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Copeland

Local Plan 2013-2028:

Site Allocations and Policies Plan

Background Report 1a
Site assessments:
Whitehaven

Options draft January 2015

Whitehaven

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. 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.

WHITEHAVEN STRATEGIC SUMMARY

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.

Planning for Whitehaven - the strategy

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

The future growth of Whitehaven is an important theme of the Core Strategy. Strategic objective 6 says that major development should be focused on the town; following from that, Policy ST2B stipulates that the largest scale development and regeneration should be focused there. At least 45% of non-nuclear development in Copeland should be in Whitehaven.

Backing up Policy ST2, Figure 3.2 lays down the following for Whitehaven.

Housing will include large, estate-size allocations, and continuing initiatives for large-scale housing renewal. There might be development on the edge of town, beyond the current settlement boundary, to the north and/or south. Larger sites will provide good opportunities to include proportions of affordable homes.

Employment should be provided in a range of ways including allowing for growth of existing businesses as well as 'start-ups', and clusters of new business types. Expansion of tourism will be supported.

Shopping; Whitehaven will continue to be the Borough's main shopping centre and a range of provision will be supported, including supermarkets and comparison goods stores.

Policy for housing

The target to provide enough housing land to meet Whitehaven's needs (at 105-135 dwellings per year) means that capacity for 1863 homes must be provided, with a requirement that there should be a supply of land for 621 homes developable in five years.

The Strategic Housing Land Availability Assessment (excluding 'discounted' sites) shows that land can be found for up to 2725 homes including 1080 deliverable within 5 years. Thus the targets can be met and it may not be necessary to allocate all the land which has been found to be suitable in principle for development. However, emerging evidence about drainage capacity modifies that picture and is a major input into deciding which sites should be preferred at this stage.

The Strategic Housing Market Assessment indicated (using data from the 2010 household survey) that there is a relative shortage of larger (three bedroom plus) houses, including detached homes and bungalows. It is additionally likely that developers in Whitehaven will be called upon to include as much affordable housing as possible, on sites where it can viably be included. The Strategic Housing Market Assessment found that a split of 20% intermediate (i.e. shared equity) and 80% social rented was appropriate across the Borough. In view of Whitehaven's circumstances it is likely that the Council will prioritise the provision of social housing as part of the mix on sites where an affordable housing component is viable.

The strategic options for Whitehaven

The following possibilities are all consistent with the Core Strategy.

Option 1: Concentrate development within the existing boundary. This option goes a long way towards meeting the strategic target for the town. In calculating the likely yield of this option, town centre opportunity sites should be excluded as they are not guaranteed housing sites; on the other hand, Whitehaven South (outside the current boundary) can be included as it is backed up by an adopted SPD and has planning permission in outline. This option is the one most clearly in line with the overall planning strategy as it is the one which keeps the town compact. But alone, it can only be taken as providing 1466 dwellings.

Option 2: Whitehaven South. This area has a variety of names but its status is now fixed by virtue of being in the South Whitehaven Supplementary Planning Document, which serves as a development brief. The land now has outline, and partly full, planning permission and represents an important contribution towards meeting the Borough's needs over the next ten to fifteen years. (Site reference WS1.)

Option 3: South east (north of Egremont Road). Land here represents a logical direction for the town to expand, given that it is on the line of the Eastern Bypass and is next to the western end of the Westlakes Science and Technology Park. Owing to the topography of the surroundings, and the fact that the land lies next to the A595 and between developed areas, the landscape impact would not be great. Development here would, however, present a risk of damage to wildlife by virtue of closing off a 'corridor'. This would need to be taken care of, so that allocation would not conflict with Core Strategy policies SS5 and ENV5. A further constraint is the gas pipeline formerly serving the Marchon works, but the Council believes this can be closed in the vicinity of the hospital and removed from this area. (This has been taken up with the relevant statutory undertakers.)

This area contains one proposal for allocation for house building, site reference WE10, which the Council regards as suitable for development. It is proposed that

- site WE10 be allocated for housing development;
- the remainder be brought into the settlement boundary but not allocated for development at this stage;
- further land would be released for development by being granted planning permission after WE10 is developed, and subject to adequate highway access being provided.

