

**Nicky Cockburn ID 122, Allerdale Borough Council Local Plan Part 2 Examination Update 2 ,  
Response to the ABD.03, Allocated Housing Sites position, ABC.05, Five year Housing Land Supply  
and ABC.06, Housing Trajectory.**

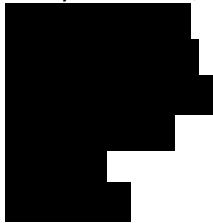
I still consider that there should be cognisance of the proposed 1,200 to 2,000 houses planned for the Derwent Forest site between Great Broughton and Broughton Moor due to be completed within 15 years. Obviously one third of this is outside the Local Plan part 2 timescale and the plans are due to be submitted later this year, however the Derwent Forest Masterplan is available.

It is completely feasible that with the 15 year timescale, two thirds of the housing planned could be built and available in 10 years. ie (2/3 of 1,200 to 2,000 houses) = 800 to 1,333 houses which could be built within the Local Plan lifespan of 10 years because the houses are planned to be built as complete villages to be constructed in stages.

I have copied the salient points from the Derwent Forest/Utopia website and they are attached.

Regards

Nicky Cockburn,

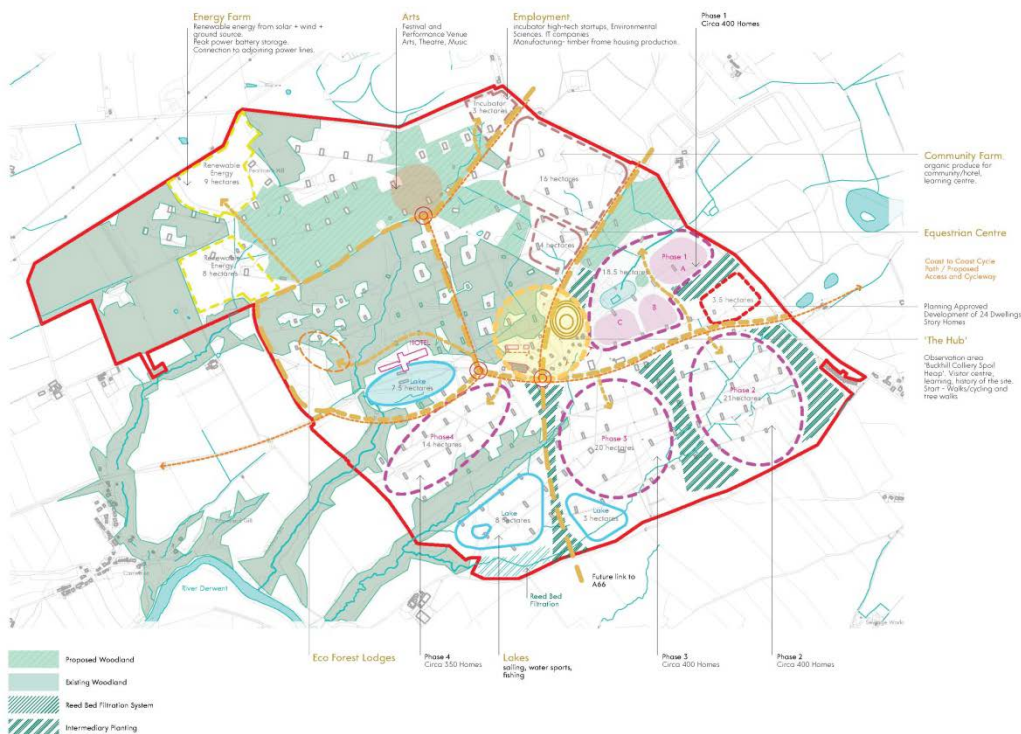


30th August 2018

## Work due to start on Derwent Forest plans in 2020

Work on an ambitious scheme to transform the former armaments depot at Broughton Moor is due to begin in 2020.

A masterplan for the 1,050 acre site was revealed today by the Derwent Forest Development Consortium and utopia.



It includes:

- Between 1,200 and 2,000 sustainable homes
- 100-bedroom eco-hotel with conference facilities
- 100 treehouses and lodges for sale or rent
- Tree-top skywalks
- Innovation centre
- Retail outlets
- Demonstration farm
- Visitor and education centre

The homes will be built on site in a dedicated factory and the development will consist of houses set around greens in a series of distinctive villages to foster the sense of community.

The masterplan says: "In this inspirational project, we are redefining future residential real estate development and delivering a direct challenge to the house building industry."

Nigel Catterson, executive chairman and consortium founder, said: "This is a flagship project. It aims to show people there is a different way of doing things and which can be replicated across the country and the world.

"The homes will be in communities of 300 or 500 so they truly become communities.

It will create 300-plus jobs."

Homes will range from studio apartments to six-bedroomed properties, with a range of social housing.

Mr Catterson added: "All homes will be for sale or rent, including social rent and no distinction will be made that could identify a resident's status. The houses will be the same."

It is hoped that, at its peak, more than 100,000 people will visit the site a year.

He added that the site would be self-sustaining, producing its own food and energy, using the latest technology.

The consortium, made up of businesses and organisations which support utopia's vision for the site, came together in 2010.

Over the last eight years, it has been working to bring that vision to fruition and in 2017, appointed EcoRes Ltd to review its development proposals and deliver the masterplan.

**Work will be carried out in stages and it is hoped the scheme will take around 15 years to complete.**

The masterplan adds: "All this comes at a cost - there will be need for a new roundabout and an access road from the A66, which will require a bridge over the River Derwent to protect the existing villages and there is a need to support local schools and healthcare provision.'