to deliver. Access is currently substandard; with issues associated with ownership and flooding. Allocated sites

		represent a more deliverable land supply.
1/MAR/008/R . Land at Irish Street		
7	Pressurised water main and sewers cut through the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	No longer taken forward for allocation.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	No longer taken forward for allocation.
38	The site as developed should not impinge on the route of the England Coast Path. A financial levy should be provided from developers to maintain the route and southwards towards Risehow along with suitable management of the open land to ensure maximum benefits for nature conservation (western arm of the dock, open land to the south); the value of this area for rare species should be recognised.	No longer taken forward for allocation.
4	There is the potential for archaeological industrial 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.	No longer taken forward for allocation.
29	Prefer to see no development in the area.	No longer taken forward for allocation.
492	Highways . acceptable in principle.	No longer taken forward for allocation.
1/MAR/009/R . Hutton Place, Maryport		
492	Access to the site seems achievable subject to improvements at the junction onto the A596. Site will need access to bus routes.	Noted
492	The site should have a runoff rate no higher than the greenfield rate. Sustainable drainage measures should be included in the design.	Noted
4	No archaeological issues.	Noted
1/MAR/010/R . Marine Road		
29	Prefer any housing to reflect the Council's last housing needs survey not apartments.	No longer taken forward for allocation.
29	Wish to see the area for festival and events retained.	No longer taken forward for allocation.

38	The site as developed should not impinge on the route of the England Coast Path. A financial levy should be provided from developers to maintain the route and southwards towards Risehow along with suitable management of the open land to ensure maximum benefits for nature conservation (western arm of the dock, open land to the south); the value of this area for rare species should be recognised.	No longer taken forward for allocation.
4	There is the potential for archaeological industrial 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.	No longer taken forward for allocation.
7	Pressurised water main adjacent to the site, and sewers fall within the site. Contact should be made with Developer Services to confirm if a diversion is possible. Also there is an existing UU easement which will need to be considered. Consideration must be given to disposal of surface water in the most sustainable way.	No longer taken forward for allocation.
492	Access to the site appears possible with some improvements needed at the junction onto the A596. Site will need access to bus routes	No longer taken forward for allocation.
492	Surface water drainage . acceptable in principle	No longer taken forward for allocation.
1/MAR/013/R . Land at Maryport Marina		
4	There is the potential for archaeological industrial 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.	Noted. Advisory note added to the individual site policy.
29	Prefer any housing to reflect the Council's last housing needs survey not apartments.	The housing mix will be influenced by the evidence contained in the Housing Study 2016
38	The site as developed should not impinge on the route of the England Coast Path. A financial levy should be provided from developers to maintain the route and southwards towards Risehow along with suitable management of the open land to ensure maximum benefits for nature conservation (western arm of the dock, open land to the south); the value of this area for rare species should be recognised.	The site does not impinge on the route of the English Coastal Path.

7	Pressurised water main and sewers run adjacent to the site. Also there is an existing UU easement which will need to be considered. Consideration must be given to disposal of surface water in the most sustainable way.	Noted. Advisory note will be added to the individual site policy.
492	Highways and surface water drainage . acceptable in principle	Noted.
1/MAR/014/R Seafood site, Solway Industrial Estate		
29	Request the retention of discarded site.	Lies within the settlement boundary. Identified retail capacity has been met by planning permission for food store (2/2014/0786) which is now complete and operational.
1/MAR/017A/R . Whitecroft		
29	Supportive for housing development provided that the development was community led.	Noted
29	Access arrangements would need careful management and areas are prone to flooding.	This has been factored into the site assessment and Strategic Flood Risk Assessment recommendations
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Noted. Advisory note will be added to the individual site policy.
4	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.	Noted. Advisory note will be added to the individual site policy.
51	The site is 100% deliverable and negotiations are now underway with contractors to develop the site.	Noted
492	Access point to the site is not shown and it should be noted that a new access to the A596 will be discouraged. Access will need to be taken as	Noted

	close to the existing houses as possible.	
492	A second emergency access will be required.	Noted. Advisory note will be added to the individual site policy.
492	There are current surface water issues . issues with Eel Syke will need to be considered.	Noted. Advisory note will be added to the individual site policy.
492	The promoter will need to investigate flood reduction to the adjacent land area. There might be considerable land mitigation/land use.	Noted. Advisory note will be added to the individual site policy.
2/MAR/035/R Land to south of A594		
47, 184	Discarded because of viability, but should be included in new settlement boundary given previous developer interest and fit with the existing housing in the town. As a windfall site it could lead to wider benefits such as compliance with strategic objectives: SO1c, SO1d, SO1g, SO2a, SO4a and compliance with the three dimensions of sustainable development in paragraph 7 of the NPPF. Concerns about access to the site would be best addressed by allowing a developer to put a plan forward rather than discounting it. Highway Authority confirmed that no objections would be raised for 2/2016/0314 for part of the site. Should this site be incorporated into the preferred alternative site to the east of Ewanrigg Hall, then potentially access to link with the A594. The SHLAA considered the site developable.	This site has now been included within the settlement boundary.
3/MAR/036/R Land to rear of Ellenfoot Drive		
7	Pressurised water main runs along the northern boundary of the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe. Consideration must be given to disposal of surface water in the most sustainable way.	This site has not been taken forward to allocation.
59	Overly prescriptive and contrary to the NPPF. Reserve sites do not comply with the NPPF and the presumption in favour of sustainable development. The site could be split into two smaller sites with land accessed from Ewanrigg Brow.	Reserve sites policy not being taken forward. This site has not been taken forward to allocation.

29	Agree	This site has not been taken forward to allocation.
WIGTON		
1/WIG/009/M Land to south of West Road		
3	The west boundary of the site falls within flood zones 3 and 2. The North West corner of the site falls within Flood Zone 3. The flooding issues affecting the western boundary of the site are caused by Black Beck which is an ordinary watercourse and falls under the jurisdiction of Cumbria County Council, as lead local flood authority. The Environment Agency do however have a detailed hydraulic model which was produced in 2014. The model has a full range of return periods but will not include model runs for 2016 climate change allowances for planning. Running the existing model with higher central and upper climate changes allowances would increase the area at risk of flooding at the site. The flood mechanisms here are similar of the those to west of the this site, namely that during certain flood events water can start to back on the south side of the West Road bridges and culverts due to capacity within the channels, in structures within the channel and a general slackening off in the gradient.	Noted. Site not being taken forward for allocation.
63, 246	The site at Brookfields is unacceptable the road has a dangerous bend.	This site has not been taken forward to allocation.
63, 90, 91, 199, 246, 261, 290	The fields flood; more development will exacerbate the problem. Drainage and sewerage already a problem in the town.	This site has not been taken forward to allocation.
199, 290	More housing could be put into the LGV tier, small developments could revitalise villages.	Spatial strategy has been agreed as part of the adopted Allerdale Local Plan (part 1)
63, 199, 290	Concerns for wildlife on the site. Woodpeckers and other birds in the fields and woods at this end of town an environmental green area which deserves protection.	This site has not been taken forward to allocation.
63, 199, 290	Brownfield sites should be developed first and green spaces protected. The Hopes site is surely enough for housing?	This site has not been taken forward to allocation. Hopes site now has planning

		permission for housing (2/2017/0246)
64	A more preferred site than Lowmoor Rd, however I understand that it will not offer as many dwellings. More appropriate as close to by-pass, and not necessarily adding to congested area of Lowmoor Road.	This site has not been taken forward to allocation, and nor has Lowmoor Road.
7	UU easement and gravity sewer cross through the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	This site has not been taken forward to allocation.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	This site has not been taken forward to allocation.
63, 126	The fields extend beyond the town boundary.	This site has not been taken forward to allocation.
63	The houses on Brookfield will see the value of their homes fall if their view and aspect worsen.	Not a material planning consideration.
4	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.	This site has not been taken forward to allocation.
492	Access seems possible, but will need to be tested. Access to the town centre is congested and sustainable transport measures need to be incorporated into any scheme.	This site has not been taken forward to allocation.
492	There are surface water drainage issues with Black Beck.	This site has not been taken forward to allocation.
492	Sites in Wigton should be modelled to show the combined effect of the Local Plan allocations on the area. This modelling should consider both the upstream management and the combined surface water management plan.	This site has not been taken forward to allocation.
1/WIG/012M013/M Former Wigton Auction Mart site		
3	The Auction Mart site is located in Flood Zone 2. The Flosch Beck was remodelled in 2015. In the 0.1 AEP undefended event (Corresponding to the Flood Zone 2 outline) Flosch Beck can flood across this site and into Speet Gill. The site therefore contains land at low to medium risk of	This site has planning permission for housing (2/2017/0246)

	flooding not just low as set out in the justification for this site. Any future development of the site will have to consider the flood routing across this site. In terms of where will the water will go? We would presume because of the topography this will be northwards to Speet Gill as described in the modelling report	
4	Part of the site has been the subject of an archaeological evaluation which revealed buried medieval remains surviving. It is advised that further archaeological evaluation in the remaining area of the site and mitigation of remains impacted by the development should be undertaken in the event planning consent was granted.	This site has planning permission for housing (2/2017/0246)
90, 91, 194, 195, 196, 371	The farmland portion of this site is a soakaway without which water will run off to the Wigton Baths area which is already subject to flooding. When flooded it is not possible to walk from the baths into town. Will cause more flooding of Speet Gill, and causing problems for downstream residents	This site has planning permission for housing (2/2017/0246)
65, 194, 195, 196	Will limit the schools ability to expand in the future, increasing pressure on the playing field. The area south east should be designated for school use as it is the only natural development for the school to expand into.	This site has planning permission for housing (2/2017/0246)
65, 90, 91, 195, 196	Limit development to brownfield part of site (Hopes Auction Mart) only. Auction site is ideal for mixed developments.	This site has planning permission for housing (2/2017/0246)
194, 195, 196	The roads around Proctor Square are narrow and hazardous.	This site has planning permission for housing (2/2017/0246)
411	Support the allocations near the town centre and should contribute to the vibrancy of the town centre. Opportunity to improve and enhance the local footpaths.	This site has planning permission for housing (2/2017/0246)
34, 64, 194, 371, 396, 411	Opportunity to improve access to the swimming pool as the use of this facility is however hampered by poor/unsafe pedestrian and vehicular access. This I am sure would be required for access to the small number of houses that may be built. This would help incorporate some	This site has planning permission for housing (2/2017/0246)

	features that need promotion in Wigton, such as Millennium Walk and possible water wheel that may be installed in the beck by the swimming pool. By providing the access, it would free up Stoney Banks as a pedestrian only way.	
64, 90, 91, 371, 411	This is in much need of development as it is now an eyesore. A split of commercial and residential is appropriate. Not necessarily a large supermarket (as was planned with Tesco), but perhaps smaller retail units that will help bring more of a community feel to the area.	This site has planning permission for housing (2/2017/0246)
64	I note some of the points stated under development considerations and support this approach. Of note is the slope of this land and ensuring sufficient drainage is put in - Storm Desmond and flooding of the swimming baths is a point to note please.	This site has planning permission for housing (2/2017/0246)
7	Gravity sewer and pressurised main fall within the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	This site has planning permission for housing (2/2017/0246)
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	This site has planning permission for housing (2/2017/0246)
371	Concerns in relation to the development of the section adjacent to Lowmoor Road regarding the impact/usability of the Millennium Walk	This site has planning permission for housing (2/2017/0246)
396	The greenfield part of this preferred Option 1 could be further developed to enhance this area with trees and parkland, and picnic sites. It could help link pedestrian access from the surrounding housing on Scholars Green and Low Moor Road to create a safe short cut to the town, its schools and shops. It could also incorporate some small housing development and commercial properties close in to the High Street.	This site has planning permission for housing (2/2017/0246)
492	No significant highways concerns. The site should consider the access onto the B5305 as well as links to local attractors (including the baths). Capacity of Lowmoor Road and South End Road will need to be tested with some improvements needed.	This site has planning permission for housing (2/2017/0246)
492	There are issues with Speet Gill downstream of the site. Sites in Wigton	This site has planning

	should be modelled to show the combined effect of the Local Plan allocations on the area. This modelling should consider both the upstream management and the combined surface water management plan.	permission for housing (2/2017/0246)
1/WIG/016/R Land south of Lowmoor Road (a)		
7	Consideration must be given to disposal of surface water in the most sustainable way.	This site has not been taken forward to allocation.
266	Dwellings available to buy rent should count towards our target for Wigton.	This site has not been taken forward to allocation.
64, 266	Development of the Lowmoor Road site, in conjunction with the one that has permission would be disastrous.	This site has not been taken forward to allocation.
323	Don't want to have views of the Solway and Scottish hills destroyed.	This site has not been taken forward to allocation.
65, 194, 195, 196, 212, 323, 418	The field is always damp even in summer and regularly floods in winter without the exceptional circumstances of Storm Desmond. Greenfields provide soakaways and help alleviate flooding. Land to the south of Lowmoor Road is important, but it frequently becomes waterlogged, pushing water to other residents' homes. Building on the site will exacerbate the problem. The site is topographically sensitive to Wigton. The site is water catchment for Floss Beck. The 2015 report published by the environment agency Floss Beck is one of the contributing factors.	This site has not been taken forward to allocation.
323	There is a dense belt of soft rush.	This site has not been taken forward to allocation.
194, 195, 196, 323	Concerns about capacity of Lowmoor Road	This site has not been taken forward to allocation.
34, 65, 212, 246, 418	<ul style="list-style-type: none"> • Ill thought out dangerous traffic entrances could be dangerous. • Highways issues should be looked at in detail and mitigation measures put in place • The entrance to the site is unsafe. It is located 50 metre away from one of the busiest schools in the County, with large Coaches and Minibuses also hundreds of children using it every day. Why is a 	This site has not been taken forward to allocation.

	<p>roundabout not being considered?</p> <ul style="list-style-type: none"> Traffic on Lowmoor Road at the beginning and the end of the day is gridlocked this is dangerous for pedestrians. 	
194, 195, 196, 212, 418	The pavement beside the school is very narrow.	This site has not been taken forward to allocation.
77, 194, 195, 196	Local services are all already under pressure and the only reasonable petrol station is at the opposite end of town.	This site has not been taken forward to allocation.
77	The piecemeal approach to planning only increases tension between the LA and the residents of the town. There is no meaningful planning together to make the town a better place to live. The town centre is dying properties are empty if these were updated would help solve the housing concerns. Historic market towns like Wigton need to be nurtured not trampled on.	This site has not been taken forward to allocation.
77, 194, 195, 196	The sewage system is Victorian and is inadequate for the increase in population.	This site has not been taken forward to allocation.
4	The site has been the subject of a geophysical survey which revealed a number of buried features of potential archaeological interest. It is advised that further archaeological investigation of these features and, where appropriate, mitigation should be undertaken in the event planning consent was granted.	This site has not been taken forward to allocation.
77	Little by little all the green spaces are being eaten away, they are the lungs of the town.	This site has not been taken forward to allocation.
77	The road system in Wigton is not fit for purpose, movement if traffic at busy times is difficult	This site has not been taken forward to allocation.
53	Sustainable location, close to Wigton town centre. Public right of way will be retained, and safe access can be achieved with the demolition of a plot adjacent to the access. The number of units is closer to 300 with a density of 32 per hectare. Although a masterplan approach is not contested, more details of what this masterplan entails and a justification. Persimmon has the freehold ownership of 1/WIG/016/R	Existing planning permissions in the town provides sufficient land supply for the plan period that would not justify allocating a site of this scale.
194, 195, 196	Site is unspoiled open green farmland enjoyed by all residents. As you yourselves explain in your literature a natural landscape where	This site has not been taken forward to allocation.

	residents take joy in sharing adds to community cohesion and good health.	
194, 195, 196	Impact on wildlife.	This site has not been taken forward to allocation.
34, 411	The right of way from Highmoor to Lowmoor should be improved/upgraded which will link to other footpaths and cycleways in the area.	This site has not been taken forward to allocation.
411	I support the suggestion of community involvement in the design of the site.	This site has not been taken forward to allocation.
411	Would like to see some bungalows as part of the development.	This site has not been taken forward to allocation.
411	Would also welcome large areas of open space and a modern children's play area that would serve that end of the town.	This site has not been taken forward to allocation.
246	Developers make millions and don't give enough back.	This site has not been taken forward to allocation.
246	The 10% is enough . keep to 550 new homes or there about.	This site has not been taken forward to allocation.
492	Access to the site appears possible and should be from at least 2 locations. The junction of Syke Road/B5304 and Lowmoor Road/B5304 need careful consideration with the potential for improvements/mini roundabout being needed.	This site has not been taken forward to allocation.
492	A watercourse runs though the site which will need to be considered. Sites in Wigton should be modelled to show the combined effect of the Local Plan allocations on the area. This modelling should consider both the upstream management and the combined surface water management plan.	This site has not been taken forward to allocation.
1/WIG/017/R South of West Road		
59	Objection to discarding this site. WYG has provided a professional assessment confirms that a safe appropriate access can be achieved, but the traffic calming measures included in the access arrangements would have wider safety and sustainability benefits to the community.	Noted. Other site preferred for allocation. There is sufficient land supply for the plan period with the

		combination of the allocated site and planning consents.
1/WIG/020/R Land at Howrigg Bank		
86	Supports the inclusion of the western area of the site for residential development.	Western part of site unlikely to be developed on its own. Other site preferred for allocation. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents. Therefore the site is removed for the settlement boundary.
212, 418	1/WIG/020 is a good alternative to 1/WIG/016 . it faces the right way for water to clear away from town. The road access is much wider and bigger; the dispersion of traffic could be better at peak times. Greenfield is sited as a reason for discarding yet the Council is happy for a historical green land site that has historical features on it to be used. 1/WIG/020 is suitable on all fronts water goes towards the sewage works, large main road for suitable entrance.	Neither site has been allocated. Relationship to the settlement is not as good as the site selected for allocation. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
1WIG/025/R Land to south of Syke Road		
410	Settlement boundary should be adjusted to include the site. Site has been adjusted so that it would fit better within an adjusted boundary. Previous application has been submitted and Highways and United Utilities had no objection.	Poorly related to existing settlement without development of the adjoining site. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
1/WIG/028/R Land to north of King Street		

59	1/WIG/028 should be a preferred site as a logical enlargement of WIG 14 and 2/2012/0837. The landowners of WIG14 and 2/2012/0837 have an agreement in place to work together to bring forward housing development on site 1/WIG/028 with access and services through WIG14. 1/WIG/028 should be included in the settlement limit. The site is well related to the built form of the town is not visually intrusive and of an appropriate scale.	Part of the site lies within the flood zone. Reliant on development of adjacent land first. Relationship to the settlement is not as good as the site identified for allocation. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
1/WIG/032/R Land south of Lowmoor Road		
7	Adjacent to a pressurised main which runs across the northern boundary. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe. Consideration must be given to disposal of surface water in the most sustainable way	Not taken forward for allocation.
2/WIG/030/R Land at Kirkland Road		
77	Adding this allocation will take Wigton over its allocation. If this site is adopted another site should be rejected e.g. 1/WIG/016 this site has caused anxiety amongst residents due to its size and position. The reserve site to the west of Wigton is in a better position as it has easy access to the bypass.	Part of site now has planning permission reference (2/2017/0396). 1/WIG/016/R not proposed for allocation, nor is the reserve site. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
77	More housing will put strain on the already stressed drainage system.	Part of site now has planning permission reference (2/2017/0396). 1/WIG/016/R not proposed for allocation, nor is the reserve site. There is sufficient land supply for

		the plan period with the combination of the allocated site and planning consents.
77	No indication is given on the map about how the site would be accessed. The road at Kirkland is a small country road leading onto the main road opposite a primary school.	Part of site now has planning permission reference (2/2017/0396). 1/WIG/016/R not proposed for allocation, nor is the reserve site. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
LOCAL SERVICE CENTRES		
ABBETOWN		
1/ABB/002A/R Land off Abbey Road, next to Wheatsheaf		
38	This site may adjoin the proposed England Coast Path. The plan should set out that a developer contribution should be required to develop and maintain the route in the parish.	The site does not adjoin the English Coast Path.
4	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.	Noted and will include advisory note in individual site policy.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Comments noted
54	Can we confirm why the site has been reduced in size and by such a significant amount? If the full site was included it allows for two points of access one along the frontage and one utilising the good visibility farm access lane. This would lessen the vehicle impact on the listed church and within the centre of the village.	Entire site not needed. Adjoining farmstead to consider. Highways satisfied with access from Abbey Road. Eastern end of site more sensitive because of proximity to Abbey.
492	The site is located centrally to Abbetown and seems accessible by	Noted.

	most means. Access appears achievable from the B5307. Most preferable site in Abbeytown.	
1/ABB/003/R Abbey Farm		
7	Consideration must be given to disposal of surface water in the most sustainable way.	This site not taken forward to allocation.
54	If the site is looked at in conjunction with the preferred option it would have a good relationship with the existing settlement.	Involves uncertain farm relocation. More sensitive site adjacent to the Abbey. Allocated sites achieve a more satisfactory relationship to settlement
54	The impact on the listed building would be minimal through a well-designed scheme and would be less of an impact on the abbey than the existing agricultural buildings on site.	Greater visual impact on Grade 1 listed abbey- refer to Conservation Assessment
1/ABB/004/R Land to west of Rowan Garth		
7	Gravity sewer within the site, with a rising main, pressurised main and an easement adjacent. Consideration must be given to disposal of surface water in the most sustainable way.	Not taken forward for allocation.
BRIGHAM		
1/BGH/001/R Land at Croft Farm		
46	Disagree with 1/BGH/001/R being discarded. Consider that the site is sustainably located and within proximity to a range of amenities, services and facilities. Is entirely suitable, achievable and deliverable for housing development and will deliver a mix of housing types, including both market and affordable homes. Has no identified technical constraint that prevents its delivery. Can deliver a well-planned, high quality housing development that sensitively integrates with surrounding landscape features. Would generate significant material social and economic benefits by providing housing choice and stimulating economic investment and job creation.	Brigham has sufficient commitments for the plan period.
2/BGH/005/R Ellerbeck Brow		
57	Matters raised in the appeal namely impact on neighbours and highway	Brigham has sufficient

	visibility can be addressed through amended design. Environmental improvements have been made by way of extensive tree planting to help settle the site into the landscape and provide screening	commitments for the plan period.
57	Limited justification for discarding site. The LPA claims it has a poor relationship with the village, the inspector disagrees. Logical extension to Brigham	Brigham has sufficient commitments for the plan period.
2/BGH/006/R Spring Croft		
54	Considerable communications have taken place with highways and at no point has access been raised as an issue. Highways have made comments relating to drainage which can be overcome in the design of the scheme.	Brigham has sufficient commitments for the plan period.
1/BGH/003/R Land off High Rigg		
54	Pre-application advice was sought on the site and highways confirmed that access would be suitable due to recent widening. Differing heights in the site compared to surrounding properties would protect amenity for potential new properties and existing. Both areas of concern can be overcome through layout and finer detail of the proposal. Should be allocated because it has the least visual impact and relates best to the settlement form of Brigham.	Brigham has sufficient commitments for the plan period.
BROUGHTON		
1/BRN/001/R Land adjacent to Briery Meadow		
54	Site has been discounted on visual grounds but half of the site has been given approval and the levels are the same.	Land does rise towards the north east. Prominent site in wider locality, where it will appear divorced from main settlement. Small frontage part of site granted permission. The preferred allocated site for Broughton in addition to the commitments and completions provide a

		sufficient land supply for the plan period.
1/BRN/004/R Land to north of Broughton Park		
21, 125, 201, 207, 232, 339, 414, 415, 430	Greenfield sites should not be chosen over brownfield sites. The site will place unbearable strain on the balance, dynamics and infrastructure. It is directly at variance with Council and Government Policy which prioritises brownfield sites ahead of greenfield sites	It is necessary to allocate greenfield sites to deliver the housing growth identified in the Allerdale Local Plan (part 1), whilst development of brownfield sites is encouraged. This site is not being taken forward for allocation
22, 55, 123, 201, 207, 232, 330, 414, 415	The roads through Broughton Park, up to and through Broughton Village and across Broughton Bridge on to the A66 are inadequate for the increase in traffic. It may be that technically, each individual road junction could cope with the increased traffic but as a whole the poor local network should preclude such allocations. Visibility at several junctions is very poor. Access to the site is dangerous. Road safety issues of this order are clearly unacceptable for new developments.	Highway safety issues were addressed at appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
201, 414, 415	Inconsistency between sites BRN07 and 1/BRN/004.	1/BRN/004/R not now identified as an allocation and the settlement boundary has been amended accordingly.
123, 125, 136, 201, 207, 232, 280, 335, 339, 340, 414, 415, 430	Development of this site will join the villages of Great and Little Broughton changing their character, that have their own history, traditions and rivalries and separate entities, and putting pressure on infrastructure. It will create one of the most strangely shaped settlements in the country (a doughnut). Should be protected as a green gap.	The coalescence of these two settlements was addressed at the appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
22, 207	The site is outside of the settlement boundary	Settlement boundaries are revised as part of the site