Development in this area must be compatible with future provision of the Eastern Bypass and the Council may negotiate Section 106 provision for the road, for instance by integrating carriageway of a suitable width into estate access arrangements, and building or leaving space for a suitable junction with the A595.

It is also possible that this area could be a focus for development (particularly housing) associated with the Moorside project, which would be expected to be compatible with, or leave legacy provision for, development of this area as a residential neighbourhood.

Option 4: North east (Harras Moor/Harras Dyke). There are already large allocations in the Harras Moor/Red Lonning area, arising from the 2006 Local Plan (site references WH1 and WH2). They have shown no signs of attracting housing development and their continuing status is therefore under review. If they were re-allocated, restrictions on dwelling capacity would have to be imposed to allow for sustainable drainage measures to reduce surface water run-off, due to system capacity constraints.

Additionally, sites WH11, 12 and 13 are acceptable in principle on policy grounds as a small extension to the town with limited landscape impact. However, it has been indicated by drainage authorities that surface and/or foul drainage connections may be problematic owing to a lack of capacity. It is likely therefore that a relatively small part of these sites, taken as a whole, could be

developed; layout of the area for housing would be expected to incorporate sustainable drainage measures to minimise run-off, and to be sensitive to the landscape.

Option 5: North (Bay Vista/Brisco Bank). At present the sites referenced as WN 1 and 2 have come forward from the SHLAA as being acceptable in principle for housing development. Sites WN 7, 8, 9, 10 and 11 have been discounted, primarily on amenity or landscape grounds, but parts of them might be developable if it could be shown that such development would fit into the landscape or establish a more attractive edge to the town.

There are indications that development in this area may be hindered or made impracticable by drainage (foul and surface) capacity constraints downstream. That being so, it is not feasible to allocate land in this area.

Land for employment

Copeland has a supply of employment land more than adequate to meet its current needs. However, the Core Strategy policy is to retain most of this land, as it may be needed for off-site operations, sub-contractors, and other businesses related to construction and operation of the proposed Moorside power station and/or further development at Sellafield.

In the Whitehaven locality the key sites are as follows.

Westlakes Science and Technology Park will be retained and development on it and any development on it must be consistent with policies ER6C and DM4. Any departure from this, and in particular any allocation of the site for other uses, would conflict with the Core Strategy.

Whitehaven Commercial Park should be retained for employment (use classes B1/B2/B8) development, and to allocate it otherwise would conflict with the Core Strategy; proposals to vary this would have to satisfy the criteria of policy DM3.

The Pow Beck corridor should be developed in line with the relevant Supplementary Planning Document. Again, policies to depart from that will be considered against Policy DM3.

Copeland has a supply of employment land more than adequate to meet its current needs. However, the Core Strategy policy is to retain most of this land, as it may be needed for off-site operations, sub-contractors, and other businesses related to construction and operation of the proposed Moorside power station and/or further development at Sellafield.

Alternatives:

Option 1: Allocate some employment land for other uses. To do so at Pow Beck or Whitehaven Commercial Park would, arguably, not conflict with the Core Strategy.

Option 2: Designate more employment land.

Possibilities. There is one candidate for this, at Hensingham Common. This land presents a potentially major opportunity, with access already available at the roundabout on Moresby Parks Road, which is on the line reserved for the Eastern Bypass. Note that it is likely that the off-site needs of the Moorside power station project will create serviced sites which will be available for re-use in the future, and Hensingham Common might be suitable for that.

Arguments against. Further allocation might be contrary to Government policy, which is that Councils should not allocate land in excess of identified demand – at this stage, the existing supply is plentiful compared to demand, with longstanding vacant plots at Whitehaven Commercial Park and elsewhere..

The Council therefore considers that there is no need for more employment land. Note that it is likely that the off-site needs of the Moorside power station project will create serviced sites which will be available for re-use in the future.

Green infrastructure (open space)

If the 2006 Local Plan allocations for housing at Harras Moor were revoked, this would enable the designation of a 'green wedge' connecting to Midgey Wood and Harras Park, and retaining a wildlife corridor from countryside to the town centre. This would be a straightforward way of carrying out Core Strategy policy ENV3 on biodiversity. A similar effect could be achieved by development on a reduced area of that site, as may be required by the need to provide extensive sustainable drainage.

