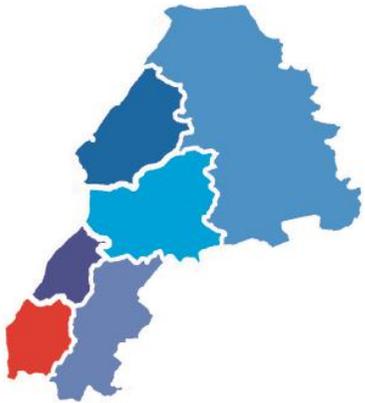


Allerdale Local Plan (Part 2) Site Allocations



Discarded Sites
Workington Locality

September 2018



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Introduction

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

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

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

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

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

Purpose of the discarded sites document

The purpose of this document is to provide a user-friendly catalogue of the sites that have not been selected for allocation or discarded in the settlements within the Workington locality. During the site assessment process a large number of sites were discarded by the Council. The methodology and criteria used to undertake the site assessments can be found in the Site Assessment Methodology document 2014. Originally published in January 2017 as part of the Preferred Options consultation, this Discarded Sites Document has been updated to include all additional sites submitted for consideration, and to reflect all sites not taken forward for allocation. In some circumstances this is because the site has gained planning permission, or that it has been considered for inclusion in the settlement boundary, without being allocated. The Settlement Boundary Review Document updated September 2018 is also available to view online.

Discarded Sites Maps – Workington Locality

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

Principal Service Centre	Workington
Local Service Centre(s)	Great Clifton
Limited Growth Village(s)	Bridgefoot / Little Clifton
Infill and Rounding Off Village(s)	Camerton ¹

Site Coding Guide

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

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

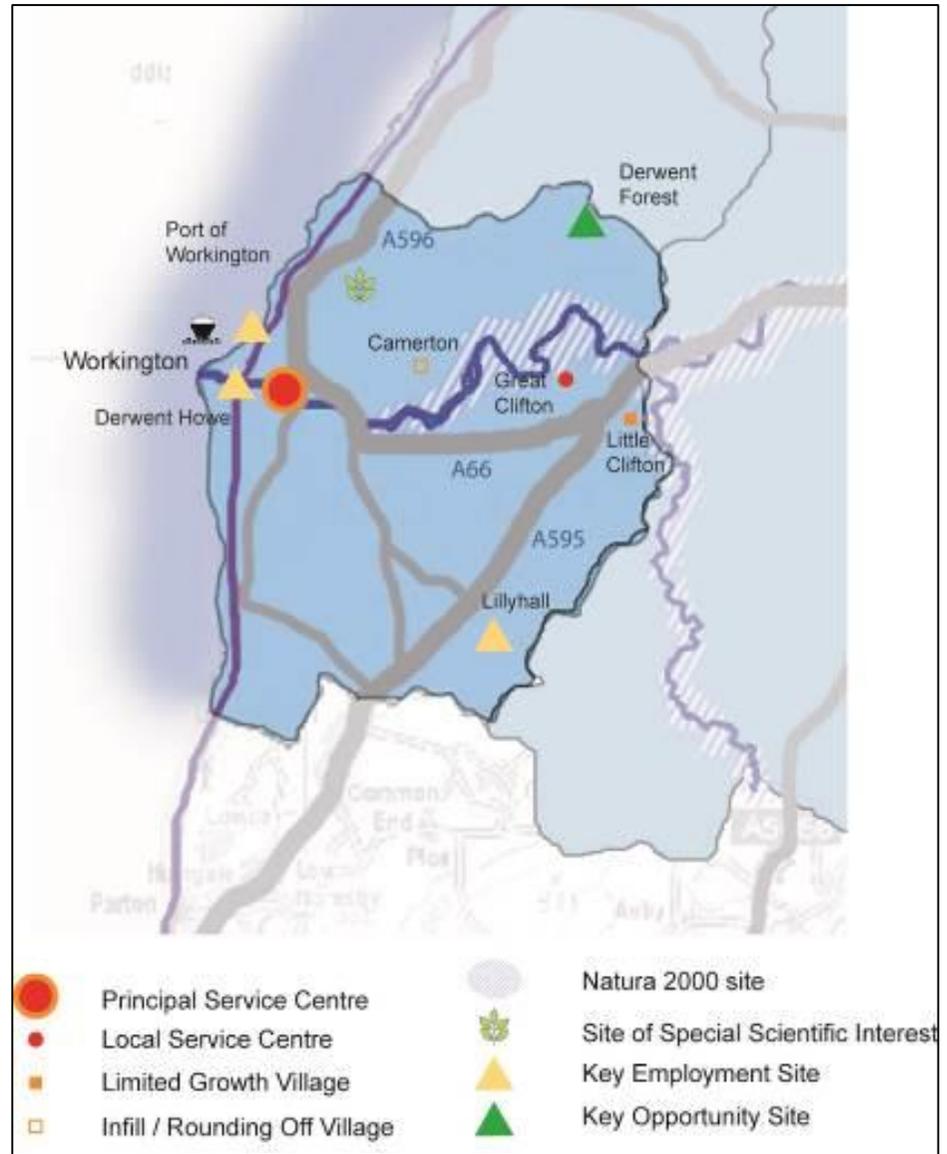
For example, in Workington:

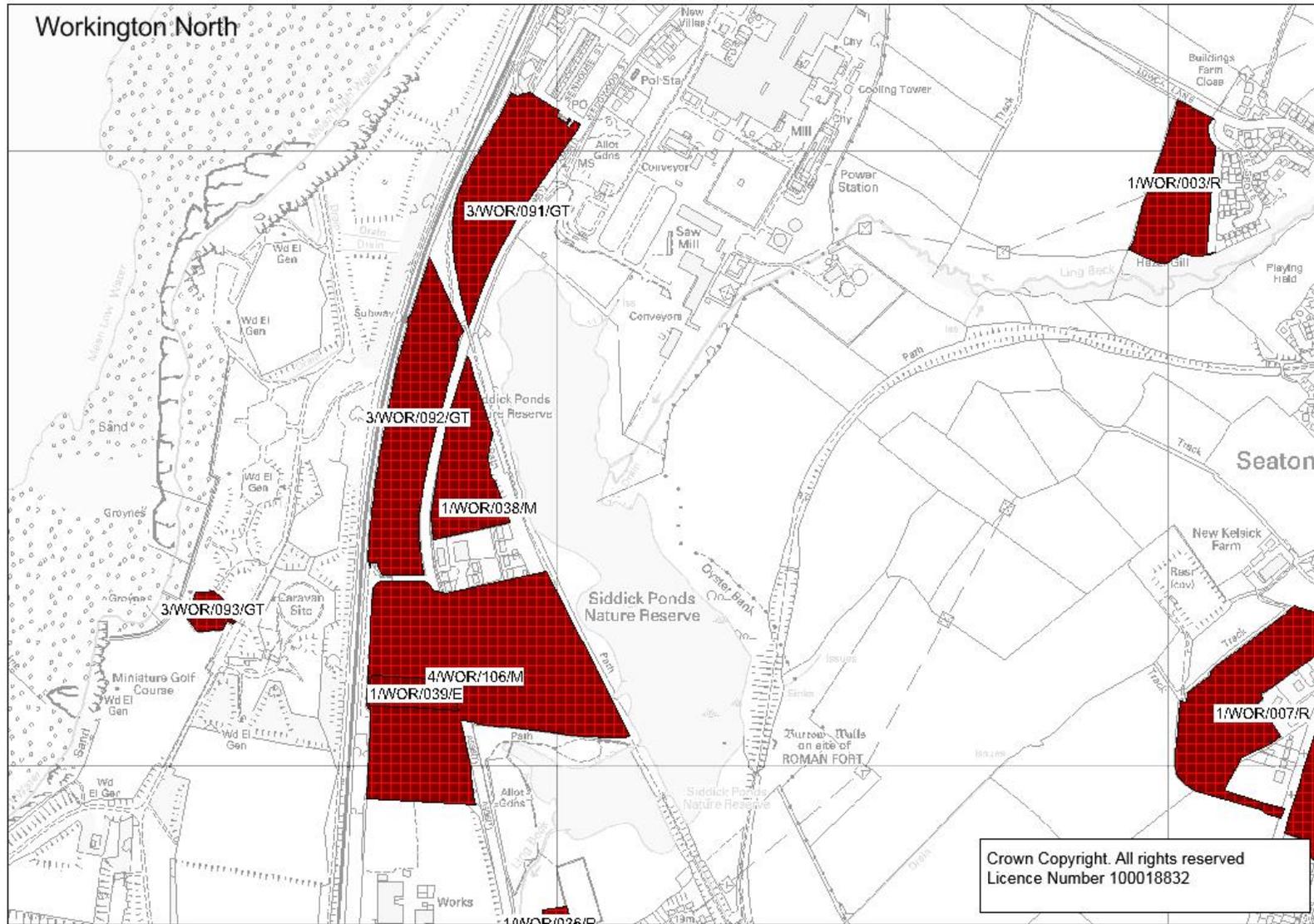
A site submitted for housing would have a code 1/WOR/001/R