		allocation process. This site is not being taken forward for allocation
330	It would have a significant negative visual impact.	This issue was partly addressed at appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
201	55 houses are too many.	This site is not being taken forward for allocation
125, 201, 207, 280, 335, 430	Derwent Forest, the largest brownfield site in the North West, is less contentious and brownfield.	Derwent Forest is an exception site outside the settlement hierarchy. The policy does support housing to enable the wider masterplan but this has not been counted as part of the deliverable housing supply, except in terms of the current commitments.
330	The junction of Craggs Road with Harris Brow is a notable blindspot for motorists.	Highway safety issues were addressed at appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
54, 123, 232, 339, 340	Development will impinge on the skyline. It would have a significant negative visual impact.	This issue was partly addressed at appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
123, 136, 280, 330, 335, 339, 340, 430	Access to work and amenities will be by vehicle due to the lack of public transport and distances involved. The local bus stop for Cockermouth	Highway safety issues were addressed at appeal

	school is situated on a hairpin bend with a 60mph speed limit and no footpath. Secondary school children would be put at risk. Surely these constraints make the site unsustainable to allocate.	APP/G0908/W/17/3183948 This site is not being taken forward for allocation
4	The site has been the subject of an archaeological desk-based assessment and geophysical survey and the results do not raise any archaeological issues within the development of the site. It is noted however, that the Preferred Options document refers to a standing stone on the site and advises a statement on its significance and how it will be affected by any development should be provided. This is a reasonable precautionary approach to take for a feature that may have some potential heritage value.	Noted. This site is not being taken forward for allocation
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Noted. This site is not being taken forward for allocation
430	SA3 is not being applied in Broughton as there is only one single very large block of agricultural land instead of several; small sites of 4 residences a year when demand arises. A reckless release of one huge block of land will seriously impact on the dynamics of the village. Any development should be needs led to preserve the character of the village.	This issue was partly addressed at appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
207	Agree in principal with SA11 although object to the approach. Object when ABC has ignored green gaps to suit builders and developers e.g. 1/BRN/004 s this separates two villages.	The coalescence of these two settlements was addressed at the appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
58	Supports inclusion of this site, for which a planning application has been submitted. No fundamental objections from statutory consultees. Considered suitable for 64 rather than 55. Available suitable & achievable	This site is not being taken forward for allocation.
136	Discarding site 7 in favour of site 4 on base of visual impact. Difficult to see how this site would have a larger visual impact on its surrounding than the planned development at Broughton Park which will stand out	This issue was partly addressed at appeal APP/G0908/W/17/3183948

	from both the north and south. Rose Farm is a shorter walk to the village. It would also make for a more logically shared settlement.	This site is not being taken forward for allocation. Rose Farm has now been selected for allocation
136, 280	It will take away valuable soak away at the top of the hill and accelerate run off into downstream infrastructure. Localised flooding in Broughton Park and on local road network	This issue was addressed at appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation
207, 280, 335, 430	Should not be developed because the capacity target for Broughton is 55 for the next 12 years and the site will produce that in one allocation. This will prejudice any future demand led housing need. No local need for speculative development of this scale. There are a number of empty properties and infill sites that should be redeveloped first.	It is necessary to allocate viable sites to ensure housing delivery to meet the housing growth identified in the Allerdale Local Plan (part 1). This site is not being taken forward for allocation
125, 430	This change is being imposed on the residents without their approval.	This site is not being taken forward for allocation
492	It is assumed that the only vehicular access will be from Broughton Park . no alternative seems viable. The applicant will need to ensure that this is feasible. Work is needed to address concerns over access from Broughton Bridge to the site (Craggs Lane/Little Brow etc.)	This site is not being taken forward for allocation
1/BRN/007/R Land at Rose Farm		
7	A pressurised main and abandoned pipe falls within the site, and there is an easement adjacent. Consideration must be given to disposal of surface water in the most sustainable way.	Noted. Advisory note added to individual site policy.
22, 414, 415	1/BRN/007 has less visual impact and safer access to the main amenities. 55 houses are too many.	Noted. Site 1/BRN/007/R taken forward for allocation.
22	Object to the discarding of 1/BRN/007/R - Rose Farm - the use of part of this site would be less visually intrusive than the preferred option 1/BRN/004/R (Broughton Park)	Noted. Site 1/BRN/007/R taken forward for allocation.

2/BRN/012/R Land adjacent to Briery Meadows		
54	Site has been discounted on visual grounds but half of the site has been given approval and the levels are the same.	Land does rise towards the north east. Prominent site in wider locality, where it will appear divorced from main settlement. Small frontage part of site granted permission. The preferred allocated site for Broughton in addition to the commitments and completions provide a sufficient land supply for the plan period.
BROUGHTON MOOR		
1/BRM/008/M Derwent Forest		
22	Broughton Parish Council feel that consideration should be given to the redevelopment of the Broughton Moor RNAD site rather than expanding Great Broughton and Little Broughton	Derwent Forest is an exception site outside the settlement hierarchy. The policy does support housing to enable the wider masterplan but this has not been counted as part of the deliverable housing supply, except in terms of the current commitments.
DEARHAM		
1/DHM/003/R Land adjacent to Dearham House		
55	It is noted that it is proposed to retain the existing settlement limit at Dearham House unchanged. This is not appropriate. The existing limit here follows no feature on the ground and arbitrarily crosses an open paddock forming an open frontage to the street. The settlement limit	Considered as part of the settlement boundary review. In light of multiple areas of land put forward for

	should follow the existing footpath to the rear of Dearham House which goes to the school, should include the school and then link with the new St Mungo's estate.	development in Dearham, and the completions and commitments in the village, site boundary not extended.
FLIMBY		
3/FLI/008/R . Land adjacent to Towassen, Flimby Brow		
3	This site is a sloping site at the top of Flimby Brow and near the headwaters of the catchment that becomes a designated main river. The watercourse is in a ravine and responds rapidly to rainfall runoff. The land itself is well above the ravine. Despite any revised modelling, it is unlikely that the Flood Zone 1 designation would change in the vicinity of this site. Our concerns with this site allocation are that, should development be permitted any new development here may look to drain their surface water to the nearest receiving watercourse, which should not be permitted as this would potentially decrease response time and increase existing flood risk issues in Flimby Village at the bottom of the hill. The layout of any road network on the site would also need careful consideration as there is potential to direct runoff from surcharging drainage events down the Flimby Brow and towards vulnerable properties. While we cannot categorically state at this stage that this site should be utilised specifically for natural flood risk management, we would say that at this time all options are currently on the table and should the site be developed then possibilities for important upstream flood risk catchment management options would be lost.	Noted. Site no longer being taken forward for allocation.
7	Gravity sewer cuts through the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	Noted. This site is not being taken forward for allocation.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Noted. This site is not being taken forward for allocation.
492	UU infrastructure will need upgrading (combined system). Development could exacerbate current fault/surface water issues. The County Council is aware of issues in the current system with 225mm reducing to	Noted. This site is not being taken forward for allocation.

	150mm causing hydraulic inadequacies.	
4	No archaeological issues.	Noted. This site is not being taken forward for allocation.
29	Concerns at the potential for housing development on land which is under consideration by the EA & CCC as possible areas for installing measures to mitigate flooding. The town council considers that the overloading of the drainage system is inadequate to support further development, and asks that consideration is given to the reasons behind the flooding incidents in Flimby and the proposed development of flood controls.	Noted. This site is not being taken forward for allocation.
39	The Woodland Trust objects to the inclusion of 3/FLI/008/R as it is likely to cause damage and/or loss to areas of ancient woodland (Flimby Great Wood) within or adjacent to the site boundary.	Noted. This site is not being taken forward for allocation.
492	Access to the highway has not been demonstrated and the site appears to be landlocked. Access should be shown in order to allow a fuller site assessment. Permission has been granted for a small development with the demolition of a property off West Lane. A new access onto the A596 would only be acceptable, subject to land being available with significant highways improvements.	Noted. This site is not being taken forward for allocation.
3/FLI/012/R Land off Elm Avenue		
3	This site is in Flood Zone 1 however it does have some significant surface water flooding problems. Surface water runoff is directed towards the site from the upslope areas to the South East, which is aligned to frontal rainfall and responds rapidly to short duration high intensity rainfall landing on saturated ground. The site has a large bowl shaped depression in the centre where water naturally runs to, as can be seen on the surface water flood map later below. Any water collecting here runs northwards and poses a risk to existing residential properties. While the issue of runoff from higher land to the east cannot be addressed by any development on this site. Any development will need to address the existing ongoing likelihood of surface water flooding arriving on the site, which is likely to surcharge site drainage. It	Noted. Site no longer being taken forward for allocation

	is important that should the site be developed that this flooding is designed for and is directed safely elsewhere and not transferred to nearby existing residential to the north as a result of any development.	
7	Consideration must be given to disposal of surface water in the most sustainable way.	Noted. This site is not being taken forward for allocation.
4	No archaeological issues.	Noted. This site is not being taken forward for allocation.
492	Highways . intensification of the current road network needs to be tested with respect to acceptable numbers of single accesses.	Noted. This site is not being taken forward for allocation.
492	Site is not appropriate for residential allocation. There are significant flooding issues on this site and the proposed allocation is not supported.	Noted. This site is not being taken forward for allocation.
GREAT CLIFTON		
1/GRC/013/R William Street		
26	The area is in practice Great Clifton Village Green. We ask that the sentence 'lies within existing settlement limit - potential windfall site' is deleted - could be excluded from the settlement limit, and it is inconceivable that it could become a 'windfall site'. Development would cause uproar. In public use since 1970. It is the only flat area in Great Clifton where children can kick a football and outdoor events take place.	Noted. Identified as amenity green space
2/GRC/015/R Land adjacent to Bow Flatts		
41	Site should be a preferred option, providing a direct link from the isolated Bow Flatts area of the village, making a more cohesive and integrated village, and easier to reach the school, post office and shop. Could attract interest from social housing developers for rental stock and reduce traffic on main road. Branch Road formed when Bow Flatts built for this purpose. It is of adoptable standards at either end.	The commitments and completions for Great Clifton provide a sufficient land supply for the plan period. Unsatisfactory highway access on to Bow Flatts. Proximity of Ancient Woodland.
KIRKBRIDE		
1/KBR/002A/R Land off West Lane		
3	The site is predominantly in flood zone 1 however the north west of the site is in flood zone 2 and adjacent to flood zone 3 and Monks Dyke	Noted. This site is not being taken forward for Allocation

	Main River. Should the site be developed the Environment Agency will continue to require an 8 metre access strip for maintenance and improvement to Monks Dyke Main River. The modelling here is tidal flood modelling and the source of flooding is tidal flooding.	
4	No archaeological issues.	Site not taken forward to allocation
7, 492	Consideration must be given to disposal of surface water in the most sustainable way.	Site not taken forward to allocation
21	Looks poor	Site not taken forward to allocation
492	The access and road leading to the development appear wide enough to accommodate a development of this size, including the adjacent commitment. Footway should be provided and road built to adoptable standards.	Site not taken forward to allocation
1/KBR/008/R Land at West Lea		
59	Agree with the allocation of the site.	Planning permission granted for two dwellings under planning reference 2/2015/0562
3/KBR/010/R Land east of Telephone Exchange		
4	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	Noted. Advisory note added to individual site policy.
7	Gravity sewer and pressurised main run along the northern boundary of the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	Noted. Advisory note added to individual site policy.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way	Noted. Advisory note added to individual site policy.
492	Concerns with the capability of the site to be accessed as proposed. The proposed access is narrow and a PROW. However, if combined with adjoining land it could possibly accommodate 20 dwellings.	Noted.

PROSPECT		
1/PRO/001A/R		
55	This site is greenfield and an obvious intrusion into open countryside. This site should not be allocated when there is an obvious brownfield alternative, of an equivalent scale, in Prospect village, namely the Graham's Garage/Red House site.	Graham's garage site has planning permission. It is necessary to allocate greenfield sites to deliver the growth identified in the plan period. Considered to represent a suitable site for allocation.
4	No archaeological issues.	Noted
7	Gravity sewer along the western boundary and a pressurised main along the eastern boundary. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	Noted. Advisory note added to individual site policy.
7, 492	Consideration must be given to disposal of surface water in the most sustainable way	Noted.
492	Highways . small scale development here should be acceptable. Access seems possible.	Noted.
492	No significant surface water issues.	Noted.
THURSBY		
1/THU/003/R Land at Matty Lonning		
132	Concerned at piecemeal development of fields for standalone development. There is no cohesive planning on connectivity and how these developments can enhance and add to existing developments. Standalone developments do not help the village function. No integration. Should look at how sites work together, not consider each in isolation.	Noted. Planning permission granted for part of site 2/2016/0060. Remainder put forward for allocation. Advisory note in individual site policy regarding footpath links.
132	Village has few services	The village is identified as a Local Service Centre in the Allerdale Local Plan (Part 1), and is expected to

		accommodate some housing development.
132	More road and footpath links needed so that Matty Lonning and Church Lane don't have additional traffic that could be taken by new roads.	Noted
132	Stop artificially increasing size of the village through regional quota unrelated to local community need.	The village is identified as a Local Service Centre in the Allerdale Local Plan (Part 1). In combination, the villages in the Local Service Centre tier of the settlement hierarchy will receive up to 20% of the district's housing growth.
132	Should be rejected based on aesthetic impact on the approach to the village and lack of connectivity to the village.	Planning permission granted for part of site 2/2016/0060. Remainder put forward for allocation. Subject to suitable layout & design, character of area preserved.
58	Site should not be discarded, and is preferential to 007A. 007 is closer to the Fairfield junction which is dangerous. 007 could come forward as a second site or as a reserve site to ensure the LSC deliver their minimum target of 1030 dwellings.	Site 1/THU/007A not taken forward to allocation. Reserve sites not being taken forward. This site taken forward for allocation.
58	Story Homes has a legal agreement for remainder of the land.	Noted
58	Noise can be overcome by way of suitable mitigation measures.	Noted
58	In terms of visual and landscape impact, low.	Noted
58	Site is available, suitable, achievable. 003 performs well against EC2. 003 close to A595. It would be a logical extension to existing site.	Noted
1/THU/004/R Land east of Stonehouse Park		
132	Concerned at piecemeal development of fields for standalone development. There is no cohesive planning on connectivity and how these developments can enhance and add to existing developments.	Noted. This site not taken forward to allocation.

	Standalone developments do not help the village function. No integration. Should look at how sites work together, not consider each in isolation.	
132	Village has few services	The village is identified as a Local Service Centre in the Allerdale Local Plan (Part 1), and is expected to accommodate some housing development.
132	More road and footpath links needed so that Matty Lonning and Church Lane don't have additional traffic that could be taken by new roads.	Noted
132	Stop artificially increasing size of the village through regional quota unrelated to local community need.	The village is identified as a Local Service Centre in the Allerdale Local Plan (Part 1). In combination the villages in the Local Service Centre tier of the settlement hierarchy will receive up to 20% of the district's housing growth.
132	Should be rejected based on aesthetic impact on the approach to the village and lack of connectivity to the village.	Site not taken forward to allocation
1/THU/006/R Land to south of Matty Lonning (b)		
7	Consideration must be given to disposal of surface water in the most sustainable way.	Noted
1/THU/007A/R Land north of the Steadings		
132, 143, 144, 371, 372	Object to the proposed allocation as Thursby should not be classed as a Local Service Centre as the shop has closed and there is no employment land. It is a dormitory housing for Carlisle. Thursby is trying hard to retain village ethos. Allocation of houses should be adjusted downwards accordingly.	The village is identified as a Local Service Centre in the Allerdale Local Plan (Part 1) which is already adopted. In combination the villages in the Local Service Centre tier of the settlement hierarchy

		will receive up to 20% of the district's housing growth.
371, 372	The village has already had 69 houses approved and the proposed site would take to village over its quota when considering its population.	The village is identified as a Local Service Centre in the Allerdale Local Plan (Part 1) which is already adopted. In combination the villages in the Local Service Centre tier of the settlement hierarchy will receive up to 20% of the district's housing growth.
371, 372	The site is close to a main road and there is medical evidence that exposure to pollutants is linked to the onset of Alzheimer's disease.	Air quality is a consideration in the determination of planning applications. Air quality is monitored by Environmental Health.
132, 143	More transport, more pollution and congestion. Issues with the A595 junction, needs improvement. If more traffic from Carlisle end, need to address on-street parking. Reduced bus service - have to get bus on A595	No highway objections in principle, although improvements to junction may be required. Developer contributions may be required.
144	Further building of large housing estates in the village needs careful consideration. 69 houses construction only 17 years after the Paddocks, without improvement to village infrastructure such as access to the school.	Consultations undertaken with Cumbria County Council. The Infrastructure Delivery Plan has identified the required infrastructure which will be used to negotiate developer contributions to ensure any required infrastructure is in place at the time of any

		planning application.
132, 143, 144	The school is full. If more classrooms need to be built, access along school road must be improved. Ideally new road through fields from Evening Hill Road.	Consultations undertaken with Cumbria County Council. The Infrastructure Delivery Plan has identified the required infrastructure which will be used to negotiate developer contributions to ensure any required infrastructure is in place at the time of any planning application.
7	Small section of gravity sewer falls within the southern portion of the site. Any future masterplan is likely to need to include a maintenance strip along the route of the pipe.	Noted
7, 492	Consideration must be given to disposal of surface water in the most sustainable way	Noted
33, 132, 143	Thursby is an historic agricultural village being blighted by cul-de-sac development, not in keeping with the character of the village or its settlement pattern. Development should be limited to organic infilling. This site is on the outskirts of the village which does not complement or fit with the existing settlement pattern.	Site not taken forward to allocation.
132, 143	Significant visual impact on the appearance of the village from the A595 and the approach into the village from Carlisle.	Site not taken forward to allocation.
132, 143	There is no footpath link to the site which is isolated as a standalone development at the end of the village rather than part of it. Separated from The Paddocks by fields.	Site not taken forward to allocation.
33	If a site must be developed then site 1/THU/007 would be the preferred option but with reservations as to the impact on traffic infrastructure and schools.	Noted. Site not taken forward to allocation. The Infrastructure Delivery Plan has identified the required infrastructure which will be

		used to negotiate developer contributions to ensure any required infrastructure is in place at the time of any planning application.
4	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	Noted
132, 143	Vehicle access to Jubilee Sports Field would need to be improved	Noted
132	Connectivity is key . 1/THU/007A/R should be rejected based on aesthetic impact on the approach to the village and lack of connectivity to the village. How sites work together, not consider each in isolation.	Site not taken forward to allocation.
492	Access appears possible, however its capacity needs to be considered. Improvements are needed to sustainable links (e.g. walkways)	Noted
492	There is some ponding on the surrounding road network and site should have a runoff rate no higher than the greenfield rate.	Noted
1/THU/014/R Land to rear of Midtown		
132	Concerned at piecemeal dev of fields for standalone development. In a village with few services. There is no cohesive planning on connectivity and how these developments can enhance and add to existing developments. Standalone developments do not help the village function.	Site not taken forward to allocation.
132	More road and footpath links needed so that Matty Lonning and Church Lane don't have additional traffic that could be taken by new roads. Church Lane doesn't have additional traffic that could be taken by new roads. No integration.	Site not taken forward to allocation.
132	Stop artificially increasing size of the village through regional quota unrelated to local community need.	Site not taken forward to allocation. The village is identified as a Local Service Centre in the Allerdale Local Plan (Part 1) which is already

		adopted. In combination the villages in the Local Service Centre tier of the settlement hierarchy will receive up to 20% of the district's housing growth.
2/THU/015/R Land at Evening Hill		
7	Consideration must be given to disposal of surface water in the most sustainable way.	Noted
LIMITED GROWTH VILLAGES		
BLENCOGO		
1/BGO/001/R Opposite Blencogo Farm		
42	Wish to support the inclusion of this site as a preferred option which will provide well need housing to the village.	Not allocating sites in limited growth villages. Not included in settlement limit. Existing consents and land within settlement limit represents sufficient supply for the plan period Permissions.
1/BGO/002/R Opposite Blencogo Farm		
42	Wish to support the inclusion of this site as a preferred option which will provide well need housing to the village.	Not allocating sites in limited growth villages. Not included in settlement limit. Existing consents and land within settlement limit represents sufficient supply for the plan period.
BRANTHWAITE		
1/BRW/004/R Land at Branthwaite Mill		
55	Suggest boundary is extended to incorporate part of this site at least. Elsewhere the boundary has been extended to include curtilages of dwellings, and BRW09 is far more intrusive. No impact on local	Entire site put forward not suitable for inclusion within settlement limit. Settlement

	character. Not within the flood zone. County Highways Engineer has stated that he is happy for five dwellings if repair garage is closed. The proposed boundary is arbitrary, and follows no feature on the ground.	limit revised to include part of site put forward.
BRIDEKIRK		
1/BRK/002/R Land opposite Bonny Hill		
54	The site is well related to the village with good access and access to services. The approved permission along the road frontage on the eastern boundary would also improve the relationship should the site be allocated. The site is clearly demarked by the road network of the village whereas any other sites within the village would visually extend the settlement.	Bridekirk is a Limited Growth Village and as such no allocations are proposed. Planning permission for 3 dwellings has been granted on the eastern part of the site (2/2015/0499). The remainder is not well related and hasn't been included in the settlement boundary review.
CROSBY		
2/CBY/007/R Land at Dearham Bridge Road		
316	Disagree with decision to discard this piece of land, as dairy farmers we are encouraged to find ways to bring in other forms of income. We have been approached on many occasions to sell individual plots. The land has all the amenities and utilities. Edwin Thompson sound out potential developers who may be interested and several expressed an interest.	Not allocating sites in limited growth villages. Not including this site in settlement limit. Existing consents and land within settlement limit represents sufficient supply for the plan period.
DEAN		
1/DEA/001/R Land adjacent to White Moss		
25	The parish council oppose the revision to the settlement boundary to include the southern portion of 1/DEA/001/R. This green bank contributes to the character of the village.	Removed from settlement limit
1/DEA/003/R Land adjacent to Yewen's House		

25	The parish council support the rejection of the portion of 1/DEA/003/R that is outside of the current settlement boundary.	Noted
EAGLESFIELD		
1/EAG/002/R Land adjacent to Croft Foot		
25	The rejection of the full scale of site 1/EAG/002/R is supported. The area of the site included within the proposed new settlement limit is supported.	Noted
IREBY		
1/IRE/002/R Hemp Garth		
236	Prefer if the site was not discarded. Hemp Gath Ellenside House. The area of land belongs to Hemp Garth and has nothing to do with Ellenside House.	Ireby is a Limited Growth Village. This site is considered to make a significant contribution to the character and amenity in its undeveloped state.
LITTLE CLIFTON/BRIDGEFOOT		
1/LCB/006/R Land south of Clifton Green		
99	Drainage work undertaken for the committed development on the eastern part of the site has made the whole site's known surface water flooding issues worse, impacting on more properties than previously.	Not allocating sites in limited growth villages. Not including site in revised settlement limit.
99	There is a 90 degree right angle bend at Corner House Little Clifton - this is a very tight pinch point blind corner for even small vehicle drivers. There are no pavements in this area from Sycamore Garth to Lostrigg Close, also for some length along Valley View. This is a non-pedestrian segregated route which children must use twice daily in order to catch the school bus at Bridgefoot. Any further development in this area of Little Clifton would significantly increase vehicle numbers. The single track road to Punderland Farm is not suitable for use as access to 1/LCB/006/R or (2/2015/0480) due to the lack of pedestrian pavements. This single track road is a popular walk for dog owners. Agree with SHLAA 2013 which stated that the site had insufficient capacity in local	Not allocating sites in limited growth villages. Not including site in revised settlement limit.

