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Copeland

Local Plan 2013-2028:

Site Allocations and Policies Plan

**Background Report 1c:
Site assessments:
Cleator Moor and
North East Copeland**

'Options' draft January 2015

Cleator Moor and North East Copeland Site Assessments

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Introduction

This is a background report for the Site Allocations and Policies Plan (SAPP), and should be read alongside the SAPP 'Preferred Options' draft.

The SAPP is the final part of the Copeland Local Plan 2013-2028. (The other parts – the Core Strategy and Development Management Policies – were adopted in December 2013.)

The SAPP contains two main parts.

1. Site Allocation Policies – these take forward in more detail some of the themes of the Core Strategy and set out the principles according to which sites are proposed to be allocated for development.
2. Recommendations as to the site which should be allocated.

The site recommendations are based on an assessment which takes into account the Sustainability Appraisal, along with the further considerations of planning history (for instance; does the site have planning permission?), constraints (such as drainage issues or highway access), and the contribution development of the site would make to the physical and economic regeneration of the Borough>

This report is one of five, containing the assessments of every site that has been proposed for development in each locality. (The reports for Mid and South Copeland are combined owing to the relatively small number of sites proposed.) As well as the assessments for each site it contains a copy of the strategy for (respectively) the town (if any) in that locality, the Local Service Centres, and the countryside. Note that the development strategy for the Borough has already been determined in the Core Strategy. Decisions taken in the SAPP must by law be in conformity with the Core Strategy.

For a site to be assessed as being suitable for development it must be acceptable in terms of the Core Strategy, and deliverable. We must allocate enough land to meet the targets set in the Core Strategy (which are based on the forecast needs of the population), but to do so we do not have to allocate every suitable site.

Planning for Cleator Moor - the strategy

This introduction is taken from the Site Allocation 'options' document. Comments can be submitted to the Borough Council, preferably using the representation form supplied with the document or available on the Council's web site.

The Core Strategy lays down the following principles for the future development of Cleator Moor.

As a Key Service Centre Cleator Moor is expected to accommodate at least 10% of the total development in the Borough.

The town merits a moderate level of housing land allocation including extensions to the town as necessary, along with any unexpected 'windfall' housing development that may come along on infill sites within the existing built-up area. Larger sites should have a proportion of affordable housing. The strategy anticipates that the existing settlement boundary will need to be reviewed in the Site Allocation plan, with the south west of the town being the most likely area for development land being found. (This is because of constraints, mainly protected nature areas and land prone to flooding, in other directions).

Small and medium business enterprises will be encouraged to set up and grow, with a focus on links to the nuclear and tourism sectors. The evidence suggests that the existing supply of employment land should be retained, and not made available for non-employment purposes such as housing.

The town should be supported to retain a range of shopping and leisure facilities, and mixed use development will be supported in and on the edges of the town centre.

Policy for housing

The strategic aim is for Cleator Moor to provide land for between 345 and 414 homes to be built by 2028, with enough land for a five year supply (2013-18) of 138. These figures would be enough to provide for the forecast needs of the town as well as allowing for growth. The Strategic Housing Land Availability Assessment has found land for 615 units, of which sites for 136 are deliverable within 5 years. On the face of it this suggests that enough land can be found to meet the town's targets.

The Strategic Housing Market Assessment, based on 2010 household survey data, suggests that the market supply of different types of home in Cleator Moor is reasonably balanced. However, there is unmet demand for larger detached houses. At present the precise impact of the under-occupancy penalty or 'bedroom tax' on demand for small units is unknown.

The strategic options for Cleator Moor

The following options are not all consistent with the Core Strategy. The Council considers that option 1 is consistent, option 2 may be, but options 3 and 4 are not.

- **Cleator Moor and Cleator**

Alternative options have been identified as follows. Note that they are not mutually incompatible and a package combining one or more could be adopted.

1. *Allocate a package of sites in and next to the existing built-up area.* There are several small sites suitable for 'infill' – that is, whose development can produce fitting in with the town's character. They would also be suitable for affordable homes. Additionally, there are outstanding allocations from the 2006 Local Plan, one of which (at Mill Hill) is now being developed and will count towards fulfilments of post-2013 targets. Additional capacity can be yielded by the Ehenside School site (though it is not envisaged that the whole site will be built on as it contains valuable open space. There are further sites on the edges of the town – a further phase at Mill Hill, and of Frizington Road. These sites provide a balanced spread along the axis of the town, whose development could be of great benefit to its future prosperity. In theory they would provide enough land to meet the Core Strategy requirement, but there is a question mark as to whether enough developer demand could be concentrated within the town to bring all these sites forward.

2. *Accept allocations of land along Jacktrees Road/Cleator Gate, connecting Cleator Moor to Cleator.* A number of proposals have been made for release of green field land along this route between the centre of Cleator Moor and the village of Cleator. Their development would to a large extent fill in a green gap between the settlements. Although the joining together of settlements is generally regarded as undesirable, development in this area does have its merits, given that developer interest in other parts of the town appears to be muted.. Development of sites along Jacktrees Road would probably require developers to make significant improvements to the road and to the Cleator Gate/A5086 junction. The disadvantage of this approach is that it would damage, and probably eventually lead to the obliteration, of the wedge of farmland that separates Cleator Moor from Cleator and helps to define the independence of Cleator. In other words, Cleator Moor and Cleator would be almost joined together.

3. *Extend the development boundary towards the River Ehen.* There has been one proposal to develop a substantial area of land on the eastern side of Trumpet Road. This site could make a major contribution to meeting the town's targets, being a good site for detached homes (though a mix of sizes and types of house would be appropriate) and therefore offering potential for an attractive development bringing new people into the town. Its known disadvantage would be that it would represent an incursion into open countryside close to the River Ehen. The consequences in terms of environmental impact have not been assessed, but in the Council's opinion this incursion into the countryside separating Cleator Moor from this stretch of the River Ehen is undesirable and contrary to Core Strategy policy on landscape protection (ENV5).

4. *Extend westwards towards Galemire.* Several proposals have come forward for housing development in the area south of Keeke and between Cleator Moor and Westlakes. The argument in favour of releasing this land is that it could provide high quality housing close to the Westlakes Science and Technology Park. It might also be argued that tight control on the types of housing permitted, to include elements of affordable housing and other home types meeting the needs of Cleator Moor, would allow development here to help fulfil the strategy to increase the prosperity of the town. On the other hand, it might equally be argued that development here would be meeting the needs of

Whitehaven. The disadvantage is that it would amount to development in fairly open countryside and run the risk of creating a continuous ribbon of development joining Cleator Moor to Whitehaven. In the Council's opinion this is not desirable. It would not be consistent with the Core Strategy, which might make the plan unsound, and there are better options to meet local needs whilst also creating housing development within walking distance of the town centre, which would encourage new residents to use the centre and thus increase its prosperity.

Thus in the Council's opinion development here is contrary to Core Strategy policies ST2 and ENV5, and represents an undesirable move towards filling the gap between Whitehaven and Cleator Moor.

Conclusion

In view of uncertainty about whether Option 1 can deliver enough homes to secure growth for Cleator Moor, the Borough Council considers that the approach for the town should combine options 1 and 2 – both of these being consistent with Core Strategy policy.

This is subject to the restriction that development on the south side of Cleator Moor must not lead to any further joining together of Cleator Moor and Cleator. This means that some of the plots being proposed for development will only be allocated in part – and the same should apply to any development on the north side of Cleator. To strengthen this it is proposed that a 'green gap' be designated on the Plan Proposals Map.

Note (policy??). Planning contributions associated with new development in Cleator Moor.

Cleator Moor has a number of small 'gap' sites which need to be developed in order to improve the general appearance of the town, but whose development may well be dependent on attracting resources for affordable housing to be built (for owner purchase, shared equity or rent). Core Strategy policy (supported by national planning policy) indicates that the Council will expect developers to provide an element of affordable housing as part of any development where that would not make the development unviable. One way of meeting that policy would be to fund the provision of affordable housing off site. This is not normally considered a desirable way of securing affordable homes, but the circumstances of Cleator Moor may justify it. Therefore, in seeking contributions for affordable housing, the Council may be willing to negotiate off-site contributions.

The Council may also seek planning contributions for improvements to undevelopable or otherwise retained 'gap' sites to enable them to act as informal open space. The justification for this would be that

it may be necessary, if housing development is bringing more 'footfall' into the town, to guard against wear and tear;

by making the town centre more attractive, it would counteract the potential disbenefit of new residents driving through the town centre, increasing through traffic, without stopping there and spending money or using its facilities to the benefit of its viability.

Land for employment.

Employment provision for Cleator Moor is focused as follows.

- The Leconfield Industrial Estate is a valuable resource for local companies using or seeking reasonably low cost accommodation, and is retained as an important part of the Borough's employment land portfolio. There is scope to intensify its use and improve its environment, and this will continue to be an economic development objective.
- The Phoenix Enterprise Centre has proved its worth and new provision to support this initiative would be supported.
- The town centre provides a significant number of jobs and it is anticipated that an increased level of house building would strengthen that. The Council will support *the creation of new retail and office space to improve the vitality and viability of the town centre.*
- At Cleator there is now the prospect of a refurbishment of the historic Cleator Mill, though this may be dependent on enabling housing development being permissible in the context of flood risk precautions.
- The Council would support leisure development, such as the proposed 'extreme sports' facility, on the edge of Cleator Moor. The Council considers this to be a suitable form of development, if appropriately located, for the fringe of the Lake District and supporting (though buildings would not be within) the Keekle/Ehen Tourism Opportunity Site.

This range of provision is appropriate in scale to the community here and the Plan seeks to sustain it rather than looking for a large scale increase in jobs, which is not needed bearing in mind that Whitehaven and Westlakes are readily accessible from Cleator Moor.

Alternative options.

Leconfield has been put forward in the SHLAA for partial development for housing. The Council does not consider this to be a viable proposition as the site does not seem to be capable of providing an attractive residential environment without removal of at least some of the businesses there, and there is no feasible alternative source of space for businesses in the town.

The town centre

Substantial change in the town centre is not expected.

Town centre boundary

Control of non-retail uses

Two alternatives have been considered as regards the town centre:

1. ***Expansion.*** The Council does not consider that there is scope to plan for an expansion of retail provision. The Retail study (2012) supports that conclusion. Other than the retained town centre site on Market Street, no allocations of land for town centre development are proposed. However, if commercially viable development proposals which would enhance the town centre do come forward, they will be supported.

2. **Contraction.** It is arguable that the presence of vacant shops and other buildings could justify converting them into other uses such as housing, with the town centre contracting to a more viable core of shops. The Council does not support this as there is potential to attract housing development to the sites available, especially in the context of the large numbers of workers who would come into the district to build the proposed power station, and this would increase demand for shops in the town. (Applications to convert retail premises to other uses will be considered on their merits, but mixed use – that is, retail or commercial use on the ground floor with flats or other business use above – is preferred.)

Green infrastructure (open space).

Everywhere in Cleator Moor is accessible to informal recreation opportunities on the network of greenways, associated open space and in the countryside. Along with a reasonable level of provision of play space, the Council considers that the town is adequately served and there is no need to allocate more open space.

New housing development will be expected to contribute to the provision of recreational space and/or the maintenance and improvement of what exists now. Also the Council will support, and pursue any opportunities to provide, formal recreational facilities. This may be an achievable outcome if development associated with the Moorside project is sited in the town.

The main concentration of open space available for public use is broadly in the centre of the town, west of the town centre, including reclaimed former mine and railway land focused on , along with allotments and the pitches used by Cleator Moor Celtic. Taken as a whole this land represents a wildlife corridor going through the town and almost cutting it in two.

Similarly, the 'Big Hill' at the end of Todholes Road is a creative reuse of derelict land, with a tree population providing a good home for wildlife, and should be retained.

The Ehenside school playing fields should be retained.

The Open Space Study (2011) suggested that there is a shortage of parks and gardens in Cleator Moor. It is unlikely that there will be resources to create more of these in the foreseeable future. However, the shortage of this type of open space can be seen against the closeness of accessible countryside. The Council may seek contributions from developers to create informal open space, or improve existing green areas, where housing development will add to pressure on the existing spaces.

Alternative option.

No realistic alternative to this has been identified. To release open space for building would be contrary to the Core Strategy (policy SS5); whilst to increase it significantly is not feasible unless resources can be found to maintain it.

Preferred option

The Borough Council's preferred choice is;

- **allocate a package of sites in and next to the existing built-up area Housing option 1) with growth southwards along Jacktrees Road (housing option 2);**
- **retain existing employment allocations;**
- **retain existing green infrastructure including public open spaces and playing fields.**

(Reasoned justification)

Along with this, the Leconfield industrial estate will be retained for employment use and the existing approach to open space provision will be continued. The site on Market Street is retained as an allocation for town centre-related uses, and beyond that no allocations are made to extend the town centre.

Assessment of sites

The sites being considered for allocation for development have come from three sources.

1. Sites allocated in the 2006 Local Plan but not developed. (These sites have been evaluated under policy SA1B, with some recommended to be 'de-allocated', that is, no longer included in the Plan.)
2. The Strategic Housing Land Availability Assessment. This was carried out prior to the Core Strategy, to establish that the Borough can provide an adequate housing land supply. Some sites put forward are already in use or allocated for employment. The SHLAA was published in 2012.
3. Individual proposal that have emerged since 2012, from landowners and/or developers.

Each site is assessed against four criteria:

1. its planning history;
2. known physical constraints such as drainage issues or ease of connection to the highway;
3. sustainability (using the criteria of the Sustainability Appraisal, which is also shown);
4. the contribution that development might make to advancing the regeneration of the area.

Each site is scored, but this is illustrative only. A lower score indicates that a site might in principle be less suitable for development, but there might be reasons for allocating it anyway.

Note that, at this stage, the proposals (except for sites that have already been given planning permission since being first identified), are recommendations. The Council will take all comments into account. (This does not rule out locally unpopular decisions being made, as there is an overriding duty to provide enough land for development to meet the community's needs for 15 years. But wherever, possible, we will try to make decisions that reflect local opinion.)

Comments made at this 'Options' stage of plan production will help to make sure that the recommendations, as to which sites should be made available for development, are right.

They will also inform decisions made at the next stage, relating to what kind of development (such as affordable housing, or specialised homes for older people) will be encouraged on each site. (This is not being done at this stage because the policy decision has not yet been made to make detailed requirements for every site.)

The North East Copeland sites are ordered as follows:

Cleator Moor with Cleator (taken together, although Cleator has its own place in the settlement hierarchy as a free standing Local Centre).

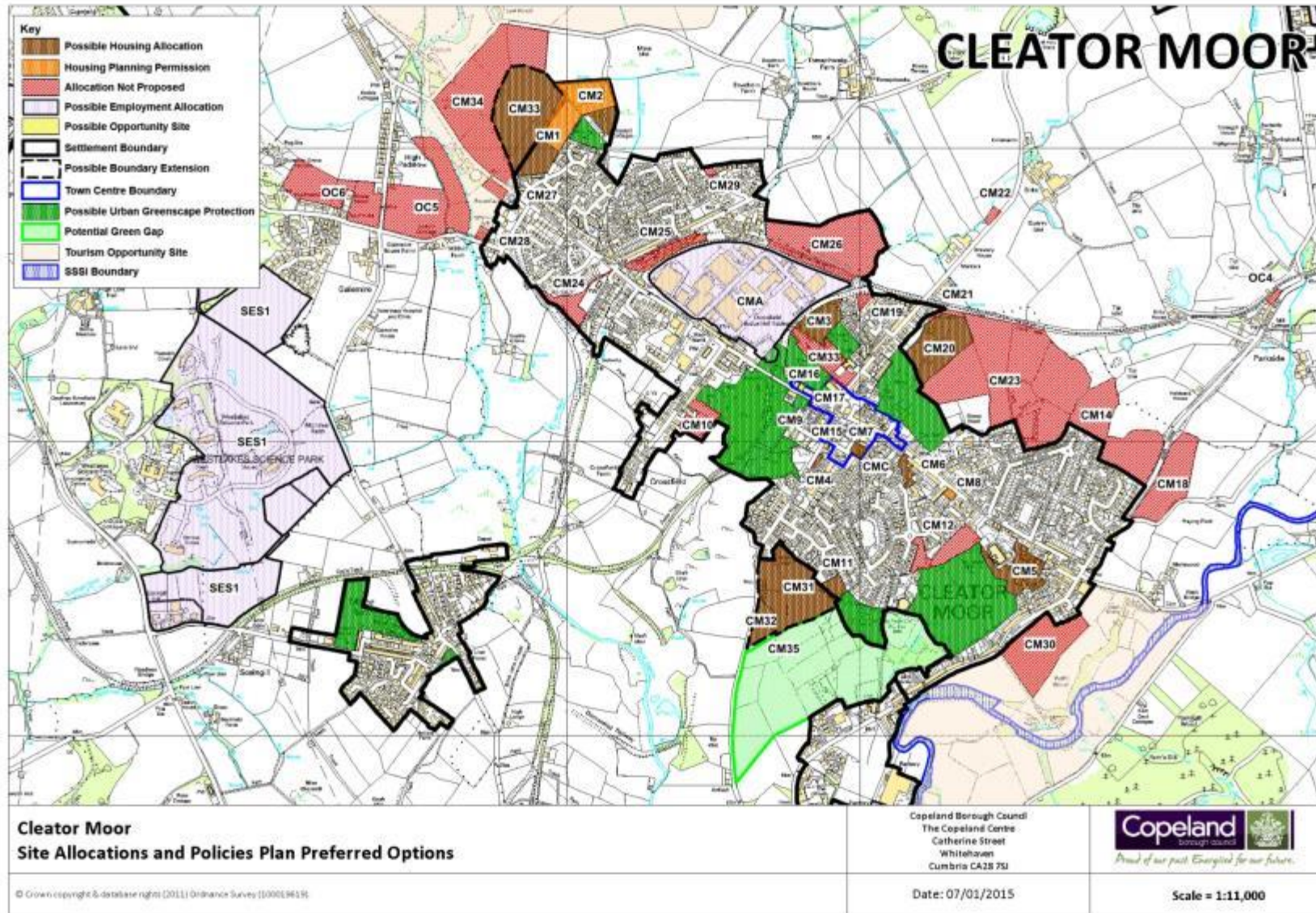
Arlecdon and Rowrah

Frizington

Ennerdale Bridge and Kirkland

Sites in the countryside

CLEATOR MOOR AND CLEATOR SITE ASSESSMENT



CMA	Leconfield Industrial Estate	
Area 2.47 ha.	Suggested use Employment	Capacity (housing) n/a
Planning history	Allocated for employment in 2006 Local Plan	
PREFERRED USE	Retain allocation for employment	

Allocation criteria; allocation score (employment use) 8

	Comments	Rating
Planning history	2006 Local Plan; employment allocation.	++
Physical constraints	None known; site partially developed with access laid out.	++
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 18.	++
Regeneration potential	Continued use of this site, particularly if accompanied by upgrading of road access and landscaping, would be of great benefit to the local economy. Potential for nuclear new build- related development.	++

Conclusion

This site is an important part of the Borough's employment land portfolio, being most suitable for businesses looking for low cost premises. The employment land evidence base identifies it as being moderately attractive - though lacking market attractiveness for inward investors, there is no reason to suppose it is incapable of providing premises for local 'start ups' or small firms looking to grow.

A further factor is that it is reasonably well located to provide off-site space for businesses serving the Moorside power station project.