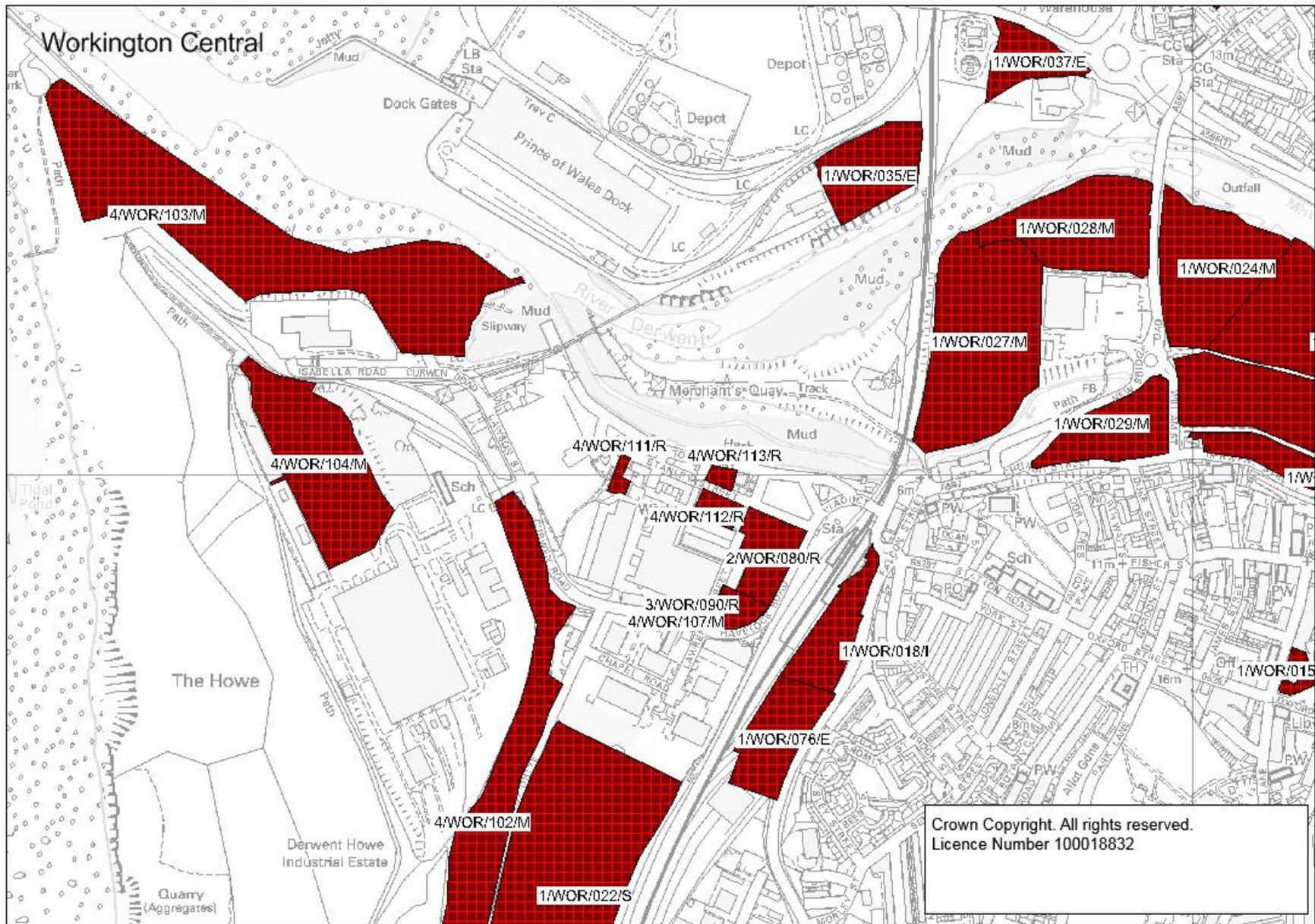
A site submitted for retail could have a code 1/WOR/002/S

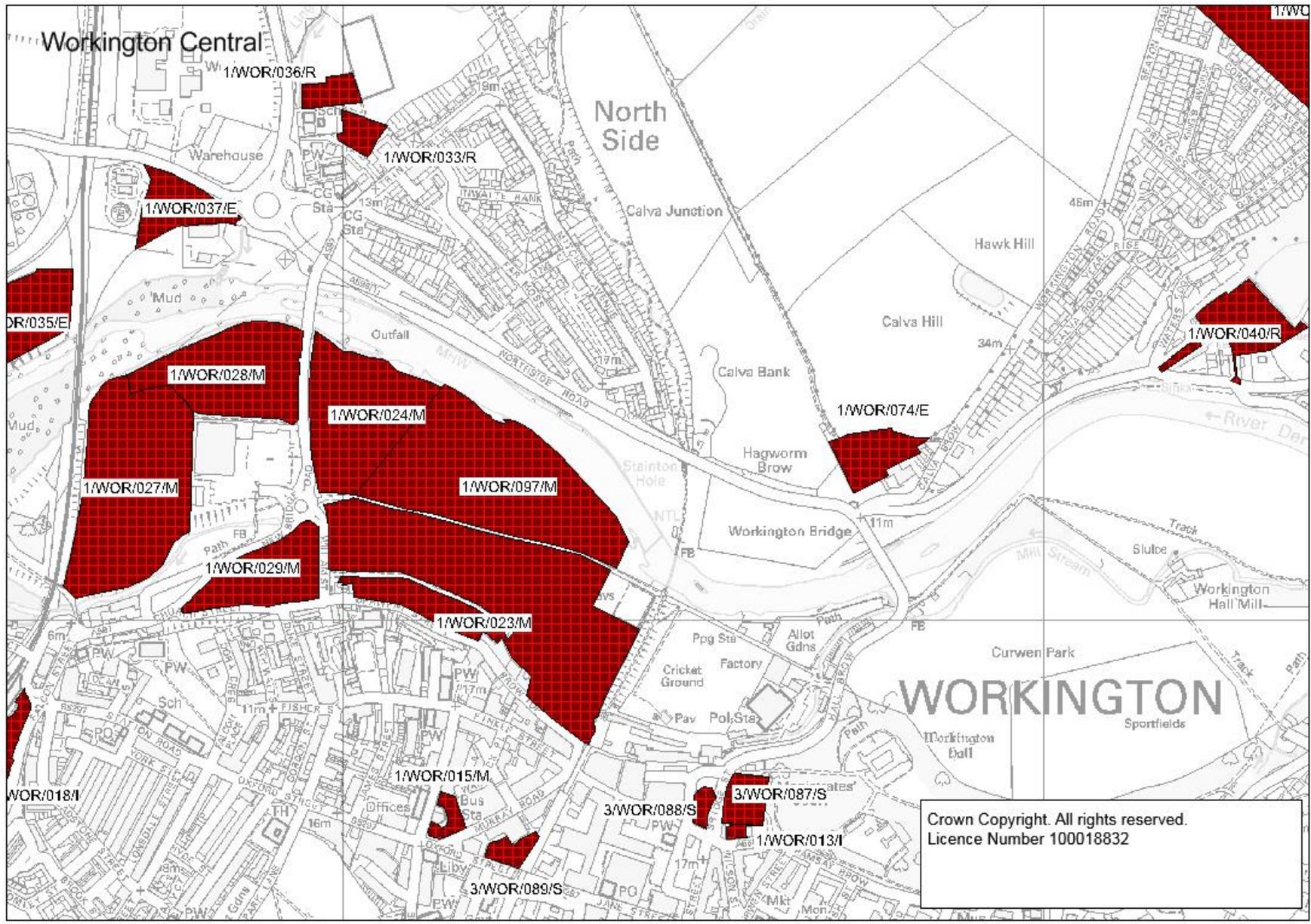
Sites with a reference code ~~M~~ have been considered for employment, retail & residential uses, where appropriate