	highway network (beyond Corner House) to serve significant additional development.q	
99	No further requirements for housing allocations in Little Clifton are required as existing completions and commitments exceed the identified growth target for the village. Development would be disproportionate to the Settlement Boundaries. Any further allocations within 1/LCB/006/R, other than those already committed for (2/2015/0480), would not be commensurate to the size, role and function of the settlement of Little Clifton nor would the area be considered to be well-related both physically and visually. There is insufficient infrastructure and amenities in the locality to support any further housing allocations (highways, surface drainage, sewer capacity, shops, healthcare).	Agree. Not allocating sites in limited growth villages. Not including site in revised settlement limit.
TALLENTIRE		
1/TAL/003/R Land at North Lodge		
59	Object to the failure to include the site in the proposed revised settlement boundary. Consider the site is forms part of the built form of the village and is sustainable, suitable and deliverable. The owner is willing to cease agricultural operations at the site is therefore available. There is a high demand for rural housing and this site would help to meet this need.	Tallentire is a Limited Growth Village and there are sufficient commitments within the settlement boundary to deliver during the plan period.
INFILL ROUNDING OFF VILLAGES		
LITTLE BAMPTON		
1/LBA/003/R		
54	The school at Wiggonby requires more pupils to ensure its continued success. By not allocating Allerdale are not supporting the school and are encouraging the use of car to supply the school. A part of the site could be developed to support the local school.	Little Bampton is designated as an infilling and rounding off village and as such housing proposals are assessed against policy S5.
PARDSHAW		
1/PRW/001/R		
54	The site has been discounted based on the settlement hierarchy. The site is a suitable location for housing and would boost the area and	Pardshaw is designated as an infilling and rounding off

	allow the housing stock to be renewed. Lower tiered settlements are in need of allocations to allow the housing stock to be replenished and attract new people to the area.	village and as such housing proposals are assessed against policy S5.
ULLOCK		
1/ULL/004/R		
25	The parish council support the site 1/ULL/004/R being discarded.	Noted
Settlement Comments		
Allonby		
17	A few houses, the village church and graveyard has been missed out. The graveyard is close to being full and consideration is already being given to appropriate sites for an extension.	Settlement boundaries are a planning tool, and do not necessarily define the full extent of the settlement as may be perceived by the local community. Alternative graveyard sites can be considered on their merit through the planning application process, including sites outside settlement boundaries
Aspatia		
166	Both committed and allocated sites are problematic. The committed site is difficult to access safely due to the bend in station road. There is also considerable rainwater runoff into station road from the land to its north.	Committed site already has planning consent, and other sites assessed in terms of highway safety as part of the Local Plan Access Assessment Study 2018, Allerdale Transport Improvement Study. Comments on Station Road flooding noted, advisory note added to individual site

		policies
Bolton Low Houses		
59	In Bolton Low Houses there are a range of services including a school, hall and public house. The Site Allocations ought to make sufficient provision for additional residential development to support these in the future.	Bolton Low Houses is identified as a limited growth village in the Allerdale Local Plan (Part 1) where new housing is restricted to small-scale development within the settlement limit. Sufficient commitments and land within the settlement limit for the plan period.
Brigham		
57	Brigham Quarry site suitable for some dwellings	Existing completions and commitment provide sufficient land supply for the plan period.
57	No sites allocated in Brigham despite the fact there is an identified need.	Existing completions and commitment provide sufficient land supply for the plan period.
46	Considers that the land at School Brow, Brigham should be considered as an allocation or settlement boundary extension. Consider that the site is sustainably located and within proximity to a range of amenities, services and facilities. Is entirely suitably located and within proximity to a range of amenities, services and facilities. Is entirely suitable, achievable and deliverable for housing development and will deliver a mix of housing types, including both market and affordable homes. Has no identified technical constraints that prevents its delivery. Can deliver a well-planned, high quality housing development that sensitively integrates with surrounding landscape features. Would generate significant material social and economic benefits by providing housing	Existing completions and commitment provide sufficient land supply for the plan period.

	choice. And stimulating economic investment and job creation.	
Broughton		
22	Development within the villages should be for infill and small-scale development rather than large developments that will massively change the village dynamics and put increased pressure on already overstretched infrastructure.	Great and Little Broughton has been designated a local service centre in the Allerdale Local Plan (Part 1) and as such appropriate scale housing allocations would support the adopted spatial strategy.
267	Local Service Centre allocations mean more green spaces being consumed. More should be done to develop the existing brownfield sites in and around the area. More should be done to confirm with residents of each LSC whether there is a demand for more housing rather than imposing a number based on convenience for Allerdale. The percentage based approach feels like there has been a lack of research done on what is needed and Allerdale are playing with arbitrary numbers to meet their needs not the local community. Access cannot be achieved from Broughton Park without upgrades. All access routes are designed for small amounts of traffic and do not have sufficient visibility. The road safety issue is unacceptable for a new housing estate. The site will join the two villages and is a geographical change imposed on residents without their approval and is contrary to Allerdale and Government Policy. BRN004 should be considered open countryside if BRN007 is. 1/BRN/007 has less visual impact and has safer access. Although preferring the whole site would again conjoin the two villages. 55 Houses are too many Derwent Forest is Brownfield and less contentious is a preferred option for development.	Level of housing growth has been adopted as part of Local plan (part 1) following Examination in Public. The approach to the division of growth is set out in the housing topic paper. Highways and coalescence issues addressed at appeal APP/G0908/W/17/3183948 This site is not being taken forward for allocation. Rose Farm (1/BRN007) has now been selected for allocation. Derwent Forest is an exception site outside the settlement hierarchy. The policy does support housing to enable the wider masterplan but this has not been counted as part of the deliverable housing supply,

		except in terms of the current commitments.
152	No large sites in villages, controlled release.	Great and Little Broughton has been designated as a local service centre in the Allerdale Local Plan (Part 1) and as such appropriate scale housing allocations would support the adopted spatial strategy.
152	Brownfield sites should be used first.	Whilst development of brownfield land is encouraged, the development of greenfield sites is necessary to deliver the growth set out in the Allerdale Local Plan (Part 1)
152	Bad drainage, flooding issues too many vehicles (safety issues).	Drainage and highway safety issues are considered in the site allocation and planning application process. The Highway Authority and Lead Local Flood Authority and Environment Agency are all consultees, and additional studies are undertaken.
232	The roads through Broughton Park, up to and through Broughton Village and across Broughton Bridge on to the A66 are inadequate for the increase in traffic. Visibility at several junctions is very poor. This is an attractive greenfield site when there are numerous brownfield sites which could be developer first. Development of this site will join the villages of Great & Little Broughton changing their character.	Highways and coalescence issues addressed at appeal APP/G0908/W/17/3183948

Cockermouth		
408	With the likelihood that the housing will be completed well before 2029, I am exceedingly concerned that the education and health facilities be extended in time to meet the needs of the town. Action is needed in the very near future	The Infrastructure Delivery plan identifies the infrastructure required to support development and the Council works closely with infrastructure providers to support delivery.
379	There appears to be an over allocation in Cockermouth but no additional building for the elderly. This is not addressed in part 2 and given the increasingly elderly population of Cockermouth and the need to free up more housing for younger people wonder whether this a major oversight	Policy S7 requires an appropriate mix of housing which includes elderly provision.
446	Possibility of James Walker moving to Lillyhall meaning the current site will be vacant and they would like this to be considered as a mixed use site.	James Walker is no longer relocating.
Dearham		
362	Submission of site for consideration at land adjacent to Dearham House, Main Street	Considered as part of the settlement boundary review. In light of multiple areas of land put forward for development in Dearham, and the completions and commitments in the village, site boundary not extended
Derwent Forest		
136	400 ha of brownfield site is excluded from the Local Plan. If there are plans to build large amounts of housing and create a development similar to Buckshaw Village near Chorley this will affect the viability of every other site in the local plan.	This site is covered by policy S18 and is identified as such on the policies map.
Flimby		
3	The last hydraulic modelling exercise was undertaken in 2006, however	Noted.

	<p>as a result of the floods of 3 December 2015, Flimby Village is receiving significant focus as part of Environment Agency appraisal process. Flimby does have an allocation and has FDGiA funding and a scheme or series of schemes will be built. At present we are working through the long list of options as part of the appraisal process. All options are currently on the table. New hydraulic model of Flimby's four main rivers will be produced to inform the full business case for flood defence improvements. As a result of modelling there may be changes to flood mapping in Flimby.</p>	
<p>29, 62, 69, 70, 71, 72, 73, 74, 76, 78, 79, 80, 84, 85, 86, 87, 88, 89, 93, 99, 100, 102, 105, 106, 107, 108, 109, 113, 119, 120, 121, 128, 129, 130, 133, 134, 137, 138, 140, 141, 148, 149, 151, 153, 154, 155, 156, 157, 158, 159, 160, 162, 164, 165, 167, 168, 170, 171, 172, 175, 176, 181, 182, 188, 191, 192, 193, 198, 199, 200, 203, 204, 205, 206, 208, 209, 210, 211, 213, 214, 216, 219, 221, 222, 223, 225, 226, 228, 229, 230, 231, 233, 234, 235, 242, 243, 244, 245, 247, 248, 250, 252, 253, 258, 259, 268, 270, 271, 272, 273, 274, 275, 277, 278, 281, 288, 291, 292, 293, 294, 295, 297, 298, 300, 301, 304, 305, 306, 307, 308, 309, 311, 312, 313, 314, 315, 318, 320, 324, 325, 326, 329, 335, 336, 337, 338, 341, 342, 344, 350, 352, 353, 355, 357, 358, 360, 361, 365, 366, 370, 380, 381, 383, 385, 386, 388, 389, 390, 391, 393, 394, 397, 398, 399, 400, 401, 402, 403, 405, 406, 407, 409, 412, 413, 416, 417, 418, 423, 424, 425, 426, 427, 429, 431, 432, 433, 439, 440, 441, 442, 443, 444</p>		
	<p>The drainage infrastructure in Flimby is unable to deal with the extent of water which tries to pass through the system during times of flood. It is considered essential that any future housing development is adequately supported through improvements to the drainage infrastructure. One of the preferred options is under consideration by Cumbria County Council and the Environment Agency for flood mitigation. The group are concerned that housing development should not be considered for these sites without appropriate consultation being undertaken with these two bodies. Could Allerdale Borough Council advise what consultative work has taken place between Allerdale Borough Council, Cumbria County Council and Environment Agency? How have the findings of the flood investigation report influenced proposals for Flimby? Can Allerdale Borough Council advise how the inadequacies of the drainage infrastructure would be addressed in any future housing developments in Flimby?</p>	<p>Consultations undertaken with the Lead Local Flood Authority and Cumbria County Council. Mitigation works necessary to ensure flood risk not exacerbated; potential impact on viability. Improvements to drainage infrastructure required. Elm Avenue and sites on Flimby Brow not taken forward for allocation.</p>

Gilcrux		
42	Site at Wardhall is available and suitable for affordable housing.	The site lies in open countryside divorced from any settlements in the settlement hierarchy. Not designated.
Plumbland		
190	Holme Lea should be included in the Settlement Boundary.	Settlement boundaries are a planning tool, and do not necessarily define the full extent of the settlement as may be perceived by the local community. Holme Lea has not been included within the settlement boundary
Silloth		
32	The water treatment plant on the Airfield at Silloth is working at over capacity, with tankers having to go in on a regular basis to drain it. The town Council are concerned that Allerdale is allowing further development when the treatment plant can't cope with the demand. The smell is an issue especially in summer when trying to attract tourists to the town. No further development should take place until the plant is upgraded. The Town Council has written to UU about this issue.	Noted. Issue for United Utilities to address. Large commitment for the town exists.
Thursby		
111	We are a village with a school but no shop, and I think that the village should remain a village. Future proposals should be more sympathetic to the village.	Thursby has been designated as a local service centre in the Allerdale Local Plan (Part 1) and as such appropriate scale housing allocations would support the adopted spatial strategy.
Welton		

52	Site put forward is achievable and viable . documents provided with planning application 2/2013/0343. Accepted for residential development on basis of exceptional design. Outside and not directly relating to the village recognised as being part of the village. Opposite the village hall. Capable of modest development of up to 9 dwellings. In terms of landscape impact such a development would be no different from the former school site location. Brownfield. Not now needed by owner. Should be seen as a windfall site para 45 NPPF. Available, deliverable on short timescales. No impact on matters requiring conservation and or protection.	Divorced location outside village of Welton, which in itself is not in the settlement hierarchy. Planning permission refused 2/2018/0101
Wigton		
322	No more houses please	The level of housing growth attributed to Wigton is set out in the Allerdale Local Plan (Part 1).
65	Extra attention should be given to sewage and surface water drainage as the development will be plumbed into the Victorian system and may add to the flooding concerns.	Noted
212	Wigton proportion should be 8% not 10% based on population. Aspatria and Silloth could have taken some of the toll of the overall total. Wigton doesn't have the infrastructure to cope especially the drainage. The housing strategy states a decline in the 18-55 age group so developers need to concentrate on ½ bedroom homes and bungalows. Development in the villages should be sensitive to the area and must maintain the community to keep their local services open.	The level of housing growth attributed to Wigton is set out in the Allerdale Local Plan (Part 1). Drainage infrastructure in Wigton is a consideration. Policy S7 requires an appropriate mix of housing which includes elderly provision. Growth for villages is also set out in the Allerdale Local Plan (Part 1), where limited development is supported in order to help retain their vitality.

418	The people of Wigton need a well thought out solution not further building on greenfield sites that soak up the rainfall. Wigton has not got the amenities to cope with the extra housing, Schools, Drs and dentists are all full the roads at school times are chaotic.	Wigton is a Key Service Centre, and infrastructure has been considered as part of the allocations process. It is considered that due to the number of current permissions and commitments, the Council only needs to allocate for 25 additional units for the plan period. Drainage proposals need to be considered satisfactory in conjunction with the EA and LLFA
349	Site put forward for consideration in Wigton (adjacent to Howrigg Bank). A good developable site which will form a good fit with the existing town boundary. The site benefits from good access points and has services available very close if not on site.	Site considered, but relationship to the settlement is not as good as the proposed allocated site. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
492	There is particular concern with the cumulative effect of the site allocations in Wigton. This should be modelled and a combined surface water management should be created covering Wigton.	Noted.
Workington		
56	Request for Dunmail Park and land at St Helens Business Park be allocated for retail, leisure, tourism and commercial purposes. The site would ensure that the future retail, leisure, tourism and employment needs of Workington and the wider Borough are met. The parcel of land to the west of Maryport Road represents the natural extension of the	Dunmail Park is an existing retail/leisure facility, and the land at St Helens Business Park benefits from an existing consent. There are

	existing retail, leisure and commercial development already located at Dunmail Park. Allocation of the land will assist in enabling the area to be regenerated and brought back into economic beneficial uses. The retail study confirms that there is significant scope to accommodate additional comparison goods retail floorspace in Workington.	sequentially preferable sites closer to the town centre for main town centre uses.
50	Promoting The Royal British Legion Club at St Johns Court	Taken forward to allocation
53	Land at Stanley Street . 3 parcels of land associated with the former Stewart Club. Sustainable location in Workington.	Too small for allocation. Lies within the existing settlement boundary for Workington, and suitable for various uses subject to planning permission.
21	Ensure splays are technically justified at Harrington	Noted
135	We have had more than our fair share of houses in Harrington and High Harrington in past couple of years, increasing the traffic tremendously increasing fumes and affecting health. Oversubscription of local schools. Infrastructure needs updating, and we are not suitable for travel to work plan (cycling or walking). There is little green space in High Harrington and Harrington and this is reducing the red squirrels and birds that we have.	Harrington forms part of the Principal Service Centre which was established in part 1 of the Allerdale Local Plan along with the level of growth. The Allerdale Transport Improvement Study 2018 examined the traffic flows along this route and made recommendations for improvement. Infrastructure Delivery Plan has identified the required infrastructure which be used to negotiate developer contributions to ensure any required infrastructure is in place. Green space and infrastructure is expected to

		be incorporated within new development.
492	It is acknowledged that the Workington Southern Link Road will not be required in this plan period; however, there is merit in safeguarding the route should it be required to support growth in the future. When a review of the Local Plan takes place, the route should be shown as a corridor or an area of search to facilitate the testing of alternative route options should further detailed assessments commence.	Noted.
492	The regeneration and extension of Workington town centre for commercial investment is supported but it is considered that the Local Plan (Part 2) is not sufficiently clear on how aspirations for the town centre and edge of centre sites will be delivered with the infrastructure to support them.	The Council intends to produce an Area Action Plan for Workington town centre.
492	The Local Plan (Part 2) should emphasise the strategic role of the Port and ensure the fullest integration of employment land proposed to the north.	The Local Plan recognises the strategic importance of the Port of Workington and the role it plays in supporting the local and wider economy.
General Comments		
447	Need to consider SAC, SSSI and Marine Conservation Zones.	The Habitat Regulations Assessment covers this.
3	In Cumbria because of the lack of opportunities for infiltration, the second option (under sewers for adoption), disposal of surface water to the watercourse at restricted to Greenfield run off rates tend to be normal arrangement. This provides little or no benefits in normal circumstance as there is always a point discharge to a watercourse.	Noted
3	If a site is allocated in flood zones 2 or 3 then it will be the responsibility of the Local Planning Authority to demonstrate to the examining authority that the allocation of these sites complies with the flood risk sequential test. The LPA is also responsible for demonstrating that these sites can be developed safely by identifying all necessary mitigation measures for developers to comply with upon submission of a	Noted. Stage 1 SFRA undertaken. Sites either not at flood risk, or areas of flood risk excluded, with advisory note attached to individual site policy.

	<p>planning application. We would ordinarily expect such measures to be identified through a level 2 Strategic Flood Risk Assessment (SFRA). When considering these sites we have not considered if they satisfy the sequential test and our assessment is focused on assessing the impact of flood risk on the site. We have reviewed the SA in relation to the proposed site allocations. We recommend that the environmental impacts and mitigation measures are updated to reflect our site specific comments. We would appreciate being sent the technical document of the proformas for the reasonable alternatives so that we can review the mitigation proposed</p>	
91	<p>Infrastructure needs to keep pace with development and improved to cope with the additional pressure.</p>	<p>Infrastructure Delivery Plan addresses this.</p>
21	<p>There is an urban rural gradient south to north and Allerdale risks and economic one east to west unless housing is delivered closer to the west coast transport links and where the employment centres are. It is not environmentally sustainable to clog Brigham, Broughton and Cockermouth with dormitory housing and car-dependent commuters.</p>	<p>The spatial strategy adopted in part 1 of the plan aims to locate development in the most sustainable locations close to services and transport. In addition it also recognises that rural communities do require appropriate levels of growth for long term sustainability.</p>
64	<p>Details in the plan for the distribution of preferred and reserve sites shows a good spread across the district. The approach outlined on the managed release of these sites is acceptable. What is key is monitoring the housing market fluctuations and ensuring that there are sufficient affordable homes included (and/or housing associations for social housing).</p>	<p>Noted. Both policy and allocations are monitored annually.</p>
91	<p>Many brownfield sites have become an eyesore but could be developed to become as asset e.g. Auction Mart site.</p>	<p>Brownfield sites have been considered for allocation where appropriate.</p>
7	<p>United Utilities encourages the consideration of the availability of</p>	<p>Noted</p>

	alternatives to the public sewerage system for surface water discharges. For example, sites with land drains or near to watercourses are a more sustainable alternative to using the public sewer.	
58	Query targets and comments on lapse rates, and windfall rates, and buffer zones. We consider the most effective approach for allocating sites would be to add a contingency buffer of 20% to overall housing target to ensure a constant supply and choice of suitable housing sites to meet the minimum housing target. In the event that this approach is not followed, then reserve sites should be allocated.	The Council acknowledged in part 1 of the plan that a 20% buffer would be included in the supply to account for past under delivery. Windfall sites are an important source of supply and needs to be accounted for as does the possibility that current planning permissions could lapse. The reserve site approach has not been taken forward.
58	Errors in table 7 . Moor Road is allocated 75 units rather than 25, therefore the total allocation capacity for Workington in 410 which results in a 48 dwellings deficit. Inaccuracies in other tables	Noted and updated.
122	Preferred housing sites are those being dictated by large developers and not those of the communities. They are in the main large sites that cause locational imbalance rather than smaller less intrusive lower impact sites.	There are a mix of sites in the land supply and the methodology criteria takes account of the role of the settlement and sites setting to ensure new development reflects this. Site viability is also a consideration.
59	The Government White Paper states that small scale windfall housing sites should be promoted that attract smaller developers or the self-build market.	Agreed and allowance for windfall sites has been made along with policy support in policy SA6
346	With regard to solar panels there is no excuse for permitting panels on	Policy S19 provides a robust

	agricultural land however poor the land may be. Before bare land is used, the many acres of industrial roofs should be used as they are on the continent.	assessment of proposals for solar panels in all locations.
21	No half sized garages.	The Council intends to produce a design SPD which will address parking standards.
95	Climate change is a key issue to consider when allocating.	This is factored in through the Strategic Flood Risk Assessment.
95	Rather than new dwellings, could 2 or 3 story blocks of flats be built around courtyards where children could play safely? The population is increasing but land is in short supply	Local plan policy promotes the efficient use of land.
36	As part of the duty to cooperate process, both councils have discussed strategic cross boundary issues on a constructive and on-going basis	Agreed
492	When the Local Plan is refreshed, a review should be undertaken of all potential strategic infrastructure routes to identify the necessary infrastructure improvements that are required at that time.	Noted.
492	The Allerdale Local Plan should be supported by an up-to-date Infrastructure Delivery Plan.	A revised IDP has been completed to support the Local Plan (Part 2).
492	A Transport Improvement Study should be undertaken in order to identify the improvements that are required to mitigate the impacts of additional development on the highway network.	A Transport Infrastructure Study has been carried out and the results have been reflected in the IDP where appropriate.
Gypsy and Traveller Sites		
3/WOR/096/GT Former Caravan Park, Oldside		
4	No archaeological issues.	Noted
14, 15, 38, 184, 488	The northerly part of the site is the single most important area of habitat for the Small Blue butterfly in the whole of the UK north of the River Thames. This is the only remaining core colony which Butterfly	The site boundary has been amended to take account of the Small Blue butterfly

	<p>Conservation Cumbria with the consent of ABC and volunteers from the Workington Nature Partnership have spent restoring with a £10,000 grant. This is the most successful area of habitat restoration. There are other species which breed there such as Bee Orchids and protected reptiles. This is the most successful breeding area where the vast majority of eggs are laid, and the hibernating larvae are there in the grasses and substrates beneath. No measure of mitigation can compensate for its loss. There is no habitat area for small blue butterflies more ecologically valuable than this area of Oldside and this should be protected consistent with Policy S35. Suggested enhancements of the nature conservation interest are wider than stated and any development would have a significant detrimental impact on this valuable area</p>	<p>habitat restoration area.</p> <p>A requirement for surveys with specific reference to the Small Blue butterfly and appropriate mitigation has been included in the individual site policy.</p>
488	<p>This is a rare and declining butterfly found now found mainly in the south of England but there are a few remaining populations in Northern England and Scotland of which the populations in Workington and Maryport are probably the largest and most important. The butterfly is included in the list of species of conservation concern established under Section 41 of the National Environment and Rural Communities (NERC) Act 2006. Recent developments have caused a loss to the local butterfly population.</p>	<p>The site boundary has been amended to account of the Small Blue butterfly habitat restoration area.</p> <p>A requirement for surveys with specific reference to the Small Blue butterfly and appropriate mitigation has been included in the individual site policy.</p>
184	<p>If the site could be kept to the confines of the original Oldside caravan park that would be enormously beneficial to the future survival of the butterflies.</p>	<p>The site boundary has been amended to account of the Small Blue butterfly habitat restoration area.</p> <p>A requirement for surveys with specific reference to the</p>