Alternative options

1. The site has been put forward as a possibility for housing development. To be viable for this, space would have to be created by clearing existing buildings and the Borough Council would strongly resist this. The viability assessment suggests that it would be unlikely to attract a developer.

2. Parts of the site may be suitable for leisure/tourism related uses such as sports centre, gym or budget hotel, though there are probably better sites for this.

CMA Leconfield

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not harm any heritage resource and could be used to enhance significantly the landscape or an asset or its setting	++
Water resources	Additional industrial development will be marginal in scale, therefore impacts likely to be small	0
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Development will utilise brownfield land	+
Air quality	Limited potential to make a difference unless site substantially redeveloped.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution.	0
Housing	Not relevant	0
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CMB	Leconfield Extension	
Area 5.28 ha.	Suggested use Employment	Capacity (housing) n/a
Planning history	Allocated for employment in 2006 Local Plan	
PREFERRED USE	Delete from plan; not suitable for development owing to flood risk	

Allocation criteria; allocation score (employment use) 0

	Comments	Rating
Planning history	2006 Local Plan employment allocation.	++
Physical constraints	Access might be expensive to achieve . Most of site is in Flood Zone 3.	--
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 4.	o
Regeneration potential	Although additional employment land would be an asset, the environmental difficulties are seriously problematic.	o

Conclusion

The site was allocated in the 2006 Local Plan, but subsequent analysis suggests that it would be unlikely to be marketable, given that the existing Leconfield estate has struggled to attract development.

Alternative options

This site is not considered suitable for development. In particular, Core Strategy policy ENV1A "Permitting new build development only on sites located outside areas at risk of flooding" makes it unacceptable. The only use compatible with the Core Strategy is agriculture.

CMB Leconfield Extension

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further UU information needed indication that 2 aqueducts and sewer through site	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Most of site is in Zone 3a	--
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site in town and within 400m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility	0
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Size of site would be big enough to provide a mix of housing types, however its flood risk issues and location close to the industrial park would limit the scale and type of housing.	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CMC	Market Street (see also housing site proposal CM7)	
Area 0.18 ha.	Suggested use Rated 'deliverable' in SHLAA	Capacity (housing) 5
Planning history	Allocated as 'town centre development site' in 2006 Local Plan. Planning consent (2004 – expired) for housing	
PREFERRED USE	Mixed use potentially with residential component. Housing acceptable in principle.	

Allocation criteria; allocation score (residential use) 7

	Comments	Rating
Planning history	2006 Local Plan allocation.	++
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Central site, in need of beneficial use which would help to enhance the town centre. Sustainability score 19.	++
Regeneration potential	Prominent vacant site on edge of town centre and at end of residential street. Development would be a major boost to the attractiveness of the town centre. An active commercial use (at least on ground floor) would be preferable to a purely residential scheme.	++

Conclusion

This site has some potential to accommodate housing development but as a town centre site, it should be seen as land where commercial development would be appropriate and this is supported. The Council therefore considers allocation as 'town centre development opportunity' to be preferable. Housing (flats) on upper floors would be acceptable.

Alternative options

1. Allocate the site for housing development; a purely residential scheme would be treated on its merits and is not ruled out. However, this is not favoured, as mixed use development with a commercial ground floor frontage remains the preferred option.

2. Accept that the site is not likely to be developed and landscape as open space. A green open space with seating might be seen by some as an asset for the town centre. The Council's view is that a gap in the street scene at this point is not desirable, and that there remain prospects for development. Additionally, raising funds to landscape and maintain the site as open space would be difficult.

CMC Market Street Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not significantly harm the landscape any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Site development is quite small so would not add significantly to the drainage or water resource supply	0
Climate change	Central location makes it a sustainable location. Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation.	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Site accessible to leisure and/or tourism opportunities, or whose development will make a positive contribution to infrastructure supporting leisure and tourism	++
Housing	Mixed use development including housing on upper floors would enhance town centre vitality.	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM1	Adjoining Mill Hill (phase 2)	
Area 2.2 ha.	Suggested use Housing	Capacity (housing) 66
Planning history	Allocated for housing in 2006 Local Plan. SHLAA rating; 'deliverable'. Planning consent.	
PREFERRED USE	Retain as allocation (with planning permission)	

Allocation criteria; allocation score (residential use) 3

	Comments	Rating
Planning history	2006 Local Plan allocation. SHLAA site reference S342; 'deliverable' (0-5 years). Now has consent.	++
Physical constraints	May need a new access road from Whitehaven Road, but planning application suggests this is achievable.	0
Sustainability (see Sustainability Appraisal for more detail)	Edge of town green/brown field site but reasonably close to amenities and public transport, few negative impacts. Sustainability score 8.	0
Regeneration potential	Peripheral green field site but within settlement boundary and capable of providing good quality housing benefiting the town's supply.	+

Conclusion

This site offers good potential to meet the need identified in the Housing Market Assessment for detached and larger homes. It is on the edge of the town, but located close to existing modern housing and next to the phase 1 site which is brownfield and now has planning permission. There is thus no case for rescinding the 2006 allocation.

Alternative options

The only feasible alternatives would be to retain the land in agricultural use, or possibly as informal open space.

CM1 Mill Hill Phase 2

Sustainability criteria

	Comments	Rating
Biodiversity	Currently pasture, greenfield development but unlikely to cause significant harm to biodiversity.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Currently limited waste water drainage capacity in this area, this is a medium size development placing additional strain on the over stretched resource.	--
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change due to the large size of site can seek to include green infrastructure /spaces.	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Brownfield field site on edge of settlement	0
Air quality	Not likely to have significant effect. Close to bus route which will reduce car dependency.	0
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site is approximately 1 km from key services and choice of employment opportunities by public transport service suitable for commuting	0
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Although on the edge of the town the Site is still accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Not likely to have significant effect.	0
Housing	Size of site will allow for a mix of housing needs and affordability and possibility for more affordable units.	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM2	Adjoining Mill Hill (phase 1)	
Area 2.3 ha.	Suggested use Housing	Capacity (housing) 70
Planning history	Allocated for housing in 2006 Local Plan	
PREFERRED USE	Retain as housing allocation (now under construction)	

Allocation criteria; allocation score (residential use) 5

	Comments	Rating
Planning history	Allocated for housing in 2006 Local Plan. SHLAA site reference S343; 'developable' (6-15 years)	++
Physical constraints	Some site preparation may be necessary but this has not precluded developer interest.	+
Sustainability (see Sustainability Appraisal for more detail)	Edge of town green field site but reasonably close to amenities and public transport, few negative impacts. Sustainability score 6.	o
Regeneration potential	Brown field site within settlement boundary; offers potential for good quality housing helping to meet an identified shortage in the town.	++

Conclusion

This site now has planning permission and is therefore expected to proceed.

Alternative options

In the event of the developer withdrawing, retention in agricultural use or use as informal open space (if money were available to lay it out and maintain it) would be appropriate.

CM2 Mill Hill Phase 1

Sustainability criteria

	Comments	Rating
Biodiversity	Currently pasture, greenfield development but unlikely to cause significant harm to biodiversity.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Currently limited waste water drainage capacity in this area, this is a medium size development placing additional strain on the over stretched resource.	--
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change due to the large size of site can seek to include green infrastructure /spaces.	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of settlement	-
Air quality	Not likely to have significant effect. Close to bus route which will reduce car dependency.	0
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site is approximately 1 km from key services and choice of employment opportunities by public transport service suitable for commuting	0
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Although on the edge of the town the Site is still accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Not likely to have significant effect.	0
Housing	Size of site will allow for a mix of housing needs and affordability and possibility for more affordable units.	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM3	Birks Road	
Area 2.85 ha.	Suggested use Housing	Capacity (housing) 86
Planning history	Allocated for housing in 2006 Local Plan Rated 'developable' in SHLAA	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (residential use) 5

	Comments	Rating
Planning history	Local Plan allocation SHLAA site reference S177/S178; 'developable' (6-15 years)	++
Physical constraints	Mine shaft	-
Sustainability (see Sustainability Appraisal for more detail)	Site rates well due to location and general character. Sustainability score 16.	++
Regeneration potential	Disused and unsightly land close to the centre; development would be very beneficial.	++

Conclusion

This site has not come forward for development but remains suitable, with access provided and no known major constraints, although the main access off Birks Road is a little unsightly. At its northern end it adjoins (and potentially has access from) Heather Bank, and residential development therefore remains the best option. The viability study suggests the site is not attractive to the market, but social housing may be an appropriate option.

Alternative options

1. The site is close to the town centre, and low impact employment use would be appropriate.
2. Retail or leisure use would also be acceptable in principle.
3. The site could be reserved as informal open space, with a view to its being available for use by Cleator Moor Celtic FC, should they wish to expand.

CM3 Birks Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development will not significantly harm the landscape any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Medium scale development so will have limited impact on water resources, however there is limited capacity in this area.	-
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Development will utilise brownfield/greenfield land	+
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation.	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	It is a medium scale site within the settlement boundary and closely linked to nearby employment opportunities.	+
Retail	Town centre within 1 km. or accessible by frequent bus service.	+
Transport	Within 400m. of a frequent bus service	++

CM4	Garage site, Jacktrees Road	
Area 0.18 ha.	Suggested use Housing	Capacity (housing) 5
Planning history	Rated 'deliverable' in SHLAA Planning permission for housing (2001 – expired)	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (residential use) 4

	Comments	Rating
Planning history	SHLAA site reference CS09; 'deliverable' (0-5 years) in SHLAA	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Site in location central to the town; although the few garages on site do perform a service for their users, development would lead to more efficient use of land. Sustainability score 19.	+
Regeneration potential	Although the site is reasonably tidy, a more productive use might be more beneficial.	+

Conclusion

The site is close to the town centre and should therefore be capable of development more in keeping with a place growing in prosperity. At present, however, it has a use and is reasonably well maintained although the garages themselves are not an ideal built form on this approach to the town. If the site could be developed with low cost (probably social) housing, this would be of greater benefit, though it might be necessary to provide alternative land for the garages.

Alternative options

1. Retain in its present use for garaging.
2. Commercial development (retail or offices, for example) would also be acceptable in principle.

CM4 Garage site Jacktrees Road Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not harm any heritage resource and could be used to enhance significantly the landscape or an asset or its setting	++
Water resources	Site development is quite small so would not add significantly to the drainage or water resource supply	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Potential to contribute significantly to addressing air quality problems due to sustainable location	++
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a wide range of employment and training opportunities	++
Leisure and tourism	Not significant.	0
Housing	Small site, does not provide specific benefits in terms of meeting housing policy objectives	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM5	Ehenside School site	
Area 12.43 ha	Suggested use Housing	Capacity (housing) 43
Planning history	Rated 'deliverable' in SHLAA Most of site is allocated as open space in 2006 Local Plan	
PREFERRED USE	Consider allocation for housing on the part of the site previously built on	

Allocation criteria; allocation score (residential use) 4

	Comments	Rating
Planning history	SHLAA site reference CS14; 'deliverable' (0-5 years)	+
Physical constraints	School buildings still on site. Narrow access. Surface water issues but development on small part of site should allow for attenuation.	-
Sustainability (see Sustainability Appraisal for more detail)	Reuse of previously developed land close to town centre. Sustainability score 16.	++
Regeneration potential	Re- use of site currently occupied by disused buildings, within built up area.	++

Conclusion

The site is adjoined by the retained primary school, housing and open land to the south west. Housing is clearly the most appropriate use for it, but the existing open space (playing field) should be retained, as required by Core Strategy policies SS4 and SS5. The built 'footprint' is about 3 ha. but development may be constrained by the requirement to retain access to, and perhaps facilities serving, the retained open space.

Loss of open space will only be sanctioned if there is sufficient justification and where the development as a whole has significant community benefits which outweigh the disadvantage.

Alternative options

In view of the access constraint, it is not considered that any use other than housing would be acceptable.

The site might be appropriate for 'campus' style temporary housing for nuclear new build construction staff; but this would have to be of good architectural quality and would also be assessed against the constrained access and the requirement to retain the open space and/or the desirability of development creating 'legacy' benefit in the form of facilities retained for community use.

CM5 Ehenside

Sustainability criteria

	Comments	Rating
Biodiversity	Site built on and bare playing fields (which are not proposed for development). Biodiversity impact not significant.	0
Landscape/conservation	Development will redevelop a section of brown field former school site, improving urban environment.	+
Water resources	Development of whole site would put a lot of pressure on an already stretched drainage and water supply but only small area is proposed.	0
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site in town and within 400 m. of a frequent bus route	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Size of site will allow for a mix of housing needs and affordability and possibility for more affordable units.	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM6	Dentholme land	
Area 0.32 ha.	Suggested use Housing	Capacity (housing) 10
Planning history	Rated 'deliverable' in SHLAA Various outline planning consents for housing – all expired.	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (residential use) 3

	Comments	Rating
Planning history	SHLAA site reference S163; 'deliverable' (0-5 years)	+
Physical constraints	Vehicle access points are narrow.	-
Sustainability (see Sustainability Appraisal for more detail)	If waste water drainage issue can be resolved this is a well located site, central to the town. Sustainability score 12.	++
Regeneration potential	Suitable for low cost (probably social) housing, also suitable for special needs such as sheltered housing for the elderly. Would be a productive use of land at present not serving any purpose.	+

Conclusion

This is a site suitable for 'infill' housing development.

Alternative options

Creation of an actively managed open space, including informal landscaping and perhaps parking/servicing for neighbouring buildings, would be acceptable in principle if there were resources available to landscape and maintain it.

CM6 Dentholme

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Limited waste water drainage capacity.	--
Climate change	Small Site Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Due to the small and unusual shape there is limited potential for sustainable design and construction or constraints on renewable energy generation	-
Land quality	Greenfield site in within town development boundary	0
Air quality	Potential to make some positive contribution regarding air quality –within town centre	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Town centre location Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Site would need to be sensitively designed but could add to the housing mix already available in the town centre.	+
Retail	Town centre location	++
Transport	Within 400m. of a frequent bus service	++

CM7	Market Street See also town centre proposal CMC	
Area 0.18 ha.	Suggested use Rated 'deliverable' in SHLAA	Capacity (housing) 5
Planning history	Allocated as 'town centre development site' in 2006 Local Plan Planning consent (2004 – expired) for housing	
PREFERRED USE	Mixed use potentially with residential component. Housing acceptable in principle.	

Allocation criteria; allocation score (residential use) 5

	Comments	Rating
Planning history	2006 Local Plan allocation, but not specifically for housing. SHLAA site reference S176; 'deliverable' (0-5 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Central site, in need of beneficial use which would help to enhance the town centre. Sustainability score 18.	++
Regeneration potential	Prominent vacant site on edge of town centre and at end of residential street. Development would be a major boost to the attractiveness of the town centre. An active commercial ground floor use would, however, be preferable to a purely residential scheme.	+

Conclusion

This site has potential to accommodate a dense development of flats, or a small terrace. The viability assessment is that it is 'marginal to viable' and improving market conditions might attract a developer. Alternatively, it would be suitable for social housing possibly as 'off site' provision subsidised by development on the edge of town.

As a town centre site, it should be seen as land where commercial development would be appropriate and this is supported. The Council therefore considers allocation as 'town centre development opportunity' to be preferable. Housing (flats) on upper floors would be acceptable.

Alternative options

1. Allocate the site for housing development; a purely residential scheme would be treated on its merits and is not ruled out. However, this is not favoured, as mixed use development with a commercial ground floor frontage remains the preferred option.

2. Accept that the site is not likely to be developed and landscape as open space. A green open space with seating might be seen by some as an asset for the town centre. The Council's view is that a gap in the street scene at this point is not desirable, and that there remain prospects for development. Additionally, raising funds to landscape and maintain the site as open space would be difficult.

CM7 Market Street

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not significantly harm the landscape any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Site development is quite small so would not add significantly to the drainage or water resource supply	0
Climate change	Sites central location makes it a sustainable location. Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation.	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Site accessible to leisure and/or tourism opportunities, or whose development will make a positive contribution to infrastructure supporting leisure and tourism	++
Housing	Small site, does not provide specific benefits in terms of meeting housing policy objectives.	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM8	Methodist Church	
Area 0.2 ha.	Suggested use Housing	Capacity (housing) 10
Planning history	Rated 'Deliverable' in SHLAA Planning permission (1989 - expired) for housing	
PREFERRED USE	Housing	

Allocation criteria; allocation score (residential use) 6

	Comments	Rating
Planning history	SHLAA site reference S154; 'deliverable' (0-5 years)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Central site, in need of beneficial use which would help to enhance the town centre. Sustainability score 20.	++
Regeneration potential	Unightly land on main street (Ennerdale Road). Its development would be an important improvement.	++

Conclusion

This land is an unsightly blot on Ennerdale Road and its development should be seen as a priority. It would be particularly suitable for social housing, including sheltered housing for example for older people.

Alternative options

Commercial development would be likely to be acceptable in principle, including small scale neighbourhood retail.

CM8 Methodist church

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not harm any heritage resource and could be used to enhance significantly the landscape or an asset or its setting	++
Water resources	Site development is quite small so would not add significantly to the drainage or water resource supply	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Potential to make some positive contribution regarding air quality due to central location	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities e.g. Phoenix centre or bus service.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a wide range of employment and training opportunities	++
Leisure and tourism	Site accessible to leisure and/or tourism opportunities, or whose development will make a positive contribution to infrastructure supporting leisure and tourism.	++
Housing	Small site, does not provide specific benefits in terms of meeting housing policy objectives.	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM9	High Street	
Area 0.17 ha.	Suggested use Housing	Capacity (housing) 5
Planning history	Rated 'deliverable' in SHLAA	
PREFERRED USE	Retain as open space	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference SR28; 'deliverable (0-5 years)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	The site is central and in a sustainable location, but loss of the green space carries disbenefits. Sustainability score 7.	o
Regeneration potential	Housing development would be beneficial in itself, but in this case at the expense of losing an attractive pocket of amenity open space.	o

Conclusion

Although this site may be developable physically, it is one of a number of small gap sites in the town and there are others whose development should be a greater priority. This site is attractively landscaped with maturing trees and its loss would be contrary to Core Strategy policies SS5 'Provision and access to open space and green infrastructure' and ENV3 'Biodiversity'.

Alternative options

No alternative options are proposed as development here would be contrary to the adopted Core Strategy.

CM9 High Street

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Problematic for surface water or due to limited waste water drainage capacity.	--
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Within walking distance of local amenities	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation.	+
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities.	-
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	Site does not offer specific benefits in terms of meeting housing policy objectives, other than adding to the general supply.	0
Retail	Town centre within 1km	++
Transport	Within 400m of a frequent bus service.	++

CM10		Former allotments, Crossfield Road	
Area 1.1 ha.	Suggested use Housing	Capacity (housing)	33
Planning history	Rated 'developable' in SHLAA Application for housing development refused, and appeal dismissed, on neighbouring land (2008).		
PREFERRED USE	Unsuitable for allocation for development		

Allocation criteria; allocation score (residential use) 0

	Comments	Rating
Planning history	SHLAA site reference S313; 'developable' (6-15 years)	+
Physical constraints	No adequate highway access.	--
Sustainability (see Sustainability Appraisal for more detail)	Leaving aside the access difficulty the site would have potential to be reopened as allotments. In the absence of evidence of demand for allotments, the site is well located for house building. Sustainability score 11.	+
Regeneration potential	Site not visible except to neighbours, therefore development would have no significant impact.	0

Conclusion

This site does not appear to be capable of development without demolition of property to create road access. So in the absence of evidence that it can be made developable, it is not appropriate to allocate it.