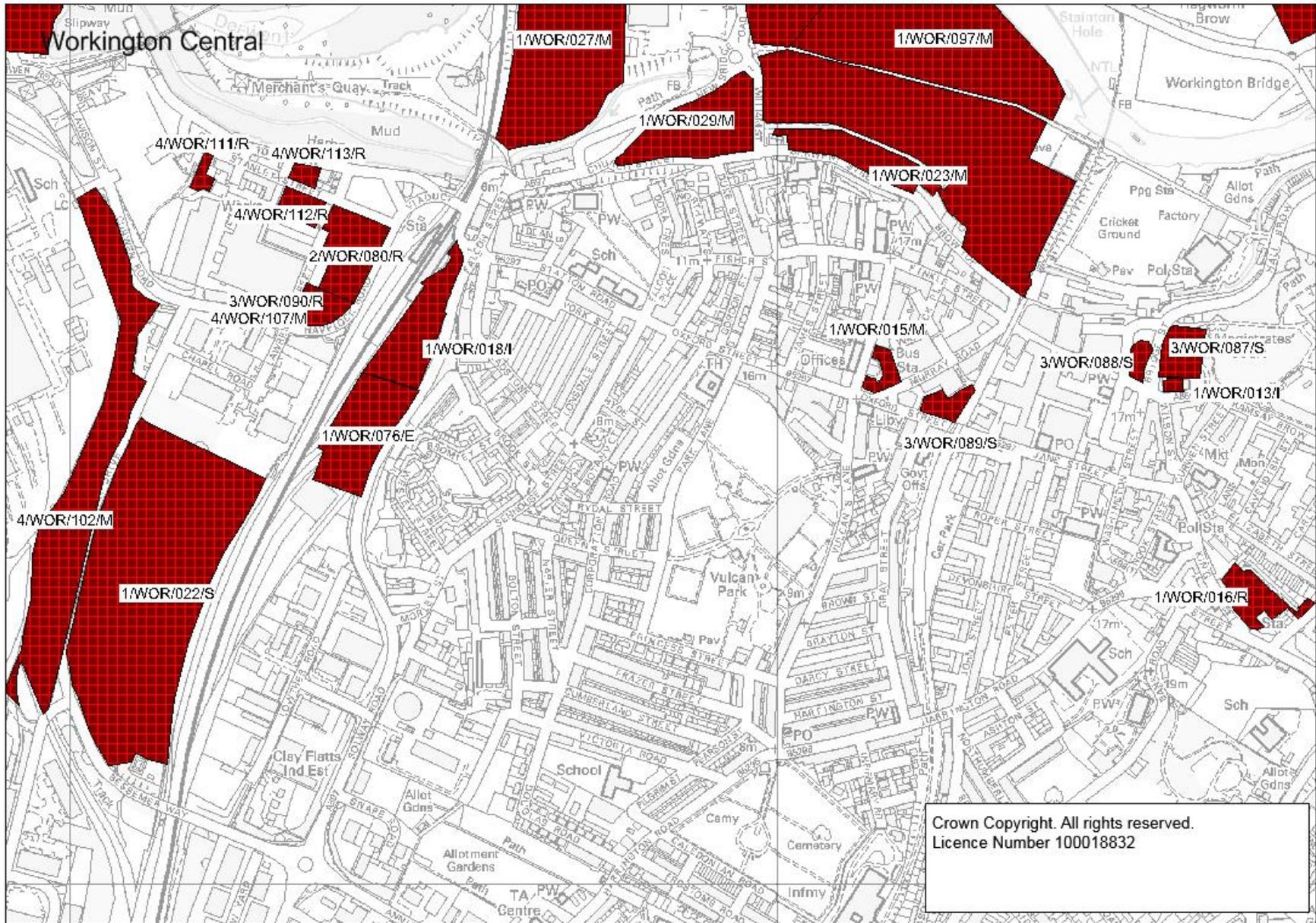
¹ *No sites have been submitted within these settlements and therefore, no maps have been included in this document.