		Small Blue butterfly and appropriate mitigation has been included in the individual site policy.
38	Strong objection due to its significant adverse impact on the route of the ECP	The site does not abut the English Coast Path. The path runs along a section of the access track, before heading westwards towards the sea. The site does not fall within the approved coastal margin of the English Coast Path.
Discarded Sites Comments		
1/BLH/001/R Bolton Low Houses, Land to rear of Oddfellows Arms		
19	Poor vehicular access.	Noted
2/BLH/002/R Bolton Low Houses, Land to rear of Chapel Brae		
19	Poor vehicular access.	Noted
2/BLH/003/R Bolton Low Houses, Land to rear of Oddfellows Arms		
19	Poor vehicular access.	Noted
1/GRC/002/R Great Clifton, Land at Moor Road		
51	The site represents an excellent opportunity for development and is 100% deliverable and can be accessed off the new access to the recent development and would be viewed as part of the village.	Site excluded as Great Clifton has sufficient land supply for the plan period. This site. Relates more to open countryside and would have a poor relationship to existing settlement pattern.
1/GRC/012/R Great Clifton, Land at Main Road		
51	Part of the site adjacent to the main road would be suitable for frontage development. The part of the site adjacent to the remains of a former mansion would be appropriate for executive housing.	Great Clifton has sufficient land supply for the plan period. The site would have a significant landscape and

		visual impact at the entrance to this site.
1/LCB/006/R Little Clifton/Bridgefoot, Land rear of Clifton Green		
51	Surface water drainage issues have been addressed. The site presents a good opportunity for self-build development.	Not allocating sites in limited growth villages. Not including site in revised settlement limit. Existing commitments and land within settlement limit sufficient for plan period. This large site is not well related to the settlement.
1/MAR/016/R Maryport, Land at Brooklands		
51	Site is within grounds of large house and presents excellent opportunity for small scale self-build (6-7 plots). Access/visibility is good. Tree survey carried out has determined that site is 100% deliverable.	Commitments and identified allocations sufficient for Maryport considered most deliverable. Trees also represent a constraint to development.
2/PLU/002/R Plumbland, Linton Garth		
145, 146	Development should follow the linear nature of the village.	Agree. This site not included within settlement limit.
1/ULL/004/R Ullock, Land adjacent to Greenacres		
25	Support this site being discarded.	Noted
1/WIG/022/R Wigton, Land to east of Auction Mart		
59	Site 1/WIG/022/R should be included as a PO housing site. Would be a logical extension to 1/WIG/012M013/M - would allow more development well related to the built form, and could integrate the assets of Speet Gill, footpaths and public baths. It is a sustainable location, does not raise any significant effects in respect of protected species and site, unlikely any significant environmental or physical constraints. Landowner has contacted landowner of adjoining site with a view to	No suitable vehicular access. 1/WIG/012M013/M now has planning permission, with no vehicular access to this site. Other sites preferred for allocation. There is sufficient land supply for the plan

	working together to bring the sites forward with vehicular access from High St/Water St	period with the combination of the allocated site and planning consents.
1/WIG/032/R Wigton, Land south of Lowmoor Road		
90, 91, 126	A two house plot on Lowmoor Road was discarded due to not adequate infrastructure . the site is to use the same infrastructure as the 50 house development next door which has just had outline planning approval	Application for two dwellings withdrawn; several issues to resolve rather than just infrastructure.
1/WOR/060/R Workington, Land to south (rear) of Littlecroft		
40	Should be allocated and settlement boundary amended accordingly. Previously in the SHLAA. The previous refusals were only for a small part of the site where the local plan that applied at the time was restrictive and outmoded in its approach compared with the NPPF. Refute poor relationship with settlement pattern. Contained by housing	Two previous refusals for development (2/1998/0021, 2/2014/0063) on basis of poor relationship with settlement and impact on amenity on adjacent properties. Topography, the bridleway, public footpath and adjacent county wildlife site constrains development. Other sites preferred for allocation.
2/WOR/082/R Workington, Land at Camerton Road		
50	Revised access arrangements are put forward with the agreement of the British Legion, and with which the Highways Authority has confirmed is acceptable. Given that the site was only discarded because of access concerns, which have now been addressed, request that the site is reconsidered and included as a residential allocation. The site is available, suitable, achievable, and deliverable. Should be included within the settlement limit. Acts more as a natural extension to Seaton than the Whitestiles site.	Most of the site has planning permission for housing under planning application reference 2/2017/0277
General comments		
363	Concerned that Appendix 4 of Preferred Options consultation document	These sites included in the

	List of Sites does not identify Land West of Derwent Drive and Land South of Isabella Road in Workington.	Focused Consultation 2017
Open Space Designation Review comments		
Bothel		
20	The grass verge along the A595 has been included.	The verge has been removed from the settlement boundary
20	The amenity greenspace allocated in the middle of the village is private land	Private land can still make a valuable amenity contribution to the village; this area of land is considered central to the character of the village.
Branthwaite		
GS15		
25	The inclusion of AGS GS15 is welcomed	Noted
Brigham		
220	The approach is respectful of village amenity and landscape settings, especially when considered in conjunction with village limits, as far as Brigham is concerned	Noted
Broughton		
22	Soddy Gap and Broughton Quarry should be included as green space and/or green gaps	These areas are outside the urban limits and would not be designated as amenity greenspace. Separate policies apply to their protection.
Cockermouth		
GS124		
255	Welcome map of GS124	Noted
Dean		
GS96		
25	The inclusion of AGS GS96 is welcomed	Noted

Deanscales		
25	The identification of the village greens are welcomed	Noted
Eaglesfield		
25	The Barkers Meadow recreation ground should be identified as Amenity Green Space.	Recreation grounds are protected under policy S25.
25	The recognition of the village greens is welcomed	Noted
Ireby		
GS31		
236	Land belongs to Hemp Garth, not Ellenside House. Should not be a discarded site	Removed from settlement boundary to safeguard setting of listed building
Papcastle		
31	The grass area from Windrush down to Lynwood should be included as Amenity Green Space.	Disagree. This is a green lane.
31	Belle Vue . all grass areas should be included as Amenity Green Space.	Belle Vue is not identified as a settlement in the hierarchy, and is therefore considered as open countryside.
Silloth		
53	Potential for a number of dwellings that would extend the estate. The site is within the settlement boundary but is proposed as green infrastructure. 10 units can be accommodated from multiple accesses	Green Infrastructure does not prevent all development, but will need to be taken into account in the layout and design of development, ensure green infrastructure links are maintained and enhanced.
Ullock		
25	The designation of the banks north and south of Black Beck as amenity green space is welcomed	Noted
25	The designation of the land within America Field as amenity green space is welcomed	Noted

Wigton		
126, 194, 195, 196	Why are you not protecting Wigton? You claim 'open space and undeveloped land in villages and town contributes significantly to the quality of the environment'. You have left Wigton town centre with no green fields or footpaths.	Wigton's green infrastructure network appears on the policies map. Any undesignated open space would be assessed and protected by policy S25. The Amenity greenspace designation applies to villages and local service centres only.
General comments		
261	The discussion is difficult to follow and documents are not easy to assimilate.	Noted.
Settlement Boundary Review comments		
Aspatia		
166	To the north of the medical centre car park the settlement boundary follows an arbitrary line when compared to real boundaries The incorporation of farm buildings seems illogical.	Settlement boundary amended in line with suggestion.
166	No practical advantage of squaring off the settlement boundary south of king street. Why is a small strip of land remains outside the limit at the end of Crookey?	Settlement boundary amended in line with suggestion
59	It is illogical to exclude this area within the established built area of the town. The inclusion of this land would promote small scale development in a sustainable location which would be deliverable. The site was classed as developable in the SHLAA.	This site at Brayton Road is now an allocated site.
Aspatia – ASP01		
68	If the existing property, Greenfields was to be demolished as part of redevelopment of the whole site, then adequate highways access could be achieved. As a minimum it is requested that the settlement boundary change to incorporate the field to the east of the property is made. Principle of res development would then be acceptable in this location,	Settlement boundary amended in line with suggestion

	and access arrangements could then be assessed prior to a potential future planning application for residential redevelopment of the entire site coming forward.	
Aspatia – ASP02		
45	Happy that this falls within the settlement limits	This land has now been removed from the settlement limit
Aspatia – ASP03		
45	The revision to the settlement limit is supported.	Noted
Bolton Low Houses		
	Objection is made to the exclusion of site 1/BLH/001/R from the settlement limit. It relates well to the scale, form and character of the settlement. Should be included as a residential development opportunity . Bolton Low House is a settlement with a range of services including a school, hall and public house.	Bolton Low Houses has sufficient commitments and land for the plan period. This site lies to the rear of the public house, not far from a dairy farm, with poor access.
19	No comments provided	
Branthwaite		
51	Proposed extension to southern boundary adjacent to Lingtail to accommodate one self-build plot (access via existing detached garage direct to the highway)	Would not relate well to existing properties
Brigham		
51	Disagree with the proposed boundary change at Lawson Garth adjacent to The Garth	Boundary restored to original settlement limit, as per suggestion
57	Settlement boundary excludes Brigham Quarry when it is clearly a functional part of the settlement. Should include the employment units in the quarry. There is a need for additional housing in Brigham and given tight nature of the boundary, would need to be delivered outside the boundary. The plan does not allocate sufficient land to deliver the future development needs of the Borough	Settlement boundaries are a planning tool, and do not necessarily define the full extent of the settlement as may be perceived by the local community. Brigham has sufficient commitments

		for the plan period.
220	The council is to be commended on the retention of the settlement boundary on the western side of Brigham. This is consistent with and draws on the Examination in Public of part 1 and the considered reps put forward by local residents at the hearing and in response to the planning application subsequently made on land adjoining Brigham school by Fitz Estates Ltd.	Noted
Brigham – BGH04		
51	No reason to change original boundary . previous consent for two dwellings is 100% deliverable	Boundary restored to original position in line with suggestion
Broughton		
55	The boundary in the vicinity of Broughton Grange should be changed.	Elevated prominent position at entrance to the village, contributing to the character and appearance of the village. Highway issues. Alternative site selected for allocation. The allocated site, and commitments provide sufficient land supply for the plan period.
386	Consider that the garden to the east of the Soddy Gap Lodge should be included in the new settlement boundary. Suitable.	Agreed. Included in settlement boundary
123	Great and Little Broughton have separate identities boundary lines should be drawn around each individual village.	The issue of coalescence was addressed at public inquiry APP/G0908/W/17/3183948. Inspector concluded that the Little and Great Broughton had already significantly coalesced, particularly

		around the central core.
55	Object to not changing the boundary in the vicinity of Broughton Grange. Contend that the line of Harris Brow and Craggs Road would be a more appropriate long term boundary for the village. The field south of Broughton Grange is the only site north of the line of Craggs Road, Harris Brow, Main Street which is outside the village limit. Potential residential development of this site would relate well to existing development and not create harm to landscape character or harm to visual amenity. It could create residential plots of the highest quality.	Elevated prominent position at entrance to the village, contributing to the character and appearance of the village. Highway issues. Alternative site selected for allocation. The allocated site, and commitments provide sufficient land supply for the plan period.
152	Village boundary should not be adjusted at the end of Pear Tree Gardens.	Consider suitable for small scale development.
Broughton – BRN07		
136, 207	Great Broughton and Little Broughton are being brought together . diminishes identity.	The issue of coalescence was addressed at public inquiry APP/G0908/W/17/3183948. Inspector concluded that the Little and Great Broughton had already significantly coalesced, particularly around the central core.
136	The Local Plan consultation process is box ticking, driven by the wishes of big business	The Council is committed to involving members of the public in the preparation of the Local Plan. The site selection process is an impartial process, supported by evidence.
136, 201, 207	Inconsistency between BRN07 and BRN08 because BRN07 relates to	Settlement boundary now

	open countryside yet BRN08 does not	revised to exclude BRN08 Application 2/2016/0751 was dismissed at appeal. APP/G0908/W/17/3183948
Broughton – BRN08		
136	Inclusion of site BRN08 within the settlement limit is perverse.	Site removed from settlement boundary. Application 2/2016/0751 was dismissed at appeal. APP/G0908/W/17/3183948
136	The Local Plan consultation process is box ticking, driven by the wishes of big business	The Council is committed to involving members of the public in the preparation of the Local Plan. The site selection process is an impartial process, supported by evidence.
117, 136, 201	Inconsistency between BRN07 and BRN08 because BRN07 relates to open countryside yet BRN08 does not	Site removed from settlement boundary. Application 2/2016/0751 was dismissed at appeal. APP/G0908/W/17/3183948
136, 207	ABC Planning department should respect and recognise the remaining green gaps and deselect BRN08 to preserve the character, history and distinctiveness of the two villages.	Site removed from settlement boundary. Application 2/2016/0751 was dismissed at appeal. APP/G0908/W/17/3183948
Broughton – BRN09		
22	Strongly object to this site due to serious safety concerns relating to access/egress.	Site removed from settlement boundary. Application 2/2017/0411 was dismissed

		at appeal. APP/G0908/W/17/3188592
Broughton – BRN10		
22	The settlement boundary should be tight against the existing bungalow on Coldgill to prevent further expansion down Penny Bridge Lane.	Agreed. Removed from settlement boundary
Caldbeck		
23	Would like to address the anomaly of Friar Row, which is excluded from any further development, despite there being 10 new dwellings in the last 35 years. From the LDNP perspective, Caldbeck is a rural service centre preferred for sustainable development. There are still some potential building plots and would help ensure the future sustainability of the village set against an increasing number of second homes. Caldbeck Parish Council contents that any planning application in the Friar Row area of Caldbeck must be dealt with on its own individual merits, outwith the Allerdale Local Plan (Part 1 & Part 2)	The area of Caldbeck with the plan area was not included in the settlement hierarchy and therefore no proposals are included in part 2 of the local plan.
Cockermouth		
48	Boundary should be amended to incorporate entire site along Low Road	The main developable area is included in the settlement boundary. The area to the west excluded includes the protected trees and former railway line which provides a visually attractive and locally distinctive entrance to Cockermouth.
55	Settlement Boundary should include 87 St Helens Street Cockermouth	Included within settlement boundary following grant of planning permission
Cockermouth – COC01		
24	Agree - no comments provided	Noted
Cockermouth – COC02		
24	Agree - no comments provided	Noted

Cockermouth – COC03		
24	Agree - no comments provided	Noted
Cockermouth – COC04		
24	Agree - no comments provided	Noted
Cockermouth – COC05		
24	Agree - no comments provided	Noted
Crosby – CRO10		
56	Object to removal of Midtown Farm from the settlement boundary. The existing settlement limit as set out in the adopted Local Plan 1999 helps round off development along the northern part of the settlement, particularly at the centre of the settlement. Pre-application advice in 2016 confirmed this approach.	Agree. The boundary is restored to its former position in line with suggestion.
Dean – DEN05		
45	Inclusion of field within settlement limit is welcome, but the limit seems arbitrary. There is development to the west and east yet the boundary is set back to a distance which would be likely to prevent future development by putting off access and would make the remainder of the field difficult to access and less valuable for agricultural purposes	Consider land does make a significant contribution to the rural character of the village in its undeveloped state. The field has now been removed from the settlement limit
55	This site between Mellfield and White Moss should remain outside the settlement limit. The site makes a significant contribution, in its undeveloped state, to the character of the village. The site levels mean that a dwelling at street level would need substantial excavations towards the rear and the only way of avoiding such excavations would be to put the dwelling at the top of the slope outside the amended limit as you have drawn it. This would be an obvious intrusion into open countryside and have an overbearing impact on the street scene. The settlement limit at Mellfield and White Moss in Dean should remain unchanged.	Agreed. Removed from settlement boundary in line with suggestion.
25	The green bank contributes to the character of the village	Agreed. Remove from settlement boundary in line with suggestion.

Dean – DEN06		
45	The SBR claims that the boundary has been adjusted to incorporate the full extent of agricultural buildings but has actually excluded more of the agricultural buildings than the previous boundary did. As a consequence the boundary dissects the Well Head farm steading. The boundary should be adjusted to include all farm buildings	Agreed. Settlement boundary amended to include farm buildings
Dearham		
51	Proposed extension to northern boundary adjacent to Lawson House	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
Dearham – DHM10		
45	Site 1/DHM/008 should be included within the settlement limit to allow the village 'breathing space'. The site does not have a detrimental impact on the settlement and just because the site is no longer required due to the numbers doesn't mean it should be excluded.	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations to boost this supply are not required.
Dearham – DHM17		
183	We wish the site to be reconsidered for development	Settlement limit restored to original position in line with suggestion.
Fletchertown – FLE01		
16	The old settlement limit should be retained or increased to take account of Crummock Close	Agreed. Settlement boundary amended to include Crummock Close.

Fletchertown – FLE02		
16	Opposed to the extension. The village is congested with an acute shortage of parking and a dangerous access and egress onto a dangerous junction. Development at this location would only exacerbate the problems. Part of this land fronts onto a private road. This should be removed from the settlement limit	Settlement boundary amended.
Gilcruix		
45	Drawing settlement boundaries too tight stores up trouble for the future, restricting flexibility to cater for future growth to help sustain village life. The southern boundary is drawn too tight.	There are sufficient commitments in Gilcruix to meet the land supply for the plan period. It is considered that additional land to boost this supply is not required.
Great Clifton		
51	Settlement limit at southern edge should be extended to include 1/GRC/002/R. Site is deliverable as an access can be taken off the recent adjacent development	Site excluded as Great Clifton has sufficient land supply for the plan period through existing permissions and commitments. This site. Relates more to open countryside and would have a poor relationship to existing settlement pattern.
51	Settlement limit at south-western edge should be extended to include part of 1/GRC/012/R. Opportunity for road frontage self-build plots and also some exceptional executive dwellings in the southern part of the site	Great Clifton has sufficient land supply for the plan period. The site would have a significant landscape and visual impact at the entrance to this site.
Greysouthern		
51	Object to proposed settlement limit expansion adjacent to OverCroft Farm as part of site has been dismissed at appeal	Suitable site well related to settlement and other

		dwellings. Adjacent farm building exists as constraint to part of site at present.
51	Propose extension to SW boundary adjacent to Dairy Farm	Farm buildings relating more to open countryside.
51	Proposed extension to NW boundary adjacent to The Lodge	Poor relationship with settlement, in prominent location.
51	Proposed extension to SE boundary to the rear of Cornerstones	Rising land in prominent location.
51	Suggests amendments to settlement boundary, pointing out part of site identified cannot be delivered as too close to farm buildings	Suitable site well related to settlement and other dwellings. Adjacent farm building exists as constraint at present. Could change.
256	Objection to the exclusion of land to the north east of the village. It is considered illogical to exclude this area of the village (where there is already a significant level of housing) from being included within the established built form It is within the 30mph zone which normally characterises the built up area and is not normally found within the open countryside. Including this land would promote small scale windfall development.	Overend is a divorced hamlet, separate from the main village.
Greysouthen – GRE03		
114	This site is right on the corner which is not very safe at present, and any more accesses onto the road would present more hazards. The area is also used as a car parking site for people living on Chapel Terrace.	Agree. Removed from settlement limit.
Greysouthen – GRE09		
51	Part of the site has been dismissed at appeal . too close to farm buildings and cannot be delivered	Suitable site well related to settlement and other dwellings. Adjacent farm building represents constraint to part of site at present.

Greysouthen – GRE10		
51	Part of the site has been dismissed at appeal . too close to farm buildings and cannot be delivered	Suitable site well related to settlement and other dwellings. Adjacent farm building represents constraint to part of site at present.
Greysouthen – GRE11		
51	Part of the site has been dismissed at appeal . too close to farm buildings and cannot be delivered	Suitable site well related to settlement and other dwellings. Adjacent farm building represents constraint to part of site at present
Ireby		
174	Village should be allowed steady growth, the settlement boundary is too tight around the village.	There is room for a small amount of growth consistent with its role as a limited growth village. Lies within a sensitive landscape.
Ireby – IRE04		
236	Should not be a discarded site	Affects Listed building and its setting, not so well related to the village.
Ireby – IRE06		
61	Objection based on detailed documents relating to rights of way and easements	Agree. Removed from settlement boundary.
263	No issues but would like to consulted on further stages.	Noted
Kirkbampton		
281	The Council should consider including the whole of Low Yard/Croft Cottage	Agree. Included in settlement limit
Kirkbampton – KBA02		
163, 257	Village hall is opposite existing houses.	Noted
Kirkbampton – KBA03		

163, 257	This is farmland and is outside the village houses already existing. This is not in keeping with the linear layout of the village.	Planning permission granted 2/2017/0110
Kirkbampton – KBA03		
281	Should consider including whole of Low Yard/Croft Cottage	Agree, included in settlement limit
Kirkbride – KBR08		
59	Support this site for allocation	Alternative sites selected for allocation in Kirkbride.
Little Clifton/Bridgefoot		
51	Settlement limit at southern edge should be extended to include 1/LCB/006/R. Surface water drainage issues have been addressed	Not allocating sites in limited growth villages. Not including this site in revised settlement limit. Existing commitments and land within settlement limit sufficient for this limited growth village. This large site is not well related to the settlement.
Little Clifton/Bridgefoot – LCB03		
492	This is not supported. It should be amended to include the land to the south of LCB03, with the boundary drawn along the dashed line which follows the hill contour. This represents a logical rounding off of this part of the settlement.	Only a small site was included within the revised boundary to reflect Little Clifton's role in the settlement hierarchy.
Maryport		
51	Propose extension of settlement boundary on eastern boundary to include land at Thaneville adjacent to Brooklands	Commitments and sites identified for allocation are sufficient for Maryport and judged most deliverable.
184	Site 2/MAR/035/R should be included in new settlement boundary given previous developer interest and fit with the existing housing in the town. Concerns about access to the site would be best addressed by allowing	Included in revised settlement limit.

	a developer to put a plan forward rather than discounting it. Should this site be incorporated into the Preferred alternative site to the east of Ewanrigg Hall, then potentially access to link with the A594	
Maryport – MAR01		
3	The new boundary extension is larger than what we have commented on for the proposed food store and parking, as it now includes the adjoining sports pitches. No concerns . the store is now built and sports pitches are a water compatible use, and in any case, the area is predominantly located in Flood Zone 1.	The boundary is not being extended to include the new Lidl foodstore
Newton Arlosh		
51	Proposed extension to south east boundary opposite Sunny Bank	Newton Arlosh has sufficient commitments for a limited growth village
Plumbland		
327	The boundary behind Firth View should be included within the settlement limit	Disagree . would not relate to village settlement pattern
Plumbland – PLU05		
332	This should be included in the Settlement Boundary.	Settlement boundaries are a planning tool, and do not necessarily define the full extent of the settlement as may be perceived by the local community.
334	Contravenes principle 1b of the guiding principles as the boundary will no longer follow defined features such as curtilages, walls and hedgerows.	Noted
145, 146	The inclusion of PLU05 would encourage inappropriate backland development.	Noted
Plumbland – PLU08		
147	Plumbland farms footprint could be considered a brownfield site by some criteria. Possibility of relocating the farm which would be mutually beneficial to the villagers and farm owners. Although this would require	Part of farm remains in settlement boundary, and permitted development rights

	planning permission for a new farm and dwelling.	exist for conversion of farm buildings into dwellings. Whole farm unit does not relate well to settlement form. Involves uncertain relocation.
145, 146	The inclusion of PLU08 would encourage inappropriate backland development.	Noted
Plumbland – PLU10		
118	There is no need to change this boundary . it is all gardens and curtilage.	Settlement boundary restored to original position.
145, 146	The inclusion of PLU10 would encourage inappropriate backland development.	Settlement boundary restored to original position.
Plumbland – PLU12		
145	The Council should consider extending PLU12 so that it extends to the rear garden fence.	Settlement boundary revised
Prospect – PRO04		
55	This amendment in Prospect is supported, but the line should follow the plot boundary of Red House rather than follow a straight line across the garden.	Settlement boundary revised
Tallentire		
51	Proposed extension to northern boundary adjacent to Solway View	Tallentire is a Limited Growth Village and there are sufficient commitments within the settlement boundary for the plan period.
59	Object to the failure to include the site 1/TAL/003/R in the proposed revised settlement boundary. Consider the site forms part of the built form of the village and is sustainable, suitable and deliverable. The owner is willing to cease agricultural operations at the site is therefore available. There is a high demand for rural housing and this site would help to meet this need.	Tallentire is a Limited Growth Village and there are sufficient commitments within the settlement boundary for the plan period.
Wigton		

261	Eats into greenbelt around Wigton	Noted
212	Settlement boundary should include: 1/WIG/020, 1/WIG/025 and 1/WIG/028.	These sites have not been selected for allocation. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
410	Settlement boundary should be adjusted to include the site 1/WIG/025/R. Site has been adjusted so that it would fit better within an adjusted boundary. Previous application has been submitted and Highways and United Utilities had no objection.	The site has not been selected for allocation. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
Workington – WOR01		
3	Requires recognition of flood risk vulnerability and the sustainability of sites at fluvial and tidal flood risk. The flood risk to these sites is likely to increase in severity over time. Strongly recommend that only less vulnerable and preferably water compatible uses, that do not result in an overall flood risk detriment either upstream or downstream should be considered	Noted. Removed from town centre boundary, but remains in Lower Derwent Valley Policy
Workington – WOR02		
3	No comments	Noted
363	Draws settlement boundary too tightly.	Consider land inside the boundary most suitable for development
Workington – WOR17		
55	This site should be allocated	The site has been included in the settlement boundary as a potential windfall site. Alternative sites selected for allocation.
Workington – WOR24		

45	This is justified. It may be possible in the future to overcome access constraints by land purchases or coming to an agreement with existing land owners.	This site is being excluded from the settlement limit. The site has not been selected for allocation. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
Workington		
45	Consider that the adjustment of the settlement boundary to include site 1/WOR/008 is justified. It may well be possible in future to overcome access constraints by future land purchases or coming to an agreement with existing land owners. Drawing settlement boundaries too tight store up trouble for the future, restricting flexibility to cater for future growth. It would be logical to continue the settlement boundary in a straight line from the north west boundary along the north of Whitestiles.	Settlement boundary is not being extended to include this site. The site has not been selected for allocation. There is sufficient land supply for the plan period with the combination of the allocated site and planning consents.
General comments		
58	Retention of settlement limits does not reflect NPPF at paragraph 182. Fundamentally inflexible and restrictive policy mechanism that stifle growth. Housing targets should be expressed as a minimum not max, and development boundaries can be counterproductive and prevent a council reaching targets. NPPF does not specifically recognise settlement limits and there is not preclusion of edge of settlement sustainable greenfield sites where it is considered appropriate. NPPF is more flexible. If the Council progresses with the inclusion of settlement limits, should include reserve sites.	The intention to define settlement limits was outlined in the Allerdale Local Plan (Part 1) in support of the spatial strategy. Settlement limits have been amended to allow sufficient growth in the plan period. Council not proceeding with reserve sites.
Comments on sites from previous consultations		
Workington		

1/WOR/024/M		
3	<p>Borough Park and the Derwent Park area sit on higher ground which is recognised in the Digital Terrain Model for the River Derwent. This is why Flood Map for planning indicates the majority of the site (apart from the current access) is indicated as being in Flood Zone 1, little or no flood risk. Lonsdale Park and Cloffocks east of New Northside Bridge is at risk of flood from tidal and fluvial sources or the River Derwent and Soapery Beck or in combination. The River Derwent is currently being re-modelled and the model runs will include updated allowances for climate change. This will refine our understanding of flood risk and provide a good baseline for the forward look to 2115 for development and flood risk purposes. It would be better to try and understand the flood risk issue arising from the site, as clearly the high ground that Borough Park sits on has the effect of creating a pinch point in the tidal and fluvial flood plain, with the land on the left bank upstream to Yearl Weir becoming flood storage during big floods, with existing properties flooding in the Hall Brow Area and also the New Leisure Centre, being at increasing risk over time due to the increased likelihood of big floods as a result of climate change. It is beyond the scope of this enquiry, but with no FGIA allocation, the redevelopment of sites such as this really does need to factor in deliverable flood risk benefits for the general community. In terms of NaFRA, this has been updated more recently and it looks like the high ground of Borough Park and indeed the former navvies railway embankment has been stripped out to give a more generalised banding.</p>	Noted
1/WOR/032/E		
38	<p>Strong objection to this site due to its significant adverse impact on the route of the ECP and important nature conservation interest of the site. Suggested enhancements of the nature conservation interest are wider than stated and any development would have a significant detrimental impact on this valuable area</p>	<p>Wording in individual site policy to reflect biodiversity value and English Coast Path. Habitat Regulations Assessment indicated no likely significant effects.</p>

Maryport		
1/MAR/009/E		
29	Glasson Industrial Estate . agree with proposed use of industrial units.	Noted
38	Site may impinge on the land which is a valuable part of the open recreational and conservation land known as Risehow.	This allocation does not impinge on the route of the ECP and Maryport Coastal Park. Reference has been made to the ECP, and biodiversity in the individual site policy.