Alternative options

The site would be developable if incorporated with land fronting the highway. In the absence of such a proposal there appears to be no alternative other than horticulture.

CM10 Former allotments Crossfield Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development will not significantly harm the landscape or any heritage asset .	0
Water resources	Small scale development so will have limited impact on water resources, however there is limited capacity in this area.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise former allotments within built up area.	0
Air quality	Sustainably located site therefore impact likely to be neutral.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Site large enough to offer opportunity for affordable and/or larger dwellings to meet strategic objectives.	+
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM11	Holden Place	
Area 0.4 ha.	Suggested use Housing	Capacity (housing) 12
Planning history	Rated 'deliverable' in SHLAA	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (residential use) 0

	Comments	Rating
Planning history	SHLAA site reference S314; 'deliverable' (6-15 years)	+
Physical constraints	Possible mine workings	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 10. Although the site is sustainably located, loss of amenity open space is a negative.	o
Regeneration potential	On edge of town within settlement boundary. Potential for good quality housing development, but at expense of loss of grassed open space which appears to have some recreational use.	o

Conclusion

This site is suitable in principle for housing, and the need to maximise the yield of developable sites in Cleator Moor is in its favour.

However, careful consideration should be given to retaining it as amenity open space if there is evidence of demand for and use of it.

Alternative options

Informal open space; may have potential for play facilities if there were resources available.

CM11 Holden Place Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development will not significantly harm the landscape any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Small scale development so will have limited impact on water resources, however there is limited capacity in this area.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise land which may technically be brownfield but is 'green' in appearance.	-
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Relatively small site; is well linked and is in line with current policy, but affordable or other types of home in keeping with strategic policy priorities may be difficult to achieve.	0
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 800m. of a frequent bus service	+

CM12	Todholes Farm	
Area 1.48 ha.	Suggested use Housing	Capacity (housing) 44
Planning history	Rated 'developable' in SHLAA	
PREFERRED USE	No allocation due to access constraints	

Allocation criteria; allocation score (residential use) 1

	Comments	Rating
Planning history	SHLAA site reference S158; 'developable' (6-15 years)	+
Physical constraints	Site is 'landlocked' and access would require either demolition or use of third party land.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is well located in sustainability terms, with few negative impacts. Sustainability score 10.	+
Regeneration potential	Other than providing homes, the development would have no significant impact from the point of view of regeneration.	o

Conclusion

The site is acceptable in principle for residential development but there is no point in allocating it until a means of access can be identified.

Alternative options

The lack of access inhibits any form of development, so no alternative options have been identified.

CM12 Todholes Farm Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Currently limited waste water drainage capacity in this area, this is a medium size development placing additional strain on the over stretched resource.	--
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Limited potential for sustainable design and construction or constraints on renewable energy generation due to irregular size and shape.	-
Land quality	Greenfield site on edge of settlement or brownfield site not joined to settlement	-
Air quality	Potential to make some positive contribution regarding air quality due to close proximity to town	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation.	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution.	0
Housing	Potential to deliver a variety of housing types in close proximity to the town.	+
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM13	Leconfield Industrial Estate	
Area	Suggested use Housing	Capacity (housing)
Planning history	See CMA – employment allocation	
PREFERRED USE	Employment	

Allocation criteria; allocation score (residential use) -3

	Comments	Rating
Planning history	Local Plan allocation for employment use. SHLAA site reference CS29	0
Physical constraints	Active businesses on site.	--
Sustainability (see Sustainability Appraisal for more detail)	Due to its location the site scores well in sustainability terms, whatever use is proposed. Sustainability score 15.	+
Regeneration potential	Loss of the biggest employment site to residential use would be likely to drive jobs out of the town.	--

Conclusion

See conclusions on CMA. Loss of this useful and potentially important employment site is contrary to Core Strategy policies ER4 and ER6 and that rules out the site for housing development in the opinion of the Council.

Alternative options

There may be potential for other commercial or leisure uses on the estate, within its overall industrial purpose.

CM13 Leconfield (for housing) Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not harm any heritage resource and could be used to enhance significantly its setting	++
Water resources	Quite a large site; would put a lot of pressure on an already stretched drainage and water supply	--
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Development will utilise brownfield land	+
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution.	0
Housing	Designated employment site contrary to existing policy	--
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM14	Frizington Road west	
Area 4.8 ha.	Suggested use Housing	Capacity (housing) 144
Planning history	Rated 'developable' in SHLAA	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (residential use) 3

	Comments	Rating
Planning history	SHLAA site reference SR08A; developable (6-15 years).	+
Physical constraints	None known if access can be satisfactorily provided from the A5086.	+
Sustainability (see Sustainability Appraisal for more detail)	The site is green field and less than ideal in landscape terms, but within the Core Strategy policy intention to find land outside settlement boundaries where need exists to do so. Sustainability score 7.	+
Regeneration potential	Outside 2006 settlement boundary but adjacent to housing. Site big enough for quality homes with affordable housing component.	o

Conclusion

The site is rated 'marginal/viable' in the viability study, which suggests that it could attract development assuming improving market conditions. Although outside the settlement boundary, it stands in close relationship to the actual settlement edge and, being on the north side of the town, is in an area already earmarked for boundary review by the Core Strategy. It is therefore worth considering for housing allocation.

Alternative options

The site is under consideration for an 'extreme sports' development.

CM14 Frizington Road west Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Potential for negative landscape impact, which could be mitigated given the size and topography of the site.	-
Water resources	Currently limited waste water drainage capacity in this area, this is a medium size development placing additional strain on the over stretched resource.	--
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of settlement or brownfield site not joined to settlement	-
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town or within 400m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Impact of housing neutral in terms of tourism and leisure; loss of site to potential tourist development a negative factor.	-
Housing	Site outside settlement boundary but closely linked to the town. Large site which would be able to fulfil a mix of strategic objectives.	++
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 800m. of a frequent bus service	+

CM15	Columba Club, Market St/Cragg Road	
Area n/a	Suggested use Housing	Capacity (housing) 8
Planning history	Discounted in SHLAA (small site)	
PREFERRED USE	Town Centre Opportunity Site; suitable for town centre uses including residential/mixed use	

Allocation criteria; allocation score (residential use) 5

	Comments	Rating
Planning history	SHLAA site reference S165; discounted (small site, not on grounds of unsuitability)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Central site, in need of beneficial use which would help to enhance the town centre. Sustainability score 15.	++
Regeneration potential	More intensive use of a building which is prominently located in the town centre, but not very attractive, would have clear regeneration benefits.	++

Conclusion

Alternative options

The proposed allocation allows for a range of uses therefore suggestion of further alternatives is superfluous.

CM15 Columba Club Sustainability criteria

	Comments	Rating
Biodiversity	Impact neutral.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated one 'amber' and one 'red'	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and but with little potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect.	0
Land quality	Development will 'recycle' building	++
Air quality	Likely to have neutral impact.	0
Waste and recycling	Development will involve re-use of buildings	++
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a wide range of employment and training opportunities	++
Leisure and tourism	Development will not make a contribution	0
Housing	Within settlement boundary, would increase residential use in town centre, potential for social/affordable housing.	+
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM16	Adjoining Job Centre, High Street	
Area 0.04 ha.	Suggested use Housing	Capacity (housing) 8
Planning history	Discounted in SHLAA (small site)	
PREFERRED USE	Town Centre Opportunity Site with mixed use potential	

Allocation criteria; allocation score (residential use) 5

	Comments	Rating
Planning history	SHLAA site reference S168; discounted (but because small site, not on grounds of unsuitability)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Central site, in need of beneficial use which would help to enhance the town centre. Sustainability score 13.	++
Regeneration potential	As the site sits on the main route through the town, its re-use or redevelopment has clear regeneration potential.	++

Conclusion

This buildings on this site are capable of re-use for commercial purposes. Whether they are suitable for housing has not been determined.

It would be equally permissible for the site to be redeveloped, which might increase its potential for residential use, or for a mixed use development including commercial or community use on the ground floor.

Due to its versatility, it is proposed that the site be not allocated for any particular use but designated as a Town Centre Opportunity Site.

Alternative options

The premises could be reserved for community use if resources were available.

CM 16 High Street

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated amber for both drainage and water supply	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with little potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Likely to have neutral impact.	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site in town and within 400 m. of a frequent bus route	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Within settlement boundary, would increase residential use in town centre.	+
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM17		Conservative Club, High Street	
Area	Suggested use	Capacity (housing)	
Planning history	Discounted in SHLAA (small site)		
PREFERRED USE	Do not allocate as condition of building is too uncertain.		

Allocation criteria; allocation score (residential use) 4

	Comments	Rating
Planning history	SHLAA site reference S174; discounted (as small site, not because of unsuitability).	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Central site, in need of beneficial use which would help to enhance the town centre. Sustainability score 15.	++
Regeneration potential	Reuse of the building, though it is not particularly prominent, would be of undoubted regeneration benefit.	+

Conclusion

The building is in a fairly prominent position on the corner of High Street and Montreal Street. It appears to be in poor condition and lack potential for residential conversion. A commercial use might be more appropriate. It may be that demolition is the only realistic way of securing re-use.

The apparent physical condition of the building means that it would not be sensible to try to predict any particular use. The fact that this site is that of a single building with no open curtilage means that it is not appropriate to allocate it, as there is no certainty as to development viability.

Alternative options

No alternatives are offered.

CM 17 Conservative Club Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not significantly harm the landscape any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Site rated amber for both drainage and water supply	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with little potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Development likely to have neutral effect.	0
Waste and recycling	Development will involve re-use of buildings	++
Services and facilities	Site in town and within 400 m. of a frequent bus route	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	Within settlement boundary, would increase residential use in town centre.	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM18	Frizington Road east	
Area 3.1 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation; retain as agricultural land	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference SR08B; discounted (outside settlement boundary and not related to built form; high visual impact)	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably close to the town but there are question marks concerning its landscape and biodiversity impact. Sustainability score 6.	0
Regeneration potential	Stands in poor relationship to the edge of the town and would have detrimental landscape impact on the town's most attractive edge.	-

Conclusion

For reasons given above, the site is considered to be unsuitable for residential development. House building here would contravene Core Strategy policy ENV5, by virtue of being an inappropriate change to the landscape without carrying compensating regeneration benefits, because there are other potential housing sites which would have a lesser impact.

Alternative options

No alternative options. The site is not suitable for development unless a proposal comes forward which would benefit the regeneration of the town to an extent justifying the harm to the landscape.

CM18 Frizington Road east Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity due to closeness to Rover Ehen.	-
Landscape/conservation	Limited risk that development might detract from the landscape	-
Water resources	Further information required from UU, however Cleator Moor is currently at capacity and this would be quite a large site.	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site on edge of settlement	-
Air quality	At some distance from town services, so could have moderate detrimental effect on local air quality	-
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Site has potential to meet some strategic objectives, such as affordable quota or inclusion of 'executive' homes.	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 800m. of a frequent bus service	+

CM19		Allotments, James Street	
Area 0.18 ha.	Suggested use Housing	Capacity (housing)	
Planning history	Discounted in SHLAA		
PREFERRED USE	Retain in current use		

Allocation criteria; allocation score (residential use)

	Comments	Rating
Planning history	SHLAA site reference S315; discounted owing to being in multiple ownership.	-
Physical constraints	Allotments present.	-
Sustainability (see Sustainability Appraisal for more detail)		
Regeneration potential	As the site is tucked away behind existing homes , its development carries little significance in regeneration terms, but loss of allotment space is a negative.	-

Conclusion

The land appears to be partially still in use as allotments and it is therefore difficult to justify development, which would be contrary to Core Strategy policy SS5.

Alternative options

No alternatives are suggested as to develop this land for any new purpose would, by virtue of taking away allotment space, be contrary to the Local Plan.

CM19 James Street allotments Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development will not significantly harm the landscape or any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Further information required from UU, however Cleator Moor is currently at capacity	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	-
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site in town	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	
Leisure and tourism	Development will not make a contribution	0
Housing	site is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	Town centre within 1 km	++
Transport	Within 800m. of a frequent bus service	+

CM20	Ennerdale View	
Area 3.1 ha.	Suggested use Housing	Capacity (housing)
Planning history	Planning permission for nursery with retail sales, 2001 Discounted in SHLAA	
PREFERRED USE	Consider for housing development owing to changed circumstances.	

Allocation criteria; allocation score (residential use) 0

	Comments	Rating
Planning history	SHLAA site reference SR04; discounted (in beneficial use as nursery; outside settlement boundary; no confirmation that access can satisfactorily be achieved). But use as nursery has now ceased and site is cleared of buildings.	-
Physical constraints	Access may be substandard.	-
Sustainability (see Sustainability Appraisal for more detail)	Site is reasonably well located and in an area where settlement boundary change is accepted by Core Strategy. Sustainability score 9.	+
Regeneration potential	Brown field site. In its current vacant state, development of this site can be argued to carry a minor regeneration benefit.	+

Conclusion

The reasons for discounting the site may no longer all apply, in which case the site may be suitable for residential development. Although it is outside the settlement boundary, this is a location where change would have little negative impact owing to the presence of the former railway line on the northern boundary acting as a break in the landscape.

Alternative options

The site continues to be suitable for horticultural use.

(Other commercial use would be likely to generate more employment and greater levels of commercial traffic movement, so should not be considered due to the access being narrow with houses on both sides.)

CM20 Ennerdale View

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Landscape impact minor, if any.	0
Water resources	Further information required from UU, however Cleator Moor is currently at capacity	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site on edge of settlement	-
Air quality	Reasonably close to town centre, so neutral or no effect.	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Large site could potentially provide a mix of housing types. Would struggle to meet other planning policy objectives.	0
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM21	Vale View	
Area ?	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Suitable for housing in principle but capacity restricted, therefore not appropriate for allocation.	

Allocation criteria; allocation score (residential use) 0

	Comments	Rating
Planning history	SHLAA site Reference SR10; not included owing to lack of information.	o
Physical constraints	Narrow site with access constrained. May only be possible to accommodate one dwelling.	o
Sustainability (see Sustainability Appraisal for more detail)	Outside settlement boundary but is behind existing housing and reasonably close to the town centre. Sustainability score 9.	o
Regeneration potential	Site could be seen as one with CM 20 which would increase its capacity. Land is outside settlement boundary but in the area north of Cleator Moor which has been indicated for review.	o

Conclusion

The site may be suitable for housing development but on its own, is not worthy for allocation due to uncertainties concerning access and capacity.

Alternative options

May be suitable for cultivation or other horticultural use.

CM21 Vale View

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information required from UU, however Cleator Moor is currently at capacity	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site on edge of settlement or brownfield site not joined to settlement	-
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Large site could potentially provide a mix of housing types. Would struggle to meet other planning policy objectives.	0
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM22	Land by factory, Birks Road	
Area 0.17 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Not allocated for development	

Allocation criteria; allocation score (residential use) -4

	Comments	Rating
Planning history	SHLAA site reference CS69; discounted due to landscape impact (including Tree Preservation Order)	--
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	This site is detached from the settlement and although near existing buildings, development here would be contrary to Core Strategy policy ST2, unless as an 'exception' site for key rural works. Sustainability score - 14.	--
Regeneration potential	Isolated from Cleator Moor but next to a group of buildings including factory. Benefit of tidying up the site would be outweighed by the landscape impact (the trees act as a screen muting the impact of the industrial buildings on the landscape viewed from the north).	-

Conclusion

Although the impact of development here would be minor, this is outweighed by the Local Plan policies it contradicts; loss of biodiversity (ENV3) and damage to landscape (ENV5). Allocation for development is therefore not supported.

Alternative options

Any building here would be likely to have the same or worse impact; therefore no alternative is put forward.

CM22 By factory, Birks Road Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity owing to loss of vegetation.	-
Landscape/conservation	Impact likely to be small if any.	0
Water resources	Further information required from UU, may require new connection.	0
Climate change	Development likely to have a moderately unfavourable impact, which could be mitigated, in terms of climate change	-
Flood risk	Site in Zone 1 but with little potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site not joined to settlement	--
Air quality	Small site, significant impact unlikely.	0
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities.	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site is outside settlement and has little potential of meeting planning policy	--
Retail	Town Centre within 1 – 3 km	-
Transport	No bus or rail service within 800m	--

CM23		Land at Aldry Place	
Area 14.5 ha.	Suggested use Housing	Capacity (housing)	
Planning history	Discounted in SHLAA		
PREFERRED USE	Retain in current use; no allocation		

Allocation criteria; allocation score (residential use) -4

	Comments	Rating
Planning history	SHLAA site reference CS74; discounted (detrimental to landscape; no adequate access to highway).	-
Physical constraints	Site effectively landlocked with no apparent prospect of securing high way access except through other land, and even then by a route which is probably too narrow for the volume of traffic a site this large could generate.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is close to the settlement boundary but its accessibility is in doubt and if, for example, access could be gained via Birks Road a lot of the homes on the site would be relatively remote from the town centre. Its size may also lead to other detrimental impacts. Sustainability score -4.	-
Regeneration potential	A development of the size possible here could have significant benefit to the town, but there are other possibilities with equal benefit and lesser disadvantages.	-

Conclusion

The site is too large, it has not been shown that it can be satisfactorily developed, and the damage caused by its impact on the landscape would not be outweighed by its advantages. Thus allocation would be contrary to Core Strategy policy ENV5.

Alternative options

No alternatives put forward as any built development here would be likely to be contrary to the Core Strategy.

CM23 Land at Aldry Place Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development likely to cause significant harm to the landscape and/or a heritage asset or its setting	--
Water resources	Further information required from UU but development of this size would raise capacity and connection issues.	-
Climate change	Development could have negative effect due to car dependency.	-
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of settlement	-
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site not easily accessible to key services and choice of employment opportunities by public transport service suitable for commuting.	0
Health and wellbeing	Site accessible by walking or cycling to a primary care facility.	0
Education and skills	Site not easily accessible by walking or frequent public transport to vocational training and adult education facilities	0
Sustainable economy	Site accessible by walking or cycling to a choice of modes of transport to a range of employment or training opportunities.	-
Leisure and tourism	Development will not make a contribution	0
Housing	Large development outside settlement boundary. Large site could potentially deliver a mix of housing types.	0
Retail	Town centre within 500m. – 1 km	0
Transport	Within 800m. of a frequent bus service	+

CM24		Rear of Crossings Close	
Area 0.91 ha.	Suggested use Housing	Capacity (housing)	
Planning history	Discounted in SHLAA		
PREFERRED USE	No allocation, retain in current condition		

Allocation criteria; allocation score (residential use) -2

	Comments	Rating
Planning history	SHLAA site reference S190; discounted (inadequate access, sewer capacity, Flood Zone 2)	-
Physical constraints	Access problematic, in Flood Zone 2	-
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably sustainably located but there are a number of negative factors. Sustainability score 7.	o
Regeneration potential	Rough scrub, former colliery land; not prominent from road therefore regeneration impact minor.	o

Conclusion

Although brownfield, this site is well vegetated. As well as the practical objections underlying the SHLAA verdict, there is the loss of land with biodiversity value, which makes development here contrary to Core Strategy policy ENV3.

Alternative options

A suitable alternative might be to improve the site sensitively to make it more accessible for quiet recreation. Any built development would have the same objections as house building.