Other open spaces should be retained. The town's open and wooded spaces are an important part of its character. The evidence base (Open Space Assessment 2011) concluded that there is enough open space in Whitehaven (although there are localised deficiencies). It did not suggest any grounds for reusing any of it for development.

Tourism development

Option 1: Tourism Opportunity Site. It is proposed that the existing (2006 Local Plan) designation be retained.

Option 2: Whitehaven Town Centre and Harbourside. The Supplementary Planning Document contains a number of suggestions and requirements relating to how sites should be developed and this relates to the development of tourist-related facilities. However, the existing Opportunity Sites, whose continuation is proposed in this Plan, cater for that and no further policy or site proposals are needed.

Other than this, no specific allocations are suggested for tourism-related development, but these are not ruled out if suitable candidates come forward.

Preferred option

Housing

The Borough Council considers that Options 1, 2 and 3 represent a package giving the most appropriate ways of providing for the strategic needs of Whitehaven in the plan period and beyond.. The main merits of development in these areas are that

they are reasonably close to the main locations of employment (including the likely provision of facilities to allow sustainable commuting to Sellafield and Moorside),

there is less risk of landscape damage than corresponding land releases to the north or north east, and

they present the best possibilities for integration with and improvement of the town's infrastructure.

This does not rule out proposals for relatively small scale development on the north and north east edges of the town, which will be considered on their merits, including landscape impact and whether they can be satisfactorily drained.

These options provide for about 1800 dwellings, which is within the target range albeit short of the 'aspirational' target. However, if opportunity sites and sites suitable for housing but not allocated

are taken into account, it can be assumed that there is enough provision for the target to be exceeded.

Employment land

The Council considers that allocation of more employment land cannot be justified at this stage. However, the existence of Hensingham Common cannot be ignored. The Council's preferred option is therefore to retain the employment supply as recommended, and designate Hensingham Common as an Opportunity Site.

Assessed sites and the Core Strategy

All the sites identified as suitable for allocation are compatible with the Core Strategy as far as their location is concerned (either within the town or in areas identified as boundary extension possibilities).

Where sites have not been recommended for allocation this is mostly due to two reasons; either (generally, within the urban area) amenity, often loss of open space (Core Strategy policy SS5) or (generally, on the edge of town) landscape impact (Core Strategy policy ENV 5).

The preferences for extending the town development boundary on a strategic scale – that is, options 2 and 3 – are based partly on landscape impact (ENV 5) but also taking into consideration the drainage constraint applicable particularly to the northern areas of Whitehaven (see Core Strategy policy ST4A).

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 Whitehaven sites are ordered as follows:

Opportunity sites and sites allocated for employment

Town centre (including the smaller town centre opportunity sites)