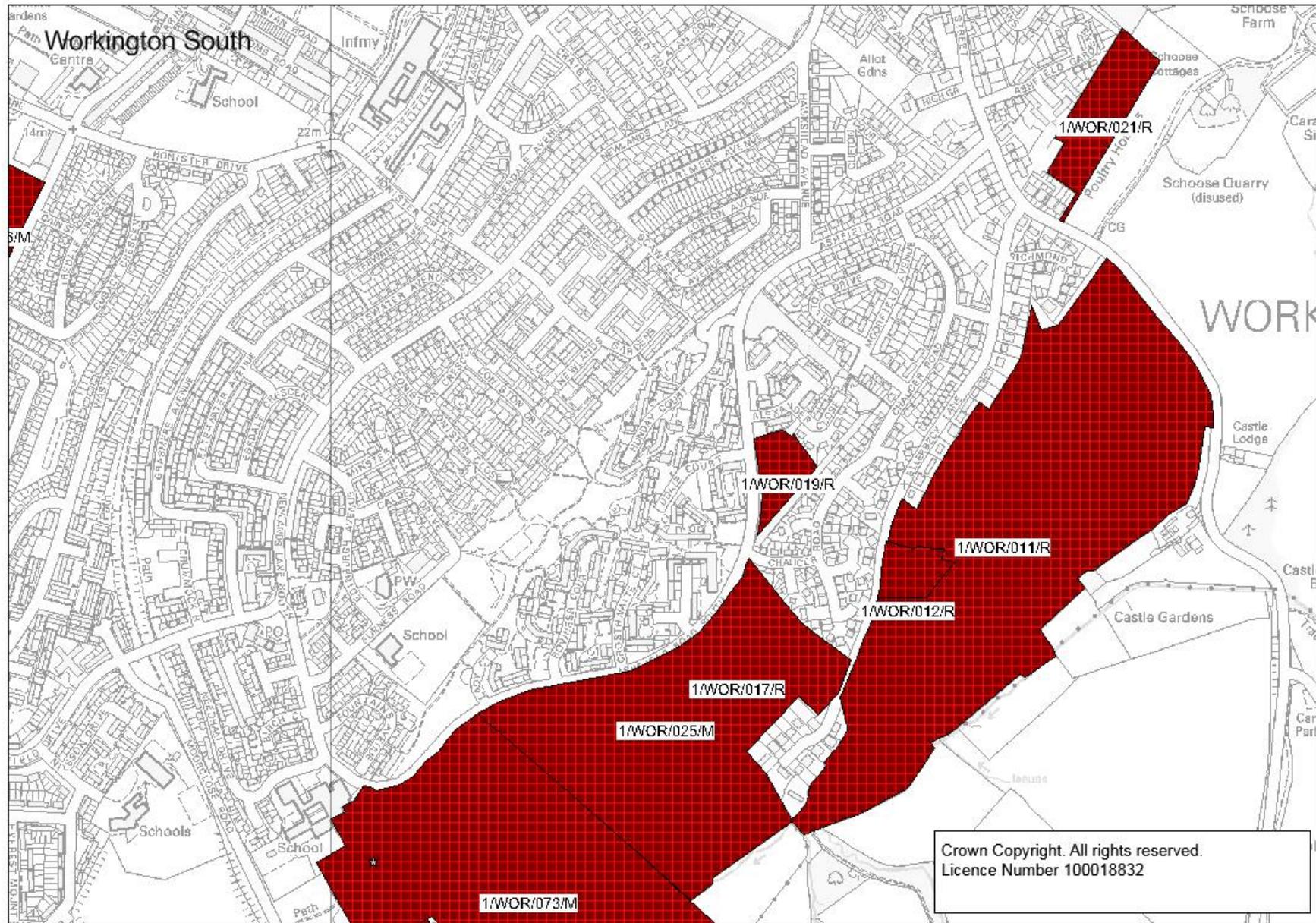


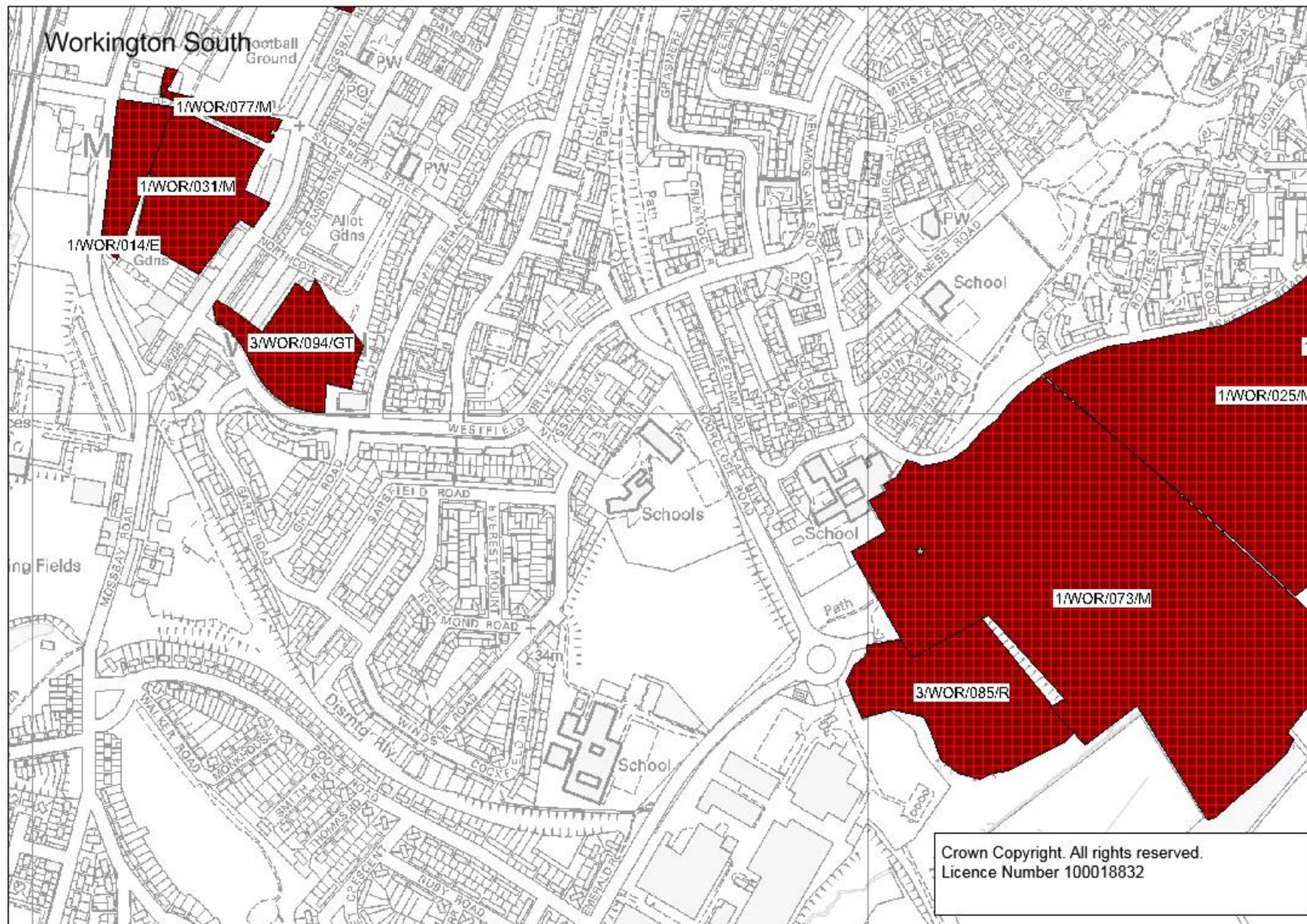


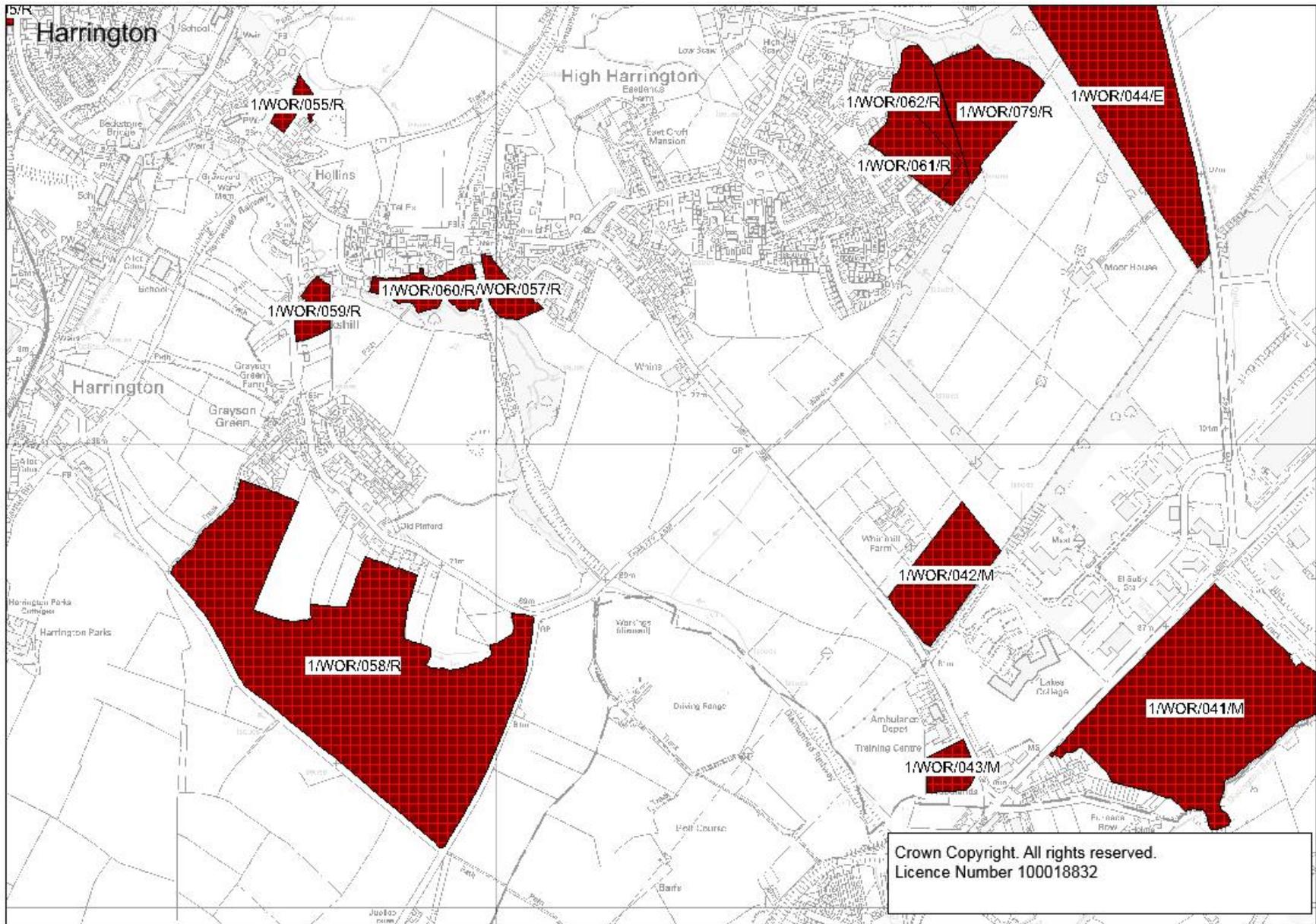


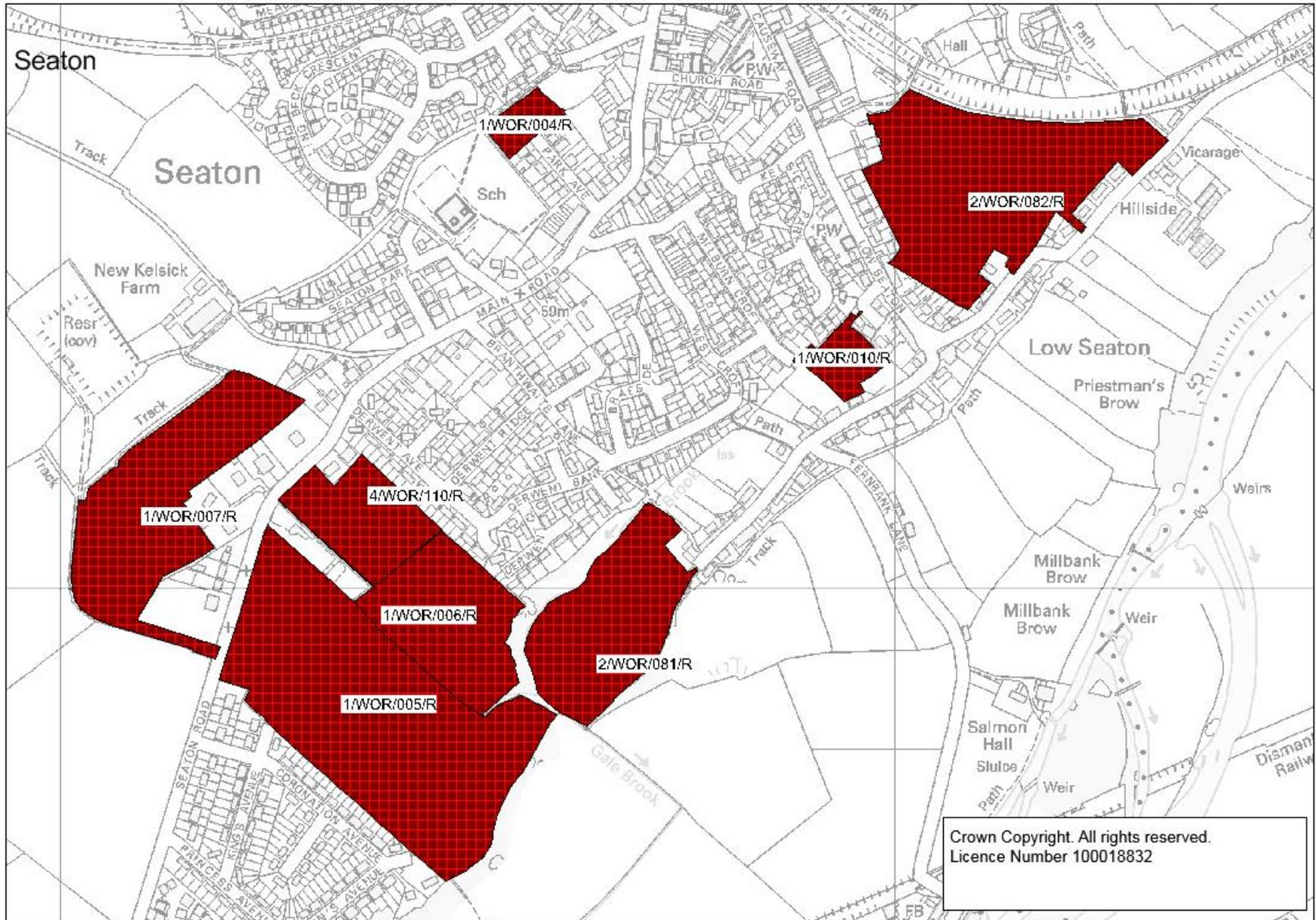


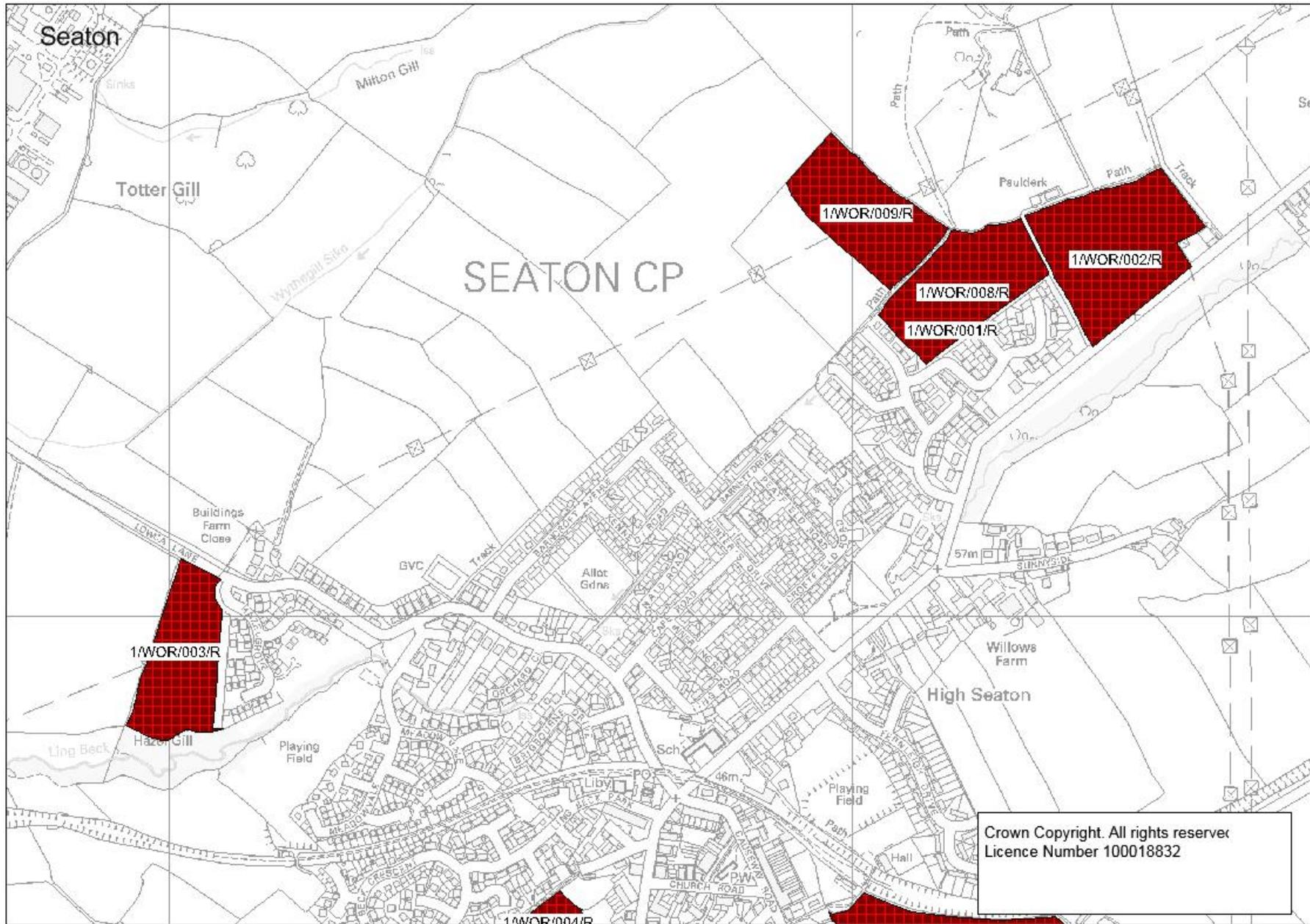












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Site Reference	Discarded Stage ²	Reason
1/WOR/001/R	3a	Same site 1/WOR/008/R, The prospective means of access to the site is not considered to be of a sufficient standard to serve major residential development. The deliverability of the site is uncertain as achieving independent access to the site would involve crossing third party land raising the issue of ransom strips using an estate road which has limited additional capacity.
1/WOR/002/R	3b	Site granted planning permission (2/2016/0657) and under construction
1/WOR/003/R	3a	Site has been granted planning permission for residential development (2/2017/0510).
1/WOR/004/R	3a	Subject to highways and environmental constraints (unadopted road, substandard visibility at junction, flooding). Constitutes potential windfall site.
1/WOR/005/R	3b	Valued by local residents for its amenity value, environmental considerations include the adjoining ancient woodland and, drainage into the River Derwent SAC. In addition drainage will be to an area already subject to high flood risk.
1/WOR/006/R	3a	Subject to highways constraints. Dependent on the development of land to the south; the adjoining land to the north is unsuitable to provide access for major residential development. Environmental considerations include the adjoining ancient woodland and drainage into the River Derwent SAC. In addition drainage will be to an area already subject to high flood risk.
1/WOR/007/R	3a	Subject to highways constraints (access road is not of a sufficient standard to serve major residential development, substandard visibility at junction). Less preferable than other sites put forward.
1/WOR/008/R	3a	Same site 1/WOR/001/R, The prospective means of access to the site is not considered to be of a sufficient standard to serve major residential development. The deliverability of the site is uncertain as achieving independent access to the site would involve crossing third party land raising the issue of ransom strips using an estate road which has limited additional capacity.

² Please refer to the relevant chapter in the Site Assessment Methodology for an overview of the individual assessment stages and the criteria used