CM24 Rear of Crossings Close Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site has potential sewer capacity issue	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2 and not capable of being fully protected, or in Zone 3a (partially)	--
Energy	Limited potential for sustainable design and construction or constraints on renewable energy generation.	-
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution.	0
Housing	Site could potentially meet a number of planning policy objectives	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM25	Bowthorn Road	
Area 1.14 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Leave in current condition	

Allocation criteria; allocation score (residential use) -4

	Comments	Rating
Planning history	SHLAA site reference S191/S192; discounted	-
Physical constraints	Most of site is in Flood Zone 3	--
Sustainability (see Sustainability Appraisal for more detail)	Sustainable location but a number of negative factors relating to biodiversity, amenity and ability to be developed to sustainable design standards. Sustainability score 5.	0
Regeneration potential	The site is so narrow it probably cannot be developed. In its current vegetated state it is part of a network of former railways which is itself an asset for the town, and the regeneration effect is thus probably more beneficial if it is left alone.	-

Conclusion

The designation of Flood Zone 3, along with the loss of a biodiversity asset, mean development here would be contrary to the Local Plan Core Strategy (policies SS5 on green infrastructure, ENV1 on flood risk and ENV3 on biodiversity).

Alternative options

No alternatives put forward as any built development here would be contrary to the Core Strategy.

Improvement of access to the site might lead to benefits in terms of healthy recreation, but it is unlikely that resources would be available.

CM25 Bowthorn Road Sustainability criteria

	Comments	Rating
Biodiversity	The site may function as a 'wildlife corridor, in which case development might have negative effect.	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further in information required from UU	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 3a	--
Energy	Limited potential for sustainable design and construction or renewable energy generation.	-
Land quality	Brown field but well vegetated therefore effectively urban green field land.	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site in town and within 400 m. of a frequent bus route	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	Limited potential to meet planning policy	-
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

CM26	Leconfield extension	
Area	Suggested use	Capacity (housing)
Planning history	See also CMB, 2006 employment allocation Discounted in SHLAA	
PREFERRED USE	Retain in current use	

Allocation criteria; allocation score (residential use) -4

	Comments	Rating
Planning history	SHLAA site reference S328; discounted (flood risk)	--
Physical constraints	Most of the site is in Flood Zone 3	--
Sustainability (see Sustainability Appraisal for more detail)	Edge of town, not very accessible, flood risk categorisation effectively rules it out. Sustainability score 4.	0
Regeneration potential	Not relevant as position in Flood Zone 3 makes the site effectively undevelopable (Core Strategy policy ENV1)	0

Conclusion

Location in Flood Zone 3 rules out the site for development. Even if it were developable, employment would be the preferred use in line with the 2006 allocation.

Alternative options

In theory 'non vulnerable' uses (such as some forms of industrial development or other uses not vulnerable to flooding) might be acceptable, but access difficulty may rule them out.

CM26 Leconfield extension (for housing)

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further UU information needed indication that 2 aqueducts and sewer through site	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2 and not capable of being fully protected, or in Zone 3a	--
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site in town or within 400m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility	0
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Size of site would be big enough to provide a mix of housing types, however its flood risk issues and location close to the industrial park would limit the scale and type of housing.	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

CM27		Whinney Hill north	
Area 0.3 ha.	Suggested use Housing	Capacity (housing)	8
Planning history	Discounted in SHLAA (whole site)		
PREFERRED USE	Consider housing on part of site indicated.		

Allocation criteria; allocation score (residential use) -2

	Comments	Rating
Planning history	SHLAA site reference SR13A; discounted (outside settlement boundary, access)	-
Physical constraints	Questionable whether direct highway access can be achieved.	-
Sustainability (see Sustainability Appraisal for more detail)	Next to town boundary and reasonably sustainably located. Sustainability score 8.	0
Regeneration potential	Development here would not be significant to regeneration of Cleator Moor.	0

Conclusion

The site drops away from the road and this is why it has been marked down on accessibility. However, the presence of a farm access suggests vehicle access may be achievable. Although it is outside the settlement boundary, the land is close to the existing built up area and development here could be unobtrusive. Therefore housing development here may be acceptable if it can provide adequate highway access and its design is of good quality appropriate to its surroundings.

Alternative options

The only alternative which is suggested is to leave the site undeveloped.

CM27 Whinney Hill north Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information required from UU, drains into Keekele so probably acceptable	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 though with limited potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site on edge of settlement	-
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Not likely to make a major contribution to meeting strategic objectives	0
Retail	Town centre within 1 km	++
Transport	Within 400m. of a frequent bus service	++

CM28	Whinney Hill north	
Area 0.17 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition.	

Allocation criteria; allocation score (residential use) -2

	Comments	Rating
Planning history	SHLAA site reference SR13B; discounted (outside settlement boundary, access)	-
Physical constraints	Questionable whether adequate highway access can be achieved.	-
Sustainability (see Sustainability Appraisal for more detail)	Next to town boundary and reasonably sustainably located. Sustainability score 8.	o
Regeneration potential	Development here would not be significant to regeneration of Cleator Moor.	o

Conclusion

The site lies next to the very narrow Galemire road and access is further hindered by a large tree, retention of which may be required. If the access objection could be satisfactorily dealt with and the Highways Authority were content that safety would not be compromised, development might be acceptable. However, the balance appears at present to be against it and allocation is therefore not proposed.

Alternative options

The only alternative which is suggested is to leave the site undeveloped.

CM28 Whinney Hill north

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information required from UU, drains into Keekle so probably acceptable	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 though with limited potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site on edge of settlement	-
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility	+
Services and facilities	Site within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Not likely to make a major contribution to meeting strategic objectives	0
Retail	Town centre within 1 km	++
Transport	Within 400m. of a frequent bus service	++

CM29	Adjoining 20 Threaplnds	
Area 0.1 ha.	Suggested use Housing	Capacity (housing)
Planning history	Identified as amenity open space in planning permission. Discounted in SHLAA.	
PREFERRED USE	Retain in current condition.	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference S312; discounted (loss of amenity open space)	-
Physical constraints	Access constrained. Residential amenity of neighbouring properties.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainably located within urban boundary. Sustainability score 9.	+
Regeneration potential	Not significant.	o

Conclusion

No case has been advanced for the development of this amenity open space, which was required, and justified, when planning permission was granted for the adjacent development. Loss of amenity open space is contrary to Core Strategy policy SS5.

Alternative options

The only feasible alternative would be to overturn the above conclusion and release the site for a small housing development, assuming it to be capable of being developed satisfactorily.

CM29 Adj. 20 Threaplnds Sustainability Criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information required from UU although Cleator Moor has now reached capacity	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with little potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route.	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution.	0
Housing	Unlikely to fulfil planning policy	-
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 800m. of a frequent bus service	+

CM30	Land off Trumpet Road	
Area 4 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retention as countryside.	

Allocation criteria; allocation score (residential use) -2

	Comments	Rating
Planning history	SHLAA site reference CS81; discounted (landscape impact and incompatibility with designation of the area as a Tourism Opportunity Site).	-
Physical constraints	None known, as long as development would not drain into the Ehen.	0
Sustainability (see Sustainability Appraisal for more detail)	Site reasonably sustainably located but there are negatives relating to landscape impact and effect on Tourism Opportunity Site. Sustainability score 5.	0
Regeneration potential	It is arguable that a development such as that proposed here would be detrimental to the area's attractiveness to tourism, given that this is beside the 'gateway' road to Ennerdale.	-

Conclusion

The east side of the A5086 is largely undeveloped at this point, other than the small cluster of buildings around the Wath Brow junction; a development of this size would constitute urban sprawl into the narrow strip of countryside between Cleator Moor and the boundary of the Lake District National Park. It would thus have a landscape impact contrary to Core Strategy policy ENV5, which is not counteracted by benefits, given that there are similarly attractive housing development possibilities on land with less landscape value.

Development of this land for other purposes than promotion of or catering for tourism is contrary to policy ER10.

Alternative options

As the Council considers any built development here to have similar impacts, no alternatives are put forward.

CM30 Trumpet Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Further information required from UU	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures (which would probably be required).	++
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site on edge of settlement or brownfield site not joined to settlement	-
Air quality	Could have moderate detrimental effect on local air quality due to size and location of site	-
Waste and recycling	Site over 1 km from recycling facility	0
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities.	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development could have a detrimental effect on tourism potential as site is a tourism opportunity site	--
Housing	Site is on the boundary with the settlement area and is large enough to offer a variety of housing types meeting strategic objectives.	+
Retail	Town Centre within 1 km and accessible by bus.	++
Transport	Within 400m. of a frequent bus service	++

CM31 and 32		Jacktrees North	
Area 8 ha. in total	Suggested use Housing	Capacity (housing)	250
Planning history			
PREFERRED USE		Consider allocation of part of site for housing (5 ha. c. 150 dwellings)	

Allocation criteria; allocation score 3 (residential use)

	Comments	Rating
Planning history	Not considered as a proposal until recently.	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Although this is a green field site, it lies within an easy distance of the town centre with its reasonable range of facilities and services. Sustainability score 10, or 12 if only part released.	+
Regeneration potential	Taken with the developments on site and proposed at Mill Hill, this could have a substantial impact on perceptions of Cleator Moor as a desirable place to live.	+

Conclusion

Development of the whole site represented by these two fields would be unduly intrusive into the belt of countryside between Cleator Moor and Cleator. However, in view of the local shortage of sites appropriate for high quality development, there are advantages to allocation of land here. A solution is to arrive at a scale of development which would be big enough to viably achieve strategic objectives while minimising undesirable impacts. It is therefore proposed that allocation of 5 ha. (150 dwellings notionally) should be considered. Development of part of the site also raises the possibility of the undeveloped land being used for sustainable drainage measures and tree planting, which would accentuate the green gap and enhance biodiversity.

Alternative options

Site otherwise not suitable for built development, and no other form of development has been proposed. Retain as pasture.

CM31 Jacktrees North

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity by virtue of intruding into a relatively confined area of countryside (less so if not all of site developed).	-
Landscape/conservation	Potential for landscape damage (compromising 'green gap' of all developed).	-
Water resources	Current indications are that development can be accommodated, though sustainable drainage may be desirable.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development big enough to accommodate strong range of energy efficiency measures.	+
Land quality	Green field on edge of settlement.	-
Air quality	Likely to have neutral effect.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site on edge of town and within 400m. of a frequent bus route; most facilities within walking/cycling distance.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site not directly linked by frequent public transport to vocational training and adult education facilities.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Site capable of meeting strategic objectives, especially for affordable housing, and would add to Cleator Moor housing 'offer'.	+
Retail	Town centre within walking distance.	++
Transport	Within 800m. of a frequent bus service	+

CM33	Mill Hill West	
Area 11.7 ha.	Suggested use Housing	Capacity (housing) c. 100
Planning history	n/a	
PREFERRED USE	May be suitable for housing in long term, though not on whole site	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	Part of site is in Keekle Valley and thus unsuitable development for Tourism Opportunity Site.	-
Physical constraints	Probable need for significant investment in waste water drainage.	-
Sustainability (see Sustainability Appraisal for more detail)	Although the site is an intrusion into countryside, it represents a logical direction for Cleator Moor to expand and remains reasonably close to local services and bus route. Sustainability score 23.	0
Regeneration potential	The site would be a logical extension of the Mill Hill development and is big enough and well enough located to become a useful improvement to the Cleator Moor housing supply into the longer term.	+

Conclusion

This site as a whole is unsuitable for development as it would conflict with policy ER10 due to its landscape value within the Tourism Opportunity Site designation. However, if that is respected, development here may be justifiable as an extension to the town and to adjacent housing development. Slightly less than half the site (5.5 ha.) is outside the TOS and this area may be suitable for housing; but a significant element of boundary planting would be necessary to mitigate the landscape impact of development here, and that would further reduce the yield of homes. Thus the assumed yield of the site is estimated to be 100 units.

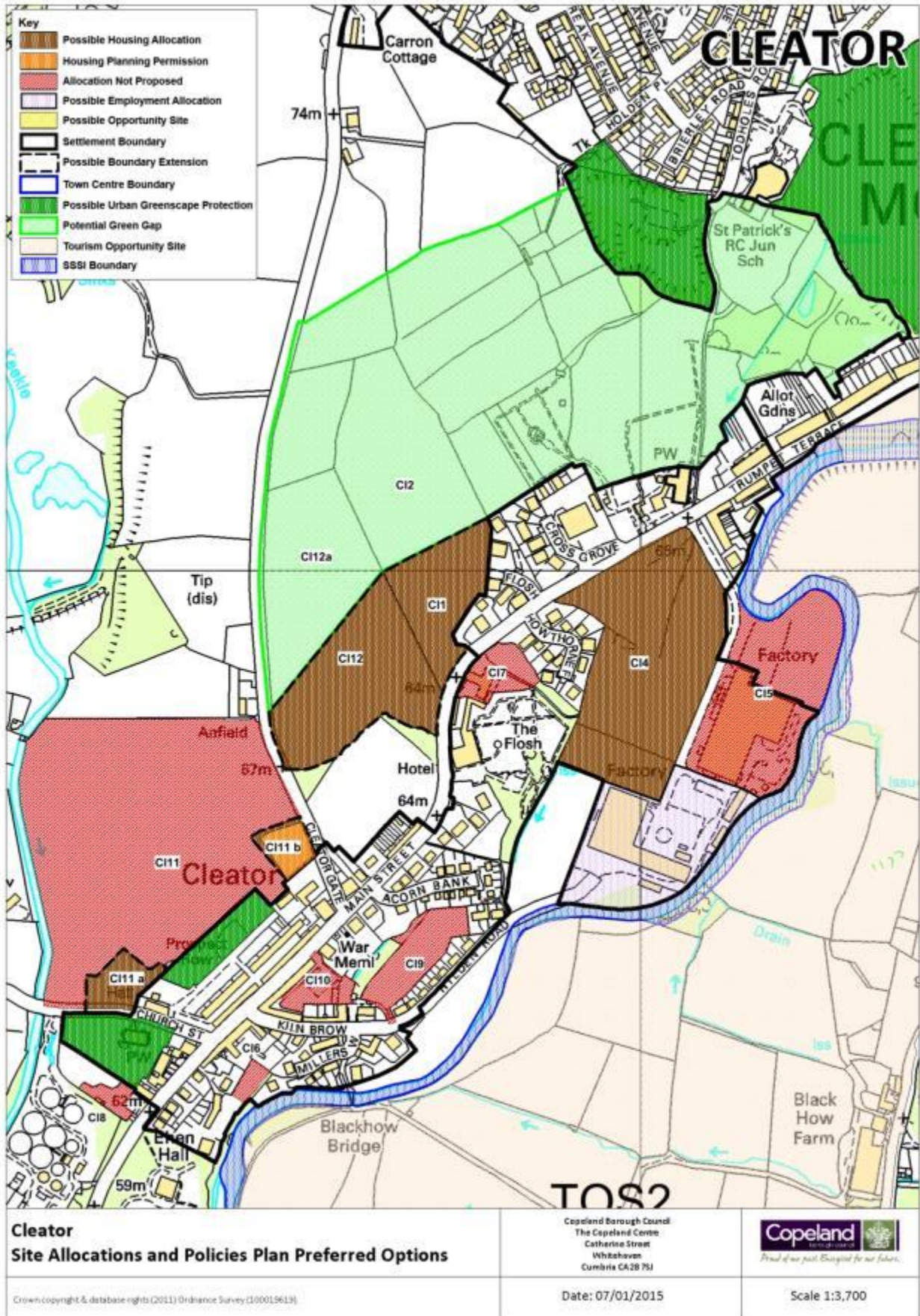
Alternative options

It is possible that this land would be suitable for low intensity recreational development in keeping with TOS objectives, but no such proposal has come forward. Alternatively, the only feasible use would be to retain it for agriculture.

CM33 Mill Hill West

Sustainability criteria

	Comments	Rating
Biodiversity	Currently pasture, greenfield development but unlikely to cause significant harm to biodiversity.	0
Landscape/conservation	Large site on edge of settlement (when currently proposed development is complete); potential for harm to landscape, part of which is in Tourism Opportunity area	--
Water resources	Currently limited waste water drainage capacity in this area, this is a large site which may require significant investment	--
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change due to the large size of site can seek to include green infrastructure /spaces.	+
Flood risk	Site in Zone 1 and big enough to offer good potential for sustainable drainage measures; but ground conditions may inhibit range of SuDS measures applicable.	+
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Green field site.	--
Air quality	Not likely to have significant effect. Reasonably accessible to bus route which will reduce car dependency.	0
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site is approximately 1 km from key services and choice of employment opportunities by public transport service suitable for commuting	0
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Although on the edge of the town the site is still accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	In principle development within the Keekle Valley is detrimental by virtue of being unsuitable development in Tourism Opportunity Site.	-
Housing	Size of site will allow for a mix of housing needs and affordability and possibility for more affordable units.	+
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++



CLEATOR

(LOCAL CENTRE BUT CONSIDERED ALONG WITH CLEATOR MOOR)

CI1	Flosh Meadows	
Area 1.2 ha.	Suggested use Housing	Capacity (housing) 36
Planning history	Rated 'deliverable' in SHLAA	
PREFERRED USE	Housing	

Allocation criteria; allocation score 4 (residential use)

	Comments	Rating
Planning history	SHLAA site reference SR12: deliverable (0-5 years). Planning permission was refused for a bungalow in 2003.	+
Physical constraints	Site is level with no known constraints. Landlocked but access has been provided for in layout of the built Flosh Meadows development.	+
Sustainability (see Sustainability Appraisal for more detail)	Greenfield but sustainability score 7 owing to some locational advantages and potential for innovative design on 'self build' development (which is proposed).	+
Regeneration potential	The site would be suitable for 'high end' housing (the owner proposes self-build) and could help to accommodate growth which Cleator Moor is unable to provide for, thus aiding the vitality of Cleator Moor/Cleator as a whole.	+

Conclusion

The site is reasonably unobtrusively located in a moderately accessible location.

Alternative options

Given that access to this site is through a residential close, on-residential use would not be appropriate and the only realistic alternative is probably to retain it as agricultural land.

CI1

Flosh Meadows

Sustainability criteria

	Comments	Rating
Biodiversity	Pasture land, loss not likely to have significant effect if hedges retained.	0
Landscape/conservation	Some risk of detrimental effect if whole site developed.	-
Water resources	UU rating 'amber/green/amber'.	+
Climate change	Not well located with regard to services, some risk of car dependency.	+
Flood risk	Zone 1, some potential for SuDS.	+
Energy	'Self-build' proposed, might encourage innovative use of on-site generation.	+
Land quality	Greenfield, edge of settlement.	-
Air quality	Not likely to have significant effect.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI2	Flosh Meadows 2	
Area 2.85 ha.	Suggested use Housing	Capacity (housing) 86
Planning history	Rated 'developable' in SHLAA	
PREFERRED USE	Do not allocate	

Allocation criteria; allocation score 2 (residential use)

	Comments	Rating
Planning history	SHLAA site reference SR12A:developable (6-15 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 5. It may be necessary to restrict the area to be developed in order to protect the green space between Cleator and Cleator Moor.	0
Regeneration potential	Offers potential to add to the housing offer of Cleator and Cleator Moor, but needs to be seen in the context of the risk of over-development if all local sites are released.	0

Conclusion

The site could not be released until access is available via CI1, and is therefore a medium term prospect. Its suitability rests on whether other land releases along Jacktrees Lane are considered to be acceptable, as it protrudes significantly into relatively open countryside.

