

Allerdale Local Plan (Part 2) Site Allocations Pre-Submission Draft: Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and **bold underlining** for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Change ref.	Policy, page/paragraph	Main Modification	Reason for modification
MM1	Policy SA1 Page 15 (amend third paragraph)	Identified amenity green space and , green gaps <u>shall be protected and enhanced; the</u> and green infrastructure network identified on the Policies Map shall be <u>enhanced and its functionality and connectivity</u> protected. and enhanced.	For clarity, to make the policy effective and consistent with local and national policy.
	Policy SA1 Page 15 (delete final paragraph)	Planning permission will be renewed on committed sites identified on the Policies Map provided it is for the same use and there is no significant change to relevant policy or material considerations.	To make the policy effective and consistent with national policy.
MM2	Paragraph 47 Page 15	Existing planning consents make up a significant proportion of the land supply. Where planning permission has lapsed there is a presumption that consent will be renewed for that use unless there has been a significant change to relevant policy or other material considerations.	To make the policy effective and consistent with national policy.
MM3	Policy SA3 Page 19 (amend second paragraph)	All housing development of more than 10 dwellings or where the dwellings would have a combined gross floor space of more than 1,000 square metres will be required to make provision for 20% affordable housing, <u>as defined on the Affordable Housing Inset Policy Map, as follows:</u> Given the level of need identified in the Cockermouth Housing Market Area provision will be made for 40% in this settlement. <u>a) within Zone A, provide 10% of the dwellings as affordable housing</u> <u>b) within Zone B, provide 20% of the dwellings as affordable housing</u>	To reflect the need within the evidence base, to make the policy effective and consistent with local and national policy.

		<u>c) within Zone C, provide 40% of the dwellings as affordable housing.</u>	
	Paragraph 55 Page 20	The proportion of affordable housing sought in Policy SA3 has been developed using the available evidence of identified need together with local viability and market evidence. Policy SA3 states that all qualifying housing proposals should make provision for 20% affordable housing, with the exception of Cockermonth, where the level of provision is 40% given the high level of need, and the evidence of a more viable housing market. <u>Policy SA3 applies a zonal approach to the provision of affordable homes as identified on the Affordable Housing Inset Policy Map. Zone A requires development to provide 10% affordable homes, Zone B 20% affordable homes and Zone C 40% affordable homes. This approach seeks to maximise the delivery of affordable homes while not undermining the overall viability of housing schemes.</u>	To reflect the need within the evidence base, to make the policy effective and consistent with local and national policy.
MM4	Paragraph 58 Page 20	In line with national policy proposals that are solely for Build to Rent homes; provides specialist accommodation for a group of people with specific needs (such as purpose built accommodation for the elderly or students); is proposed to be developed by people who wish to build or commission their own homes; or is exclusively for affordable housing, an entry-level exception site or a rural exception site will be exempt from the policy requirement to provide 10% of the affordable house provision to be available for affordable home ownership. In such cases the policy requirement would be reduced to 10% to be provided as affordable rented homes. <u>The expected tenure split for the affordable provision is 50% affordable rented units and 50% intermediate affordable units. Where there is evidence of a specific identified local need or site specifics, such as viability, the Council will consider a variation to the required tenure mix. Intermediate affordable units could include shared ownership, low cost homes for sale or discounted market sales housing.</u>	For clarity, to make the policy effective and consistent with local and national policy.

	Paragraph 59 Page 20	To assist in the creation of mixed, inclusive communities, <u>it is expected that the</u> affordable housing <u>requirement will</u> should be provided on-site as part of well-designed mixed tenure schemes. In exceptional circumstances where <u>it can be robustly justified, and the agreed approach contributes to creating mixed and balanced communities,</u> site specific issues preclude the provision of an <u>off-site provision or an appropriate financial contribution</u> affordable housing off-site contributions may <u>will</u> be accepted in line with the provisions of the Developer Contributions SPD.	For clarity, to make the policy effective and consistent with local and national policy.
MM5	Policy SA5 Page 24	<p>All new homes <u>For developments of 10 units or more, 20% of the dwellings</u> must be designed and constructed to meet the requirements set out in optional Building Requirement M4(2) (or any national equivalent standard should these regulations be subsequently reviewed).</p> <p>All residential developments over 30 units must ensure that 5% of the total units (across both market and affordable dwellings) should be designed and constructed to meet optional Building Requirement M4(3) <u>ensuring that</u> . This will require the developer to ensure the dwellings make reasonable provision for wheelchair users to access and live in the dwelling <u>are wheelchair adaptable</u>.</p> <p>In both cases, the Council will take a flexible approach to these policy requirements where the applicant can clearly demonstrate that:</p> <ul style="list-style-type: none"> a) It is not practically achievable due to the physical characteristics of the site; or b) It would significantly harm the financial viability of the scheme; <u>or</u> c) <u>Site specific factors mean that step-free access to the dwelling cannot be achieved.</u> 	To reflect the need within the evidence base, to make the policy effective and consistent with national policy.
MM6	Paragraph 73 Page 25	This, combined with the pressure on public health and social care, it is important for the requirements of M4(2) to be implemented in <u>20% of the</u>	To reflect the need within the evidence