Site Reference	Discarded Stage ²	Reason
1/WOR/009/R	3a	Site relates poorly to the existing settlement pattern and more to the open countryside. Site is landlocked and has no means of independent vehicular access to the adopted highway. Partially sterilised by the presence of high voltage overhead line/pylons.
1/WOR/010/R	3a	Subject to highways constraints (access road requires upgrading to serve major residential development). Constitutes potential windfall site.
1/WOR/011/R	3a	Large site, with significant engineering operations necessary to address the topography (differing site levels), and the highway upgrades necessary to enable safe access directly from the A596. Other considerations include Ellerbeck and downstream flooding issues, and the close proximity of Glyndale Kennels.
1/WOR/012/R	3a	Site has been redeveloped for housing (2/2013/0881).
1/WOR/013/I		No scheme requiring safeguarding of this site programmed
1/WOR/14/E		Considered potentially suitable for housing or employment (most likely in conjunction with 1/WOR/031/M). Lying within the existing settlement limit for Workington it constitutes a potential windfall site. The existing means of access to the site via Derwent Road is unmade and unsuitable for increases in traffic. Significant upgrades would be needed to provide access onto the A597. Engineering operations necessary in connection with site topography, and site remediation works would be necessary. Refer to Retail and Employment Topic Papers
1/WOR/015/M		Considered potentially suitable for housing, employment (office) or retail uses in this town centre location, close to the primary retail frontage. Site area below the size threshold for allocation for housing, but constitutes potential windfall site. Still in use as bus station Refer to Retail and Employment Topic Papers
1/WOR/016/R	3a	Subject to heritage and highways constraints (within conservation area, substandard access). Constitutes potential windfall site.
1/WOR/017/R	3a	Site has been granted planning permission for residential development in conjunction with 1/WOR/025/R (2/2014/0857).
1/WOR/018/I		Site has been redeveloped as a car park as part of the Workington Railway Transport Hub scheme (2/2014/9019).
1/WOR/019/R	3a	Subject to environmental constraints . development would involve the loss of semi-natural greenspace and important green infrastructure. Topography issues to consider; land falls from plateau to roadside.