Looking at the desirability of the proposed green gap, to maintain the distinction between Cleator Moor and Cleator, development of this site could compromise that. Therefore allocation is not proposed as this stage and the Council believes this site should not be developed until, at least, there has been an opportunity to evaluate the gap after developments currently proposed have taken place.

Alternative options

The only realistic alternatives are housing or agriculture. It may be that a small part of the site could be acceptable as a 'rural exception' site (i.e. providing affordable homes to meet local needs, perhaps as a complement to the adjacent self' build development) would be acceptable in the long term if it did not compromise the openness of the proposed 'green gap'.

CI2 Flosh Meadows 2 Sustainability criteria

	Comments	Rating
Biodiversity	Could have some detrimental effect if other nearby sites were also developed.	-
Landscape/conservation	Some risk of detrimental effect if whole site developed.	-
Water resources	UU rating 'amber/green/amber'.	+
Climate change	Not well located with regard to services, some risk of car dependency.	+
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Site large enough for innovative design to be incorporated.	+
Land quality	Greenfield, edge of settlement.	-
Air quality	Could have some effect by virtue of adding to traffic on Jacktrees Lane.	-
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI3	Cleator Mills	
Area 2.2 ha.	Suggested use Housing	Capacity (housing) n/a
Planning history	Rated 'developable' in SHLAA	
PREFERRED USE	Allocate for employment	

A housing figure is not included in calculations as , although this site has been assessed in the SHLAA, a planning application has been submitted for business use.

Allocation criteria; allocation score 2 (residential or employment use)

	Comments	Rating
Planning history	SHLAA site reference CS34; 'developable' (6-15 years) A leisure and retail visitor attraction was given planning consent in 1999 (expired).	+
Physical constraints	Flood Zone 3a	--
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 9. Benefits substantial if flood risk successfully dealt with, which should be possible on this previously developed site.	+
Regeneration potential	Restoration of dilapidated historic industrial building would be a major gain.	++

Conclusion

Although this site is in the floodplain, its development could in general terms be in the interest of the environment of Cleator. The developer would have to work closely with the Environment Agency, and the Council would have to be satisfied that concerns raised by the Agency had been met, in the context of national planning policy on development in areas of flood risk, before any development could be approved. This would especially be the case with housing development.

Alternative options

Employment use, including industry or 'B1' would be appropriate reuses of the main building, with associated development alongside.

Mixed B1/residential development would also be appropriate.

CI3 Cleator Mills Sustainability criteria

	Comments	Rating
Biodiversity	Possibility of some improvement if river bank (for example) sympathetically treated. Freshwater mussel population must not be harmed.	0
Landscape/conservation	Restoration of building would offer a substantial benefit.	++
Water resources	UU rating 'amber/amber/green'.	+
Climate change	Development would likely be car dependent.	-
Flood risk	Zone 3a but protected and previously developed.	-
Energy	Site big enough to offer potential for renewable energy generation on site.	+
Land quality	Brownfield and derelict.	++
Air quality	Car dependency could lead to negative impact on traffic.	-
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI4	Kangol Land	
Area 2.52	Suggested use Housing	Capacity (housing) 75
Planning history	Allocated for employment use in 2006 Local Plan. Discounted in SHLAA	
PREFERRED USE	Retain land in current condition – no allocation.	

Allocation criteria; allocation score -3 (residential use)

	Comments	Rating
Planning history	Local Plan 2006 allocation (E8) – employment (associated with the now defunct Kangol factory). SHLAA site reference CS77; discounted (part of site in Flood Zone 2/3)	-
Physical constraints	Flood Zone 3a (on maps updated since SHLAA) There is an underground floodwater storage tank, understood to be 100m. long, which will constrain development on a large part of the site.	--
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 1. Development of the site would offer some sustainability advantages if it helped secure redevelopment of the derelict factory, but the sequential' and 'exception' tests would have to be met.	-
Regeneration potential	As this is open greenfield land, the regeneration benefits are not comparable to those obtainable if the other parts of this site could be developed.	o

Conclusion

The developer would have to work closely with the Environment Agency, and the Council would have to be satisfied that concerns raised by the Agency had been met, before any development could be approved. Development must pass the 'Exception Test' as set out in paragraph 102 of the National Planning Policy Framework. It is unlikely that residential development would pass the tests in the Framework.

Alternative options

It has been suggested that this site would be suitable for a 'park and ride' facility to reduce congestion on the approaches to Sellafeld. Such a use, with minimal buildings, is the most that is normally considered acceptable in Zone 3a.

The National Planning Policy Framework states that 'B1' (financial, professional and other services) development is a "less vulnerable use" acceptable in the floodplain if it passes the Exception Test.

CI4 Kangol land Sustainability criteria

	Comments	Rating
Biodiversity	Could have marginally negative impact.	-
Landscape/conservation	The land is reasonably attractive at present, albeit with development on two sides.	-
Water resources	UU rating 'amber/amber/green'.	+
Climate change	Development would likely be car dependent.	-
Flood risk	Zone 3a.	--
Energy	Site big enough to offer potential for renewable energy generation on site.	+
Land quality	Greenfield within settlement.	0
Air quality	Car dependency could lead to negative impact on traffic.	-
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	o
Transport	Bus service suitable for commuting nearby.	+

CI5	Former Kangol works	
Area 2.5 ha.	Suggested use Housing	Capacity (housing) n/a
Planning history	Discounted in SHLAA	
PREFERRED USE	'Non vulnerable' uses passing the NPPF Exception Test.	

Allocation criteria; allocation score -1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS77; discounted (Part of site in Flood Zones 2/3a; adjoins SSSI). A leisure and retail visitor attraction was given planning consent in 1999 (expired).	-
Physical constraints	Flood Zone 3a (on maps updated since SHLAA)	--
Sustainability (see Sustainability Appraisal for more detail)	Brownfield. Sustainability score 7. But flood risk issue would have to be successfully addressed, and regulators, satisfied, before housing could be countenanced.	0
Regeneration potential	The site is capable of accommodating a development large enough to respond to the identified need for 'executive' housing as well as affordable homes, and would represent an environmental gain.	++

Conclusion

As the building on this site has neither architectural nor historical merit, the balance of arguments on allocating it for development in the floodplain is different. The developer would have to work closely with the Environment Agency, and the Council would have to be satisfied that concerns raised by the Agency had been met, before any development could be approved. Development must pass the 'Exception Test' as set out in paragraph 102 of the National Planning Policy Framework. It is unlikely that residential development would pass the tests in the Framework.

Alternative options

It has been suggested that this site would be suitable for a 'park and ride' facility to reduce congestion on the approaches to Sellafield. Such a use, with minimal buildings, is the most that is normally considered acceptable in Zone 3a.

The National Planning Policy Framework states that 'B1' (financial, professional and other services) development is a "less vulnerable use" acceptable in the floodplain if it passes the Exception Test.

CI5 Kangol Works Sustainability criteria

	Comments	Rating
Biodiversity	Derelict roofless buildings, much of site hard surfaced, therefore impact of development landscaping could be positive.	+
Landscape/conservation	Development would be beneficial owing to site currently being derelict.	+
Water resources	UU rating 'amber/red/amber'; flood vulnerability a concern.	-
Climate change	Development would likely be car dependent.	-
Flood risk	Zone 3a but protected and previously developed.	-
Energy	Site big enough to offer potential for renewable energy generation on site.	+
Land quality	Brownfield and derelict.	++
Air quality	Car dependency could lead to negative impact on traffic.	-
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI6	Ehen Bank	
Area 0.1 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation	

Allocation criteria; allocation score -2 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S316; discounted (no suitable access)	-
Physical constraints	No access has been identified.	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 5; does not present problems on this count.	0
Regeneration potential	It would be beneficial to find a purpose for this land, but in view of its position and size, it is not significant in regeneration terms.	o

Conclusion

This site is not suitable to be allocated for development unless it is made clear how access would be gained to it.

Alternative options

The same concern would apply to almost any form of development, therefore there are no alternative proposals for allocation.

CI6 Ehen Bank Sustainability criteria

	Comments	Rating
Biodiversity	Not significant.	0
Landscape/conservation	Not significant.	0
Water resources	Connections not likely to be problematic on such a small site.	+
Climate change	Not significant.	0
Flood risk	Zone 1.	0
Energy	Not significant.	0
Land quality	Greenfield in settlement.	0
Air quality	Not significant.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site not large enough to contribute to meeting strategic objectives.	0
Retail	Limited shops in Cleator but Cleator Moor nearby.	o
Transport	Bus service suitable for commuting nearby.	+

CI7	Adjoining Ennerdale Hotel	
Area 0.7 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation	

Allocation criteria; allocation score -1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S341; discounted (highway access on bend; detrimental landscape impact)	-
Physical constraints	Access constraint may preclude development,	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 4. Development acceptable in these terms.	+
Regeneration potential	Would not make a significant positive contribution.	0

Conclusion

This site is not suitable for allocation due to the highway access issue, though if this were resolved a 'windfall' application might be acceptable.

Alternative options

None appropriate other than continuation in current use.

CI 7 Ennerdale Hotel

Sustainability criteria

	Comments	Rating
Biodiversity	Could have detrimental effect due to site's tree population being reduced.	-
Landscape/conservation	Not significant.	0
Water resources	Connections assumed to be achievable based on assessments of nearby sites.	+
Climate change	Not significant.	0
Flood risk	Zone 1.	0
Energy	Not significant.	0
Land quality	Brownfield (but in existing curtilage, site actually 'green in character')	0
Air quality	Not significant.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site not large enough to contribute significantly to meeting strategic objectives.	0
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI8	Croft Terrace	
Area 0.14 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation.	

Allocation criteria; allocation score 0 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS80; discounted (requires third party land to provide adequate access; detrimental landscape impact because tree removal needed).	-
Physical constraints	Narrow access and trees.	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 5. Small site with no great impact.	0
Regeneration potential	As this has only a narrow street frontage, its contribution to regeneration would be minimal.	0

Conclusion

The site is next to the 2006 development boundary, but in a location where the boundary could be logically and unobtrusively extended. It does not appear to be physically suitable to be developed, and allocation for development is therefore not appropriate. An application for develop it would be dealt with on its merits, including demonstration of satisfactory highway access and a satisfactory solution to any loss of mature trees.

Alternative options

The same difficulties would be associated with any development proposal, therefore no alternatives are advanced.

CI 8 Croft Terrace sustainability criteria

	Comments	Rating
Biodiversity	Not significant.	0
Landscape/conservation	Not significant.	0
Water resources	Connections not likely to be problematic on such a small site.	+
Climate change	Not significant.	0
Flood risk	Zone 1.	0
Energy	Not significant.	0
Land quality	Greenfield in settlement.	0
Air quality	Not significant.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site not large enough to contribute to meeting strategic objectives.	0
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI9	Hilden Road	
Area 0.6 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use	

Allocation criteria; allocation score -3 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S032; discounted (backland site with poor access, Flood Zone 3a, highly detrimental landscape impact)	-
Physical constraints	Flood zone 3a	--
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 1.	0
Regeneration potential	Backland site, no significance.	0

Conclusion

Leaving aside the question of whether satisfactory highway access could be designed, its position in the floodplain rules out this site for allocation.

Alternative options

Only uses classed as 'less vulnerable' in national planning policy, and passing the Sequential and Exception Tests, would be permissible here. There are no such proposals at present, and therefore no alternatives are put forward.

CI 9 Hilden Road Sustainability criteria

	Comments	Rating
Biodiversity	Not significant.	0
Landscape/conservation	Not significant.	0
Water resources	Connections thought not likely to be problematic, but flooding vulnerability would be a problem.	-
Climate change	Not significant.	0
Flood risk	Zone 3a	--
Energy	Not significant.	0
Land quality	Greenfield in settlement.	0
Air quality	Not significant.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site not large enough to contribute significantly to meeting strategic objectives.	0
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI10	Main Street Cleator	
Area 0.3 ha.	Suggested use Housing	Capacity (housing) n/a
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation.	

Allocation criteria; allocation score -1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S033; discounted (backland site with poor access, loss of community facility in form of residents' parking and recycling facilities.	-
Physical constraints	Access may prevent viable development.	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 8; reasonably sustainable location within settlement.	+
Regeneration potential	Not significant.	0

Conclusion

It is unlikely that a safe highway access to this site could be achieved without demolishing neighbouring homes, and loss of the car park would lead to on-street parking, highly undesirable in this location.

Alternative options

The same objections would apply to almost any form of development, so not alternative options can be put forward.

CI 10 Main Street Sustainability criteria

	Comments	Rating
Biodiversity	Impact not likely to be significant.	0
Landscape/conservation	Impact not likely to be significant.	0
Water resources	Not known but assessments of nearby sites indicate connections should be possible.	+
Climate change	Small site not likely to have significant impact.	0
Flood risk	Zone 1, limited potential for SuDS.	+
Energy	Impact probably neutral	0
Land quality	Brownfield within settlement.	+
Air quality	Small site not likely to have significant effect.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI11A	Church Street Cleator	
Area 0.38 ha.	Suggested use Housing	Capacity (housing) 8
Planning history		
PREFERRED USE	Housing	

Allocation criteria; allocation score 2 (residential use)

	Comments	Rating
Planning history	Part of larger SHLAA site SR15 which was discounted owing to landscape impact of a large scale development, and the site being partly in Flood Zone 3. The smaller site does not suffer these disadvantages.	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Greenfield but reasonably sustainably located. Sustainability score 7.	+
Regeneration potential	Not significant.	0

Conclusion

This site is next to the development boundary, and its development would create a small and unobtrusive addition to the settlement. Together with C112, this pair of development would present small and complementary developments of 'executive' and smaller homes. As the main objection to the original proposal was based on the impact of developing the whole site, and neither of the smaller sites impinges on the floodplain, this approach is acceptable.

Alternative options

The only realistic alternative to this pair of small developments would be to retain the land in agricultural use.

CI11A Church Street Sustainability criteria

	Comments	Rating
Biodiversity	Impact not likely to be significant.	0
Landscape/conservation	Impact not likely to be significant.	0
Water resources	Not known but assessments of nearby sites indicate connections should be possible.	+
Climate change	Small site not likely to have significant impact.	0
Flood risk	Zone 1, limited potential for SuDS.	+
Energy	Impact probably neutral	0
Land quality	Greenfield within settlement.	0
Air quality	Small site not likely to have significant effect.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI11B	Cleator Gate	
Area 0.38 ha.	Suggested use Housing	Capacity (housing) 6
Planning history	Planning permission granted	
PREFERRED USE	Housing	

Allocation criteria; allocation score 4 (residential use)

	Comments	Rating
Planning history	Part of larger SHLAA site SR15 which was discounted owing to landscape impact of a large scale development, and the site being partly in Flood Zone 3. The smaller site does not suffer these disadvantages. Consent given in 2014 for development of 6 dwellings. Consent given in 2014 for development of 6 dwellings.	++
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Greenfield but reasonably sustainably located. Sustainability score 7.	+
Regeneration potential	Not significant.	0

Conclusion

This site is next to the development boundary, and its development would create a small and unobtrusive addition to the settlement. Together with C11a, this pair of development would present small and complementary developments of 'executive' and smaller homes. As the main objection to the original proposal was based on the impact of developing the whole site, and neither of the smaller sites impinges on the floodplain, this approach is acceptable.

Alternative options

The only realistic alternative to this pair of small developments would be to retain the land in agricultural use.

CI11B Cleator Gate Sustainability criteria

	Comments	Rating
Biodiversity	Impact not likely to be significant.	0
Landscape/conservation	Impact not likely to be significant.	0
Water resources	Not known but assessments of nearby sites indicate connections should be possible.	+
Climate change	Small site not likely to have significant impact.	0
Flood risk	Zone 1, limited potential for SuDS.	+
Energy	Impact probably neutral	0
Land quality	Greenfield within settlement.	0
Air quality	Small site not likely to have significant effect.	0
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

CI 12		Jacktrees South	
Area 4.7 ha. in total	Suggested use Housing	Capacity (housing)	c. 50
Planning history			
PREFERRED USE		Consider allocating part of site for housing.	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	None.	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Site reasonably beneficially related on edge of local service centre but not all facilities easily accessible other than by car. Sustainability score 5, or 6 if only part of site released.	+
Regeneration potential	Potential to add to the range of housing available in this area, but given the other options available in Cleator this is not a significant regeneration advantage.	0

Conclusion

Development of this land Green Gap – most of site should be left undeveloped, to preserve the gap between Cleator Moor and Cleator. The undeveloped area could be used in part to accommodate sustainable drainage measures, but the majority of the site should remain in agricultural use.

Alternative options

Retain as countryside.

CI 12 Jacktrees South Sustainability criteria

	Comments	Rating
Biodiversity	Could have some detrimental effect if other nearby sites were also developed.	-
Landscape/conservation	Some risk of detrimental effect if whole site developed.	-
Water resources	Assumed UU rating 'amber/green/amber'.	+
Climate change	Not well located with regard to services, some risk of car dependency.	+
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Site large enough for innovative design to be incorporated.	+
Land quality	Greenfield, edge of settlement.	-
Air quality	Could have some effect by virtue of adding to traffic on Jacktrees Lane.	-
Waste and recycling	Site within 1k. of recycling facility.	+
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care in Cleator Moor and accessible for healthy informal recreation.	+
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site large enough to contribute to meeting strategic objectives.	+
Retail	Limited shops in Cleator but Cleator Moor nearby.	0
Transport	Bus service suitable for commuting nearby.	+

Planning for local centres - the strategy

The following is an extract from the Site Allocations Plan Options consultation document.

The Core Strategy lays down the following principles for future development in local centres

New housing should not be more than 20% of the total provided in the Borough and should be built within the defined physical limits of development of the settlement as appropriate. Where needed, small extension sites on the edges of settlements may be permissible.

New housing will be provided to meet general and local needs, and may be on 'windfall' rather than allocated sites. The provision of affordable housing is desirable.

The emphasis in planning for employment will be on retention of existing businesses and premises. Expansion potential may include tourism related development but that should be limited by the need to respect the environment. New provision will most likely arise either in converted or re-used existing buildings, or on sites already allocated in the 2006 Local Plan.

Retail and service provision should focus on shopping to meet local day-to-day needs (although farm shops may be encouraged where not conflicting with other policies); again, the Council will emphasise retaining existing businesses.

Strategic options for the local centres

As each of these settlements has a different character, the choices for each individual village, including settlement boundary changes where there are potential sites that would require it, are dealt with in the following pages.

Note that the approach for planning for business development (including local services such as shopping) is set by the Core Strategy, and therefore alternative approaches are not put forward.

The Council has considered three possible ways of distributing development land between these centres.

1. An even distribution allocating land for development in each place. There is logic in giving every village a share of the quantum of development that is allowed for at this level. The chief advantage is that it would mean that no one settlement would seem to be taking 'more than its share'; it might also be argued that it would result in more certainty of development, particularly for housing, being distributed evenly across the more rural areas. However, the SHLAA exercise has gone through

three phases of inviting offers of land for development and there are a number of villages where little or none has come forward – there is no reason to suppose that this will change. Alternatively, a potentially serious disadvantage would be that it would lead to pressure for land releases in places that do not have the right character, or the environmental capacity, to absorb so much development.

2. Allocate land for development where sites have been offered. This approach has the merit of focusing on places where we know that land can be brought forward. The disadvantage is that there may be places where people feel that an excessive share of development is being planned for. It might also lead to some villages growing too fast, putting pressure on local infrastructure (such as roads) or services (such as schools) and sucking development away from the towns.