Appendix B

Summary of comments received – Focused Consultation

Representor number	Comments	Council's response
Question 1: Do you agree that the Council should introduce a Housing Standards policy?		
35, 220, 449, 452, 461, 474, 477	No comments provided	Noted
122, 459	I think that all new housing estate developments should conform to national standards, as there is little point in establishing new dwellings that are not sufficiently large enough or lack utilities.	Noted
21, 144, 459, 464, 481, 482, 483, 485	A certain proportion of, or preferably all, new build houses should be designed specifically for older people, with the advanced standards set out on Page 6. Especially with an increasingly ageing population, accessible and adaptable new build dwellings are good ideas . homes that can be easily adapted over the lifetime of residents is important, both in promoting the independence of the occupier, but also reduce requirements around domiciliary and residential care.	Noted
144	Policies S2, S4 and S7 are all still relevant . more than ever. In all new housing developments, the balance of housing sizes should be considered more carefully. As stated on page 5 Allerdale has an aging population, which will certainly increase. Possibly the reason that older people want to stay in their own homes is that there is no suitable downsizing property in their immediate village or area. They would rather stay in a (usually larger family) home, than move away from family and friends. Stonehouse Park in Thursby is a 1970s development with a very even balance of bungalows (several sizes), dormer bungalows, two story detached and semis. It provides homes for a wide variety of owners, old and young, families to single occupiers. St Andrew's View is the latest development in the village, and still being constructed, offers a very different housing stock: out of 69 homes, three will be three dormer bungalows, the rest to be 3, 4 or 5 bedroom homes. Yes . there is the required percentage of affordable units but I am writing about the size of housing stock offered. If the Council feels further housing development is required in Thursby, is this to be a benefit for residents and new comers to maintain a community, offering a balanced variety of house sizes, or provide (as St Andrew's View is widely considered to be) expensive housing for a	Noted

	more limited age range, serving as a satellite development for Carlisle.	
464	We need to cater for all sections of the population, not just young families. This should not cost a great deal to implement if done at the design stage rather than retrospectively. This should also ensure a good age mix of occupants on the new estates. In town, where smaller plots of land are being developed, or infill or rebuilding is taking place, it may not be possible to accommodate such changes in the designs, so we should look to create opportunities for sustainable elderly living wherever possible in our new builds.	Noted
466	Sustainable Homes should never have been withdrawn . not to build homes which are both environmentally sensitive and as near as possible to carbon neutral in both construction and use is criminally negligent considering current technologies. Don't the Government remember they signed the Paris Agreement? The withdrawal of Lifetime Homes is acceptable only if Cat 2 (M4(2)) is at least to the same standard.	Noted
457	However, should be mindful of current parking issues and problems.	Noted
450	Depends what is meant by housing standards	The proposed policy is linked to Building Regulations which set out clear requirements.
472, 478	It is acknowledged that there is an ageing population within the district, and indeed the County. However, the NPPF and PPG require proper justification and a robust evidence base in support of any proposed housing standards policy. Therefore, if the Council wish to pursue such a policy then a full justification and robust evidence base would be necessary to support the proposed policy taking account any impact on site viability and deliverability of housing.	The policy options are tested in the Allerdale Viability Study 2018 and background evidence is set out in the housing standards topic paper.
478	The findings from the household survey undertaken for the Allerdale Housing Study 2016 revealed 81% of older people want to stay in their own homes. This would suggest there is demand to improve the accessibility and adaptability of existing homes (housing stock) as a priority over new builds.	It is acknowledged that there is a need to adapt existing housing and funding is available. The aim of this local plan policy is to make future housing stock more adaptable for the changing needs of the local population.

492	The Local Plan should reflect the County Council's commitment to the development of extra care housing and supported living throughout the County. The Local Plan should seek to provide more explicit support for the development of extra care housing.	The Council has liaised with the County Council's Adult Social Care team in the preparation of the IDP. In addition, Policy S7 of the Local Plan (Part 1) supports this type of development.
492	Consideration should be given to opportunities to increase the accessibility, adaptability and wheelchair standards in new dwellings.	The optional Housing Standards has been included in the Local Plan (Part 2) as a planning policy.
Question 2: If a Housing Standards policy was introduced, is there a minimum development size to which it should be applied?		
122	No comments provided	Noted
459	There would have to be a practical individual property size limit set on the mandatory building regulations whereby such advanced standards as described above are no longer mandatory, but should be aimed for if possible. However, the regulations should apply to all new builds of a certain size, whether as part of an estate development, or as solitary developments.	Noted and this option was taken forward for viability testing as a preferred policy approach.
466	All housing built should be to the highest specifications possible for materials, workmanship and energy efficiency including means of onsite generation or community generation scheme. This should apply whether it is for one or more dwelling, taking into account location, aspect and surrounding architecture. It makes sense to plan groups of houses so as to maximise solar and passive heating, gain the greatest benefit from schemes such as small scale community wind turbines or ground source heating. Unfortunately the Government in their infinite wisdom have virtually killed the domestic solar industry, rather than embracing it into the building regulations. Again criminally negligent.	Policy S2 and DM12 of Local Plan (Part 1) encourages sustainable construction methods.
144	The Housing Standards option sounds perfectly sensible. The builders should be kept to those requirements if agreed	Noted
450	This is dependent on where the housing is to be built (e.g. Thursby should not sustain more than 8-9 house plots)	The appropriateness of the overall size and location of a

		housing development is a separate matter to the proposed housing standards policy . these issues will be assessed under other Local Plan policies.
478	To be in accordance with national planning policy, any minimum development size threshold proposed which requires a proportion of houses within a development to achieve the housing standard policy should be clearly defined and evidence based. In the absence of such evidence and scrutiny, proposed policy would not be supported.	The policy options are tested in the Allerdale Viability Study 2018 and background evidence is set out in the Housing Standards Topic Paper.
478	Any minimum development size threshold should not undermine site specific viability when considering existing local and national policy requirements, particularly in the context of the adopted affordable housing policy (Policy S8). The proposed policy should be fully tested and examined and subject to a plan wide viability assessment. In this respect, it is considered that any proposed housing standard policy should be sufficiently flexible to response to local context and site specific viability. For the above reasons, there are concerns about the potential viability implications of this proposed policy in the context of other policy requirements and for ensuring competitive returns for developers and landowners.	The policy options are tested in the Allerdale Viability Study 2018 and background evidence is set out in the Housing Standards Topic Paper. Flexibility on viability grounds would be built in to the policy.
35, 220, 449, 457, 464, 474	No comments provided	Noted
462, 481, 482, 483	The policy should apply equally to all developments, including single dwelling projects. This is because many of the examples of standards quoted in the consultation document (low thresholds, wider doors, greater circulation space etc.) are equally beneficial to the quality of life of able-bodied persons and young families. Apply it to all new houses within Local Service Centres and towns.	Noted and this option was taken forward for viability testing as a preferred policy approach.
462	Developers would not be disadvantaged as the inclusion of such standards would add to the marketability of the dwellings.	Noted
21	Given the free market nature of housing, it would be too difficult to rely on older inhabitants being able to move to an adaptable home unless the proportion of	Different options were tested through viability and

	housing was very large indeed. The policy may be better aimed at 100% of specific to-be-built estates (e.g. those within the boundaries of settlements at Local Service Centre or above in the settlement hierarchy) and not apply it to small rural community developments. The assumption would be that there will be a future market for people moving to the towns for services and not to the countryside for retirement etc. but that would need careful consideration.	sustainability appraisal.
Question 3: Do you agree that there should be the introduction of a policy that requires new developments to have broadband connections?		
35, 122, 220, 449, 457, 461, 464, 474	No comments provided	Noted
447, 485	Strongly recommend that a policy is required to ensure that proactive provision is made in new properties for fast broadband. Making fibre broadband infrastructure provision at the planning stage of a development is typically the cheapest and most efficient way of supporting access to high speed and future proof services to residents or businesses at the point that a property is habitable. If developers fail to make such provision the residents of such new properties will be disadvantaged and efforts to increase high speed broadband access across Allerdale will be undermined.	Noted
144, 466, 485	The inclusion of the necessary infrastructure at the development stage will save future occupants having to retrofit the equipment, thereby saving time, money and disruption.	Noted
452, 466	Many people now work from home and need connectivity. Older people who may not have family/visitors will feel connected to the world and, if unable to travel, can order goods online.	Noted
144, 462, 466, 477	Developers are expected to provide new dwellings with connections to gas, water and electricity. It is logical that internet access, which has become an everyday necessity, is also provided by the developers.	Noted
21, 481, 482, 483	If there is a Government initiative.	Part of the Government's Digital Economy Act 2017 seeks to provide better connectivity so that everyone

		has access to broadband wherever they live.
459	<p>Most properties will already have the potential for a basic telephone line broadband connection, this should be provided as standard in all new properties, even those of a smaller size and number. As far as I am aware, the roll out of fibre optic high speed broadband is taking longer than expected, and the service itself will cost more to consumers than the basic broadband already available. It will be difficult to achieve a blanket roll out of fibre optic broadband to all developments, as some people will not want to pay extra for installation or for the service itself. I think that for several years there will probably be a mix of the different types being adopted by consumers across Allerdale. Due to the difficulty of retrofitting the fibre optic broadband equipment in older properties, it would make sense to have a policy that provided high speed broadband to the new housing estates and industrial units first of all . a standard design to fit standardised houses and units . and then deal with the more difficult properties and more reluctant customers, later. Individual new properties and those in isolated locations would be able to choose whether they adopted high speed broadband or not, should it be possible to achieve a connection in their location.</p>	<p>The policy aim is to ensure that whatever the approach, connection to broadband is considered at an early stage of any new development project.</p> <p>It will not be possible to use the policy to install broadband in existing housing, unless it is the subject of a planning application for development.</p> <p>The Council will support appropriate telecommunication expansion within Allerdale in accordance with Policy DM13. This includes work being carried out as part of the Connecting Cumbria project, which is rolling out superfast broadband connections across Cumbria.</p>
144	<p>Anywhere with a decent 4G signal will now provide a very reliable and fast connection, so a cable connection may not be essential.</p>	<p>The policy allows for alternative broadband methods (including wireless) to be implemented, if an adequate fibre network cannot be established.</p>
21	<p>Policy 21 use of the word may as a get out for developers</p>	<p>Flexibility may be required in the application of this policy,</p>

		although robust evidence would be required to justify departure from the policy.
447	In paragraph 3 on page 9 it talks about the support for installing FTTP as a Cumbrian scheme. Nationally Openreach have made the offer to all developers that if they engage with the Openreach new sites team at the planning stage of a project of at least 30 properties that installation of FTTP infrastructure will be carried out at no cost to the developer. We understand that because of the competition in the market that other network suppliers, like Virgin Media, are making very similar offers to developers to expand their networks. We anticipate that because of the competitive climate nationally that this type of support will be available to developers for the foreseeable future rather than a local scheme that may need to close within the current budget cycle.	Noted. However, the threshold of 30 dwellings currently applied by Openreach is based upon an agreement and commercial judgement which could change during the Local Plan period. Therefore it is considered inappropriate to include this as a requirement.
472, 478	The requirements of the policy in relation to a Broadband Statement setting out the current connectivity of the site and the potential for future provision may seem reasonable, however, the Council should be aware that some providers are no longer able to provide Connectivity Statements which may limit the information available to applicants and may again cause delay and limit deliverability.	The requirement for applicants to provide a Broadband Statement has been removed.
478	The NPPF (Paragraph 43) encourages LPAs to support the expansion of electronic communications networks, including telecommunications and highspeed broadband+. However, the NPPF does not encourage LPAs to restrict development if broadband speeds are not achieved. The delivery of high speed broadband is supported and benefits of equipping dwellings with such infrastructure are recognised. As such, all of our developments of 30 dwellings and above are registered for FTTP. Story Homes are also in talks with service providers to secure superfast improvements and to ensure our sites are capable of superfast as a minimum but aiming towards ultrafast.	It is not the intention of the policy to restrict development based on the broadband connectivity. However, it is important that broadband connection is considered early in the design schemes alongside other utilities.
450	If people are aware that there is no broadband connection they will choose to buy or not (after all you have the same policy of building too close to wind turbines)	Noted
454	No comments provided	Noted
472, 478	The inclusion of digital infrastructure such as high-speed broadband and fibre is not within the direct control of the development industry, and as such it is	It is not the intention of the policy to restrict development

	<p>considered that this policy could create deliverability issues for development and developers. Service providers are the only ones who can confirm access to infrastructure. Whilst, paragraphs 43 to 46 of the NPPF establishes that local planning authorities should seek support the expansion of electronic communications networks it does not seek to prevent development that does not have access to such networks. The house building industry is fully aware of the benefits of having their homes connected to super-fast broadband and what their customers will demand. The Council should work proactively with telecommunications providers to extend provision and not rely on the development industry to provide for such infrastructure.</p>	<p>based on the broadband connectivity. However, it is important that broadband connection is considered early in the design schemes alongside other utilities.</p> <p>The Council will support appropriate telecommunication expansion within Allerdale in accordance with Policy DM13.</p>
Question 4: Should a broadband policy be introduced, should there be a requirement for the provision of a minimum broadband speed?		
122, 220, 449, 452, 457, 474, 477	No comments provided	Noted.
447	<p>It is recommended that there should be a requirement on developers of projects of 30 or more units to install FTTP or similar technology capable of providing ultrafast broadband services of at least 100Mbps. For smaller projects, or individual properties, the installation of ultrafast services should be encouraged but where this is unreasonably onerous the developer should still engage with network providers to make provision for high speed broadband; ideally making provision for superfast broadband of at least 30Mbps.</p>	<p>Noted. However, the threshold of 30 dwellings currently applied by Openreach is based upon an agreement and commercial judgement which could change during the Local Plan period. Therefore it is considered inappropriate to include this as a requirement.</p>
35	It should be fast to superfast	Noted.
21, 462, 481, 482, 483	Yes, a minimum speed should be specified. This requirement would need to incorporate a review process so that the minimum requirement could be updated as technology improves and broadband speeds increase.	Noted.
144	In an ideal world, it would be marvellous if a minimum broadband speed could be guaranteed. There are many factors unfortunately that need to be taken into consideration that is beyond the developers, planning department or the	Due to changing developments in broadband speeds, and the differences in speeds across

	Council's control. If fibre optic (the most reliable for super-fast connection known today) is automatically installed in new builds, then the builder has done the best they can do.	the district, it is not possible to specify a minimum speed.
459	<p>All efforts should be made to bring broadband speeds in rural areas up to the same standard as available in town, with priority given to the Principal Centre, Key Service Centres, Local Service Centres and strategic rural businesses, before rolling out finally into more difficult to reach isolated locations. However, the rural residents should not be neglected and left until last . hubs of high speed broadband availability should be created at significant rural locations if possible. At present there seems little need to improve upon the broadband speed available through the telephone line in the larger centres such as Cockermouth . I have no problem with my broadband speed here. But in rural locations this may be markedly different. I would concentrate on connecting businesses and new housing estates first, then roll out to the rest of the properties in the Key and Local Service Centres at the same time as the larger rural settlements. We should not let large swathes of the countryside remain miles from a decent internet connection, whilst in towns everyone has perfect service. Rural dwellers may depend more on the internet for, for example, food shopping and communications, than residents in town. If possible, connect rural schools, village halls, religious meeting places and farms as a priority.</p>	<p>It will not be possible to use the policy to install broadband in existing housing, unless it is the subject of a planning application for development.</p> <p>The Council will support appropriate telecommunication expansion within Allerdale in accordance with Policy DM13. This includes work being carried out as part of the Connecting Cumbria project, which is rolling out superfast broadband connections across Cumbria.</p>
454	No comments provided	Noted
450	No but should be a requirement of any developer to state broadband provision available to any prospective house purchaser	The policy will be unable to require the developer to advertise the broadband provision when selling the new houses . this will be the responsibility of the purchaser to obtain this information.
464	Should aim for the current or proposed maximum availability. Setting a minimum attracts low standards	Due to changing developments in broadband speeds, and the differences in speeds across

		the district, it is not possible to specify a maximum speed.
478	The provision of broadband infrastructure is not within the direct control of Developers. Service providers are the primary contributors to broadband infrastructure. Moreover, some service providers are no longer able to provide Connectivity Statements in support of a Broadband Statement which may limit the information available to Developers and applicants with potential impacts on deliverability. It is therefore considered a policy requiring a minimum broadband speed would be unreasonable.	It is not the intention of the policy to restrict development based on the broadband connectivity. However, it is important that broadband connection is considered early in the design schemes alongside other utilities. The requirement for applicants to provide a Broadband Statement has been removed.
Question 5: Should a broadband policy be introduced, should there be a minimum development size that the policy should be applied to?		
449	No comments provided	Noted.
447, 485	Due to the offers made nationally by Openreach and other network providers, it is recommended that there should be a requirement on developers of projects of 30 or more units to install FTTP or similar technology capable of providing ultrafast broadband services of at least 100Mbps. For smaller projects, or individual properties, the installation of ultrafast services should be encouraged but where this is unreasonably onerous the developer should still engage with network providers to make provision for high speed broadband; ideally making provision for superfast broadband of at least 30Mbps.	The threshold of 30 dwellings currently applied by Openreach is based upon an agreement and commercial judgement which could change. Therefore it is considered inappropriate to include this as a requirement.
478	The proposed policy is not clear as to when the requirements would become active. It is also questionable whether there is a robust evidence base which supports the proposed policy. It is therefore considered the proposed policy is unnecessary and unjustified.	The policy requirements will become active when the Local Plan (Part 2) is adopted following an Examination in Public.