Pow Beck area

West Whitehaven

South Whitehaven

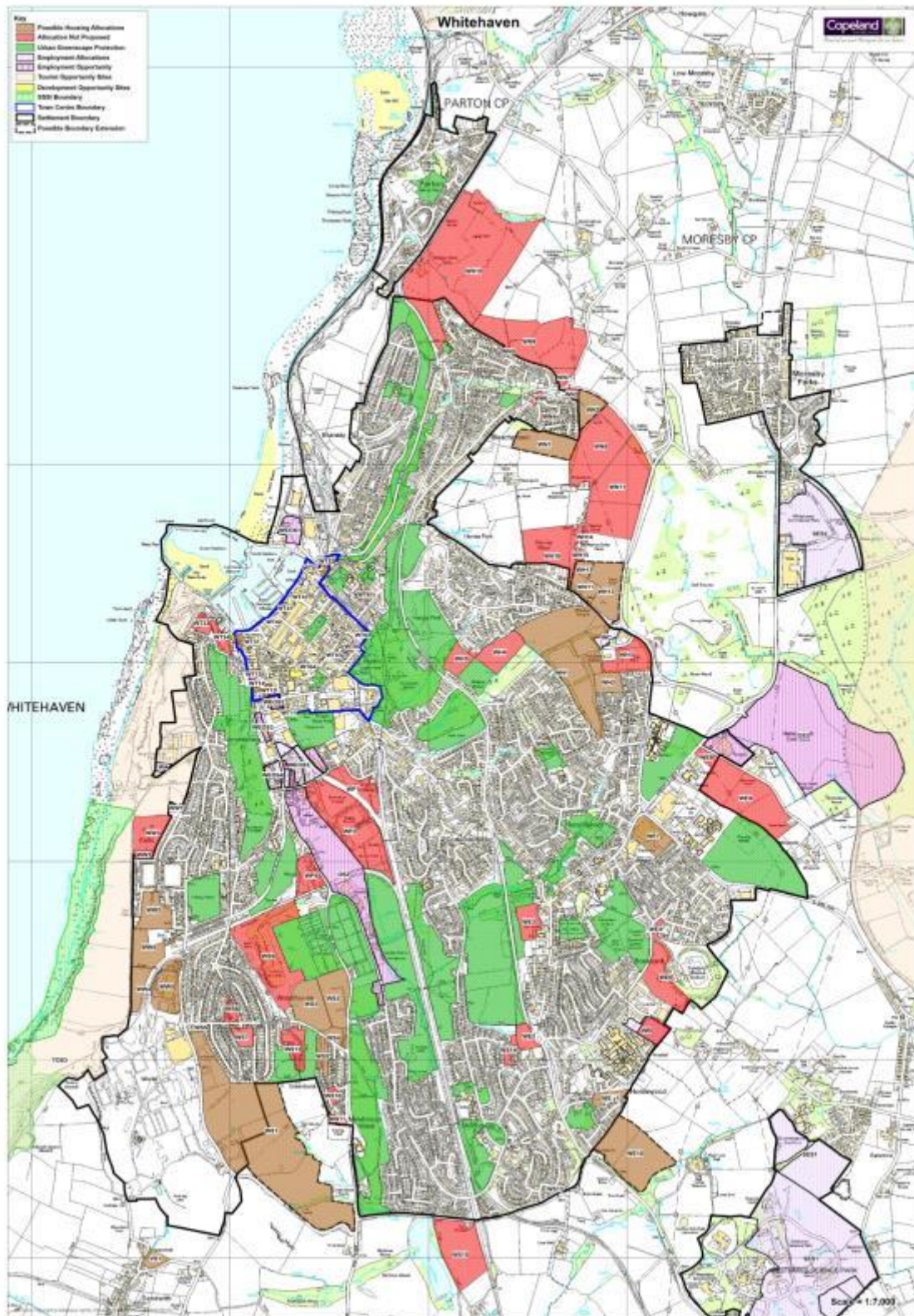
East Whitehaven

Harras Moor/Red Lonning area

North Whitehaven

Sandwith

(In planning terms Sandwith is a rural settlement and the approach to development is more restrictive there.)



Whitehaven Proposals Map

(each sub area is shown in greater detail in the following pages)

Site ref. TOS3	Site name WEST WHITEHAVEN TOURISM OPPORTUNITY SITE	
Area c. 900 ha.	Suggested use Mixed tourism-related uses	Capacity (housing) n/a
Planning history	Allocated as Tourism Opportunity Site in 2006 Local Plan	
CONCLUSION	Retain as Tourism Opportunity Site	

Allocation criteria (mixed tourism-led uses); allocation score 6

	Comments	Rating
Planning history	TOS3 in 2006 Local Plan. Core Strategy policy ER10 retains this.	++
Physical constraints	Various parts of the area are constrained for various kinds of (especially built) development but applicable land uses are governed by ER10 and the further guidance emerging in the West Whitehaven SPD.	o
Sustainability (see Sustainability Appraisal for more detail)	This is an area being promoted for sustainable tourism and with an explicit intention of being developed in a sustainable way. Sustainability score 13. (Housing development would score considerably less well.)	++
Regeneration potential	This area is important for the town's potential tourism 'offer' and needs to be developed in line with policy ER10.	++

Assessment

Most of this area, especially the coastal fringe, will be retained as open space with an emphasis on combining its recreation/tourism appeal with habitat protection and restoration. There are areas at the northern end (overlooking the harbour, and the remaining Haig Pit buildings) where development is permissible in principle, in keeping with the objectives of the TOS as defined in Core Strategy policy DER10 and further developed in the SPD. The 'Issues and Options' SPD paper suggests that golf, adventure park, hotel with spa/fitness facilities, and restaurants would be appropriate, but some of this would be accommodated in the SPD are beyond the TOS designation – that is, at or next to the former Marchon works. The Haig Enterprise Park lies within the TOS and, exceptionally, this can accommodate general (B1/B2) employment development.