3. Allocate land with regard to the capacity of villages to take it, as well as the availability of sites. This approach also focuses on the places where we know that landowners are willing to see development happen, but balanced against the environmental capacity of those places to accept development. This reduces the risk of large scale development in a small number of villages skewing the overall balance of housing across the district and increasing pressure for villages to grow faster than the Core Strategy permits. As with option 2, there is a risk that people in some villages might feel that they are being ‘swamped’ by large housing development.

Options 2 and 3 would not stop development in villages with no allocated land, as small scale ‘windfall’ sites can still come forward as they have in the past.

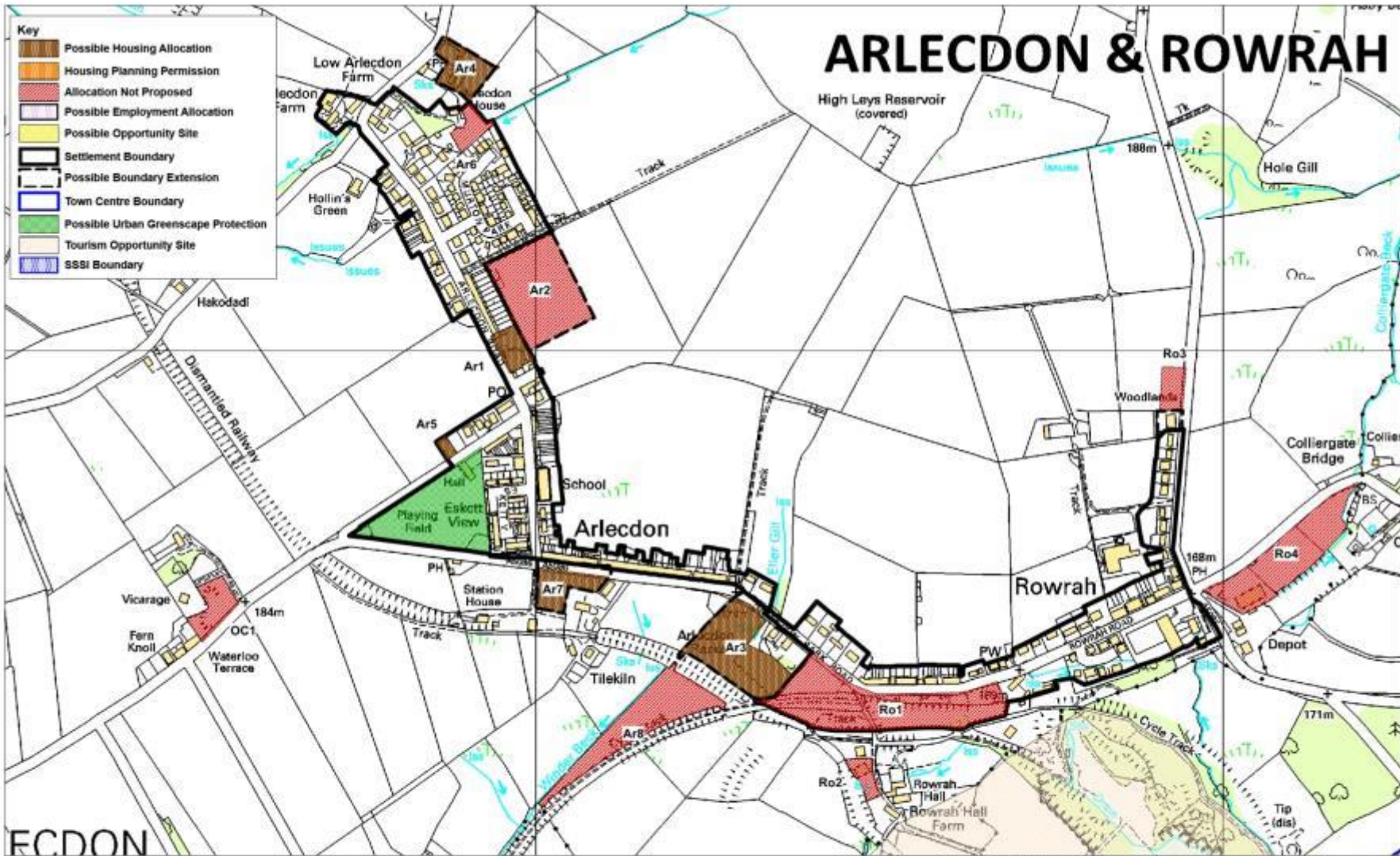
The Council’s preferred approach is option 3

An approach that takes advantage of land availability where there is land available, rather than going looking for more in places where none has come forward, must be the more practical alternative. Care will need to be taken to make sure that villages where a lot of land has been offered are not ‘swamped’ by development. Option 3 provides a better basis than option 2 for doing this. However, the number of places where this may be a threat is less than would be the case if option 1 were adopted, and the plan proposed development in places where there has been no demand for it.

IMPLEMENTATION - PHILOSOPHY FOR LAND RELEASE

The Plan lays down that about twenty per cent of development in Copeland will be in Local Service Centres. This means that in allocating land, we have to take care that not too much is allocated in these places, as a surplus of land in villages may deflect development from the towns, where it is most needed. Therefore in some settlements, not all land that is suitable for development might be allocated.

Similarly, during the Plan period land release will be monitored to make sure that development in these places is not taking places at excessive levels, that is, at a rate which could threaten urban regeneration. In pursuit of this aim, the release of some sites whose development is acceptable might be phased.



ARLECDON

**Arlecdon & Rowrah
Site Allocations and Policies Plan Preferred Options**

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Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA28 7SJ

Date: 07/01/2015



Scale = 1:5,000

ARLECDON AND ROWRAH

Ar1	Garage site, Arlecdon Road	
Area 0.23 ha.	Suggested use Housing	Capacity (housing) 7
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	Housing	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA reference S335; 'developable' (6-15 years)	+
Physical constraints	Ground contamination likely.	-
Sustainability (see Sustainability Appraisal for more detail)	Brownfield. Sustainability score 1.	0
Regeneration potential	Prominent unsightly site in a village that needs development. Significant potential regeneration impact.	+

Conclusion

This site is cleared but unsightly, on the main street of Arlecdon. Its development is highly desirable, and housing is an appropriate use of the land.

Alternative options

Commercial use. This might be appropriate if restricted to uses which would not harm residential amenity, but there is no evidence of demand for it.

Ar1 Garage Site, Arlecdon Road.

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development will not significantly harm the landscape any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Site rated 'green' by United Utilities for both drainage and water supply	++
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Remote from most services.	-
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site capable of fulfilling one or more of the core strategy objectives	+
Retail	Shop(s) selling goods to meet day-to-day needs + within 500m.	+
Transport	Infrequent bus service	-

Ar2	Rear of Arlecdon Road	
Area 1.5 ha.	Suggested use Housing	Capacity (housing) 45
Planning history	SHLAA rating; 'deliverable'	
PREFERRED USE	Consider for allocation for housing only if highway access can be established.	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA reference SR03; 'deliverable' (0-5 years) The site has previously been allocated for housing, but the only planning application (2003) was withdrawn.	+
Physical constraints	Substandard access into Arlecdon Road direct from the site down a lane, or through site Ar1. Drainage issues need to be addressed.	-
Sustainability (see Sustainability Appraisal for more detail)	Greenfield. Sustainability score -3; but reasonably beneficially located in relation to the settlement and may be a relatively sustainable option.	o
Regeneration potential	Agricultural land outside settlement boundary. It might be possible to secure a development meeting strategic objectives (executive and/or affordable homes) but overall no net benefit guaranteed.	o

Conclusion

This site is bounded on two sides by housing, and its development, though outside the current development boundary, would not damage the landscape significantly. It represents probably the best possibility that has emerged for securing a sizeable, good quality development that will benefit the vitality of the village. However, it does not appear possible to gain an adequate highway access unless through the garage site, and without certainty that this land can be developed, allocation is not appropriate.

Alternative options

The access constraint will apply to any development, still more so to any commercial development, so the only acceptable alternative is for the land to continue in its present agricultural use.

AR2 Rear of Arlecdon Rd.

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated 'green' by United Utilities for both drainage and water supply	++
Climate change	Development likely to have a moderately unfavourable impact, which could be mitigated, in terms of climate change	-
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	-
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site capable of fulfilling one or more of the core strategy objectives	+
Retail	Shop(s) selling goods to meet day-to-day needs within 500m – 1km	0
Transport	Infrequent bus service	-

Ar3	Arlecdon Parks Road	
Area 1.16 ha.	Suggested use Housing	Capacity (housing) 35
Planning history	Rated 'deliverable' in SHLAA	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA references SR33, SR34 both deliverable if developed together; SR 34 landlocked if SR33 not released.	+
Physical constraints	None known. Site is close to a bend, so access design will require care.	o
Sustainability (see Sustainability Appraisal for more detail)	Green field. Sustainability score -9.	-
Regeneration potential	Regeneration benefit not significant, though the site could attract high quality housing, helping to fulfil strategic objective, and is big enough for potential for 'affordable' quota.	o

Conclusion

This land is outside but adjacent to the 2006 development boundary. Its loss to development will not have a great impact on the landscape and it is in the Council's opinion a site suitable for housing development, as long as safe highway access can be achieved.

Alternative options

Commercial use. The site is potentially suitable for leisure-related use such as a pub, shop or hotel.

Employment use. The site would also be suitable for business development appropriate to a rural location compatible with Core Strategy policy ST2 and the hierarchy in Figure 3.2.

Ar3 Arlecdon Parks Road. Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape	-
Water resources	UU rating 'green/amber/amber'	+
Climate change	Development likely to have a moderately unfavourable impact, which could be mitigated, in terms of climate change	-
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures; but may be boggy.	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site on edge of settlement	-
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	0
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Could make some contribution to meeting Core Strategy objectives.	+
Retail	shop(s) selling goods to meet day-to-day needs within 500m. – 1 km.	0
Transport	Infrequent bus service	-

Ar4	Adjoining Sun Inn	
Area 0.44 ha.	Suggested use Housing	Capacity (housing) 13
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	Consider allocation for housing.	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA reference CS38; 'developable' (6-15 years)	+
Physical constraints	None known, although there are agricultural buildings on the site it would be expected that the landowner would have scope to move them.	o
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -8 but reasonably well located in relation to the settlement.	o
Regeneration potential	Marginal.	o

Conclusion

This land is outside the 2006 development boundary, but borders it. Its development would form a natural extension to the village and the site is capable of providing quality homes of a type meeting the strategic objective to broaden the range of housing choice.

Alternative options

No alternative suggested. The site might be suitable for countryside-related uses but there is no evidence of demand.

CS38 Adj Sun Inn, Arlecdon. Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Site rated 'green' by United Utilities for both drainage and water supply	++
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures; but may be boggy.	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site on edge of settlement or brownfield site not joined to settlement	-
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site capable of fulfilling one or more of the core strategy objectives	+
Retail	shop(s) selling goods to meet day-to-day needs within 500m – 1km	0
Transport	Infrequent bus service	-

Ar5	Adjoining Raltri (Barwise Row)	
Area 0.11 ha.	Suggested use Housing	Capacity (housing) 3
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	No allocation (small site)	

Allocation criteria; allocation score2 (housing use)

	Comments	Rating
Planning history	SHLAA reference S326; 'developable' (^-15 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	A small site whose development may be beneficial and will have little negative impact. Sustainability score -2.	o
Regeneration potential	Insignificant.	o

Conclusion

This plot is within the development boundary. It may be suitable for development in principle but as a small plot there is no need to allocate it.

Alternative options

It is not likely that the site would be considered developable other than for housing, therefore no alternatives suggested.

Ar5 Adj, Raltri, Arlecdon. Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not significantly harm the landscape or any heritage asset	+
Water resources	Site rated 'green' by United Utilities for both drainage and water supply	++
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	site whose development is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	shop(s) selling goods to meet day-to-day needs within 500m – 1km	0
Transport	Infrequent bus service	-

Ar6	Arlecdon House	
Area 0.2 ha.	Suggested use Housing	Capacity (housing) 6
Planning history	Rated 'deliverable' in the SHLAA	
PREFERRED USE	No allocation	

Allocation criteria; allocation score -2 (housing use)

	Comments	Rating
Planning history	SHLAA reference S334; 'deliverable' (0-5 years)	+
Physical constraints	Landlocked.	-
Sustainability (see Sustainability Appraisal for more detail)	Greenfield. Trees present on site. Sustainability score -11	--
Regeneration potential	Not significant.	o

Conclusion

The site is within the 2006 development boundary but is accessible only by a farm track. It might be suitable for a small development if suitable access could be guaranteed, but there is no case for allocation.

Alternative options

None suggested.

Ar6 Arlecdon House, Arlecdon Road. Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Site rated 'green' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures (boggy site)	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site on edge of settlement	-
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	site whose development is not sustainable	-
Retail	shop(s) selling goods to meet day-to-day needs within 500m – 1km	0
Transport	Infrequent bus service	-

Ar7	Parks Road	
Area 0.38 ha.	Suggested use Housing	Capacity (housing) 11
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	Housing	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA reference SR11; 'developable' (6-15 years)	+
Physical constraints	None definite, but poor drainage.	0
Sustainability (see Sustainability Appraisal for more detail)	Site with some advantages although location in remote settlement gives it low sustainability score (-6)	-
Regeneration potential	Marginal	o

Conclusion

The site is outside the 2006 development boundary, but stands in a good relationship to the village. It is, therefore, considered suitable for housing development.

Alternative options

Commercial use. The site is potentially suitable for leisure-related use such as a pub, shop or hotel.

Employment use. The site would also be suitable for business development appropriate to a rural location compatible with Core Strategy policy ST2 and the hierarchy in Figure 3.2.

Site ref. Sustainability criteria

	Comments	Rating
Biodiversity	Development not likely to harm biodiversity	o
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Site rated 'green/amber' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect	0
Land quality	Brownfield site on edge of settlement	+
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site capable of fulfilling one or more of the core strategy objectives	+
Retail	shop(s) selling goods to meet day-to-day needs within 500m – 1km	0
Transport	Infrequent bus service	-

Ar8	Off Arlecdon Parks Road	
Area 1.1 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition. No allocation.	

Allocation criteria; allocation score -4 (housing use)

	Comments	Rating
Planning history	SHLAA reference SR34; discounted (outside settlement boundary and poorly related to settlement).	-
Physical constraints	No access. Would almost certainly require development of SR33 to make it accessible.	-
Sustainability (see Sustainability Appraisal for more detail)	Brown field? But not well located. Sustainability score -10	-
Regeneration potential	There are other suitable and better located housing sites that could secure the benefits of adding to the housing stock, without extending the village in this linear way into the countryside.	-

Conclusion

This land is outside the development boundary. If developed it would create a tongue of housing development stretching into open countryside. It is, therefore, not suitable. Even if it were, it has no adequate highway accessibility at present.

Alternative options

Any built development would carry the same disadvantages. Therefore no alternatives are suggested.

Ar 8

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Site not rated but probably 'green/amber' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	o
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect	o
Land quality	Brownfield site but outside settlement	o
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	o
Housing	Not likely to be able to contribute.	-
Retail	shop(s) selling goods to meet day-to-day needs within 500m – 1km	o
Transport	Infrequent bus service	-

Ro1	Rowrah goods yard	
Area	Suggested use Housing	Capacity (housing) 35
Planning history	Allocated for housing in 2006 Local Plan	
PREFERRED USE	Consider retaining housing allocation only with better indications of market attractiveness.	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	2006 Local Plan allocation HA19 SHLAA reference S030; 'deliverable' (0-5 years)	++
Physical constraints	None definite but drainage issues.	0
Sustainability (see Sustainability Appraisal for more detail)	Site within development boundary with development offering some rural regeneration potential, although low sustainability score (-5)	o
Regeneration potential	Benefits of housing development would be balanced against loss of an employment-generating use.	-

Conclusion

This land is within the 2006 development boundary. Its loss to development will not have a great impact on the landscape and it is in the Council's opinion a site suitable for housing development, as long as safe highway access can be achieved.

There is, however, a question of whether the site is marketable – should it be retained in the absence of evidence that it is developable (very rough ground)?

Alternative options

Commercial use. The site is potentially suitable for leisure-related use such as a pub, shop or hotel.

Employment use. The site would also be suitable for business development appropriate to a rural location compatible with Core Strategy policy ST2 and the hierarchy in Figure 3.2.

RO1

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated 'green' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site in within development boundary	0
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site capable of fulfilling one or more of Core Strategy Objectives	+
Retail	Shop(s) selling goods to meet day-to-day needs within 500m. – 1 km.	0
Transport	Infrequent bus service	-

Ro2	Rowrah Hall Garage	
Area 0.17 ha.	Suggested use Housing	Capacity (housing) 5
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	No allocation – not accessible	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA reference CS35; 'developable' (6-15 years)	+
Physical constraints	Accessibility issue is serious obstacle.	-
Sustainability (see Sustainability Appraisal for more detail)	Development offers some potential to improve the vicinity but constraints are significant. Sustainability score -7	o
Regeneration potential	Small site with little potential to offer significant regeneration benefits other than tidying up the site.	o

Conclusion

See Ro4 (SR06) below. This site can only be developed in conjunction with it.

Alternative options

No alternatives are suggested as it is not considered appropriate to allocate the site. Future proposals can be treated as planning applications on their merits.

RO2 CS35 Rowrah Hall Garage, Rowrah. Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated 'green' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect	0
Land quality	brownfield site not joined to settlement	-
Air quality	Neutral or no effect	0
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	site whose development is not sustainable or consistent with the Core Strategy	-
Retail	shop(s) selling goods to meet day-to-day needs within 500m. – 1 km.	0
Transport	Infrequent bus service	-

Ro3	Pasture Road	
Area 0.2 ha.	Suggested use Housing	Capacity (housing) 6
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	Retain in agricultural use; no allocation	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA reference SR01; 'developable' (6-15 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -7	-
Regeneration potential	Not significant.	o

Conclusion

The proposal is for two bungalows, representing an extension of the existing, unattractive ribbon development along Pasture Road. This kind of development is an undesirable intrusion on the landscape (contrary to Core Strategy policy ENV5) and should not be perpetuated.

Alternative options

The site is not suitable for release for development and, therefore, no alternative is suggested.

R03

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated 'green' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site on edge of settlement	-
Air quality	Neutral or no effect	0
Waste and recycling	Site over 5km. from recycling facility	--
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Development is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	Shop(s) selling goods to meet day-to-day needs within 500m. – 1 km.	0
Transport	Infrequent bus service	-

Ro4	Corletts Garage	
Area 0.25 ha.	Suggested use Housing	Capacity (housing) 8
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	Leave in current state – no allocation.	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA reference SR06; 'developable' (6-15 years)	+
Physical constraints	Limited access. House already on part of site, along with (?) garage business	-
Sustainability (see Sustainability Appraisal for more detail)	Development offers some potential to improve the vicinity but constraints are significant. Sustainability score -7	0
Regeneration potential	The land would benefit from being made less unsightly, though as it is not prominent, the benefit is marginal.	0

Conclusion

The site is outside the development boundary, but development here – if the site were vacant - would not have detrimental impacts given its current untidy condition. However, its current state (including a house already there) does not justify allocation.

Alternative options

None as the site is not suitable for a plan allocation.