Site Reference	Discarded Stage ²	Reason
1/WOR/020/R	3a	Constitutes potential windfall site. Subject to environmental constraints (part of the site constitutes amenity greenspace). The site now has planning permission for an 18 bedroom assisted living facility (2/2017/0225)
1/WOR/021/R	3a	Subject to highways constraints (substandard access), adjacent Registered Park & Garden. Constitutes potential windfall site.
1/WOR/022/S		Existing retail park - refer to Retail Topic Paper
1/WOR/023/M		Majority of site has been developed and accommodates the new leisure centre, playing pitches, carparking, Allerdale House and amenity greenspace. Site will not be taken forward for allocation - will be covered by a discrete policy governing the future development of the Lower Derwent Valley area.
1/WOR/024/M		Existing Workington Reds football ground - Sports stadium will not be taken forward for allocation. Site will be covered by a discrete policy covering the Lower Derwent Valley that will govern any future proposals for redevelopment of the site.
1/WOR/025/M	3a	Site has been granted planning permission for residential development in conjunction with 1/WOR/017/R (2/2014/0857).
1/WOR/026/M	3a	Subject to heritage and environmental constraints (Jane Pit tower is a Scheduled Ancient Monument and listed building, part of the site constitutes a sports pitch). Site lies within an area with known mining legacy issues. Lies within existing settlement limit, Constitutes potential windfall site. Refer to Retail and Employment Topic Papers
1/WOR/027/M		Existing Workington RLFC ground. Sports stadium will not be taken forward for allocation. Site will be covered by a discrete policy covering the Lower Derwent Valley area that will govern any future proposals for redevelopment of the site.
1/WOR/028/M		Site will not be allocated - will be covered by a discrete policy governing the future development of the Lower Derwent Valley area. Sequentially preferable sites available for retail purposes.
1/WOR/029/M		Site will not be allocated - will be covered by a discrete policy governing the future development of the Lower Derwent Valley area. Has planning permission for hotel, drive through coffee shop and public house (2/2018/0292)
1/WOR/030/M		Existing employment site located close to other employment uses. Not considered suitable for residential, sequentially preferable sites for retail. Refer to retail topic paper

Site Reference	Discarded Stage ²	Reason
1/WOR/031/M		Considered potentially suitable for housing or employment in conjunction with 1/WOR/014/E. Lying within the existing settlement limit for Workington it constitutes a potential windfall site. The existing means of access to the site via Derwent Road is unmade and unsuitable for increases in traffic. Significant upgrades would be needed to provide access onto the A597. Engineering operations necessary in connection with site topography, and site remediation works would be required. Lying within the existing settlement limit for Workington it constitutes a potential windfall site. Refer to Retail and Employment Topic Papers.
1/WOR/033/R	1	Site area below the size threshold for allocation. Lies within settlement limit and town centre boundary . principle of development is acceptable. Constitutes potential windfall site. Subject to highways constraints.
1/WOR/035/E		Refer to Employment Topic Paper. Strategic employment allocations identified at the Port and Lillyhall. Lies within settlement boundary, forms part of the wider port. Considered potentially suitable for industrial or employment uses, although independent means of access to the site unclear. Forms part of wider supply.
1/WOR/036/R	1	Site area below the size threshold for allocation. Outside but well-related to existing settlement boundary - to be considered as part of the settlement boundary review.
1/WOR/037/E		Refer to Employment Topic Paper. Strategic employment allocations identified at the Port and Lillyhall. Lies within settlement boundary and considered potentially suitable for industrial or employment uses. Lies within settlement boundary . considered potentially suitable for industrial or employment uses.
1/WOR/038/M		Refer to Retail & Employment topic papers. In terms of residential development, despite a few residential properties developed as part of the enterprise zone, the land is divorced from the main residential parts of the town. Issues connected with securing a safe access on to the A596, and ecological considerations connected with Siddick ponds.
1/WOR/039/E		Has planning permission for a mixed use development (employment, leisure, retail) 2/2016/0188
1/WOR/040/R	3a	Lies within existing settlement limit, and constitutes potential windfall site. Subject to environmental and highway constraints (lies adjacent to River Derwent Site of Special Scientific Interest, substandard access, within Flood Zone 2/3).
1/WOR/041/M		Existing employment site. Considered most suitable for industrial uses . Safeguarded as part of the wider Lillyhall industrial estate. Subject to environmental constraints (site contains County Wildlife Site, parts located in Flood Zone 2/3).

Site Reference	Discarded Stage ²	Reason
1/WOR/042/M		Sufficient land is available at Lillyhall to meet the district's employment needs for the plan period. Site has planning permission for a workshop/teaching area and outdoor training and heavy machinery area (2/2017/0200) Refer to Employment Topic Paper.
1/WOR/043/M		This small site is outside any settlement limits, divorced from the main Lillyhall industrial estate which is sufficient to meet the district's strategic employment needs for the plan period. Subject to significant highways constraints. Refer to Employment Topic Paper.
1/WOR/044/E		Site is detached from the nucleus of the Lillyhall Estate and relates more to open countryside. The main Lillyhall Industrial Estate is sufficient to meet the districts strategic employment needs for the plan period. Refer to Employment Topic Paper.
1/WOR/045/M		Small site located beyond the settlement limit and confines of the Lillyhall Estate in open countryside. Development not supported in this location. (unsuitable for Residential /Employment or other uses)
1/WOR/051/R	3b	Site has planning permission (2/2017/0016) and under construction
1/WOR/052/R	3a	Subject to highways constraints (substandard to serve major residential development). The deliverability of the site is uncertain as achieving independent access to the site may involve crossing third party land. Outside but well-related to existing settlement boundary - to be considered as part of the settlement boundary review.
1/WOR/054/R	3b	Same as site 1/WOR/051/R. Site has planning permission (2/2017/0016) and under construction
1/WOR/055/R	3a	Site lies partly within settlement limit . principle of development is acceptable on area within. Subject to highways constraints (substandard access) . remainder of site not included in the settlement boundary review.
1/WOR/057/R	3a	Poor relationship with existing dwellings. Access would need to be through Whins Farm Estate, capacity uncertain. Ecological considerations associated with adjoining beck (county wildlife site), and sloping topography to consider.
1/WOR/058/R	3a	Large sites extending over 24.8 hectares - the bulk of which is detached from built-up edge of Harrington and relates more to open countryside. Northern portion abutting settlement edge (adjacent High Close) that it potentially suitable is subject to highways constraints . access track running adjacent is substandard with no formal connection to High Close with possible ransom strip
1/WOR/059/R	3a	Highway constraints render net developable area of site below the threshold for allocation. Planning permission

Site Reference	Discarded Stage ²	Reason
		now granted on part of the site for 4 dwellings (2/2017/0002)
1/WOR/060/R	3a	Site has two previous refusals for residential development (2/1998/0021; 2/2014/0063) on the basis poor relationship with existing development/settlement pattern and impact upon amenity of adjacent properties. Ecological considerations associated with adjoining beck (county wildlife site), and sloping topography.
1/WOR/061/R	3b	Existing commitments in Harrington, and highway considerations involving access via an existing estate, and onto Scaw Road; other sites preferred.
1/WOR/062/R	3b	Development on its own would not form a satisfactory relationship with the existing settlement pattern; it would need to be in combination with site 1/WOR/061/R. Adjoining Scaw Gill, Natural Environment and Rural Communities Act (2006) Section 41 habitat of principal importance; other sites preferred.
1/WOR/063/M	3a	Subject to highways constraints for employment or residential uses (Principal access route - Church Street - is highly constrained and congested) with little scope for upgrades to increase capacity. Sequentially preferential sites for retail, and outside main employment sites in Workington. Refer to Employment and Retail Topic Papers.
1/WOR/065/W	n/a	Put forward for nature conservation purposes . refer to open space document
1/WOR/066/W	n/a	Put forward for nature conservation purposes . refer to open space document
1/WOR/067/W	n/a	Put forward for nature conservation purposes . refer to open space document
1/WOR/068/W	n/a	Put forward for nature conservation purposes . refer to open space document
1/WOR/069/W	n/a	Put forward for nature conservation purposes . refer to open space document
1/WOR/070/W	n/a	Put forward for nature conservation purposes . refer to open space document
1/WOR/071/W	n/a	Put forward for nature conservation purposes . refer to open space document