		<u>total dwellings in all major planning applications</u> all new builds.	base, to make the policy effective and consistent with national policy.																																																												
	Paragraph 74 Page 25	Therefore, the Council will also require 5% of units in housing developments of 30 houses or more to be made wheelchair-accessible <u>adaptable</u> , in compliance with M4(3).	To make the policy effective and consistent with national policy.																																																												
MM7	Table 2 Page 28	<table border="1"> <thead> <tr> <th>Settlement</th> <th>Target</th> <th>Completions</th> <th>Planning permissions (commitments)</th> <th>Allocations</th> </tr> </thead> <tbody> <tr> <td>Workington</td> <td>1915</td> <td>689782</td> <td>4,1201,016</td> <td>460</td> </tr> <tr> <td>Maryport</td> <td>657</td> <td>7092</td> <td>376368</td> <td>320300</td> </tr> <tr> <td>Cockermouth</td> <td>547</td> <td>362422</td> <td>418423</td> <td>0</td> </tr> <tr> <td>Wigton</td> <td>547</td> <td>232256</td> <td>384366</td> <td>25</td> </tr> <tr> <td>Aspatria</td> <td>219</td> <td>2325</td> <td>39</td> <td>190</td> </tr> <tr> <td>Silloth</td> <td>164</td> <td>4649</td> <td>78200</td> <td>20</td> </tr> <tr> <td>LSC</td> <td>1094</td> <td>482540</td> <td>397319</td> <td>261</td> </tr> <tr> <td>Rural Villages</td> <td>328</td> <td>7485</td> <td>215194</td> <td>0</td> </tr> <tr> <td><u>Outside settlements</u></td> <td>0</td> <td>87</td> <td>61</td> <td>0</td> </tr> <tr> <td>Totals</td> <td>5,471</td> <td>1,969 2,338</td> <td>3027 2,986</td> <td>1,2761,256</td> </tr> <tr> <td></td> <td></td> <td>4,996 5,324</td> <td></td> <td></td> </tr> </tbody> </table>	Settlement	Target	Completions	Planning permissions (commitments)	Allocations	Workington	1915	689 782	4,120 1,016	460	Maryport	657	70 92	376 368	320 300	Cockermouth	547	362 422	418 423	0	Wigton	547	232 256	384 366	25	Aspatria	219	23 25	39	190	Silloth	164	46 49	78 200	20	LSC	1094	482 540	397 319	261	Rural Villages	328	74 85	215 194	0	<u>Outside settlements</u>	0	87	61	0	Totals	5,471	1,969 2,338	3027 2,986	1,276 1,256			4,996 5,324			To reflect the most up to date sources of housing land supply 31.03.19 and to make the plan effective.
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MM8	Policy SA6 Page 29	Delete Housing Allocation Policy SA12, Maryport Marina, Maryport SA12(1/MAR/013/R) Maryport Marina Maryport 0.45-20	For clarity to reflect the fact that the site is no longer available and to make the policy effective.																																																												
MM9	Policy SA7	<u>Proposals to renew lapsed major housing commitments will be</u>	For clarity on																																																												

	Page 32 (add final new paragraph)	<u>expected to provide an assessment to evidence why the previous consent has not been implemented and outline measures which demonstrate that the site can be delivered.</u>	renewal of consent for major housing commitments, to make the policy effective and consistent with national policy.
MM10	Paragraph 91 Page 32	Should the Council be unable to demonstrate a deliverable five year land supply, <u>based on the annual five year land supply statement or a subsequent appeal decision,</u> at any point Policy SA7 provides the mechanism for the delivery of sites not allocated within the Local Plan.	For clarity regarding how the five year land supply trigger would be evidenced and managed and to make the policy effective.
	Page 32 (new paragraph after paragraph 91)	<u>Proposals to renew lapsed planning permissions on major housing commitments should be supported by an assessment outlining the reasons why the site has not delivered and, if appropriate, what measures are being put in place to overcome obstacles to delivery. The Council may consider applying conditions that reduce the time period of any renewal of consent in order to encourage the site to come forward at the earliest opportunity.</u>	For clarity, to make the policy effective and consistent with national policy.
MM11	Policy SA8 Page 36 (new development consideration)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u>	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA8 Page 36	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended

	(new development consideration)		actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM12	Policy SA9 Page 39 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2).
MM13	Policy SA10 Page 41 (new development consideration)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable</u>	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA10 Page 41 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM14	Policy SA12 Page 43-44	Delete Housing Allocation Policy SA12 Maryport Marina, Maryport Original site reference 1/MAR/013/R Site address Land at Maryport Marina Settlement Maryport Site area 0.45 hectares Site capacity 20 units Use Housing Type Greenfield Development Considerations It is expected that the development will consist principally of apartments, but may include townhouses. • Principal elevations should be orientated towards streets and open	For clarity to reflect the site is no longer available and to make the plan effective.

		<p>spaces bounding the site.</p> <ul style="list-style-type: none"> • Careful design will be required in this prominent quayside location, close to Maryport conservation area. Development should take references from the traditional architecture of Maryport and marine influences. Appropriate designs are likely to be contemporary using traditional materials of render, slate and glass. Blocks should be broken up vertically by the use of colour and varying rooflines, and replicating the adjacent developments of Ritson Wharf and Ismay Wharf in terms of scale. • A contaminated land survey and risk assessment will be needed to establish the degree and nature of any contamination on site. • Contributions may be required in accordance with the Council's Developer Contributions Supplementary Planning Document. • There is the potential for archaeological industrial remains to survive buried on the site and it is advised that any future application should be accompanied by an archaeological desk-based assessment. • A Flood Risk Assessment will be required, and sustainable surface water drainage measures are expected. The potential impact on water quality of coastal waters from discharges will need to be considered given the proximity to the Allonby Bay and Cumbria Coast Marine Conservation Zones, and the Solway Firth Special Area of Conservation. • A pressurised water main and sewers run adjacent to the site. An existing UU easement will need to be considered as part of the site's development. • An Extended Phase 1 Habitat Survey of the whole site during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities, and which will form the basis for any more detailed survey work, including bat surveys. If piling is necessary on the site it may be necessary to undertake a noise assessment on the effects on 	
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		<p>migratory fish, roosting birds and otter in the vicinity of the development.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>There is scope to include habitat creation within the development to enhance the wildlife corridors along the coast in Maryport. In addition development should aim to incorporate suitable native shrubs and trees of local provenance. Provision of bat and bird boxes within the development is recommended.</p>	
MM15	<p>Policy SA13 Page 46 (amend development consideration)</p>	<p><u>The site is approximately 150 m from the Scheduled Monument: Romano-British Settlement and trackway at Ewanrigg. Given this proximity and the potential importance of any currently unknown archaeological remains on this site and their potential constraints on the layout of any housing development, it will be necessary for an archaeological desk-based assessment and a geophysical survey to be undertaken prior to the submission of a planning application.</u></p> <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 will need to be undertaken prior to development.</p>	<p>For clarity, to make the policy effective and consistent with national policy.</p>
	<p>Policy SA13 Page 46 (new development consideration)</p>	<p><u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u></p>	<p>To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.</p>
	<p>Policy SA13</p>	<p><u>The site is expected to deliver a measurable biodiversity net gain.</u></p>	<p>For clarity, to make</p>

	Page 46 (new development consideration)		the policy effective and consistent with national policy.
MM16	Policy SA14 Page 48 (new development consideration)	<u>There is a high potential for buried archaeological assets to survive on the site and provisions will need to be made for the investigation and recording of any remains disturbed by the construction of the development</u>	For clarity, to make the policy effective and consistent with national policy.
MM17	Policy SA15 Page 51 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM18	Policy SA16 Page 53 (new development consideration)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u>	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA16 Page 53 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2).
MM19	Policy SA17 Page 55 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA

	consideration)		for the Local Plan (Part 2) and to make the policy effective.
MM20	Policy SA18 Page 56 (new development consideration)	<u>Adjustments to extend the speed limit and secure adequate visibility at the site access will be necessary.</u>	For clarity to highlight transport improvements required and to make the policy effective.
	Policy SA18 Page 57 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM21	Policy SA19 Page 58 (new development consideration)	<u>Archaeological assets are known to survive buried on the site and provisions will need to be made for the investigation and recording of the remains disturbed by the construction of the development</u>	For clarity, to make the policy effective and consistent with national policy.
	Policy SA19 Page 59 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM22	Policy SA20 Page 61 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.