RO4 SR06 Corletts Garage, Rowrah. Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated 'green' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect	0
Land quality	brownfield site not joined to settlement	-
Air quality	Neutral or no effect	0
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site whose development is not sustainable or consistent with the Core Strategy	-
Retail	Shop(s) selling goods to meet day-to-day needs within 500m. – 1 km.	0
Transport	Infrequent bus service	-

Ro5	Chapel Row	
Area 1.3 ha.	Suggested use Housing	Capacity (housing) 39
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	(site still in commercial use? but offered for housing by the owner/business on site)	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA reference SR24; 'developable' (6-15 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -3.	o
Regeneration potential	Still in commercial use? development would be big enough to help satisfy strategic aims for better quality larger homes and an 'affordable' element.	-

Conclusion

The site is outside the development boundary, but a prominent brownfield site with recent open air commercial use.

Check current state before concluding.

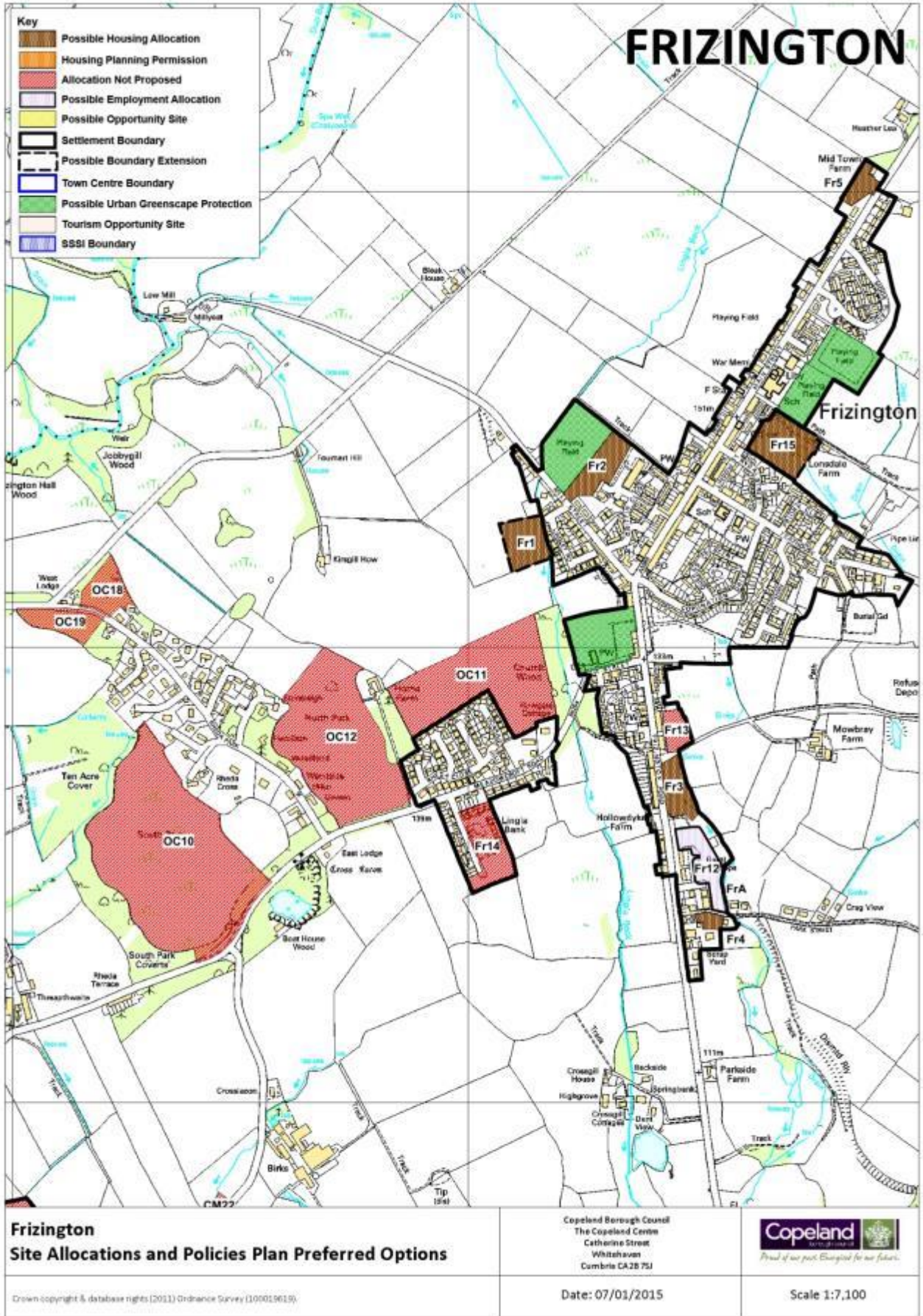
Alternative options

Retain status as employment site. The owner does not want this and presumably has plans to relocate if they haven't already.

RO5 SR24 Land At Chapel Row, Rowrah. Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have little impact.	0
Landscape/conservation	Development will not significantly harm the landscape	0
Water resources	Site rated 'green' for drainage and 'amber' for water supply	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with some potential for sustainable drainage measures.	+
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Site over 5km. from recycling facility	--
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site capable of fulfilling one or more of the core strategy objectives	+
Retail	shop(s) selling goods to meet day-to-day needs within 500m. – 1 km.	0
Transport	Infrequent bus service	-

FRIZINGTON



FrA	Frizington Road Workshops	
Area 1.0 ha.	Suggested use Employment	Capacity (housing) n/a
Planning history	Allocated for employment use in 2006 Local Plan	
PREFERRED USE	Employment	

Allocation criteria; allocation score (employment use)

	Comments	Rating
Planning history	2006 Local Plan allocation E17	++
Physical constraints	None; site is laid out.	++
Sustainability (see Sustainability Appraisal for more detail)	Site scores well in terms of sustainable development (12).	+
Regeneration potential	The only site of this type in the locality. Provides a facility useful for rural business creation.	++

Conclusion

Resources such as this are of great potential value for rural regeneration and the allocation merits retention even in the light of limited current demand, as it would be difficult to replace.

Alternative options

No alternative use suggested.

FrA Frizingto rural workshops Sustainability criteria

	Comments	Rating
Biodiversity	Significant impact unlikely.	0
Landscape/conservation	Significant impact unlikely.	0
Water resources	Not assessed but probably 'amber/green/amber'	+
Climate change	Impact not likely to be significant.	0
Flood risk	Zone 1 with limited SuDS potential.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Not relevant.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Not relevant	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr1	Lingley Fields extension	
Area 0.97 ha.	Suggested use Housing	Capacity (housing) 29
Planning history	SHLAA rating; Deliverable	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (housing use) 2

	Comments	Rating
Planning history	SHLAA reference CS01; deliverable (0-5 years)	+
Physical constraints	No definite constraints but understood to be boggy.	0
Sustainability (see Sustainability Appraisal for more detail)	Although development would produce some intrusion into the landscape, impact would be low and the site is otherwise well located close to village amenities. Sustainability score 12.	+
Regeneration potential	Some potential to meet strategic housing aims, otherwise limited impact.	0

Conclusion

Development is considered to be acceptable here owing to the location of the site close to the village centre. However, there will be intrusion into the landscape and it is important that housing development should be accompanied by planting to limit that impact, and a layout which does not admit the possibility of further extension of its extent.

Alternative options

Non-residential built development is not appropriate here. Community recreational use would be appropriate if resources were available to lay it out and maintain it.

Site ref. Fr1 Sustainability criteria

	Comments	Rating
Biodiversity	Limited impact.	0
Landscape/conservation	Limited landscape impact.	-
Water resources	United Utilities 'amber/green/green'	++
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with some potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Some potential for delivery of affordable units.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr2	Adjoining Lindisfarne residential home	
Area 0.9 ha.	Suggested use Housing	Capacity (housing) 27
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (housing use) 3

	Comments	Rating
Planning history	SHLAA reference S131; 'deliverable' (0-5 Years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Site within settlement boundary and close to village centre and bus route. Sustainability score 12.	+
Regeneration potential	Other than offering potential to improve Distington's housing 'offer' the regeneration effect of development here would be limited.	0

Conclusion

This site is suitable located for housing and allocation would be consistent with the Core Strategy, subject to the level of land release in the village not being excessive.

Alternative options

This land would be suitable for community use if there were proposals with a realistic chance of being implemented.

It is unlikely to be suitable for employment use.

Fr 2 adj. Lindisfarne

Sustainability criteria

	Comments	Rating
Biodiversity	Limited impact.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	United Utilities 'amber/amber/green'	+
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with some potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Some potential for delivery of affordable units.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr3		Opposite 187 Frizington Road	
Area 0.7 ha.	Suggested use Housing	Capacity (housing)	21
Planning history	SHLAA rating: 'deliverable'		
PREFERRED USE	Consider allocation for housing		

Allocation criteria; allocation score (housing use) 3

	Comments	Rating
Planning history	SHLAA site reference S149; 'deliverable' (0-5 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Located within settlement boundary, close to village amenities and on a bus route to Cleator Moor and Whitehaven. Sustainability score 11.	+
Regeneration potential	Other than offering potential to improve Distington's housing 'offer' the regeneration effect of development here would be limited.	0

Conclusion

Development here would cause some loss of amenity to residents opposite, as it would fill in a gap presenting views to the countryside. Development should as far as possible retain the existing hedge. Those potential impacts do not override the fact that housing development here would be consistent with the Core Strategy.

Alternative options

Given that there is employment land immediately to the south, this site would be suitable for further small scale employment provision.

Site Fr3

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity if hedgerow is lost.	-
Landscape/conservation	Within settlement boundary, so although there may be some loss of amenity, broader impact will be slight.	0
Water resources	United Utilities 'amber/green/green'	++
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with some potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield land within settlement boundary	0
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Some potential for delivery of affordable units.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr4	Adjoining Avondale	
Area 0.17 ha.	Suggested use Housing	Capacity (housing) 5
Planning history	SHLAA rating; 'deliverable'	
PREFERRED USE	No allocation	

Allocation criteria; allocation score (housing use)

	Comments	Rating
Planning history	SHLAA site reference S338; 'deliverable' (0-5 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Located within settlement boundary, close to village amenities and on a bus route to Cleator Moor and Whitehaven. Sustainability score 12.	+
Regeneration potential	Not significant.	0

Conclusion

This site would be suitable in principle for housing development, but owing to its size, highway access and surroundings it is not appropriate to allocate it. An application for housing development would be dealt with on its merits.

Alternative options

Allocate for housing.

The site's accessibility is such that commercial development is unlikely to be appropriate.

Fr4 Adj Avondale, Frizington Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Not large enough to make significant difference.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr5	Mid Town Farm	
Area 0.4 ha.	Suggested use Housing	Capacity (housing) 12
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (housing use)

	Comments	Rating
Planning history	SHLAA site reference S029; 'developable' (6-15 years)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Located within settlement boundary, close to village amenities and on a bus route to Cleator Moor and Whitehaven. Sustainability score 11.	+
Regeneration potential	Although on the edge of the village, a site such as this offers useful potential for improving the housing 'offer' in this relatively sustainable location.	+

Conclusion

Along with the other site proposed for allocation this represents part of a balanced portfolio whose development would improve the attractiveness and sustainability of Frizington.

Alternative options

None suggested. Other land uses may be questionable, although appropriate business uses might be acceptable.

Site ref. Fr5 Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	UU rating 'amber/green/amber'	+
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Some potential for delivery of affordable units and/or high quality detached homes.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr6	Off Parks Street	
Area 0.08 ha	Suggested use Housing	Capacity (housing) 2
Planning history		
PREFERRED USE	May be suitable for housing but too small to allocate.	

Allocation criteria; allocation score 2 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS76; not included (small site)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 11.	+
Regeneration potential	Not significant	0

Conclusion

This site can come forward, if it has a developer, to be judged on its merits for development as a 'windfall' site and there is no need to allocate it.

Alternative options

None appropriate.

Site ref. Fr6

Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield in settlement boundary.	0
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Too small to make significant contribution to meeting strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr7	Garage site, rear of Council Chambers	
Area 0.06 ha.	Suggested use Housing	Capacity (housing) 2
Planning history		
PREFERRED USE	May be suitable for housing but too small to allocate.	

Allocation criteria; allocation score 2 (housing use)

	Comments	Rating
Planning history	SHLAA site reference S114; not included (small site)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 11.	+
Regeneration potential	Not significant	0

Conclusion

This site can come forward, if it has a developer, to be judged on its merits for development as a 'windfall' site and there is no need to allocate it.

Alternative options

None appropriate.

Fr 7 Rear of Council Chambers

Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Too small to make significant contribution to meeting strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr8	Council Chambers	
Area 0.02 ha.	Suggested use Housing	Capacity (housing) 1
Planning history		
PREFERRED USE	May be suitable for housing but too small to allocate.	

Allocation criteria; allocation score 2 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS76; not included (small site)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 11.	+
Regeneration potential	Not significant	0

Conclusion

This site can come forward, if it has a developer, to be judged on its merits for development as a 'windfall' site and there is no need to allocate it.

Alternative options

None appropriate.

Fr8 Council Chambers Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact.	0
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 but no potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Too small to make significant contribution to meeting strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr9	Adjoining Glendarvel	
Area 0.06 ha.	Suggested use Housing	Capacity (housing) 2
Planning history		
PREFERRED USE	May be suitable for housing but too small to allocate	

Allocation criteria; allocation score 2 (housing use)

	Comments	Rating
Planning history	SHLAA site reference S337; not included (small site)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 11.	+
Regeneration potential	Not significant	0

Conclusion

This site can come forward, if it has a developer, to be judged on its merits for development as a 'windfall' site and there is no need to allocate it.

Alternative options

None appropriate.

Fr9 Glendarvel

Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Too small to make significant contribution to meeting strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr10	Chapel Autos	
Area 0.02 ha.	Suggested use Housing	Capacity (housing) 1
Planning history		
PREFERRED USE	Site too small to be suitable for allocation	

Allocation criteria; allocation score 2 (housing use)

	Comments	Rating
Planning history	SHLAA site reference S124; not included (small site)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 11.	+
Regeneration potential	Not significant	0

Conclusion

This site can come forward, if it has a developer, to be judged on its merits for development as a 'windfall' site and there is no need to allocate it.

Alternative options

None appropriate.

Fr10 Chapel Autos Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Too small to make significant contribution to meeting strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr11	Adjoining 129 Main Street	
Area 0.01	Suggested use Housing	Capacity (housing) 1
Planning history	Built	
PREFERRED USE		

Allocation criteria; allocation score (housing use)

	Comments	Rating
Planning history	SHLAA site reference S127; not included (small site)	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 11.	+
Regeneration potential	Not significant	0

Conclusion

Site now built on.

Alternative options

None appropriate.

Fr11 Adj. 129 Main Street Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	-
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	+
Housing	Too small to make significant contribution to meeting strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr12	Frizington Rural Workshop site	
Area 0.92 ha.	Suggested use Housing	Capacity (housing) 27
Planning history	Allocated for employment use in 2006 Local Plan Discounted in SHLAA	
PREFERRED USE	Continue in employment use (see FrA)	

Allocation criteria; allocation score -2 (housing use)

	Comments	Rating
Planning history	2006 Local Plan allocation E17 (employment) SHLAA site reference CS59	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 10 but this is outweighed by the loss of employment land.	o
Regeneration potential	Development for housing would be detrimental to the maintenance of Frizington as a rural employment centre.	--

Conclusion

There are other sites offering potential for housing in Frizington and loss of employment land here would undermine the Core Strategy objective of rural sustainability.

Alternative options

Any alternative other than continued availability for business development will be opposed.

Fr 12 Frizington Rd. Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Housing development would mean loss of a site which could provide local jobs.	--
Leisure and tourism	Development will not make a contribution	o
Housing	Some potential for delivery of affordable units.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr13	Allotment site, Frizington Road	
Area 0.4 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Continue as allotments	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA site reference S028; discounted	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 11 but policy rules out unnecessary development of allotment land.	0
Regeneration potential	Not significant.	0

Conclusion

Policy demands that the site be kept as allotments.

Alternative options

No other use is appropriate.

Site ref. Fr13 Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact, but loss of allotments is a negative.	0
Water resources	Assumed UU rating 'amber/green/green'	++
Climate change	Development likely to have neutral effect.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Limited potential to achieve strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Frequent bus service within 400 m.	++

Fr14	Lingla Bank	
Area 1.3 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Site developed. No need to allocate.	

Allocation criteria; allocation score (residential use) n/a

	Comments	Rating
Planning history	SHLAA site reference S346; discounted (developed).	0
Physical constraints	Not relevant.	0
Sustainability (see Sustainability Appraisal for more detail)	Not relevant.	0
Regeneration potential	Not relevant.	0

Conclusion

Site now developed.

Fr14 Lingla Bank Sustainability criteria

	Comments	Rating
Biodiversity	Limited or no negative impact.	0
Landscape/conservation	Some impact on landscape	-
Water resources	Accommodated.	++
Climate change	Neutral impact.	0
Flood risk	Zone 1 with limited potential for SuDS.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Impact likely to be neutral or negligible.	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0
Housing	Some potential for delivery of affordable units.	+
Retail	Local shops within 1 km.	0
Transport	Frequent bus service within 400 m.	++

Fr 15

Lonsdale Farm

Sustainability criteria

Fr 15	Lonsdale Farm			Comments	Rating
Area 1.34 ha.	Suggested use Housing	Capacity (housing) 40	Biodiversity	Not likely to have significant impact.	0
Planning history	New site proposal		Landscape/conservation	Not likely to have significant impact, development could marginally improve its setting.	+
CONCLUSION	Consider allocation for housing		Water resources	Assumed UU rating 'amber/green/green'	++
Allocation criteria; score 0 (housing use)			Climate change	Development likely to have neutral effect.	0
			Flood risk	Zone 1 with limited potential for SuDS.	+
			Energy	Development likely to have neutral effect	0
			Land quality	Development will utilise brownfield land	+
			Air quality	Impact likely to be neutral or negligible.	0
			Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
			Services and facilities	Site in service centre and within 400 m. of a frequent bus route	+
			Health and wellbeing	Site accessible by walking, cycling or frequent public transport to primary care facility and opportunities for healthy sport and informal recreation	+
			Education and skills	Bus to Whitehaven for jobs but not readily accessible for training places.	0
			Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Development will not make a contribution	0			
Housing	Some potential for delivery of affordable units.	+			
Leisure and retail	Local shops within 500m.	+			
Transport	Frequent bus service within 400 m.	++			

	Comments	Rating
Planning history	New site proposal, not rated in SHLAA	0
Physical constraints	Satisfactory access to Main Road may be difficult to achieve.	-
Sustainability (see Sustainability Appraisal for more detail)	Site in centre of village, desirable for development as part of Frizington's housing portfolio if access issue can be resolved. Sustainability score 13.	+
Regeneration potential	Site not prominent and development not essential in regeneration terms.	0

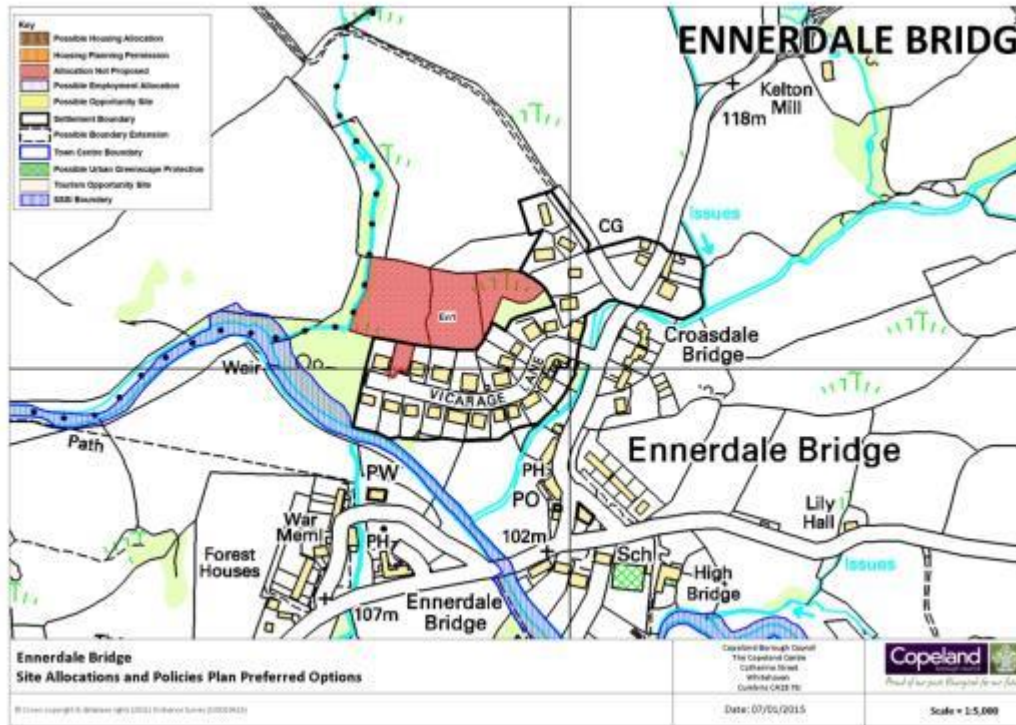
Assessment

The site is well located within Frizington with good access to services and, assuming the highway access can be resolved, offers a reasonable prospect for a development to benefit the village.