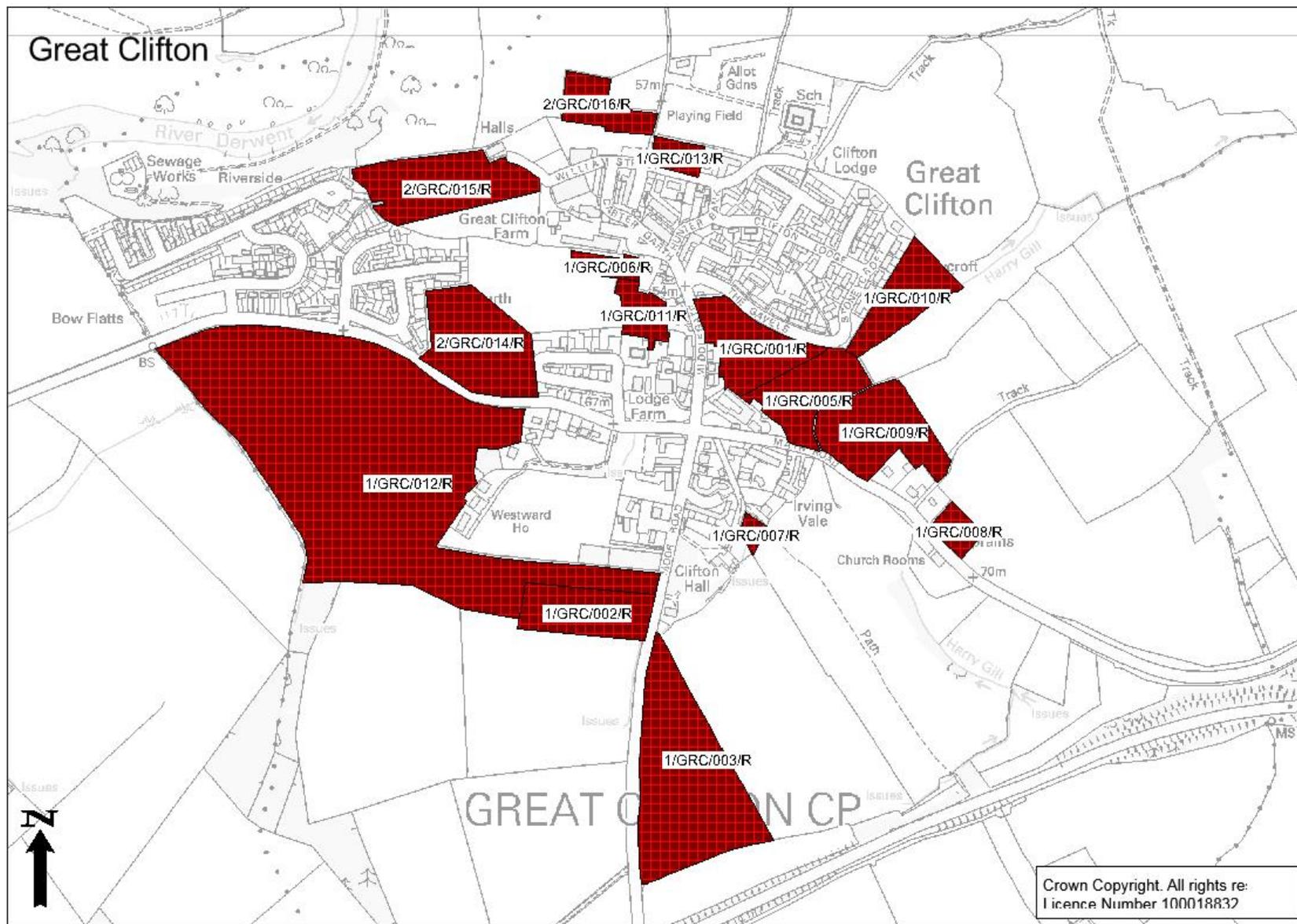
Site Reference	Discarded Stage ²	Reason
1/WOR/072/W	n/a	Put forward for nature conservation purposes . refer to open space document
1/WOR/073/M		Large site extending into open countryside incorporating sports pitches, woodland belt and Ellerbeck. Exclude sports pitches and countryside beyond which does not relate so well to the settlement from further consideration. Refer to Retail and Employment Topic Papers. Part of site within settlement limit suitable for residential purposes . windfall site.
1/WOR/074/E		No requirement to allocate employment land in this location. Sufficient employment land has been identified at Lillyhall and the Port of Workington. Refer to Employment Topic Paper. Existing farm buildings subject to highways (access) constraints. Constrained site unsuitable for strategic employment allocation. Permitted development rights exist for certain changes of use of agricultural buildings.
1/WOR/075/R	1	Site located beyond the settlement limit and confines of the Lillyhall Estate in the open countryside. Development not supported in this location.
1/WOR/076/E		Refer to Employment Topic Paper. Strategic allocations of employment land identified at Lillyhall and the Port of Workington. Site lies within settlement boundary adjacent commercial uses, could come forward.
1/WOR/077/M		Considered potentially suitable for housing or employment in conjunction with 1/WOR/014/E and 1/WOR/031/M; on its own it is of an unsuitable shape and size for development purposes. Lying within the existing settlement limit for Workington it constitutes a potential windfall site. The existing means of access to the site via Derwent Road is unmade and unsuitable for increases in traffic. Site remediation works would also be required. Lying within the existing settlement limit for Workington it constitutes a potential windfall site. Refer to Retail and Employment Topic Papers.
1/WOR/078/M	3a	Development of the site would result in the loss of a playing pitch, and potentially issues with adjoining depot. Refer to Employment and Retail Topic Papers.
1/WOR/079/R	3a	The site is detached from built-up edge of Harrington (sites 1/WOR/061/R and 1/WOR/061/R lies between) and relates more to open countryside. Adjoining Scaw Gill, Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance (woodland)
2/WOR/080/R	3a	Considered potentially suitable for residential use. Principle of development is acceptable as lies within

Site Reference	Discarded Stage ²	Reason
		settlement limit and constitutes potential windfall site, but subject to potential environmental constraints (brownfield site in close proximity to existing employment uses/development).
2/WOR/081/R	3a	Subject to highways and environmental constraints (substandard access . Low Seaton Road considered substandard to serve additional residential development, development of the site would have adverse impact on the surrounding rural landscape, adjacent to ancient woodland, potential issues with drainage into Gale Beck and River Derwent SAC, in area of high flood risk.
2/WOR/082/R	3a	Existing access point located adjacent to Fell View and potential alternative access points along Camerton Road are considered unsuitable to support major residential development. Camerton Road is highly constrained and lacks the necessary capacity to serve additional major residential development. Planning permission granted for demolition of part of legion club and 100 dwellings (2/2017/0277)
2/WOR/083/O		Land at Harrington Marina . refer to open space document
3/WOR/085/R	3a	Western part of site has already been developed (Workington Fire Station). Eastern part is sports pitches.
3/WOR/087/S		Refer to Retail Topic Paper. Location is suitable for retail development - given location within the settlement limit and town centre boundary- but site is currently unavailable (in use as a magistrates court)
3/WOR/088/S		Refer to retail Topic Paper. Location is suitable for retail development - given location within the settlement limit and town centre boundary - but site currently constitutes a well utilised parking facility serving the north eastern part of the town centre.
3/WOR/089/S		Refer to Retail Topic Paper Location is suitable for retail development - given location within the settlement limit and town centre boundary . formerly occupied by Cumbria County Council.
3/WOR/090/R	3a	Small area of woodland identified as semi-natural greenspace in Open Space study. Contribution to green infrastructure Subject to potential environmental constraints (site in close proximity to existing employment uses/development).
3/WOR/091/GT		See Gypsy & Traveller Topic Paper. Existing access via Helder Street not of sufficient standard to serve

Site Reference	Discarded Stage ²	Reason
		additional development. Costs of forming a new access off A596 are prohibitive and would adversely affect the viability/deliverability of the site
3/WOR/092/GT		See Gypsy & Traveller Topic Paper. Ecological considerations including reptiles on site. Parts of Topography would require engineering operations to be undertaken. Hadrian's cycleway runs adjacent the site.
3/WOR/093/GT		See Gypsy & Traveller Topic Paper. Less sustainable location. Possibility of potential conflict between access and Port redevelopment. Highways constraints as unadopted access lane will require improvement. Key constraint is proximity of wind turbines which abut the site, in terms of nuisance and topple distance.
3/WOR/094/GT		See Gypsy & Traveller Topic Paper. The limited capability of Moss Bay Road to accommodate caravans. Topography reduces the area suitable for the stationing of caravans and may necessitate engineering operations for access. Re-development would result in the loss of amenity green space. Issues in relation to privacy and amenity for the occupiers of the site and existing residents.
3/WOR/095/GT		See Gypsy & Traveller Topic Paper. Level site with highway capable of improvements to accommodate caravans. Detached location reduces sustainability credentials. Area not currently used by GT community. Land currently marked for employment/leisure use and therefore unlikely to be available for this land use.
1/WOR/097/M (3/WOR/097/M)	1	Flood zone 3b
4/WOR/102/M		Refer to retail and Employment topic papers. Important green infrastructure link, close to industrial uses, opposite retail park. Within existing settlement limit, so could some forward
4/WOR/103/M		Refer to retail and Employment topic papers. Part of Land is subject to flooding and navigation constraints. Extends into amenity recreational greenspace which is to be excluded from proposed settlement limit.
4/WOR/104/M		Refer to retail and Employment topic papers. Adjoins existing industrial uses and recreational open land at Derwent Howe. Most suitable for employment uses. Lies within existing settlement limit.
4/WOR/105/R	3a	Site has planning permission for housing