MM23	Policy SA23 Page 65 (new development consideration)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u>	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA23 Page 66 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM24	Policy SA24 Page 68 (amend development consideration)	<p>Redevelopment will involve the demolition of the main farmstead, but continued farming operations may constrain development on the eastern part of the site.</p> <p><u>The farmhouse and attached traditional barns are (non-designated) historic assets dating from the 18th Century which should be retained. Should demolition of any part of the non-designated heritage asset be necessary for the development of the site, a full explanation and justification will need to be supplied and a building recording programme will need to be undertaken.</u></p>	For clarity, to make the policy effective and consistent with national policy.
	Policy SA24 Page 68 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM25	Policy SA25	<u>Access to the site will involve the demolition of a dwelling on West</u>	To clarify how

	Page 69 (new development consideration)	<u>Lane.</u>	access to the site can be achieved and to make the policy effective.
	Policy SA25 Page 69 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM26	Policy SA26 Page 71 (amend development consideration)	<u>Lying approximately 320 metres south of the Scheduled Ancient Monument Kirkbride Roman Fort,</u> 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.	For clarity, to make the policy effective and consistent with national policy.
	Policy SA26 Page 72 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM27	Policy SA27 Page 74 (new development consideration)	<u>The Grade 2* listed Lilac Cottage is situated approximately 140 metres to the south west of the site, and consideration will need to be given to its setting.</u>	For clarity, to make the policy effective and consistent with national policy.
	Policy SA27 Page 74 (new development consideration)	<u>The site lies approximately 140 metres south of the Scheduled Ancient Monument Kirkbride Roman Fort. As such there is a high potential for buried archaeological assets to survive on the site and a geophysical survey will need to be carried out in advance of any application, and provisions will need to be made for the investigation and recording of any remains disturbed by the</u>	For clarity, to make the policy effective and consistent with national policy.

		<u>construction of the development.</u>	
	Policy SA27 Page 75 (amend development consideration)	The disposal of <u>Sustainable</u> surface water <u>drainage solutions</u> will require careful consideration; the southwest corner of the site and adjoining land is subject to some groundwater flooding, <u>and highway drainage traverses the site.</u> and care will need to be taken to ensure adjoining land is not adversely affected by any development.	To clarify that the site accommodates highway drainage and to make the policy effective.
	Policy SA27 Page 75 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM28	Policy SA29 Page 78 (new development consideration)	<u>A Transport Assessment will be required which may demonstrate a requirement for improvement works to the A595 at the junction with Low Road.</u>	To clarify a potential requirement for wider transport infrastructure improvements and to make the policy effective.
MM29	Policy SA31 Page 82 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM30	Policy SA32 Page 84 (amend first paragraph)	Proposals for new, improved and replacement tourism attractions and facilities will be supported within or on the periphery of Principal, Key and Local Service Centres subject to compliance with <u>Policy S3 and</u> other relevant Local Plan policies.	For clarity and to make the policy effective.
	Policy SA32 Page 85	Proposals which involve the loss or change of use of a tourism business to a non-tourism business will only be granted where the applicant has	To provide clarity regarding the

	(amend final Paragraph)	demonstrated that the business is no longer fit for purpose or financially viable through a robust marketing exercise as set out by the Council <u>carried out in accordance with the Council's Marketing Guidance Note contained within the Council's Validation Requirements.</u>	requirements of the marketing exercise and to make the policy effective.
MM31	Page 88 (new paragraph after paragraph 105)	<u>The Council's Validation Requirements sets out what the applicant is expected to provide in order to demonstrate that they have carried out a robust marketing exercise which demonstrates that a business is no longer viable or fit for purpose. Applicants are encouraged to seek pre-application advice from the Council to ensure that the marketing exercise is proportionate to the size/character of the site/property and the proposed alternative use.</u>	To provide clarity regarding the requirements of the marketing exercise and to make the policy effective.
MM32	Policy SA33 Page 89 (amend policy wording)	<p>This policy applies to all proposals for new residential and commercial development.</p> <p>As it is the Council's intention for all new properties to be served by a high speed and reliable broadband connection, all applicants must demonstrate to the Council how they will install the necessary infrastructure (including ducting and cabinets) to allow broadband service operators to provide future occupants with superfast fibre broadband connectivity.</p> <p>If the provision of ducting for fibre broadband is not possible, then the applicant must demonstrate that they have explored alternative broadband provision options.</p> <p><u>Proposals for commercial development and for new residential development of 2 or more dwellings must demonstrate how they have liaised with broadband infrastructure providers, who will install the necessary broadband infrastructure during the construction process in order to achieve superfast (as defined by Government standards) fibre broadband connectivity.</u></p>	For clarity, to ensure the policy is justified, effective and consistent with national policy.