Alternative options

1. Parts of this area have been suggested for house building. The Council does not support this as it would undermine the purpose of the TOS designation, and there are other sites available in the west Whitehaven area offering potential for good quality development.

2. The Haig Enterprise Park could be discontinued (with protection for existing users) with the intention of promoting it for tourism/leisure use in keeping with the TOS designation. The Council does not support this as the site allocated for employment use is small, to have it in this former pithead location is appropriate, and its attractive location gives it a special character within the Borough's employment land portfolio.

OS1 (TOS3) West Whitehaven Sustainability criteria

	Comments	Rating
Biodiversity	Overall the TOS designation, supported by the emerging SPD, offers potential to restore and maintain valuable habitats as well as improving the less valuable parts of the area.	++
Landscape/conservation	The designation will not in itself damage the landscape and the emerging proposal for management of the TOS will support its landscape value.	+
Water resources	Insofar as this is relevant, water supply and drainage demands are likely to be modest.	o
Climate change	The site is capable of being managed in a way that will have a beneficial effect.	++
Flood risk	Zone 1; as development will be limited, its relevance in sustainable drainage terms is probably limited.	o
Energy	There is a proposal to use part of the West Whitehaven area for biofuel cropping, which demonstrates positive potential.	++
Land quality	Much of the site is brown field, some contaminated.	++
Air quality	Neutral.	o
Waste and recycling	Not considered to be relevant.	O
Services and facilities	The site is accessible by frequent bus service and may offer job potential.	o
Health and wellbeing	The site offers potential for developing its use for healthy recreation.	+
Education and skills	Depending on how the site develops, there may be potential for its use to offer training opportunities (for example, relating to habitat protection or sustainable energy).	+
Sustainable economy	Limited job creation potential in a location accessible by frequent public transport.	+
Leisure and tourism	The continuing promotion of this area will make a positive contribution to supporting tourism.	++
Housing	Not relevant.	o
Retail	Not relevant.	o
Transport	The site is accessible by frequent bus services within 800m. as well as being accessible by walking for reasonably fit people (for which it is promoted).	+

Site ref. OS2	Site name POW BECK OPPORTUNITY SITE	
Area 8.2 ha.	Suggested use Employment ('B1')	Capacity (housing) n/a
Planning history	2006 Local Plan employment allocation. Pow Beck Supplementary Planning Document	
CONCLUSION	Retain as 'opportunity' allocation with preference for employment	

Allocation criteria (employment use); allocation score 5

	Comments	Rating
Planning history	Longstanding employment allocation, with the Pow Beck SPD acting as a development brief.	++
Physical constraints	Some buildings on parts of the area. May be partly in Flood Zone 3a, but can be developed around that.	-
Sustainability (see Sustainability Appraisal for more detail)	Brown field site offering prospect of beneficial, job-creating development in sustainable location. Sustainability rating 13.	++
Regeneration potential	An important part of the Borough's employment land portfolio, with potential for development in concert with proposals for land ancillary to nuclear new build.	++

Assessment

There is a longstanding policy intention, reflected in the 2006 Local Plan, to develop the Pow Beck area as a mixture of employment and sports/leisure. The Pow Beck SPD reflects this and expresses more detailed proposals, as a development brief. The Core Strategy takes the SPD on board and it is thus retained as an integral part of the Local Plan.

Evidence base work on the employment land supply (Employment Land and Premises Study 2008, and Employment Land Review Update 2012) has recommended that this land be retained for employment use although the older study did counsel flexibility, given the industry/sport mix in the Pow Beck zone as a whole.

Alternative options

The site may be developable for housing but in view of the need to maintain a supply of potentially attractive employment sites, the generally adequate supply of housing land and the presence of another residential site in the Pow Beck area (Corkickle sidings), the Council does not support this.

The site would also be suitable for sports/leisure use complementing the land on the other side of the beck, but in the absence of clear proposals for this, the Council does not consider it appropriate to advance this possibility. Sports/leisure use might, however, be acceptable in principle if demand did not emerge for B1/B2/B8 use here.