Site Reference	Discarded Stage ²	Reason
4/WOR/106/M		Part of site has planning permission for mixed use development (2/2016/0188). Site to east of A596 occupied by existing out of centre Dunmail Park Complex, carparking and car showroom. Refer to retail and Employment topic papers.
4/WOR/107/M		Small area of woodland identified as semi-natural greenspace in Open Space study, and contributing to green infrastructure
4/WOR/110/R	3a	Subject to highways constraints (substandard to serve major residential development).
4/WOR/111/R	1	Does not meet size threshold
4/WOR/112/R	1	Does not meet size threshold
4/WOR/113/R	1	Does not meet size threshold

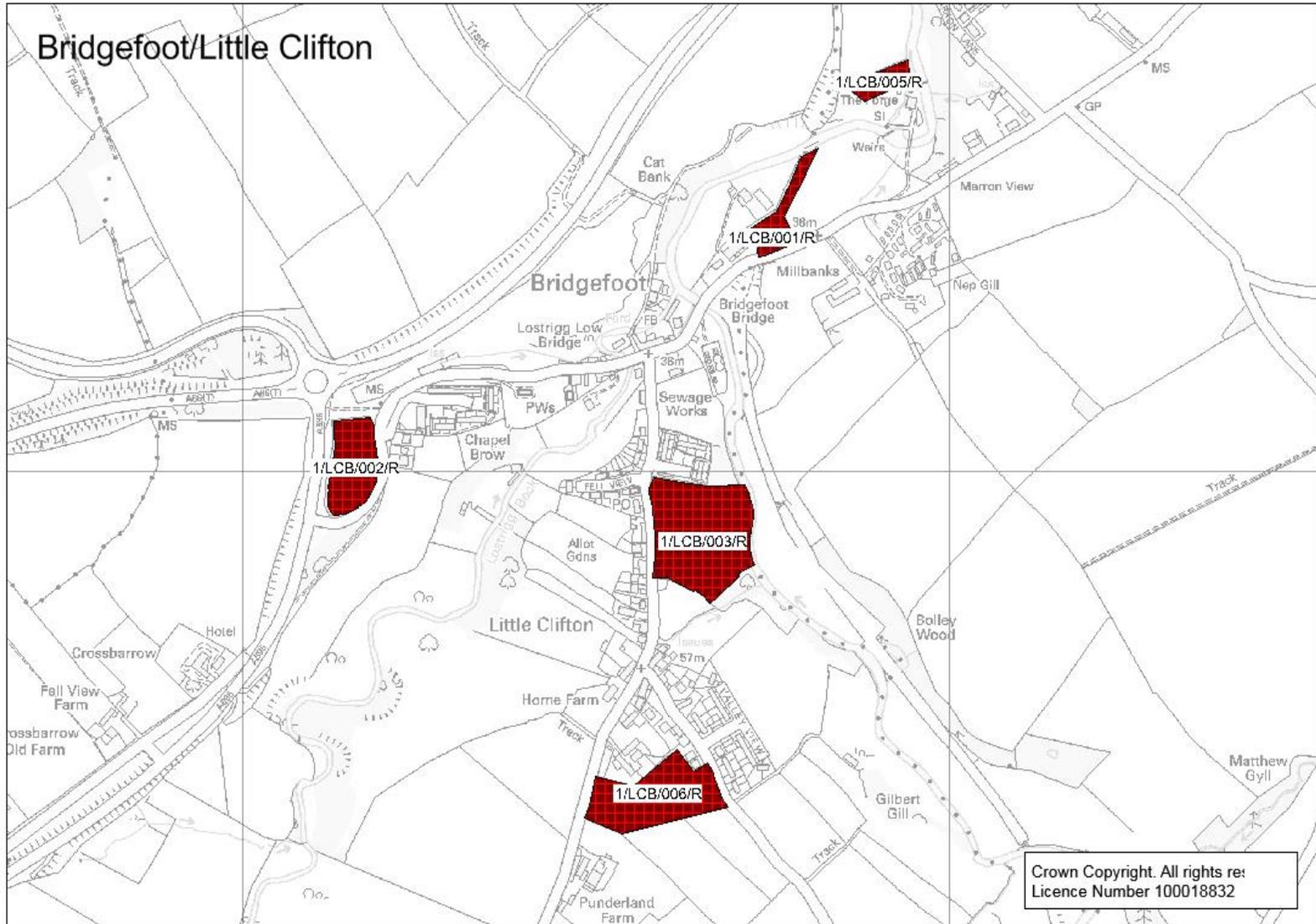
Great Clifton



Site Reference	Discarded Stage ²	Reason
1/GRC/001/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site is subject to surface water flooding and cost of technical solutions will adversely affect the economic viability/deliverability of the site.
1/GRC/002/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Part of site is a saved employment allocation. Considered to relate more to open countryside . development would fail to achieve a satisfactory relationship with the existing settlement pattern. Site is to be de-allocated and removed from settlement limit.
1/GRC/003/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site relates more to open countryside and development would fail to achieve a satisfactory relationship with the existing settlement pattern.
1/GRC/004/R	n/a	Put forward for open space . Refer to Open Space Document
1/GRC/005/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site is subject to surface water flooding and cost of technical solutions to mitigate the problems will adversely affect economic viability and deliverability of the site.
1/GRC/006/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Subject to constraints . poor access, topography and impacts from adjacent farm/depot. Would have adverse impacts on the viability and deliverability of site
1/GRC/007/R	1	Below size threshold for consideration. Part of the site has Planning permission for a single dwelling (2/2013/0536). Site to be included in the settlement limit as part of the boundary review.
1/GRC/008/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of the site would require highways upgrades whose cost will adversely affect economic viability/deliverability of the site. Poorly related to settlement form.
1/GRC/009/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of the site would require highways upgrades and technical solutions to mitigate the problems of surface water flooding whose cost will adversely affect economic viability/deliverability of the site.
1/GRC/010/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Site is landlocked and has no independent means of access to the adopted highway.
1/GRC/011/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of site heavily constrained by topography, utilities and access/highway capacity.
1/GRC/012/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Development of the site would incur significant adverse landscape/visual impact and detract from the character of the entrance into the village.

Site Reference	Discarded Stage	Reason
1/GRC/013/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Lies within existing settlement limit . potential windfall site. Development of site would result in the loss of amenity green space.
2/GRC/014/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Access to the site would be difficult due to elevated nature of land and topography.
2/GRC/015/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Proposed means of access considered substandard to support major residential development.
2/GRC/016/R	3a	No requirement for housing allocations in Great Clifton as completions and commitments exceed identified growth target for the village. Land to the south with highway frontage has planning permission for residential development but scheme has no provision to serve this site. Existing means of access considered substandard to support major residential development. Poorly related to settlement form.
4/GRC/017/0	n/a	Put forward for open space . see open space document (Would we put this in here as we did actually allocate this one)

Bridgefoot/Little Clifton



Site Reference	Discarded Stage	Reason
1/LCB/001/R	3a	No residential allocations proposed in this tier of the settlement hierarchy. Settlement boundary not extended to encompass area divorced from main nucleus of settlement, with large part in flood zone 2.
1/LCB/002/R	3a	No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review due to its poor relationship with existing settlement pattern.
1/LCB/003/R	3a	No residential allocations proposed in this tier of the settlement hierarchy. Part of the site to be considered as part of the settlement boundary review.
1/LCB/004/G	n/a	Geological Site . see open space document
1/LCB/005/R	1	No residential allocations proposed in this tier of the settlement hierarchy. Site will not be considered as part of the settlement boundary review as it lies within high risk flood zone. National and local planning policy advises against development in such locations. Divorced from nucleus of settlement.
1/LCB/006/R	3a	Eastern portion of site has been granted planning permission for residential development (2/2015/0480). Western portion of site will not be considered as part of the settlement boundary review due to its poor relationship with existing settlement pattern. Site has known drainage issues.