		<p><u>The Council will take a stepped approach to achieving the policy requirements.</u></p> <p><u>The Council will first require the applicant/developer to engage with Openreach or an alternative infrastructure provider at the earliest opportunity in the development of proposals to ensure timely installation of broadband infrastructure during the construction phase.</u></p> <p><u>If it is proven that the installation of the infrastructure is not either physically or viably possible, then the Council will expect the developer to establish service provision via alternative broadband technology (e.g. mobile or satellite) through engagement with specialist network providers.</u></p> <p><u>If it is satisfactorily evidenced that neither of these can be delivered, for either viability or physical implementation issues, then the policy requirement will not be pursued.</u></p>	
MM33	Paragraph 108 Page 89	<p>108. This policy is intended to ensure that applicants provide key broadband infrastructure in the early stages of a development, alongside other utility infrastructure (gas, water and electricity). The infrastructure will be required to allow for provision of Fibre To The Cabinet connections.</p> <p><u>It is important that applicants engage with broadband infrastructure providers, such as Openreach¹, at the earliest possible opportunity in the development of proposals to maximise the chances of new properties being connected to the broadband network. The most</u></p>	For clarity, to ensure the policy is justified and effective

¹ Or any successor/alternative scheme, service or provider

		<u>efficient way to install ducting for broadband infrastructure is as an additional conduit alongside electrical or water connections; therefore if engagement takes place at the planning stage there is often no additional cost or inconvenience to developers. Openreach offers to connect multi-unit developments at no or a subsidised cost to developers if engagement takes place at the planning stage and other network operators offer similar services. Applicants will be required to submit evidence, at the planning application stage, which summarises the outcome of their early engagement with network providers. Details of the evidence required will be included in the Council's planning application checklist.</u>	
MM34	Policy SA34 Page 91 (amend first paragraph)	All allocated sites and those with planning permission for employment use (B1, B2, B8) will be safeguarded from non-employment uses and will remain available for employment use throughout the plan period <u>unless it is demonstrated that an alternative use would accord with the provisions of Policy DM3 and other relevant policies of the Local Plan.</u>	For clarity, to ensure the policy is justified, effective and consistent with national policy.
	Policy SA34 Page 92 (amend site area for SA43)	0. 7563 ha	For clarity to reflect the correct site area and to make the policy effective.
MM35	Policy SA35 Page 95 (amend first paragraph)	In order to ensure that there is adequate supply of employment sites and premises across the Local Plan area, all safeguarded employment sites identified on the Policies Map and listed below will be retained for employment use (B1, B2 and B8 use) <u>unless it is demonstrated that an alternative use would accord with the provisions of Policy DM3 and other relevant policies of the Local Plan.</u>	For clarity, to ensure the policy is justified, effective and consistent with national policy.
	Policy SA35 Page 95 (delete final paragraph)	Proposals for non-employment use on these sites will only be supported if: <ul style="list-style-type: none"> • They are ancillary to the main employment use; or • They have a direct relationship with existing businesses on the site 	For clarity and to ensure the policy is effective.

		by providing a service to the business or employees.	
MM36	Policy SA36 Page 98 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM37	Policy SA37 Page 99 (amend development consideration)	Proposals shall include a suitable landscaping scheme to mitigate visual impact and integrate the development into its wider surroundings, <u>with linkages to adjoining sites (Policies SA31 and SA36)</u> and to provide wildlife connectivity.	For clarity and to make the policy effective.
	Policy SA37 Page 100 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM38	Policy SA38 Page 101 (new development consideration)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u>	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA38 Page 102 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.