Alternative options

Leisure/community use. Prospects for other forms of development, particularly any which might need regular visits by large vehicles, are limited. The site would be suitable in principle for community or recreational use if resources were available to achieve that.

ENNERDALE BRIDGE AND KIRKLAND



ENNERDALE BRIDGE AND KIRKLAND

Ki1	Thistlegill Quarry	
Area 0.65 ha.	Suggested use Housing	Capacity (housing) 15
Planning history	None	
PREFERRED USE	Consider allocation for housing on condition that a high proportion of affordable accommodation is included.	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	None known.	0
Physical constraints	None known but drainage connection may be an issue.	0
Sustainability (see Sustainability Appraisal for more detail)	Relatively large site on edge of village going into open country but brownfield.. Sustainability score -11.	-
Regeneration potential	This site is in a relatively inaccessible location but offers an opportunity to provide affordable housing, perhaps with local need qualification.	+

Conclusion

For a village of this size, the site is large. The main justification for considering it is that its size gives it a good potential for yielding affordable homes. It should thus be expected to produce at least 25% affordable dwellings and its location is suitable for a local occupancy condition to be imposed at least on the affordable units

Alternative options

The site would be suitable for farm-based business development or other employment use requiring a rural location.

Ki1 Thistlegill Quarry

Sustainability criteria

	Comments	Rating
Biodiversity	Impact probably neutral; domestic gardens might even be better in habitat terms than what is there now.	0
Landscape/conservation	Potential impact does not appear to be unfavourable.	0
Water resources	Not know; location suggests possible connection difficulty, dun off minimisation would probably be required.	0
Climate change	Development likely to have a moderately unfavourable impact, due to car dependency.	-
Flood risk	Site in Zone 1 and with some potential for sustainable drainage measures depending on density.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brownfield site on edge of settlement	0
Air quality	Could have moderate detrimental effect on local air quality due to car dependency.	-
Waste and recycling	Site over 5km. from recycling facility	--
Services and facilities	Not accessible by usable daily public transport service.	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation	0
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Not accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site outside settlement boundary but offers potential to provide affordable homes.	0
Retail	Over 3km to town centre	--
Transport	Very infrequent bus service	-

En1	Vicarage Lane Extension	
Area 1.1 ha.	Suggested use Housing	Capacity (housing) 33
Planning history	SHLAA rating; 'deliverable'	
PREFERRED USE	No allocation	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SLAA site reference CS21:deliverable (0-5 years) Consent for housing refused in 1991. Land between 17 and 19 (the prospective entrance to this site) has planning permission.	o
Physical constraints	Foul drainage connection understood to be problematic.	0
Sustainability (see Sustainability Appraisal for more detail)	Greenfield but in village. Sustainability score -13.	-
Regeneration potential	Development could combine achievement of one strategic aim – improved range of housing with 'executive' dwellings – with provision of affordable units.	+

Conclusion

Although housing has been refused here in the past, development would have the potential to achieve results helping to achieve the Council's housing strategy ('executive' homes with a strong element of 'affordable' units) and preserving the viability of village services. To be environmentally acceptable, development here should (a) respect the basic principles of vernacular rural Cumbrian architecture, (b) include a substantial proportion of affordable dwellings including social or intermediate tenure homes as far as possible and (c) minimise landscape damage by retaining existing trees and incorporating screen planting on its northern boundary. However, there are understood to be obstacles to development, therefore allocation is not appropriate.

Alternative options

No feasible alternative land use has been identified for this site.

En1 Vicarage Lane Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity due to loss of tree cover.	-
Landscape/conservation	Potential impact does not appear to be unfavourable.	0
Water resources	United Utilities rating 'amber'/'amber'/'green'	+
Climate change	Development likely to have a moderately unfavourable impact, due to car dependency.	-
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site on edge of settlement	-
Air quality	Could have moderate detrimental effect on local air quality due to car dependency.	-
Waste and recycling	Site over 5km. from recycling facility	--
Services and facilities	Not accessible by usable daily public transport service.	--
Health and wellbeing	Site not readily accessible to opportunities for healthy informal recreation	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Not accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site outside settlement boundary and contrary to current policy requirements.	-
Retail	Over 3km to town centre	--
Transport	Very infrequent bus service	-

DEVELOPMENT IN THE COUNTRYSIDE

‘The countryside’ means, for the purposes of this plan, all areas not inside a settlement boundary on the plan map – small villages and hamlets, isolated buildings and free-standing developments (including Sellafield and West Lakes Science and Technology Park) and the open countryside.

The Core Strategy lays down the following principles for future development in local centres

Policy ST2 (‘Spatial Development Strategy’) restricts development outside defined settlement boundaries to that which has a proven requirement to be there. This includes nuclear and renewable energy developments and the infrastructure needed to support them, existing employment locations, land uses characteristically located outside settlement (agriculture, including farm diversification schemes, forestry, rural tourism and Haverigg Prison) and housing that meets local needs requiring it to be in the countryside.

The Core Strategy allows for business development in the countryside (though preferably in or near villages) related to agriculture and farm diversification, forestry and tourism.

Proposals for retail and service development in villages, which will strengthen their viability, may be acceptable.

Housing development would normally take the form of ‘rural exceptions’, that is, there will not normally be land allocated for development and where development does happen, it will be permitted on the grounds that it meets a defined local need.

There is no quota for development in the countryside. From the prescribed development levels in Paragraph 3.5.7 (and referred to in the other sections of this document) it can be inferred that rural development would not be expected to be more than 5% of all development in the Borough – excluding nuclear-related development and anything happening at West Lakes. The Council would not seek to impose a ceiling on numbers of ‘local need’ homes permitted, as long as occupancy of such homes is restricted by a properly drawn up covenant under a Section 106 agreement.

Strategic options for the countryside?

The Council does not intend to offer choices regarding how development is planned for in the countryside. This is because the Core Strategy is specific on what is permissible, and the spatial development strategy fulfils the objective that most (at least 80% of development should take place

in the towns. This policy has been subject to extensive public consultation and has been adopted after independent public examination by a Government-appointed Planning Inspector.

The flexibility within that policy is provided by asking for opinions on each site that has been proposed for development. Where sites are appropriate for development consistent with Core Strategy and Development Management policies, they may be allocated, as long as the total capacity allocated in Local Service Centres and other villages does not lead to the risk that development in these places will exceed 20% of the overall Borough-wide total.

Most of the housing sites that have been proposed are, in the Council's opinion, contrary to the policies of the Core Strategy and, where this is so, it is clearly stated. It should be noted that to make decisions contrary to the Core Strategy runs the risk of making the Site Allocation plan unsound, and/or attracting legal challenges from anyone opposed to them.

There is therefore an onus on anyone proposing development in the countryside to demonstrate that such development will not be contrary to the Local Plan (in particular, the Core Strategy; in other words that the proposal is for development requiring location in the countryside, including:

- nuclear energy;
- renewable energy;
- essential infrastructure;
- development on Westlakes Science and Technology Park or other allocated or safeguarded sites (Whitehaven Commercial Park, Beckermest industrial estate, Hensingham Common, and reasonable expansion of existing businesses located in the countryside);
- land uses characteristically located in the countryside;
- housing meeting proven specific and local needs.

Core Strategy policy ST4 provides more detail.

Farm-based employment development (that is, development related to the working of the farm, diversification projects helping to keep a farm viable, and businesses reusing farm buildings to serve local rural needs)

Strategic employment sites and Tourism Opportunity Sites

These are covered by specific policy, the former by the provisions of Core Strategy policy ST2 C, and the latter by Core Strategy policy ER10C backed up by the proposed Site Allocation policy SA7. Core Strategy policies are adopted and are not now the subject of discussion. Policy SA7 is discussed in the main Site Allocation Plan Options document, and comment can be made using the relevant comment forms.

Site ref. TOS2	Site name EHEN/KEEKLE VALLEYS TOURISM OPPORTUNITY SITE	
Area 1272 ha.	Suggested use Countryside leisure and tourism	Capacity (housing) n/a
Planning history	Allocated as TOS in 2006 Local Plan and in Core Strategy	
CONCLUSION	Retain as Tourism Opportunity Site	

Allocation criteria

	Comments	Rating
Planning history	2006 Local Plan and identified as TOS in Core Strategy policy ER10.	++
Physical constraints	None known as far as likely permissible developments are concerned.	+
Sustainability (see Sustainability Appraisal for more detail)	Generic sustainability appraisal indicates sustainability score of 2. As these areas are by their nature out of town, they will not score highly, but the low intensity nature of the activity promoted, and the likelihood that their existence will encourage low impact recreational activity, means that they are broadly beneficial.	+
Regeneration potential	Promotion of this area will add to the diversity of the Borough's tourism potential but its impact on regeneration is likely to be small.	+

Assessment

It is envisaged that the operation of this area would continue along the lines indicated in the Core Strategy ("development associated with urban fringe leisure and recreational use of the valleys"). The Keeke and upper Ehen valleys are tranquil areas with a certain wildness about them. It is not anticipated that there will be much development, and it is unlikely that large-scale development would be acceptable unless it brought exceptional value to the area. In this way, further development in this quiet countryside would be compatible with keeping what is valued in it. See Core Strategy paragraph 4.11.7 and site allocation policy SA8.

Alternative options

As this is an area where tourism is to be encouraged, more formal tourism-related development, in particular hotel accommodation, would be a logical addition. In the Council's opinion any such development should be in or on the edges or nearby settlements and not in the open countryside, and would be likely to generate more activity, which would be less sustainable. As an area of countryside with landscape value, other uses are unlikely to fit with the Core Strategy.

Tourism Opportunity Sites Sustainability criteria

	Comments	Rating
Biodiversity	The TOS concept is compatible with the maintenance of biodiversity and developments which go against that would be discouraged.	+
Landscape/conservation	TOSs are intended to capitalise on the attractiveness of their landscape and it would be expected that development would at the very least harmonise with that.	+
Water resources	Development is likely to be small scale and should not impact unfavourably on water supply or drainage.	+
Climate change	Although these areas are to a large extent in locations where use would require car transport,	o
Flood risk	These areas are generally not in Zone 2 or 3, and some of the development envisaged would be compatible with location in a flood plain.	+
Energy	The location and the type of activity may encourage creative energy solutions.	+
Land quality	Generally green field, but development likely to be very small scale.	o
Air quality	Car-dependent locations might be offset by encouragement of low impact activity such as walking and cycling.	o
Waste and recycling	Impact likely to be minimal.	o
Services and facilities	Activity likely to be in places where local services are accessible only by car.	--
Health and wellbeing	Not relevant.	o
Education and skills	Not strictly relevant.	o
Sustainable economy	Leisure related therefore not strictly applicable. Any jobs generated might not be accessible other than by car.	-
Leisure and tourism	TOSs are intended to make a positive contribution to the development of tourism infrastructure.	++
Housing	Not relevant.	o
Leisure and retail	Not applicable in terms of the impact of tourism-related activity.	o
Transport	Generally not accessible to modes other than car.	--

NS4	Parkside, near Cleator Moor	
Area 0.14 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use; no allocation	

Allocation criteria; allocation score -2 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS05; discounted (outside settlement boundary within area of former landfill)	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -16	--
Regeneration potential	Site is rural and reasonably well kept therefore no regeneration impact identifiable.	o

Conclusion

Development here, in a location distant from any settlement, would be contrary to Core Strategy policy ST2 unless the criteria justifying development in the countryside are fulfilled.

Alternative options

The site might be suitable for housing on a 'rural exception' basis if a need could be established. No allocation is needed for this; but it is probable that local need here can be met within Cleator Moor.

NS4 Parkside

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated one 'amber' and one 'red'	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site not joined to settlement	--
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation.	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	--
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Development not likely to be sustainable or consistent with the Core Strategy.	-
Retail	Within 1 -3 km of retail	-
Transport	No bus or rail service within 800m.	--

NS5	North Millhill Farm, Whinney Hill	
Area 5.7 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use; no allocation	

Allocation criteria; allocation score -3 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS31; discounted (outside settlement boundary and unrelated to settlement, part in Flood Zone 3b)	-
Physical constraints	Some of the site slopes steeply, which is likely to restrict capacity if developed.	o
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -18	--
Regeneration potential	Site is not prominent and, although housing on the fringe of Cleator Moor might benefit the town, there are better located sites available.	o

Conclusion

The presence of land in the floodplain would not preclude a large part of the site being developed. The main drawback of this site is not only that it lies at a distance from the settlement boundary, but that its development would effectively lead towards the joining up of Cleator Moor with outlying residential areas on Dalzell Street/Keekle and Summergrove, which would in turn be a step towards Cleator Moor coalescing with Whitehaven.

Development is thus inconsistent with the principles of Core Strategy policies ST1B, ST2, SS5 (green infrastructure) and SS5 (landscape).

Alternative options

This land is not considered suitable for built development, for the same policy reasons given above, and no alternatives are put forward.

CS31 North Millhill farm

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Information required from UU	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2 and not capable of being fully protected, or in Zone 3a	--
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site not joined to settlement	--
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site over 2 km from recycling facility	-
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site accessible to opportunities for healthy informal recreation.	-
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Site is in a flood zone, outside the settlement boundary and is contrary to planning Policy	--
Retail	Town centre within 1 – 3 KM	-
Transport	No bus or rail service within 800m.	--

NS6	Land at Galemire	
Area 3.76 ha.	Suggested use Housing	Capacity (housing)
Planning history	History of refusals of consent for housing Discounted in SHLAA	
PREFERRED USE	Retain in agricultural use; no allocation	

Allocation criteria; allocation score -3 (housing use)

	Comments	Rating
Planning history	Local Plan allocation () 'de-allocated' in preparation of 2006 Local Plan. (CHECK) SHLAA site reference S327; discounted (outside settlement). Planning consent for residential development has been refused in 1989, 1996 and 2006.	--
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -8	-
Regeneration potential	Development of 'high end' housing would meet an identified shortage in the Borough and can thus be argued to be beneficial. However, there are sites better located in settlements, which would have a clearer regeneration benefit and which might be compromised if sites such as this one are released.	-

Conclusion

There is housing around this site; some of it is old and the modern estate at Summergrove Park would be unlikely to be permitted nowadays, owing to its unsustainable location. The Council is opposed to permitting further housing here, as it would ultimately lead to the gap between Cleator Moor and Whitehaven being filled. This would be contrary to policy ST2 and also St1B on sustainable development and (by tending to block a wildlife corridor) SS5 on green infrastructure.

Alternative options

No alternative options are suggested as any built development here would be similarly contrary to policy.

NS6 Land at Galemire	Sustainability criteria	
	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Information required from UU	0
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site not joined to settlement	--
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities.	--
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility. Hospital is potentially within walking distance.	0
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	--
Leisure and tourism	Development will not make a contribution	0
Housing	Previous allocated site could provide a mix of housing but otherwise has limited potential to meet policy.	0
Retail	Town Centre within 1 – 3 Km	-
Transport	No bus or rail service within 800m	--

NS10	South Park, Rheda near Frizington	
Area 10.98 ha	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain for agriculture; no allocation	

Allocation criteria; allocation score -4 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS39; discounted (outside settlement boundary, not related to settlement, scale of site too great, detrimental landscape impact).	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -15.	--
Regeneration potential	Site has potential to provide 'high end' housing of a type lacking in this area, but to build here would contradict the regeneration strategy by virtue of its location.	-

Conclusion

This is a large site capable of accommodating 200 homes at low density. Development here would skew the distribution of housing and be likely to deflect demand away from sites better located from the point of view of economic regeneration and sustainable development. Its allocation would therefore contradict Core Strategy policies ST1B and ST2.

Alternative options

No alternative is put forward owing to the location of the site being unfavourable to achieving any Plan objectives.

NS10 South Park, Rheda

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Connection status not known but Environment Agency is understood to be likely to object to any drainage off the site.	-
Climate change	Likely to have moderately unfavourable effect due to car dependency.	-
Flood risk	Zone 1, some potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect.	0
Land quality	Greenfield out of settlement.	--
Air quality	Likely to make negative contribution owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Not accessible to frequent public transport and remote from most services.	--
Health and wellbeing	Accessible to opportunities for healthy recreation but not close to healthcare facilities	-
Education and skills	Not easily accessible to education/training locations.	-
Sustainable economy	Not accessible by choice of modes of transport to a range of employment opportunities.	--
Leisure and tourism	Development will not make a contribution.	0
Housing	Development not likely to be sustainable or consistent with the Core Strategy.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

NS11/12	Rheda Home Farm/North Park	
Area 6.61 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition; no allocation	

Allocation criteria; allocation score -4 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS70/70A; discounted (outside settlement boundary, detrimental landscape impact).	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -15.	--
Regeneration potential	Site has potential to provide 'high end' housing of a type lacking in this area, but to build here would contradict the regeneration strategy by virtue of its location.	-

Conclusion

These sites are capable of accommodating up to 200 homes, or over 100 at low density. Whilst this land is closer to Frizington, than NS11, similar arguments apply. Its allocation would similarly contradict Core Strategy policies ST1B and ST2.

Alternative options

No alternative is put forward owing to the location of the site being unfavourable to achieving any Plan objectives.

NS11/12 Rheda Home Farm/Rheda park Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Connection status not known but Environment Agency is understood to be likely to object to any drainage off the site.	-
Climate change	Likely to have moderately unfavourable effect due to car dependency.	-
Flood risk	Zone 1, some potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect.	0
Land quality	Greenfield out of settlement.	--
Air quality	Likely to make negative contribution owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Not accessible to frequent public transport and remote from most services.	--
Health and wellbeing	Accessible to opportunities for healthy recreation but not close to healthcare facilities	-
Education and skills	Not easily accessible to education/training locations.	-
Sustainable economy	Not accessible by choice of modes of transport to a range of employment opportunities.	--
Leisure and tourism	Development will not make a contribution.	0
Housing	Development not likely to be sustainable or consistent with the Core Strategy.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