		A Broadband Topic Paper has been produced to support the inclusion of this policy within the Local Plan (Part 2).
21, 35, 122, 144, 220, 450, 452, 457, 459, 464, 474, 477, 481, 482, 483	No comments provided	Noted.
235, 462	It should apply to all. This should not be seen as a burden on the developers . provision of broadband access should be a positive marketing feature.	Noted.
Question 6: Do you agree with the introduction of a buffer zone along the Allerdale/Lake District National Park boundary?		
10, 21, 35, 122, 220, 449, 454, 464, 474, 477, 481, 482, 483	No comments provided	Noted.
462, 485	A buffer zone along the Allerdale/National Park border is absolutely essential in mitigating against the adverse impact of medium and large scale wind turbine developments on the views to, and from, the National Park.	Noted.
475	Welcome the recognition that each development will need to be considered on a site by site basis.	Noted.
475	Possible cumulative impacts upon the protected landscapes will need to be considered, and a LVIA should be carried out for all proposals.	Policy S19 of the Local Plan (Part 1) would still apply in terms of assessing proposals.
2, 466, 485	Welcome the intention that appropriate small scale renewable energy options would still be considered.	Noted.
144	I am all for wind power, and for individual businesses/farms to install their own turbines. Allerdale however seems to have enough large scale commercial wind	Noted.

	farms to be fulfilling their quota.	
25	<p>However, the proposal identified using the boundary of the Landscape Type 12b from the Cumbria Landscape Character Guidance and Toolkit is insufficient in scale. The policy should be more transparent as to its intention: if the buffer zone intended to create a larger area of protected land where that land has its own characteristics worthy of protection then the area of Rolling Fringe (Type 12b) landscape provides a suitable way of defining the area to have extra protections. However, if the intention is to protect the visual amenity of the Lake District National Park by preventing large scale wind energy developments close to the National Park that would visually intrude on users of the LDNP then distance from the National Park boundary should also be a consideration. The buffer zone should consider the visual amenity and include both the type 12b landscape and also all land within a prescribed distance from the LDNP boundary and would suggest a distance from the boundary of 3km might be appropriate. The current proposal (Figure 1 in the consultation) shows a buffer zone of less than 1km depth in the Eaglesfield area . this is considered inadequate.</p>	<p>Policy S19 of the Local Plan (Part 1) would still apply in terms of assessing all wind turbine proposals.</p> <p>Landscape Type 12b & 11a (foothills) is judged a proportionate response to the Lake District World Heritage Site, making clear that the most prominent upland areas adjacent to the national park boundary (and against which the Lake District National Park is viewed) are not appropriate for large scale wind turbine development.</p>
462	<p>Given the National Park's recent World Heritage designation, Allerdale Council should consider making the buffer zone a turbine free area, rather than one restricted to small scale turbine development.</p>	<p>It was decided not to make the buffer zone a turbine free area as the Council would still like to support sensitive and suitable small scale renewable energy schemes which are consistent with Local Plan policies.</p>
478	<p>Clarification is sought that the buffer zone would relate to Wind Energy development only</p>	<p>Yes, the buffer zone would relate solely to proposals for wind energy developments.</p>
2	<p>The policy wording may need to recognise that large scale wind turbines outside the buffer zone may still have an impact on the significance of heritage assets, and appropriate views assessments would be required.</p>	<p>The buffer zone will be used in conjunction with Local Plan policies which would assess these issues.</p>
459	<p>I think that the National Park Boundary itself should be sacrosanct and that no</p>	<p>It is agreed that large scale</p>

	wind power developments should be allowed within the boundaries. However, I do not agree with the introduction of a buffer zone along the Allerdale/LDNP boundary, or indeed along the Solway Coast AONB boundary. I think that large scale wind power developments can be such valuable assets to the economy and the environment that we should not rule out some of the best potential areas for generating wind power. I think that on lowlands such as the Solway Plain or lower upland areas such as Caldbeck Common, that the clean and elegant lines of a few more wind turbines would not do any harm to the visual environment. Perhaps a limit on their number, within the buffer zone, would be more appropriate.	wind energy developments can generate valuable wind energy. However, this type of development should be located in the most appropriate areas, and it is considered that the identified buffer zones are locations which are highly sensitive to such development and, as such, should be given a level of protection.
Question 7: Do you agree with the proposed changes to Policy S17?		
21, 35, 144, 449, 462, 474, 482, 483	No comments provided	Noted
2	While we support the intention behind the proposed policy changes, the wording requires slight amendment to ensure that it fully protects heritage assets and reflects the requirements of the NPPF. The NPPF refers to the significance of heritage assets and also recognises that their setting can contribute to that significance. We would therefore suggest that the second paragraph of the proposed new wording is amended to the following: providing providing that no direct or indirect adverse impacts on ecology, landscape character or <u>the significance of heritage assets (including any contribution made by their setting)</u> would be incurred	Agreed . text amended
485	The proposed changes to the policy will allow the policy to be more flexible in respect of wider tourism accommodation opportunities while affording protections to the Borough's assets.	Noted
2	While we welcome the references within the supporting text to the Hadrian's Wall WHS, the Plan needs to refer (either here or elsewhere) to the full name of the WHS. In addition, there also needs to be reference to its Outstanding Universal	Agreed . text included

	Value (OUV). The NPPF is clear that World Heritage Sites are of the highest significance and the National Planning Policy Guidance states that it is essential that appropriate policies are included in the Local Plan to maintain the integrity of the WHS, its buffer zone and wider landscape setting. Proposals should therefore, where possible, seek opportunities to sustain and better reveal the significance of its OUV as set out in the adopted Statement of OUV, in which the landscape setting is a significant component, and development should not be permitted if it would compromise the OUV of the WHS.	
2	The supporting text refers to tourist accommodation in other locations. However, there is no policy reference to potential impacts upon the historic environment within this paragraph. This needs to be incorporated, in order to be consistent with the rest of the text and to ensure the necessary protection for heritage assets as required by the NPPF.	Agreed . text included
Question 8: Do you have any comments to make on the Lillyhall Green Infrastructure network map?		
35, 477	Support the introduction of the map	Noted.
475	Identifying this network early in the planning process is crucial to strengthen the network.	Agreed.
459, 485	It is important to keep as much natural woodland and wildlife habitat untouched as possible. It is considered that the proposed green infrastructure network will provide a strategic framework for the development of the estate.	Noted.
459	Unfortunately I cannot open the Green Infrastructure Map, but I would strongly argue for maintaining as much green infrastructure intact as possible.	Noted.
449	Plant more trees	Noted.
477	Would add support to the Council in allocating the use of the Lillyhall site in general for the use of green energy, including wind turbines. Renewable energy is best placed in this industrial environment as opposed to the open countryside, the noise and visible intrusion is limited amongst industrial units and does not affect residential areas.	The Wind Energy Buffer Zone and Policy S19 take a proactive policy approach to renewable energy in suitable locations.
466	The green infrastructure overlay is a very small proportion of the other areas. It could be increased into the employment allocation	In addition to the green infrastructure mapped network, Policies S4 and DM14 ensure that the design schemes

		incorporate additional landscaping and enhancing the network.
Question 9: Comments on sites and proposed settlement boundary amendments		
Workington		
1/WOR/064/R		
478	The site is not in a flood risk area	Noted.
478	The site is considered deliverable as it is available, suitable and achievable.	Noted.
478	The Council states that access would be taken off Seaton Road; Story Homes are agreeable with this.	Noted.
478	Seaton has a large number of services, which are within walking distance of the site	Seaton forms part of the Principal Centre in the Spatial Strategy.
478	The site is defined by existing mature hedgerows along the boundaries and the topography of the site is such there would be minimal impact on the existing landscape character	Noted.
485	Access should be towards the Seaton end of the site to accommodate visibility requirements	This site has been assessed in the Local Plan Site Access Assessment Study 2018.
485	Greenfield runoff rate not to be exceeded. Sustainable drainage measures should be determined early in the planning process.	Noted. Advisory note added to individual site policy
485	Detailed consideration of education issues should be undertaken through the revised IDP as there would be insufficient school places in Seaton.	Noted. A revised Infrastructure Delivery Plan (IDP) is being produced to support the Local Plan (Part 2).
458	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.	Noted. Added to individual site policy
35, 478	This site would disrupt the green space between the settlements of Seaton and Workington, and blur the established settlement boundary	Allocation of this site will involve development of land between Seaton and

		Workington, but the effect on the individual identity of Seaton will be limited
1/WOR/101/R		
458	No archaeological issues	Noted.
2	Adjacent to St John's Church Grade II building and the Portland Square Conservation Area . the Local Plan needs to demonstrate that it has assessed the impacts of the proposed allocations, possibly through a Heritage Impact Assessment	Agree sensitive development will be required in order to be compatible with adjoining 2* listed building, close to conservation area. Assessed by Council Conservation Officer, and advisory note added to individual site policy. Potential to improve appearance of site.
485	No drainage issues	Noted.
485	Detailed consideration of education issues should be undertaken through the revised IDP as the catchment primary schools are close to capacity.	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
35	This site is already developed	Would involve redevelopment of site for an alternative uses.
485	St. John's Court is too narrow for a satisfactory access to be provided. Access would not be permitted on the frontage of Jane Street or Washington Street due to junction proximity. Based on current evidence, development of this site is not considered acceptable due to significant access constraints.	Proposals would involve redevelopment of an existing town centre site, accessible on foot.
4/WOR/102/M		
488	41 Small Blue butterflies were recorded in this area in June 2014.This is alongside the site above probably the most important remaining site for the butterfly in Workington being important not only for the numbers of butterflies present but also the fact that the old railway line is an important connectivity corridor.	Noted. The Council is not proposing to take this site forward for allocation.
4/WOR/103/R		

480	Main combined gravity sewer, a pumping station and associated UU right of access lies on the site . these will need to be maintained and kept free at all times	Noted. Site not taken forward to allocation
485	Access is acceptable in principle	Noted. Site not taken forward to allocation
485	The whole site is in Flood Zone 3 (high probability of flooding). A developer would need to demonstrate that there are no sequentially preferable sites in Flood Zones 1 or 2. It would then need to pass the Exceptions Test. Based on current flooding evidence, development of this site is not acceptable.	Noted, although not all of the size is in flood zone 3. Site not taken forward to allocation.
485	Detailed consideration of education issues should be undertaken through the IDP revision.	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
459	I would be interested to know what type of developments is planned for this area. Is this part of the 650-home Persimmon housing development? Or a holiday/leisure type development? I would prefer to see some quality houses, with associated facilities such as a playpark and football pitch, meeting places, community centre etc., rather than a tacky holiday camp or caravan park. The quality of the Workington Harbour, Slagbank and beach front as an attractive recreational resource also needs to be maintained, whilst remembering that many people go there to walk, walk their dogs, look at the view or eat their takeaways, and so residential parking and tourist parking must be combined. Provision of litter bins and lifebuoys essential!	Not part of the Persimmon housing development. The site has been put forward for a number of uses . residential, retail, employment, tourism & leisure. Comments regarding attractive recreational resource, and need for quality development noted. Site not being allocated.
458	There is the potential for archaeological industrial 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	Noted. Site not being allocated.
448	Any development on the land must not interfere with the ability of vessels using the Port of Workington to see the aids to navigation some of which are illuminated	Noted
35	This is not a suitable development site. It contains important amenity and infrastructure elements including access to the foreshore and amenity open space and navigation beacons. It is an important site for Small Blue Butterflies and is a part of the C2C Cycle route and England's Coastal Path	Agree that parts of this site perform an important recreation and amenity function, and is sensitive to

		development; the blue butterfly, English Coastal Path and C2C cycle route are factors to consider in any development of this site. Site not being allocated
1	The proposed site is located on an area of open green space which is located on the edge of the coast, contains the English Coast Path and borders the Derwent River estuary. Development on this site proposes significant risk to the surrounding designated sites and the adjacent river estuary/sea.	Agree that the English Coastal Path and the estuary would be key factors to consider in any development of this site. Site note being allocated
1	The proposed site is also adjacent to Flood Risk Zone 2/3 and is therefore at significant risk of flooding.	Noted. Site not being allocated
1	Site should be maintained as open space	Noted. Site not being allocated
4/WOR/104/R		
485	Access is acceptable in principle	Noted.
485	No drainage issues	Noted.
485	Detailed consideration of education issues should be undertaken through the IDP revision.	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
480	Pressurised treated water distribution main present on the site.	Noted
458	There is the potential for archaeological industrial 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	Noted
35	This site is already developed	The site is available for redevelopment
488	This is a site where 24 Small Blue butterflies were recorded in June 2014.	Noted. Site not being allocated.
4/WOR/105/R		
485	Access is acceptable in principle	Noted.
485	No drainage issues. Important for greenfield run-off rate not to be exceeded.	Noted
485	Detailed consideration of education issues should be undertaken through the IDP	Noted

	revision as catchment primary school is full.	
458	No archaeological issues	Noted.
35	The site is already scheduled for development	Planning permission has been granted for housing on this site during the site allocations process. 2/2017/0121
1	The proposed site is approximately 100m from the coastline and acts as functionally linked land for birds.	Planning permission granted 2/2017/0121
1	The England Coast Path runs in close proximity to the site.	The ECP runs along the coastline to the rear of the site, but does not abut the site boundary. Planning permission granted 2/2017/0121
1	The sustainability of the site in relation to coastal erosion is weak.	Planning permission granted 2/2017/0121
4/WOR/106/R		
486	The NPPF supports the allocation of this site through paragraphs 23, 37 and 70 of the Framework	NPPF paragraphs relating to the vitality of town centres, balancing land uses within the area to minimise journey lengths, and the delivery of social, recreational and cultural facilities, applicable to more than just this site in the site allocations process. Part of site already operating for retail, part has planning permission

		for mixed uses. Lies within settlement limit, but not close to town centre. Alternative sites closer to town centre available.
486	The site is easily accessible by a variety of sustainable and public modes of transport	Agree that the site is accessible by bus.
21	Could be suitable for allocation with sensitivity . access could be made acceptable. There is already noise from existing businesses and that situation should not be worsened.	Noted. Site not taken forward for allocation
2	Within approximately 200m of the Burrow Walls Roman Fort Scheduled Ancient Monument . the Local Plan needs to demonstrate that it has assessed the impacts of the proposed allocations, possibly through a Heritage Impact Assessment	Noted. Site not taken forward for allocation
458	There is the potential for archaeological industrial 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	Noted. Site not taken forward for allocation
1, 21	The proposed site is adjacent to Siddick Pond SSSI. Whilst the existing site is already hardsurfaced and in industrial use, any future development should be subject to mitigation to avoid a detrimental impact on the pond. Any further development should also seek to enhance the surrounding environment and SSSI.	Noted. Site not taken forward for allocation
480	A number of assets are present on the site which will need to be given due consideration (pressurised treated water distribution mains, combined and foul sewer rising mains and gravity foul and surface water sewers)	Noted. Site not taken forward for allocation
485	Site requires substantial highways improvements. The site does benefit from planning permission but highway improvements are required to support the delivery of development.	Noted. Site not taken forward for allocation
485	No drainage issues	Noted.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).

35	This site is already scheduled for development/developed	Planning permission granted for part of the site 13 th April 2017
486	Site should be allocated for retail, leisure, tourism and economic purposes to meet future demand given the role the existing development plays in these sectors. This would reflect the potential for wider mixed-use regeneration. The allocation would reflect the established location of the existing development and present a natural extension which the Retail Study confirms there is scope for in the comparison goods market.	NPPF paragraphs relating to the vitality of town centres, balancing land uses within the area to minimise journey lengths, and the delivery of social, recreational and cultural facilities, applicable to more than just this site in the site allocations process. Part of site already operating for retail, part has planning permission for mixed uses. Lies within settlement limit, but not close to town centre. Alternative sites closer to town centre available.
486	The boundary shown on the consultation excludes the car park and the Edgar car showroom . this area was submitted to be considered as part of an allocation and therefore it is considered that the whole site needs to be included as a proposed allocation.	Agree, plotting error. Corrected and re-consulted on June 2018
488	The site is opposite the windfarm site above and contains a significant colony of Small Blue butterflies	Noted. Site not taken forward for allocation.
4/WOR/107/R		
458	No archaeological issues	Noted.
480	A main surface water gravity sewer passes through the site	Noted
485	Acceptable in principle in highways terms. Will need to take access off Lawrence Street	Noted
485	No drainage issues	Noted.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local

		Plan (Part 2).
35	The site is already developed	
4/WOR/110/R		
458	No archaeological issues	Noted.
485	Acceptable in principle in terms of highways	Noted.
485	No drainage issues	Noted.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP due to the catchment primary school being full	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
458	Object to the of the site extending from the Coronation Avenue estate eastwards, on the grounds that when the Coronation Avenue estate was developed, the development conditions stated that the land in question should remain as a break in development	The land was designated as a Locally Important Landscape in the Southern Allerdale Local Plan 1993, and as part of a green wedge/corridor separating Seaton & Workington in the Allerdale Local Plan 1999 This policy was not saved as part of the Allerdale Local Plan (Part 1) adopted 2014. No designation proposed in new plan.
4/WOR/111/R		
458	There is the potential for archaeological industrial remains to survive buried on the site and, in the event planning consent is granted, it is advised that provisions are made for the investigating and recording of the remains disturbed by the development.	Noted
35	No further objection	Noted.
1	The proposed site is approximately 25m from Flood Risk Zone 2 on a currently open area. Development should not increase run off rates or increase outflow into the River Derwent, 44m to the north, which may impact upon marine designations downstream.	Noted
485	Access is acceptable in principle	Noted.

485	No drainage issues	Noted.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
4/WOR/112/R		
458	There is the potential for archaeological industrial remains to survive buried on the site and, in the event planning consent is granted, it is advised that provisions are made for the investigating and recording of the remains disturbed by the development.	Noted
35	No further objection	Noted.
1	The proposed site is approximately 25m from Flood Risk Zone 2 on a currently open space. Development should not increase run-off rates or increase outflow into the River Derwent, 44m to the north, which may impact upon surrounding marine designations.	Noted.
485	Access is acceptable in principle	Noted.
485	No drainage issues	Noted.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
4/WOR/113/R		
458	There is the potential for archaeological industrial remains to survive buried on the site and, in the event planning consent is granted, it is advised that provisions are made for the investigating and recording of the remains disturbed by the development.	Noted.
35	No further objection	Noted.
1	Whilst already a hard surfaced site, future development should be subject to mitigation to prevent any detrimental impact to flood risk of the adjacent Flood Risk 2 and outflow into the River Derwent, which may act as a pathway to surrounding marine designations.	Noted.
485	Access is acceptable in principle	Noted
485	Site is partially within Flood Zone 3. No drainage issues in remainder of site. Important for greenfield run-off rate not to be exceeded	Very edge of site within flood zone 3, comments noted

485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
1/WOR/050A/R 1/WOR/053A/R		
478	Based on the Local Planning Authorities assumptions (75% on sites over 3 Ha) it is considered the enlarged site would allow for the delivery of approximately 150 dwellings. However, it is possible that the net developable area of the site may be increased. Should this be the case, Story Homes would expect the Local Planning Authority to adopt a flexible approach to this matter in order to ensure that the site design makes the most efficient use of the land.	Noted. There will be some flexibility in numbers depending on final design and layout.
478	The proposed enlargement of the site would allow for a more efficient use of the land which would help to achieve an appropriate density on the site taking account of the existing overhead electricity line which bisects the site to the east.	Noted.
478	Site is well related to the settlement	Agree
478	The existing hedgerows will be considered as part of any future application.	Noted
478	The site is not in a flood risk area	Noted
478	The site is considered deliverable as it is available, suitable and achievable.	Noted
20	Pressurised treatment water trunk mains and associated easements pass through the site (Stainburn Service Reservoir and Pumping Station lie to the north of the site)	Noted
458	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.	Noted. Advisory note added to individual site policy
35	No further objection	Noted
485	Transport Assessment is required. Demolition of the farm buildings in the north-west corner of the site would be essential. Two access points to Stainburn Road are required. Appropriate visibility splays would need to be demonstrated.	Noted. Advisory note added to individual site policy
485	A watercourse marks the southern boundary of the site. Sustainable drainage measures should be included in the design.	Agree . watercourse floods downstream in Stainburn. Advisory note added to

		individual site policy
478, 485	The site should have a runoff rate no higher than the greenfield rate (there are drainage issues in Stainburn).	Agree that sustainable drainage measures will need to be put in place; downstream flooding in Stainburn
478	The proposed site should be subject to mitigation to ensure development would not have a detrimental impact upon the surrounding designated sites or result in outflow into the watercourse to the south of the site, which flows into Flood Risk Zone 3 at the south western end of the site. A buffer strip around the watercourse should be implemented. The large size of the site presents an opportunity to provide new habitats, green infrastructure and SuDS, and deliver a net gain in biodiversity.	Noted. Advisory note added to individual site policy
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as the catchment primary schools are close to capacity.	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
Maryport		
4/MAR/037/R		
458	No archaeological issues	Noted
1, 458	The proposed site would result in an increase in hardstanding and run-off rates, which may increase flood risk around Flood Risk Zone 3 to the southern end of the site.	Noted
458	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as the catchment primary school is close to capacity.	Noted
458	Substandard access. It would be for the promoter to demonstrate to the Highways Authority that satisfactory access was possible. Due to access constraints, the development of this site is not considered acceptable.	Noted. Site not taken forward to allocation
Cockermouth		
4/COC/027/R		
458	No archaeological issues	Noted. Permission granted for single dwelling on 18 th December 2017 under

		planning reference 2/2017/0535
1	PHI Deciduous Woodland and a watercourse a located just south east of the site. Any development should mitigate against any impact upon these habitats and avoid an increase in run-off. Potential to improve or add to the priority habitat.	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
480	A main combined gravity sewer is present on the site	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
485	No drainage issues. Important for greenfield run-off rate not to be exceeded.	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as the catchment secondary school is full.	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
473	No more greenfield sites required in Cockermouth . there are a number of development sites outstanding now (the old fire headquarters, the old hospital, Strawberry Grange and The Laureates)	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
473	Cockermouth is overdeveloped now	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535

473	This site is towards the edge of town and is in a dangerous position with children crossing St. Helen's Street	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
473	St. Helen's Street at school times is very busy for children walking to school and parents parking their vehicles very close to a speed ramp while dropping children off at All Saints School. At least 80% of the street is a single track due to so many vehicles parking on one side, and not residents who live in the area.	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
473	The Planning department keep referring to Cockermouth as a Key Service Centre . the only service left in Cockermouth now is a library which is being provided by Cockermouth Town Council	Disagree. Cockermouth has a full range of services
485	No access would be permitted onto St. Helen's Street (priority road). Access to Tanyard Garth does not meet junction spacing criteria. Due to access constraints, the development of this site is not considered acceptable.	Noted. Permission granted for single dwelling on 18 th December 2017 under planning reference 2/2017/0535
Wigton		
4/WIG/033/R		
458	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.	Noted
485	Capacity issues on Kirkland Road and the B5302. Development would require access from both. A Transport Assessment is required to show that the allocation of the site is possible.	Noted
485	Important for greenfield run-off rate not to be exceeded	Noted
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP.	Noted
34	It's extending the boundary of Wigton into green fields	Noted. Site not taken forward for allocation

Aspatria		
1/ASP/003/R		
458	There is the potential for archaeological remains to survive buried on the site and, in the event planning consent is granted, it is advised that provisions are made for the investigating and recording of the remains disturbed by the development.	Noted. Advisory note added to individual site policy
480	A main combined gravity sewer is present on the site	Noted. Advisory note added to individual site policy
485	For the site to be developed, it would need to be demonstrated that appropriate visibility splays can be provided due to the bend in the road (B5299). It would require footway provision and extending the 30mph speed limit to include the property (currently de-restricted)	Noted. Advisory note added to individual site policy
485	No surface water drainage issues. Greenfield run-off rate not to be exceeded	Noted. Advisory note added to individual site policy
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as any development will put pressure on the catchment primary school.	Noted. Advisory note added to individual site policy
21	Site looks like ribbon development . not in favour of this style	Noted
18	The current settlement ends at the bungalow and after this point is open countryside. Any development at this site would be outside the town limits.	Some new development in the plan period will be outside the existing settlement limits for the town
18	There is not a housing need in Aspatria as there are many empty properties at the present time	It is necessary to allocate sites to ensure housing delivery to meet the housing growth identified in the Allerdale Local Plan (part 1).
4/ASP/014/R		
458	No archaeological issues	Noted
485	While the development appears acceptable in principle, further information on the proposed access arrangement is required.	Further work on this site undertaken as part of transport

		study, demonstrating acceptable access arrangements
485	Drainage issues on Station Road. Improvements on current greenfield run-off rate required	Noted. Advisory note added to individual site policy
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as any development will put pressure on the catchment primary school.	Noted
18	It is the Town Council's view that this site has always been earmarked/reserved for a cemetery.	<p>Planning permission has been granted for use as a public burial ground in the past (planning references 2/1982/0767 and 2/1992/0549).</p> <p>The land was allocated for leisure uses in the 1999 Allerdale Local Plan, but this policy was not saved. The sloping site is not suitable for cemetery use. There is no intention to provide a public cemetery in Aspatria.</p>
18	There is not a housing need in Aspatria as there are many empty properties at the present time	It is necessary to allocate sites to ensure housing delivery to meet the housing growth identified in the Allerdale Local Plan (part 1)
Abbeytown		
1/ABB/002A/R		
458	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	Noted. Advisory note added to individual site policy

	evaluation, in this instance a geophysical survey.	
2	Within approximately 150m of the St Mary's Abbey Holmcultram Scheduled Ancient Monument and the Grade II Abbey Shop . the Local Plan needs to demonstrate that it has assessed the impacts of the proposed allocations, possibly through a Heritage Impact Assessment.	Site assessed by Council's Conservation Officer Advisory note added to individual site policy
485	Access is acceptable in principle	Noted
485	Drainage to be directed away from the village, not using existing drains. Flooding issues to the east. Appropriate drainage measures will need to be put in place for development on this site to be acceptable	Noted. Advisory note added to individual site policy
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP	Noted
4/ABB/007/R		
485	Acceptable in principle. It would require the provision of a footway to the frontage of the property.	Noted
485	Partially in Flood Zone 2. Appropriate measures will be needed to address drainage constraints.	Noted. Part of site in flood zone removed from settlement limit.
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP.	Noted
458	No archaeological issues	Noted
Brigham		
4/BGH/007/R		
46	The site is suitable, available and deliverable	Noted. Brigham has sufficient commitments for the plan period.
46	Highways access can be achieved from School Brow with no significant upgrades required	Noted. Brigham has sufficient commitments for the plan period.
46	The site is physically well related to the existing settlement limit of Brigham and appears as a natural extension to the settlement limit with affecting settlement or landscape character	Noted. Brigham has sufficient commitments for the plan period.
46	The site is sustainably located and within proximity to a range of amenities, services and facilities	Noted. Brigham has sufficient commitments for the plan

		period.
480	A pressurised treated water distribution main runs along School Brow and care will need to be taken to ensure protection of this large diameter treated water trunk main	Noted. Brigham has sufficient commitments for the plan period.
1, 485	A culverted watercourse runs to the south western boundary of the site, flowing into the River Derwent SSSI/SAC approximately 500m to the west. Requires investigation and information from the site promoter Mitigation should prevent pollution to watercourse.	Noted
458	No archaeological issues	Noted
485	Access is acceptable in principle	Noted
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as extra development could put pressure on the catchment primary school and the catchment secondary school is full.	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
21, 220, 481, 482, 483	Previous planning appeal refused on grounds of character and prematurity	The appeal in 2014 dismissed housing on the basis that the development of a greenfield site on the edge of Brigham was not required to ensure that sufficient land was available in Allerdale for housing development, and would be contrary to LP Policy S3. Also concerns that the unsatisfactory state of the culvert might not be rectified with a resultant detrimental effect on surface water drainage in the locality, contrary to LP Policy S29. Site reconsidered in light of current position and further information submitted, but Brigham has

		sufficient commitments for the plan period.
21, 220, 464, 481, 482, 483	There is a current shortfall of 2 housing units for Brigham parish with respect to our Local Plan commitments. This might be made up with a couple of individual windfall sites over time (preferable in-fill, not ribbon).	Noted
21, 220, 464, 481, 482, 483	The land is outside the village boundary	The existing settlement boundaries were established as part of the Allerdale Local Plan 1999 and are being revised as part of the site allocations process, but Brigham has sufficient commitments for the plan period.
21, 481, 482, 483	Development on the site would have landscape impact	The development of this site would result in a localised impact on the character and appearance of the area. Brigham has sufficient commitments for the plan period.
464	Pedestrian safety is a key issue as the village footpaths are narrow and often non-existent	Noted
464	Appears to be ongoing issues with drainage and sewage for further new builds	Brigham has sufficient commitments for the plan period.
464	The school is full and additional children will need to be transported in and out of the village	An Infrastructure Delivery Plan has been produced in order to support the Local Plan (Part 2) which assesses the capacities of schools within Allerdale. If, at the time of a planning

		application, the local school is full, the Developer Contributions SPD would be used to determine the most appropriate way of accommodating children from any new development.
464	Site is on a greenfield site	Development on some greenfield sites within the district will be needed to accommodate the growth set out in the Allerdale Local Plan (Part 1)
21, 220, 454, 457, 464, 481, 482, 483	Development adjacent to Brigham Primary School is not conducive to the educational development of the pupils, and would dramatically increase the risks to parents and children walking to the school from the centre of the village.	The Highways Authority did not object to the development of this site on highway safety grounds, although the issues associated school drop off and pick up times is recognised.
21, 464	Traffic issues on School Brow . constant flow of quarry wagons, subjected to major traffic diversions when A66 is closed, access onto A66 is hazardous	The Highways Authority did not object to the development of this site on highway safety grounds, although the issues associated school drop off and pick up times is recognised.
464	Village roads are narrow and parking is essential for village residents . the roads are, in many places, down to one vehicle width	The Highways Authority did not object to the development of this site on highway safety grounds. Existing issues associated school drop off and pick up times are recognised, and are common with most

		schools.
476	There is too much traffic going past the school already and as there is no parking area for cars to pick up or drop off children, it is already dangerous. Children walk to school on this road.	The Highways Authority did not object to the development of this site on highway safety grounds. Existing issues associated school drop off and pick up times are recognised, and are common with most schools.
220, 457	May cause problems with drainage of runoff water from fields behind	Measures to deal with drainage and run off would need to be incorporated in any development scheme.
454	Immediately adjacent this site, Tawny Owls (<i>Strix aluco</i>) nest annually here and use the proposed allocation/development site for hunting. Any development at all here would mean the birds would leave the nesting area. If this were to happen outside the breeding season, the adult birds would not nest here due to disturbance, and more importantly due to loss of hunting area to feed the chicks. During winter, the adult birds roost here and hunt over the proposed site all year.	Noted.
4/BGH/008/R		
485	Land does not flood but would not be allowed to drain to existing drainage. An alternative means of drainage is required.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as extra development would put pressure on the catchment primary school and the catchment secondary school is full	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
458	No archaeological issues	Noted
463	There is no public right of way as the lane is described as 'occupational' Tractors and service vehicles have a right to use the lane	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit

21, 463	There are no pavements and no room to put them in place. It would be highly dangerous for pedestrians to attempt to use this lane	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
485	Access would be off a farm track which is not adopted highway. The farm track does not appear to be capable of improvement. It would be for the site promoter to demonstrate to the Highways Authority that satisfactory access is possible. Due to significant access constraints, the site is not currently considered acceptable	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
21, 220, 457, 461, 463, 464, 481, 482, 483	Access to the site is restricted, with high walls restricting visibility and barely enough room for a single car. There are no pavements. Increased traffic levels will be dangerous.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
21, 481, 482, 483	Egress is on to High Brigham, close to its pinch point by the Methodist Chapel, which is not a good idea	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
21, 461, 464, 476, 481, 482, 483	Housing numbers have already been met . no more houses are needed before 2029. With two new developments locally (Butterfields and Kirkcross), new housing in the village is plentiful.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
21, 220, 461, 463	The traffic situation in this area of Brigham is challenging. In the past three months we've experienced two situations where access to/egress from our property was not possible due to traffic congestion and cars blocking Barrø Lane. Further development would only exacerbate the situation.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
21, 463	The land has the feeling of back-building.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
461	The access route along Barrø Lane is popular with pedestrians and dog walkers . development in this area would pose a risk to local residents.	Noted. Brigham has sufficient commitments for the plan period. Not included within

		settlement limit
461	Local residents currently place refuse and green bins at the end of Barrø Lane for collection and there is just enough room for everyone's bins. As refuse lorries cannot use Barrø Lane, this proposed development would result in yet more bins at the end of Barrø Lane, which may impact on the gateways of existing residents. The existing bins are sometimes not collected for a few days after emptying, especially in the summer when people are away, which is unsightly and unhygienic. More bins would increase the risk here.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
476	Barrø Lane is a narrow lane with no footpath, so any development here would be unsuitable for access. There are stone walls belonging to adjacent properties so there is no possibility of widening the lane.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
21, 452, 461	There are access issues here which are insurmountable. There is no public right of way as the lane is described as 'occupational' Tractors and service vehicles have a right to use this lane. There are no pavements and no room to put one or two in place. It would be dangerous for pedestrians. It appears to be a 'back building' site. The location cannot sustain more traffic.	Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
457	There is an electricity post carrying cables to an underground supply for the local houses. We strongly object to the unwise development of this site as the problems it would cause and intensify far outweigh the limited benefits.	Should development proceed, utilities serving existing and proposed development would need to be taken into account. Noted. Brigham has sufficient commitments for the plan period. Not included within settlement limit
461	Currently the view from our property looking East is a rural one, a reason we purchased the property. This development would significantly impact this view.	Loss of view is not a material planning consideration
Broughton		
4/BRN/013/R		
458	No archaeological issues	Planning permission granted for single dwelling under planning permission reference

		2/2018/0026
485	Important for greenfield run-off rate not to be exceeded.	Planning permission granted for single dwelling under planning permission reference 2/2018/0026
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as extra development would put pressure on the catchment primary school and the catchment secondary school is full	Planning permission granted for single dwelling under planning permission reference 2/2018/0026
485	Access would be gained from a narrow track which is not adopted highway. It would be for the site promoter to demonstrate to the Highways Authority that satisfactory access is possible. Based on current evidence, development of this site is not considered acceptable due to significant access constraints	Planning permission granted for single dwelling under planning permission reference 2/2018/0026
466	Access is limited. The construction of Soddy Gap Lodge was a development very much out of character with surrounding architecture. To further spoil the approaches to Soddy Gap would be very much a backward step.	Planning permission granted for single dwelling under planning permission reference 2/2018/0026
275	Concerns about the capacity of the sewage system	Planning permission granted for single dwelling under planning permission reference 2/2018/0026
4/BRN/014/R		
1	The proposed development provides a significant opportunity to enhance biodiversity through linking up with PHI Semi-improved grassland located approximately 100m to the south east of the site, bordering the River Derwent.	Noted
485	Important for greenfield run-off rate not to be exceeded	Noted
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as extra development would put pressure on the catchment primary school and the catchment secondary school is full	An Infrastructure Delivery Plan has been produced in order to support the Local Plan (Part 2) which assesses the capacities of schools within Allerdale. If, at the time of a planning

		application, the local school is full, the Developer Contributions SPD would be used to determine the most appropriate way of accommodating children from any new development.
458	No archaeological issues	Noted.
480	Gravity combined sewers and an associated easement passes through the site	Noted.
21, 466, 485	There is insufficient capacity of local roads to accommodate additional traffic. There are significant access constraints which affect the site . based on current evidence development of the site is not considered acceptable. This looks as undesirable on the application site of 2/2016/0751 which was refused	Noted. Alternative site selected for allocation. The allocated site, and commitments provide sufficient land supply for the plan period.
275	Lack of capacity in the sewage system	Noted
122, 275	Access is via substandard junctions (CCC description). Application on land was refused and officers stated: %Officers consider the site as unsuitable for development for a dwelling, due to the unsafe proposed vehicular access arrangements and the adverse visual and landscape impact of the housing development on this elevated site at the entrance to the village. There are local concerns regarding the adverse impact of developing this green field site for residential development. Concerns relate to adverse impacts on visual amenity, the adverse impact on the character of the locality at this gateway site, the loss of agricultural land and existing rights of way into the nearby fields and the Derwent Valley. Access The access arrangements are not considered to be safe by Cumbria Highways due to the restricted visibility within the locality and proximity to nearby junctions.+The same applies to this site.	Noted. Alternative site selected for allocation. The allocated site, and commitments provide sufficient land supply for the plan period.
466	The access around the area is not good. The hill is steep and traffic along the road is already considerable due to the excessive development and the building over of Church Meadows. Any development would be a hazard to road users both on foot, cycle, horse or vehicle during construction.	Alternative site selected for allocation. The allocated site, and commitments provide sufficient land supply for the plan period.

466	Any further development here would adversely affect the visual aspect of the approaches to the villages.	Agree that the site occupies a prominent location at the entrance to the village from the A66
478	It is considered that there are other more sustainable sites available within Little and Great Broughton, namely 1/BRN/004/R	Noted
466	Great and Little Broughton have had more than their fair share of development with the second phase of Church Meadows	Great & Little Broughton is designated as a Local Service Centre in the Allerdale Local Plan (Part 1). In combination, the eleven Local Service Centres are expected to receive 20% of the new housing growth for the district for the period up to 2029. The allocated site, and commitments provide sufficient land supply for the plan period.
Broughton Moor		
4/BRM/009/R		
458	No archaeological issues	Noted
485	Important for greenfield run-off rate not to be exceeded.	Noted
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
485	The site is separated from the edge of the village by 2 fields. There is a safety issue as the road is de-restricted (60mph) with no footways. The site is not considered to be sustainable and has significant access constraints which means that based on current evidence, development of this site is not considered acceptable	Noted. Not taken forward for allocation
21	Unrelated to the rest of the settlement	Agree that the site is divorced from main settlement. Not

		taken forward for allocation
4/BRM/010/R		
21	This site looks better than 4/BRM/009/R	Noted
458	No archaeological issues	Noted
485	No drainage issues. Greenfield run-off rate should not be exceeded	Noted
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP	Noted
1	Opportunity to create habitat linking into PHI Deciduous Woodland, which is located approximately 100m north west of the site.	Noted
485	Acceptable in principle in terms of highways. A frontage footway should be provided.	Noted. Advisory note added to individual site policy
4/DHM/019/R		
458	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.	Noted. The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
480	Main combined sewer passes through the site	Noted.
480	A watercourse runs through the site . the possibility of discharging surface water to this watercourse should be investigated	Noted
1	A watercourse runs through the centre of the proposed site, connecting into PHI Deciduous Woodland 200m downstream, and finally into Maryport Harbour SSSI. Development should be subject to mitigation which allows natural free flow of the river and a vegetated buffer strip. Opportunity to link this with the PHI woodland downstream should be taken. A Construction Environment Management Plan and Foul and Surface Water Drainage Plan incorporating SUDS should be required.	Noted
485	Single access to The Went. The size of the site requires two access points. It would be for the site promoter to demonstrate to the Highways Authority that the	Noted. The number of completions and commitments

	provision of a satisfactory access is possible	for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
485	A watercourse currently passes through the site . this should remain de-culverted. Improvements on current greenfield run-off rate required.	Noted
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as catchment primary school is full	Noted
21, 481, 482, 483	Housing numbers have already been met . no more houses are needed before 2029	Dearham is designated as a Local Service Centre in the Allerdale Local Plan (Part 1). In combination, the eleven Local Service Centres are expected to receive 20% of the new housing growth for the district for the period up to 2029. Commitments and completions in the plan period are taken into account when allocating development sites. The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	Site has had permission refused twice in the past	The number of completions and commitments for Dearham

		are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	Lack of amenities for residents and services cannot cope with more development . the roads are already busy, already have 2-4 powercuts a year, refuse collection will be affected, no GP places, local schools are full, sewerage system will fail	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	Development will cause more localised flooding	Noted. The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	There will be the destruction of wildlife habitats	Noted
479	Approximately 100 houses already on the market which are not selling	Noted
479	There is a lack of employment opportunities for residents	Noted
479	Development on greenfield land will lead to loss of village identity and well used amenity space	Noted, although the land put forward is agricultural land rather than publically accessible open space.
479	The Went will become a vehicular rat run and a safety issue	Noted. The highway authority have indicated that it would need to be demonstrated that

		the provision of a satisfactory access is possible. The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply
Flimby		
4/FLI/013/R		
458	No archaeological issues	Noted. This site is not being allocated
480	A main surface water gravity sewer passes through the site	Noted. This site is not being allocated
485	Small scale frontage development is acceptable in principle. It would be for the site promoter to demonstrate to the Highway Authority that satisfactory access is possible	Noted. This site is not being allocated
485	Attenuated greenfield run-off rate required	Noted. This site is not being allocated
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP as catchment primary school is close to capacity.	Noted. This site is not being allocated
455	There is a blind corner at the top . due to the traffic coming down the brow it is not a very good place to put more houses . it is an accident waiting to happen	Noted. This site is not being allocated
Great Clifton		
4/GRC/017/O		
449	Strongly supported. This flat grassed area is a key community asset. It is almost constantly used by young people for informal sports (mainly soccer), it is the site of community events, such as the annual Community Fun Day, and two shelters with seats (paid for by the Parish Council) are social meeting places. Any suggestion that it should be built over would cause uproar.	Noted. Site to be designated as Amenity Green space
1	Support the use of this area as open space, adding to the green infrastructure	Noted. Site to be designated

	network in the area. This site also provides opportunity to create new habitat and enhanced biodiversity.	as Amenity Green space
458	No archaeological issues	Noted
Kirkbride		
4/KBR/011/R		
485	Greenfield run-off rate should not be exceeded	Noted
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP	Noted
458	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.	Noted. Advisory note added to individual site policy
480	2 water pipe easements run through the site	Noted. Advisory note added to individual site policy
480	The site lies to the north of Kirkbride Wastewater Treatment Works . these sites can emit noise and odour, and appropriate investigation should be carried out to ensure that proposed residential use of the site will be acceptable	Noted. Advisory note added to individual site policy
485	The site has significant access constraints . based on current evidence, development on this site is not acceptable. There are some issues at both ends of the access road. Conflict should not be increased here.	Development of this site would need to be in conjunction with the adjoining site with a shared access.
4/KBR/012/R		
485	Detailed consideration of educational issues should be undertaken during the development of the revised IDP	Noted
458	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.	Noted. Advisory note added to individual site policy
460	The nearby lane does not currently appear to have the capacity to bear more traffic. The link section to the main road has inadequate drainage, frequently floods and is very narrow.	Accessible via Birch Hill Lane
460	The field in question is used as a soakaway for a field drain which drains water	Noted. Advisory note added to

	from the east end of Birch Hill Lane which is not on mains drainage as well as draining water from the link road which floods frequently.	individual site policy
485	No direct access to the highway. Access is via a track with sub-standard visibility splays. It would be for the site promoter to demonstrate to the Highways Authority that satisfactory access is possible. Based on current evidence, development on this site is not considered acceptable in terms of highways	Noted. Access could be achieved from Birch Hill Lane
485	Historic flooding issues. Highway drainage runs through this site. Improved greenfield run-off rate required. Based on current evidence, development on this site is not considered acceptable in terms of flooding	Noted. SFRA recommends site layout and design is considered as part of flood risk assessment. Advisory note regarding surface water drainage added to individual site policy
Thursby		
1/THU/007/R		
468	The site is suitably located within the village, providing balance to the settlement without greatly impacting on any existing properties.	Noted. Site not taken forward for allocation
468	It has a suitable site frontage to provide a safe access with appropriate visibility, and the landscape impact will be minimal due to the location and site topography.	Noted. Site not taken forward for allocation
468	The site boundary as now proposed provides a suitable buffer to the A595 to ensure that there would be no noise issues to the properties on the housing site, and that the road would not be highly visible from the residential development and vice versa.	Noted. Site not taken forward for allocation
468	It will allow the village to suitable grow following the completion of the Story Homes development at the southwest area of the village. The site, as now proposed in this amended form in the current consultation document, is more appropriate to the settlement size, and is now of a suitable size to attract interest from national housebuilders.	Noted. Site not taken forward for allocation
485	While the development appears acceptable in principle in terms of highways, further information on the proposed access arrangement is required	Noted. Site not taken forward for allocation
485	It is important that greenfield run-off rate is not exceeded	Noted. Site not taken forward for allocation

485	Detailed consideration of education issues should be addressed through the revised IDP as both the primary and secondary catchment schools are full	Noted. Site not taken forward for allocation
2	Adjacent to the Grade II Holly Lodge and the Grade II Outbuilding to the north of Whitegates . the Local Plan needs to demonstrate that it has assessed the impacts of the proposed allocations, possibly through a Heritage Impact Assessment	Noted. Site not taken forward for allocation
1	The proposed site presents an opportunity to incorporate green infrastructure and enhance biodiversity to deliver a net gain in the natural environment.	Noted. Site not taken forward for allocation
144	Please consider the variety of house types (bungalows large and small, terraced homes, etc.)	Noted. Site not taken forward for allocation
458	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.	Noted. Site not taken forward for allocation
144	Access: fine, however the nearest entrance/exit onto the A595 would be at the Carlisle end of the village. There has been one fatal accident here that I know of, and many near misses. Would there be a consideration of a roundabout here, or at least a proper feed off lane from Carlisle to facilitate a left turn.	Noted. Highway improvements would need to be addressed as part of any planning application. Site not taken forward for allocation
144	Infrastructure: sewerage . would the present plant be suitable? It is understood there are present problems with drainage at times in The Paddocks, and this new estate would be linked with this area.	Noted. Development would need to be coordinated with UU to ensure that delivery can be coordinated with any required infrastructure. Site not taken forward for allocation.
132, 144	The school does not have capacity for additional children in each year group . this will not be solved just by adding another classroom, all classrooms need enlarging.	Noted. A revised IDP is being produced to support the Local Plan (Part 2). Site not taken forward for allocation.
132, 474	There is no evidence that Thursby requires additional housing above the 70	Thursby is designated as a

	houses already being built at St Andrews . it has no shop, virtually no employment opportunities, and does not meet the criteria for a Local Service Centre and so should not be used to supply housing for other areas.	Local Service Centre in the Allerdale Local Plan (Part 1). In combination, the eleven Local Service Centres are expected to receive 20% of the new housing growth for the district for the period up to 2029. Commitments and completions in the plan period are taken into account when allocating development sites. Site not taken forward for allocation.
132	The housing currently being built at St Andrews site is not yet completed or sold.	Noted. Site not taken forward for allocation
132	This particular site is at the Carlisle end of the village where there are already problems with access to the main A595 road, so buses no longer come to this end of the village and have been re-routed out at the roundabout. A new housing development at this end of the village would need this junction with the A595 to be redeveloped.	Noted. Site not taken forward for allocation
132	This site appears to have been extended in its boundaries and no reason for this has been given . if there is no justification for the initial 70 houses (in addition to those already at St Andrews), then why would the site be extended to provide even more?	Noted. Site not taken forward for allocation
132	There is no pavement into the village from this site and this would not be possible on the same side of the road due to existing properties right on the road.	Noted. Site not taken forward for allocation
474	The changes appear to roughly double the size of the land proposed for development on this site.	Noted. Site not taken forward for allocation
132, 474	I cannot see the justification for building on this site or any other site in Thursby, or for extending existing proposed sites to include potentially an even bigger Noted. If there is to be any further house building it would make sense to contain it to the area of existing St Andrews site where services, access and building	Noted. Site not taken forward for allocation. The site adjacent St Andrews has been selected for allocation.

	processes have already been established and managed, and further development would cause minimal further impact to residents in the village.	
474	The additional housing at the east end of the village will further compound the issue at the junction with the bypass which is already very dangerous and avoided entirely by the Stagecoach buses at peak times. Residents of any estate built here would have to chance their luck at the road end or drive through the village to the roundabout, increasing traffic flow through the village.	Noted. Site not taken forward for allocation
4/THU/017/R		
33, 450	This field is just an extension to the existing 69 dwelling Story estate that is currently under construction. If the site is given permission to build on, assuming about 50 houses are built it creates an estate of over 120 houses which will increase the size of Thursby village by 25%. This is not sustainable due to lack of facilities (no shops, post office is only open 4 hours a week, bus service will not cover this area, school is too small and no further room for extension). It is: too near wind turbine; right up against A595 . accessing A595 directly is too dangerous; additional flood risk; and additional traffic through village).	Thursby is designated as a Local Service Centre in the Allerdale Local Plan (Part 1). In combination, the eleven Local Service Centres are expected to receive 20% of the new housing growth for the district for the period up to 2029. Potential noise issues will need to be addressed. Transport Studies undertaken.
478	It is considered that this site is the most sustainable site available, suitable and achievable within Thursby.	Noted
478	Due to the adjacent current Story Homes development, if this site was to be developed it would have minimal disruption to residents	Noted
478	The site is well contained by the existing road network, residential development and existing mature hedgerow along the boundaries	Noted
478	The site is not in an area of flood risk	Noted
478	The topography of the site is such that there would be minimal impact on the existing landscape character	Noted. Topography undulating and will be a consideration in layout. Advisory note added to individual site policy
478	The site would form a logical extension to the existing Story Homes residential	Noted

	development and the wider settlement	
478	There are a number of services within walking distance	Noted
478	It is considered that any potential noise impact could be mitigated against . work is being undertaken to assess this	Potential noise issues will need to be addressed. Advisory note added to individual site policy.
1	The proposed site presents an opportunity to incorporate green infrastructure and enhance biodiversity to deliver a net gain in the natural environment.	Noted. Advisory note added to individual site policy.
485	The Highways Authority would require a Transport Assessment prior to it being allocated. It may necessitate major works to the A595 (adjacent to the Story Homes development)	Noted. Site assessed in terms of highway safety as part of the Local Plan Access Assessment Study 2018, Allerdale Transport Improvement Study.
485	No drainage issues. Greenfield run-off rate not to be exceeded	Noted
485	Detailed consideration of education issues should be addressed through the revised IDP as both the primary and secondary catchment schools are full	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
458	The site has been subject to a geophysical survey which has identified archaeological assets of local significance. In the event planning consent is granted for this site, it is advised that provisions are made for the investigating and recording of the assets disturbed by the development.	Noted. Advisory note added to individual site policy.
144	Please consider the variety of house types (bungalows large and small, terraced homes, etc.)	Noted
468	It would be a highly visible site from the A595 due to the site topography and minimal boundary hedgerows. Concerns were raised during the course of the 2016 application in relation to additional traffic using Matty Lonning, and a development site such as 1/THU/007/R would ensure that further strain would not be placed on the current road infrastructure at this end of the village	Potential noise issues will need to be addressed. Advisory note added to individual site policy.
468	The site is bounded to the west by the A595 trunk road which would only allow a proportion of the site to be developed out due to the buffer required for noise impact in relation to the residential properties to be constructed. Without a detailed noise assessment being undertaken upfront, it is debatable whether any	Noted. Advisory note added to individual site policy. Topography undulating and will be a consideration in layout.

	of the site is developable due to this major constraint	Advisory note added to individual site policy
132	I cannot see the justification for building on this site or any other site in Thursby, or for extending existing proposed sites to include potentially an even bigger area. If there is to be any further house building it would make sense to contain it to the area of existing St Andrews site where services, access and building processes have already been established and managed, and further development would cause minimal further impact to residents in the village.	Noted
132	The housing currently being built at St Andrews site is not yet completed or sold.	Noted.
468	An additional site in this location would unbalance the existing built form and drag the settlement considerably further to the west.	Noted.
132, 144	The school does not have capacity for additional children in each year group . this will not be solved just by adding another classroom, all class rooms need enlarging.	An Infrastructure Delivery Plan has been produced in order to support the Local Plan (Part 2) which assesses the capacities of schools within Allerdale. If, at the time of a planning application, the local school is full, the Developer Contributions SPD would be used to determine the most appropriate way of accommodating children from any new development.
21	Unrelated to the rest of the settlement	Noted
33, 144, 450	Access is a real issue here. There was much discussion, and argument by many local residents, that this is a dangerous section of the A595, with many accidents narrowly missed by people turning into Low Road. A roundabout should definitely be placed here, and be considered alongside any development to this site.	Site assessed in terms of highway safety as part of the Local Plan Access Assessment Study 2018, Allerdale Transport Improvement Study.
33, 132, 450	Thursby's facilities just cannot take another 50+ housing estate. Thursby should not be classed as a Local Service Centre	Thursby was established as a Local Service Centre in the