MM39	Policy SA39 Page 103 (new development consideration)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u>	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA39 Page 104 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM40	Policy SA40 Page 106 (new development consideration)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u>	To clarify that risk assessments will need to be undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA40 Page 106 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM41	Policy SA41 Page 107 (new development)	<u>A desk based Coal Mining Risk Assessment (CMRA) will be necessary to demonstrate how coal mining risks have been considered and the development will be safe and stable.</u>	To clarify that risk assessments will need to be

	consideration)		undertaken in connection with mining legacy issues and to make the policy effective.
	Policy SA41 Page 108 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
MM42	Policy SA42 Page 111 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.
	Policy SA43 Page 112 Amend Site Area	Delete 0.63 Insert <u>0.75 hectares</u>	For clarity to reflect the correct site area and to make the policy effective.
MM43	Policy SA43 Page 112 (amend development consideration)	The mature trees upon the former railway line adjacent to Low Road which contribute to the locally distinctive character of the area should be retained <u>in accordance with a detailed tree survey by a qualified arboricultural consultant</u> , screening the development and protecting the <u>setting of listed Fitz, in addition to providing a valuable biodiversity corridor.</u>	For clarity, to make the policy effective and consistent with national policy.
	Policy SA43 Page 113 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan

			(Part 2) and to make the policy effective.												
MM44	Policy SA44 Page 115 (new development consideration)	<u>A Project Level Habitats Regulation Assessment (HRA) will be required.</u>	To reflect the recommended actions in the HRA for the Local Plan (Part 2) and to make the policy effective.												
MM45	Policy SA46 Page 118-119 (amend first paragraph and delete uses column)	<p>The following retail allocations, as shown on the Policies Map, are allocated for the development of uses identified in the Uses column of the table below. All allocated sites will be safeguarded from non-retail uses and will remain available for retail and main town centre uses throughout the plan period.</p> <p><u>The allocated sites in Policies SA47 and SA48 will be safeguarded for main town centre uses and other uses that will support and enhance the vitality and viability of the town centre throughout the plan period. Retail-led schemes will be particularly encouraged.</u></p> <table border="1"> <thead> <tr> <th>Policy reference</th> <th>Name</th> <th>Site Area (Gross)</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>Policy SA47 (3/WOR/086/S)</td> <td>Central Car Park, Workington</td> <td>0.89 hectares (89,000m²)</td> <td>Considered suitable for A1, A2, A3 and A4 uses</td> </tr> <tr> <td>Policy SA48 (4/WOR/101/M)</td> <td>Royal British Legion, Workington</td> <td>0.2 hectares (2,000m²)</td> <td>Considered suitable for A1, A2, A3 and A4 uses</td> </tr> </tbody> </table> <p>Proposals for main town centre uses, outside the allocated sites, will be supported subject to compliance with Policies S16, DM7, DM8 and DM9 and other relevant Local Plan policies.</p>	Policy reference	Name	Site Area (Gross)	Uses	Policy SA47 (3/WOR/086/S)	Central Car Park, Workington	0.89 hectares (89,000m ²)	Considered suitable for A1, A2, A3 and A4 uses	Policy SA48 (4/WOR/101/M)	Royal British Legion, Workington	0.2 hectares (2,000m ²)	Considered suitable for A1, A2, A3 and A4 uses	To ensure the policies are justified, effective and consistent with national policy.
Policy reference	Name	Site Area (Gross)	Uses												
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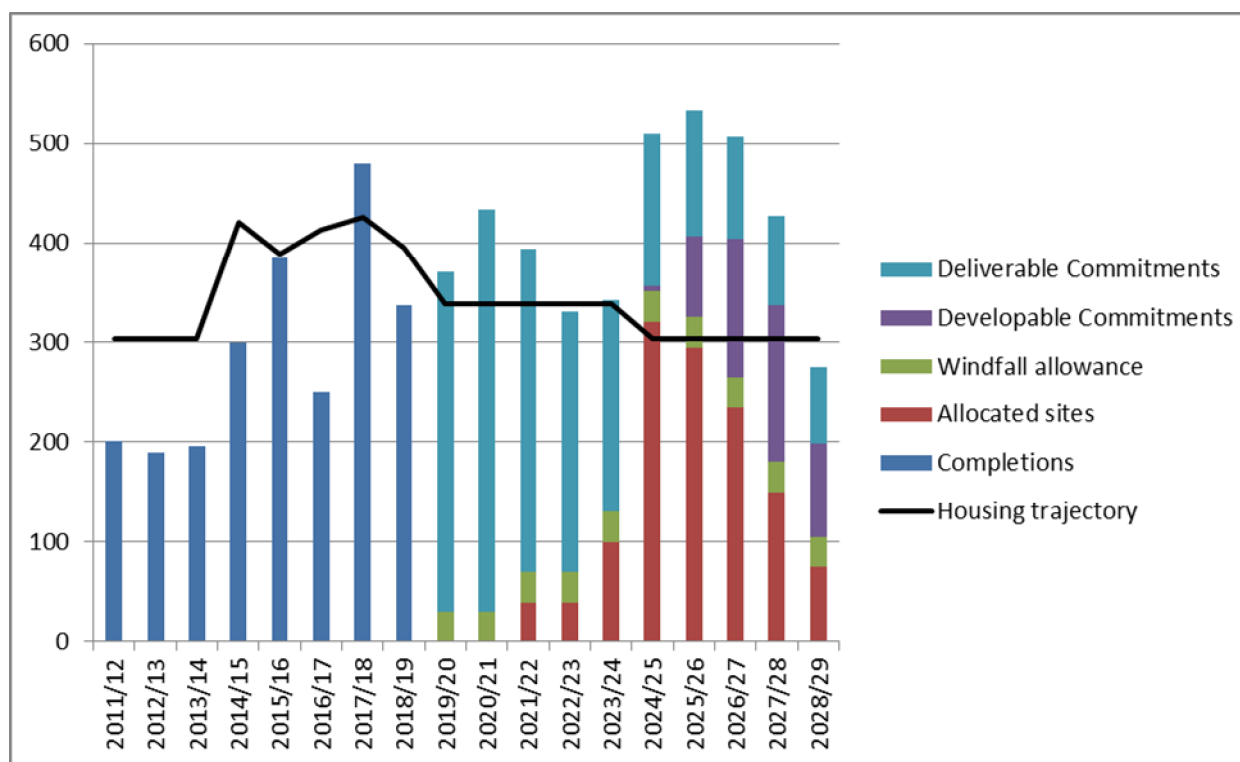
MM46	SA47 Page 121 (revision to table)	Retail <u>See Policy SA46</u>	To ensure the policy is justified, effective and consistent with national policy.
MM47	SA48 Page 122 (revision to table)	Retail <u>See Policy SA46</u>	To ensure the policy is justified, effective and consistent with national policy.
MM48	Policy SA49 Page 123 (amend second paragraph)	<p>Policy SA49 Lower Derwent Valley</p> <p>Proposals for new or replacement sport or leisure facilities and ancillary main town centre uses will be supported in the Lower Derwent Valley area, as defined on the Policies Map.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> • Deliver high quality design solutions that reflect and enhances its location at the northern gateway to the town; • Improve access and connections, especially pedestrian and cycling, within the Lower Derwent Valley itself and to the town centre; and • Contribute to the enhancement and protection of existing biodiversity, open space and green infrastructure, especially along the River Derwent corridor; • <u>Deliver a measurable biodiversity net gain; and</u> • <u>Be compliant with Policy S29 of Local Plan (Part 1) and supported by a FRA that demonstrates how the development will be safe from, or mitigate against, the impacts of flooding and not increase flood risk elsewhere.</u> <p>Proposals for main town centre uses will be expected to comply with relevant sequential and impact tests set out in Policies S16 and DM8.</p>	For clarity, to ensure the policy is effective and consistent with local and national policy.

		Opportunities along the River Derwent corridor to protect and enhance its ecological value and flood storage capacity and improve informal recreational use, including pedestrian and cycle links to the town centre will be supported.	
MM49	Pages 124 New paragraphs after paragraph 131	<u>Areas of the Lower Derwent Valley are subject to flood risk. In order to ensure development proposals are compatible with the relevant flood zones and reduce the potential for increased flood risk elsewhere proposals should accord with policy S29 of the Local Plan (part 1) and be supported by a Flood Risk Assessment. Opportunities to increase flood storage in the Lower Derwent Valley will also be encouraged and supported.</u> <u>The southern bank of the River Derwent is actively eroding. Proposals should fully assess the impact of this and include appropriate mitigation.</u>	For clarity, to ensure the policy is effective and consistent with local and national policy.
MM50	Policy SA50 Page 126 (amend second bullet)	Evidence showing that the planning impacts identified by affected communities following a public consultation have been fully addressed <u>and the proposal has their backing.</u>	For clarity, to ensure the policy is effective and consistent with national policy.
MM51	Page 131 (new paragraph after paragraph 146)	<u>Policy S24 of the Local Plan (Part 1) sets out the Council's strategic approach to green infrastructure within the Allerdale plan area, promoting the creation, enhancement, maintenance, and protection of the green infrastructure assets of which the network is composed. Policy DM14 of the Local Plan (Part 1), Standards of Good Design, sets out the expectation that new development should take advantage of green infrastructure assets, retaining features such as trees, hedges, and streams, and highlighting the contribution that landscaping can make to the provision of green infrastructure. In support of these policies, the Council has set out its expectations regarding major development and green</u>	For clarity, to ensure the policy is effective and consistent with local and national policy.