		Allerdale Local Plan (Part 1).
468	The residential development on the nearest part of the site would be within 300m of the wind turbine at Howend Farm, which would likely impact on the residential amenity of the dwellings	The Turbine will need to be considered in terms of visual amenity and potential noise nuisance, influencing the design and layout of new development.
33, 144	Infrastructure: sewerage . would the present plant be suitable? It is understood there are present problems with drainage at times in The Paddocks, and this new estate would be linked with this area.	Noted. Development would need to be coordinated with UU to ensure that delivery can be coordinated with any required infrastructure. Site not taken forward for allocation.
33	Lack of conformity with the Local Plan	Does not specify in what way. The purpose of the Allerdale Local Plan (Part 2) is to allocate land and revise settlement limits.
33	Potential for flooding	Noted. SFRA recommends site layout and design is considered as part of flood risk assessment. Advisory note added to individual site policy
33	Lack of footpaths	Advisory note included in site specific policy
33	Would affect access to private land	Does not specify how.
471	When the planning application for the Story Homes development was submitted, throughout the consultation process both the developer and Allerdale Borough Council were invited by local residents to confirm or deny that this development would represent Phase 1 of a two phase development; no reply was forthcoming. It was widely reported at the time that this development would increase the size of Thursby by one-fifth and the potential impact on infrastructure, including	Noted

	<p>highways, drainage and education, was assessed on that basis. The Planning Officer's report, in recommending approval, recognised that the development of 69 houses was large</p> <p>My concern is that any subsequent planning application for development of the additional site identified here (in effect Phase 2 of the Story Homes development) should have its impact assessed in the context of the combined Story Homes development i.e. Phases 1 and 2 together. Otherwise the argument will be used that, if a development of 69 homes was acceptable in planning terms in 2016, in increasing the size of Thursby by one-fifth, then Phase 2 would also only increase the size of the expanded Thursby by, say, one-fifth, and be equally acceptable. Creeping incrementalism of this sort would ignore the disproportionate overall impact on the village . a village described by Allerdale Borough Council as a Local Service Centre, but still without a shop. Whilst the existence of a local shop for local people has mixed blessings in The League of Gentlemen the absence of any shop in Thursby remains an important shortfall in community provision.</p>	
4/THU/016/R (Welton)		
458	No archaeological issues	Noted . not taken forward for allocation
485	No drainage issues. Greenfield run-off rate is not to be exceeded	Noted . not taken forward for allocation
485	Detailed consideration of education issues should be undertaken through the revision of the IDP as the primary and secondary catchment school is full	Noted . not taken forward for allocation
485	The former school does not have a safe footway. It is not in a sustainable location . based on current evidence, development of this site is not considered acceptable	Noted . not taken forward for allocation
Bolton Low Houses		
4/BLH/004/R		
458	No archaeological issues	Noted. Site included in settlement limit
19	Planning permission has already been granted for this site . how can we be	Noted. Planning permission

	asked to comment on this site when the decision has already been determined?	granted whilst site allocations process ongoing. Site included in settlement limit.
485	This site is subject to a planning application for three houses. Access would be onto the A595. It is considered that suitable visibility splays could be achieved. No footways between the site and the remainder of the village.	Planning permission granted under reference 2/2017/0388. Access not from A595
485	No drainage issues. Greenfield run-off rate not to be exceeded	Planning permission granted under reference 2/2017/0388. Access not from A595
485	Detailed consideration of education issues should be addressed through the revised IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
Greysouthen		
4/GRE/007/R		
485	Acceptable in principle in highways terms. Careful consideration required for position of access to allow for appropriate visibility splays	Noted. Site not included in settlement limit
485	There are issues downstream. Improvements to the Greenfield run-off rate required	Noted. Site not included in settlement limit
485	Detailed consideration of education issues should be addressed through the revised IDP as the catchment secondary school is full	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
458	No archaeological issues	Noted. Site not included in settlement limit
462	In considering any future housing development, it is important to recognise the limited capacity of the village's drainage system. It is old and has developed on an ad-hoc basis over many years. Records of the drains are incomplete. In recent years the drains have been overwhelmed in periods of heavy rainfall. This has led to increased flooding events threatening properties. Flood waters have lifted manhole covers and untreated effluent has poured onto the public highway. Cumbria County Council (Local Lead Flood Authority and Highway Authority), United Utilities (Water Company) and Allerdale Environmental Health Department are aware of this recurring issue. The capacity of this fragile drainage system will	Noted. Site not included in settlement limit

	come under further pressure with new housing developments: one dwelling has recently been completed and three more are under construction. Additionally, four barn conversions have received planning consent. Greysouthen Parish Council is concerned that no further development should take place until the drainage issue has been satisfactorily addressed.	
462	Object to a change of use of this agricultural land for housing development. Greysouthen is both a conservation area and a designated Limited Growth Village. The purpose of the designation is to contain new housing within the village's settlement boundary thus protecting its special character. This agricultural land is outside both the current boundary and the revised boundary proposed during the Preferred Options consultation. The developer would need to make an exceptional case for housing in an agricultural environment, outside the settlement boundary. The Parish Council would not wish to see the settlement boundary re-drawn to accommodate this site.	Noted. Site not included in settlement limit.
4/GRE/008/R		
485	Greencastle Brow is 4.5m wide. A 5m wide access road would be required for a site of this size if it is developed to full potential. Further access information is required	Noted. Site not included in settlement boundary
485	Towend Bank is to the rear of the site. EA flood maps show that the line of culvert is susceptible to flooding during a 1 in 30 year event at rear.	Noted. Site not included in settlement boundary
485	Detailed consideration of education issues should be addressed through the revised IDP as the catchment secondary school is full	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
458	No archaeological issues	Noted. Site not included in settlement boundary
462	The Parish Council objects to a change of use of this agricultural land and would not wish to see it brought within the settlement boundary. Greysouthen is both a conservation area and a designated Limited Growth Village. The purpose of the designation is to contain new housing within the village's settlement boundary, thus protecting its character. The site is agricultural land outside both the current boundary and the revised boundary proposed during the January / March 2017 consultation. The developer would need to make an exceptional case for housing	Noted. Site not included in settlement boundary

	in an agricultural environment, outside the settlement boundary.	
462	In considering any future housing development, it is important to recognise the limited capacity of the village's drainage system. It is old and has developed on an ad-hoc basis over many years. Records of the drains are incomplete. In recent years the drains have been overwhelmed in periods of heavy rainfall. This has led to increased flooding events threatening properties. Flood waters have lifted manhole covers and untreated effluent has poured onto the public highway. Cumbria County Council (Local Lead Flood Authority and Highway Authority), United Utilities (Water Company) and Allerdale Environmental Health Department are aware of this recurring issue. The capacity of this fragile drainage system will come under further pressure with new housing developments: one dwelling has recently been completed and three more are under construction. Additionally, four barn conversions have received planning consent. Greysouthen Parish Council is concerned that no further development should take place until the drainage issue has been satisfactorily addressed.	Noted. Site not included in settlement boundary
Gilcrux		
4/GIL/008/R		
1	Opportunity to create habitat linking into PHI Deciduous Woodland, which is located approximately 30m east of the site.	Noted. Site outside settlement hierarchy, not allocated for development.
485	Potential drainage issues. Improvements to the greenfield run-off required	Noted. Site outside settlement hierarchy, not allocated for development.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
467	This site would be overbearing to the small settlement of Wardhall which has no services and should be considered development in the open countryside.	Noted. Site outside settlement hierarchy, not allocated for development.
467	The site would result in a large increase in traffic along the narrow country lanes that serve the settlement and farms	Noted. Site outside settlement hierarchy, not allocated for development.

485	Issues relating to crossroads near Wardhall Cottages. Further consideration of this issue is required. Due to significant access constraints on the site, based on current evidence, development of this site is not considered acceptable.	Noted. Site outside settlement hierarchy, not allocated for development.
458	The site includes the undesignated earthwork remains of the medieval village of Wardhall township. The earthworks survive in a good state of preservation and extend across the whole of the proposed area and indeed beyond in several surrounding fields. The archaeological assets comprise building foundations arranged along a street, property boundaries and field systems. The scale, the date, and the quality of the preservation of these assets make them a rarity, not just in the Borough but County-wide. Although they are undesignated, the assets are considered to be of greater significance than local interest and could potentially be of national significance. It is recommended that great weight should be given to the conservation of these assets, in line with policy S27 of the Local Plan and paragraphs 132 and 139 of the NPPF, and that the site should not be allocated in the Local Plan for development.	Noted. Site outside settlement hierarchy, not allocated for development.
4/GIL/009/R		
1	A watercourse runs through the edge of the eastern end of the site. Development should seek to incorporate and enhance the natural environment at this site. Mitigation should prevent pollution into the watercourse.	Noted. Site outside settlement hierarchy, not allocated for development.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
458	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.	Noted. Site outside settlement hierarchy, not allocated for development.
467, 469	This site would be overbearing to the small settlement of Wardhall which has no services and should be considered development in the open countryside.	Noted. Site outside settlement hierarchy, not allocated for development.
467	The site would result in a large increase in traffic along the narrow country lanes that serve the settlement and farms	Noted. Site outside settlement hierarchy, not allocated for development.

469	It would be inappropriate development in the open countryside	Noted. Site outside settlement hierarchy, not allocated for development.
469	There is no service provision	Noted. Site outside settlement hierarchy, not allocated for development.
469, 485	The site is liable to flooding/increasing the risk of flooding	Noted. Site outside settlement hierarchy, not allocated for development.
469	Will lead to increased traffic on these narrow rural roads	Noted. Site outside settlement hierarchy, not allocated for development.
485	Issues relating to crossroads near Wardhall Cottages. Further consideration of this issue is required. Due to significant access constraints on the site, based on current evidence, development of this site is not considered acceptable.	Noted. Site outside settlement hierarchy, not allocated for development.
Ireby		
4/IRE/007/R		
458	There is the potential for archaeological remains to survive buried on the site and, in the event planning consent is granted, it is advised that provisions are made for the investigating and recording of the remains disturbed by the development.	Noted. Site not allocated but incorporated within settlement limit.
485	Small scale development would be acceptable in principle in terms of highways. The promoter of the site would need to demonstrate that suitable gradients (require no more than 1 in 20) and visibility splays can be achieved.	Noted. Site not allocated but incorporated within settlement limit.
485	No drainage issues. Greenfield run-off rate is not to be exceeded	Noted. Site not allocated but incorporated within settlement limit.
485	Detailed consideration of education issues should be undertaken through the revision of the IDP	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
Tallentire		
1/TAL/003A/R		

458	The existing dwelling and traditional farm building are of some historic interest and, in the event these buildings are demolished in any forthcoming planning consent, it is advised that provisions are made for their recording.	Noted. Tallentire is a Limited Growth Village and there are sufficient commitments within the settlement boundary for the plan period.
485	No drainage issues	Noted. Tallentire is a Limited Growth Village and there are sufficient commitments within the settlement boundary for the plan period.
485	;2Detailed consideration of education issues should be undertaken through the revision of the IDP as both the primary and secondary catchment schools are full	Noted. A revised IDP is being produced to support the Local Plan (Part 2).
1	Proposals should not result in pollution to the watercourse passing along the south western edge and into the site.	Noted. Tallentire is a Limited Growth Village and there are sufficient commitments within the settlement boundary for the plan period.
485	Highway is de-restricted (60mph) with no footways. Footway provision on site would not connect to the village. Development considered to be unsustainable. Significant access constraints affect the site . based on current evidence, development of this site is not considered acceptable	Noted. Tallentire is a Limited Growth Village and there are sufficient commitments within the settlement boundary for the plan period.
Settlement comments		
Dearham		
470	In Dearham, which apparently has a no build policy, consideration was to be given to further building on the Went which is a greenfield site. The Pit Field site (SHLAA reference EXRU124) is, as far as I am aware, the only brownfield site in the Dearham area. Although the site is outside the current village boundary, it offers an alternative to both greenfield usage and the congestion in the village due to previous building works.	This is now judged to be a greenfield site. The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement

		boundary) to boost this supply are not required.
470	The village boundary would surely be better served to follow the old railway line, which must be brownfield by its very nature, adjacent to the site especially as there is housing over the line on the Tallentire road.	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
Flimby		
455	If houses are built in Flimby, flood prevention measures need to be put in place. If anything is built, you need at least 20-30% flood or drain capacity in reserve of any work done.	Noted. Flood risk has been a key consideration in the allocation of sites in Flimby.
455	The sewer system needs upgraded as it is a combined system and cannot cope in heavy rainfall. If you put more pressure on the system you will cause more flooding	Noted
Kirkbride		
480	Given the two proposed allocations to the north east and south west, the settlement will already be subject to significant growth during the Local Plan period, comparable to the size of the settlement. It is considered more appropriate to locate additional growth in alternative settlements.	Kirkbride is designated as a Local Service Centre in the Allerdale Local Plan (Part 1). In combination, the eleven Local Service Centres are expected to receive 20% of the new housing growth for the district for the period up to 2029. As such land is identified in Kirkbride to contribute to the growth identified in the local plan.
Thursby		

465	Would prefer to see another housing development behind Orchard House instead of extending the Story site already being built . this has roads and infrastructure already and it will not interfere with anything else in the village	Note preference. The site to the rear of Orchard House has not been identified for allocation; the smaller area adjoining St Andrews View has been selected in preference.
475	Thursby village no longer has a shop and therefore should not be classed as a local service centre and accordingly should not be subject to the number of houses envisaged for the community. The village is quickly becoming a suburb of Carlisle and there is no requirement for large developments in the village. There is already issues with school places for local residents and also road safety issues if the volumes of traffic should dramatically increase as proposed.	Note comments, but Thursby is designated as a Local Service Centre in the Allerdale Local Plan (Part 1) which followed a public inquiry. An Infrastructure Delivery Plan has been produced in order to support the Local Plan (Part 2) which assesses the capacities of schools within Allerdale. If, at the time of a planning application, the local school is full, the Developer Contributions SPD would be used to determine the most appropriate way of accommodating children from any new development. Site assessed in terms of highway safety as part of the Local Plan Access Assessment Study 2018, Allerdale Transport Improvement Study.
480	The settlement will already be subject to significant growth. With regard to water supply and wastewater drainage, it is considered more appropriate to locate additional growth to other settlements.	Comments relate to the potential of additional housing in Thursby. The level of growth

		in terms of completions, commitments, and the allocated site is proportionate to its designation as a limited growth village.
Wigton		
63	The number of new houses in Wigton under the Local Plan already exceeds 400 and the target is therefore almost met. Additional sites are therefore irrelevant for the immediate future especially since our services (roads, doctors, facilities etc.) are not keeping up. The fields next to West Road close to Brookfields are prone to flooding near the road and along the bridge side to the beck. There is no pressure for certain types of homes, except bungalows, and the older houses for sale in Wigton are slow to sell. We need the car park to be significantly improved and better trees, gardens and street furniture and upkeep of the shop fronts and old houses. We do not want more traffic on our narrow streets. Stop at the target.	Noted. The level of growth in terms of completions, commitments, and the allocated site proposed is proportionate to Wigton and its role as a key service centre.
261	Since 2011, 430 homes have been built or have been passed to be built. This number is almost the stated target for new homes to be provided under the Local Plan. Given the sites understood to be in the pipeline there is consequently no apparent need for the additional sites (the new provision now put forward for the derelict Hopes Auction Mart will more than cover the quota required for the target to be met. This latter proposal needs to be improved but will, with its mixed allocation, amply fulfil the requirement for more housing). Whilst sympathetic to the national problem of a historic lack of supply, the reliance on developers to drive this forward this new units leads to an ad-hoc scenario, with insufficient services in parallel and when developers can renege on their promises (with the proposal on the Hopes site in Wigton, the problem of the road to the baths still needs addressing). Wigton simply does not need more than the formal target for the foreseeable future. There are no significant employment opportunities in the town. A huge number of houses will further its role only as a commuter place, and will drive down the selling potential of housing extant in the town (Allerdale's target is already 10%, rather than 8%). Our town needs amelioration, but being swamped with hundreds of new homes (hundreds and hundreds of cars) is	Noted. The level of growth in terms of completions, commitments, and the allocated site proposed is proportionate to Wigton and its role as a key service centre.

	unacceptable. We are the north west, not the south east.	
480	There are combined sewer overflows within the network which can spill during periods of very heavy rain. On this basis, the addition of surface water into the network should be restricted in order to reduce the risk of pollution to the watercourse.	Noted
Settlement Boundary comments		
Dearham – DHM022		
479	Lack of amenities for residents and services cannot cope with more development . the roads are already busy, already have 2-4 powercuts a year, refuse collection will be affected, no GP places, local schools are full, sewerage system will fail	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	Development will cause more localised flooding	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	There will be the destruction of wildlife habitats	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	Approximately 100 houses already on the market which are not selling	The number of completions

		and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	There is a lack of employment opportunities for residents	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
479	Development on greenfield land will lead to loss of village identity and well used amenity space	The number of completions and commitments for Dearham are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.
Flimby – FLI01		
2	Close to the Grade II Flimby Cottage . the Local Plan needs to demonstrate that it has assessed the impacts of the proposed allocations, possibly through a Heritage Impact Assessment	The settlement limit has been restored to its former position.
Greysouthen – GRE19		
462	The Parish Council objects to this proposed extension to the Settlement Boundary, which would incorporate the distinctly separate agricultural settlement of Overend into Greysouthen village. This would open up the fields between the settlement and village, and the large gardens of the Overend properties, for	Noted. Not selected for inclusion within settlement boundary.

	potential housing development. Development of these open spaces would destroy the unique agricultural character of the Overend settlement, as it would become connected to (and thereby subsumed within) the village. Further development of Overend, which is at a higher elevation than the village, would undoubtedly add to the flooding problems experienced in the village. It would also lead to increased traffic movements on the narrow Overend Road, which becomes a single track road beyond Overend Farm. Allerdale Council's Strategic Housing Land Availability Assessment discarded a site because the junction of Overend Road and Main Street had poor visibility.	
21	This is an odd shape . surely this isn't a natural boundary and it's being applied because there's a specific project in mind. The parish council's view should be sought.	Noted. Not selected for inclusion within settlement boundary.
2	Within 100m of the Grade II Overend House and within 200m of the Greysouthen Conservation Area . the Local Plan needs to demonstrate that it has assessed the impacts of the proposed allocations, possibly through a Heritage Impact Assessment	Noted. Not selected for inclusion within settlement boundary.
487	Consider that this area should be within the revised Greysouthen settlement boundary	Disagree. Not selected for inclusion within settlement boundary.
Other Comments		
5	None of the sites are in close proximity to the Strategic Road Network, taking access from nearby local roads or junctions. Nevertheless, the majority of the additional potential sites are located in areas that may look to use the connectivity of the Strategic Road Network within and around Allerdale to travel between urban areas. Should all of these additional sites be adopted as site allocations, the additional cumulative impact could have further implications for the Strategic Road Network (as identified in the Transport Modelling report submitted as a response to the Preferred Options consultation) and these implications would require further assessment, with mitigation determined where necessary.	Noted
36	Thank you for the opportunity to consult on the additional sites/policy options for the Allerdale Local Plan. I can confirm that we have no additional comments to	Noted

	make at this stage.	
451	We can confirm that the sites identified will have no impact on any Local Geological Sites in Allerdale.	Noted
9	<p>Although the Coal Authority has no specific comments to make on sites proposed, we assume that any sites considered for allocation will be assessed against the Coal Authority defined Development High Risk Area and the Surface Coal Resource plans provided to the LPA.</p> <p>It is important to use the latest data set to ensure that the allocations are informed by a robust evidence base in order that new development will be safe and stable in accordance with National Planning Policy Framework and National Planning Practice Guidance.</p>	Noted
460	Would be keen to see more affordable housing in Kirkbride	Policy S8 of the Allerdale Local Plan (Part 1) sets out the approach to the delivery of affordable housing, with the Developer Contributions Supplementary Planning Document 2017 providing further guidance. Proposed policy SA3 in the Allerdale Local Plan (Part 2) is intended to update policy S8 in line with national guidance. It is expected that there will be some delivery of affordable housing on the main allocated site in Kirkbride.
8	If any of the additional sites are proposed on existing or disused playing field then these should not be allocated unless they are specifically identified as surplus to requirement in the adopted Allerdale Playing Pitch Strategy. Regards should also be had to any allocations immediately adjacent to playing fields as housing in	Noted.

	particular can have a prejudicial impact on sport. The incidence of ball strike significantly increases where houses are built next to sports pitches.	
Comments on Preferred Options sites		
3/FLI/012/R		
455	The Preferred Options document says that the site has been chosen as it is low flood risk . the site floods all the time which I have photos of	This site is no longer being considered as a site allocation.
1/WOR/052/R		
55	Email providing update about the land ownership status	Noted
456	Email providing update about the land ownership status	Noted
1/WOR/049A/M		
477	Would support renewable energy on this site	Noted
1/COC/017/R		
302	Wish to see this site reinstated in the Site Allocations process following its removal at the Preferred Options stage	Noted. The number of completions and commitments for Cockermouth are sufficient for the plan period. It is considered that additional allocations (or extensions to settlement boundary) to boost this supply are not required.

Appendix C

Summary of comments received – Dunmail Park consultation

Representor number	Comments	Council's response
1, 490	The proposed site is adjacent to Siddick Pond SSSI. Whilst the existing site is already hard-surfaced and in industrial use, any future development would be subject to mitigation to avoid a detrimental impact upon the pond. Any further development should also seek to enhance the surrounding environment and SSSI.	Noted. This site is not being taken forward for allocation.
2	There is a Scheduled Ancient Monument (Burrow Walls Roman Fort) on the opposite side of Siddick Pond. In accordance with the NPPF, the local authority should assess what impact the allocation might have upon the significance of the asset (including any contribution made by its setting) and to consider maximising enhancements and avoiding harm. Should there be any impact on the designated asset, the local authority should determine whether the proposed allocation is appropriate in light of the NPPF's test of soundness.	Noted. This site is not being taken forward for allocation.
3	The amended site boundary remains within Flood Zone 1 and raises no policy concerns with regards to development and flood risk.	Noted. This site is not being taken forward for allocation.
3	The amended boundary places the site adjacent to Ling Beck. Any development or associated activities within 8 metres of the top of the bank of a Main River watercourse may require an Environmental Permit from the Environment Agency.	Noted. This site is not being taken forward for allocation.
3	There is the potential for the site to be contaminated. Any subsequent redevelopment should be subject to any necessary investigation and remediation works to ensure that there is no risk of pollution to controlled waters.	Noted. This site is not being taken forward for allocation.
5	No further comments to make as it is too far from the Strategic Road Network to cause concern.	Noted. This site is not being taken forward for allocation.
6	No objection in principle to the site allocation. However, the Council and any potential developer(s) need to undertake early engagement with	Noted. This site is not being taken forward for

	Network Rail to ensure that works on site do not impact upon the safe operation and integrity of the railway	allocation.
9	No comments to make on the amended site area	Noted. This site is not being taken forward for allocation.
21	Correction to the site area is noted but our comments remain unchanged from the previous consultation.	Noted. This site is not being taken forward for allocation.
21	The site is next to the shared access of the Workington Park Run which takes place every Saturday at 9am.	Noted. This site is not being taken forward for allocation.
21	There is some fly-tipping along the route from time-to-time, mostly near the backs of the Northside houses but, unless commercial development brought litter or dumping, the public amenity of this excellent pathway will be unaltered.	Noted. This site is not being taken forward for allocation.
485	Correction to the site area for a proposed retail/mixed use site is noted	Noted.
488	Small Blue butterflies have been recorded on the site in 2018. The amended site area does not remove concern about the potential impact on the Small Blue butterflies.	Noted. This site is not being taken forward for allocation.
488	Outline planning permission already exists for this site (2/2016/0188). The ecological assessment for this application confirmed that there were 4 records of insect species listed as species of conservation concern under section 41 of the Natural Environment and Rural Communities Act 2006, including the Small Blue butterfly <i>Cupido Minimus</i> but says the site is only likely to support a range of common invertebrate species and there was no need to consider any mitigation measures in a proposed development. Although outline permission is in place, the Council still has a duty to consider mitigation if a reserved matters application is made. It is a large site and there appears to be scope to retain some habitat for the butterfly within any agreed development. If this is not possible, then consideration would have to be given to the relocation of the butterflies.	Noted. This site is not being taken forward for allocation.
489	No comments to make in response to this consultation	Noted.