		<u>infrastructure, and has identified a network of green infrastructure assets within the Principal and Key Service Centres on the Policies Map.</u>	
	Page 131 Paragraph 148	The Green Infrastructure Network, within the Principal and Key Services Centres, is defined on the Policies Map. This is made up of a number of assets including amongst other things historic parks and gardens, public open space, Natura 2000 sites, Sites of Special Scientific Interest and Local Nature Reserves. <u>These mapped green infrastructure assets are not exhaustive; other assets which contribute to the green infrastructure network exist, and will need to be considered as part of any development proposals.</u> As the main urban centres in the plan area the green infrastructure network is more extensive but as the location for the majority of development in the plan period, likely to come under more pressure. The Council will work with developers to ensure <u>that fragmentation of the functionality and connectivity of the existing network is not compromised,</u> is kept to a minimum and where development is located adjacent to the network, enhancement and connection opportunities are considered.	For clarity, to ensure the policy is effective and consistent with local and national policy.
	Page 132 New paragraph after paragraph 148	<u>Priorities for the protection and enhancement of the Green Infrastructure Network will be set out in a SPD to identify deficiencies in the network and to deliver new assets, ensuring the optimum integration between green networks and development. It will consider setting out minimum quality standards for new green infrastructure in line with existing national standards such as Natural England's ANGSt standard (or other such standard), and also the potential requirement for development proposals sited adjacent or within the green infrastructure network to deliver a measurable biodiversity net gain.</u>	For clarity, to ensure the policy is effective and consistent with local and national policy.
MM52	Policy SA52 Page 131 (amend policy)	Policy SA52 Protecting and Creating Green Infrastructure The Council expects the existing Green Infrastructure Network, as shown	For clarity, to ensure the policy is effective and consistent with

	<p>wording)</p>	<p>on the Policies Map, to be considered at an early stage of the design process for all major development proposals.</p> <p><u>Development on land identified as Green Infrastructure on the Policies Map will be supported subject to compliance with other policies within the Local Plan and the proposals demonstrating how the green infrastructure network has been integrated within the scheme, and functionality and connectivity maintained. In some circumstances off site compensatory provision may be appropriate.</u></p> <p>Proposals for <u>all</u> major residential, commercial and industrial development <u>are expected to consider the existing green infrastructure network, as shown on the Policies Map, at an early stage in the design process, incorporating existing assets on site and securing opportunities to strengthen and connect with the wider green infrastructure network.</u></p> <p><u>Proposals for all major developments</u> will be required to:</p> <ul style="list-style-type: none"> (a) Strengthen the Network through the creation of new and enhancement of existing green infrastructure assets within the site; and (b) Incorporate a layout that provides pedestrian and/or wildlife linkages to the existing Network in circumstances where the development site lies adjacent and connectivity is feasible <p>The Council may extend <u>these</u> requirements (a) and (b) to smaller developments in circumstances where it would produce <u>deliver</u> clear environmental and social benefits without significantly impacting on economic viability.</p>	<p>local and national policy.</p>
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		Proposals that strengthen and extend the existing green infrastructure network will be supported.	
MM53	Appendix 3 Page 157 (updated Housing Trajectory)	Insertion of updated Housing Trajectory . see attached document for revised Trajectory.	To reflect the most up to date position on the five year land supply and delivery of allocated housing sites and to make the plan effective.



	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
Completions	201	189	196	300	385	250	480	337	0	0	0	0	0	0	0	0	0	0
Allocated sites	0	0	0	0	0	0	0	0	0	0	40	40	100	321	295	235	150	75
Windfall allowance	0	0	0	0	0	0	0	0	30	30	30	30	30	30	30	30	30	30
Developable Commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	5	82	139	157	94
Deliverable Commitments	0	0	0	0	0	0	0	0	341	404	324	261	212	154	126	103	90	76
Housing trajectory	304	304	304	421	389	413	426	395	339	339	339	339	339	304	304	304	304	304
Total supply	201	189	196	300	385	250	480	337	371	434	394	331	342	510	533	507	427	275

N.B. – it should be noted that the trajectory does not include any of the commitments from the smaller sites (418 units).