OS2 Pow Beck Opportunity Site Sustainability criteria

	Comments	Rating
Biodiversity	Brown field site with no negative effects known.	o
Landscape/conservation	This site offers potential to be part of a master plan for the Pow Beck area, improving the urban landscape of the valley.	+
Water resources	Drains to West Bay pumping station which has capacity issues; area rated 'red' by United Utilities on drainage, 'green' on water.	-
Climate change	Centrally located site, big enough to offer sustainable energy generating potential.	+
Flood risk	Development not in, but may be constrained by being close to, Zone 3a	o
Energy	Development could accommodate on-site renewable generation.	++
Land quality	Brown field land included in this area.	+
Air quality	Modern development, probably accommodating uses (e.g. 'B1') with limited traffic generation.	o
Waste and recycling	Commercial site capable of being managed to maximise waste efficiency; within 5km. of recycling provision.	o
Services and facilities	Within cycling/walking distance of town centre facilities and services.	+
Health and wellbeing	Accessible to primary health facilities and healthy recreation provision in town centre.	+
Education and skills	Accessible by frequent public transport to vocational and adult training provision.	+
Leisure and tourism	Improving the character of this area, which is prominent from the railway, might impact favourably on Whitehaven's image.	+
Sustainable economy	Development in line with the SPD would broaden local employment opportunities, in a sustainable location.	++
Housing	Not relevant.	o
Leisure and retail	Within reasonable distance of a range of shops and leisure opportunities.	++
Transport	Site within walking distance of frequent bus services, Corkickle railway station and designated cycle routes.	++

Site ref. OS3	Site name HENSINGHAM COMMON OPPORTUNITY SITE	
Area c. 16 ha.	Suggested use Employment	Capacity (housing) n/a
Planning history		
CONCLUSION	Allocate as opportunity site with employment (B1/B2/B8) preference.	

Allocation criteria (employment use); allocation score 1

	Comments	Rating
Planning history	No firm proposals.	0
Physical constraints	May require stabilisation for foundations.	-
Sustainability (see Sustainability Appraisal for more detail)	Brownfield (reclaimed). Sustainability score -4 mainly due to lack of public transport access, though a large development with better road connections might change that.	0
Regeneration potential	Development here would make it the largest site in Copeland apart from Westlakes, and could be of strategic significance	++

Assessment

This site has been reclaimed with the intention of attracting development. It is located beside the line of the Whitehaven Eastern Bypass. Its location is outside the Whitehaven built-up area and this makes it unsuitable for housing development in policy terms. However, although its location makes it less than ideal in terms of sustainable development, its potential for strategic employment investment cannot be overlooked. It also may be part of the portfolio of sites for development in association with nuclear new build, which could result in work that would in future serve as site preparation for after use.

Thus, although the likelihood of any specific development is not clear enough to justify the site being allocated for a specific purpose, its possibilities (which include strategic scale employment development, warehousing or tourism-related use) support its addition to the Borough's portfolio of 'opportunity' sites.

Alternative options

Housing. As the site is separated from any settlement, development for housing would be contrary to Core Strategy policy ST2. Additionally, large scale housing development would inflict landscape damage contrary to policy ENV5, and in view of the existence of an adequate supply of housing land elsewhere, the Council does not consider that the benefits of development outweigh the harm as far as housing is concerned.

Tourism-related development. This would be acceptable in principle – the site is on the edge of the Ehen/Keekle Valleys Tourism Opportunity Site. It would meet the terms of policy ST2C, and the benefits in bolstering the Borough's tourism facilities would outweigh any harm to the landscape. Such development should in any case be capable of being designed in a way which harmonises with the countryside. However, in the absence of identified demand, and possibilities for development on the other side of the TOS at Cleator Moor, it is not appropriate to allocate this land specifically for tourism development.

OS3 Hensingham Common Sustainability criteria

	Comments	Rating
Biodiversity	Recently reclaimed land, no indication of negative biodiversity impact.	0
Landscape/conservation	The site is in fact not prominently visible from any easily accessible vantage point, but it is likely that, dependent on the form and scale of development, some landscape damage would result.	-
Water resources	Not known.	0
Climate change	The site is capable of being developed in a way that will minimise impacts associated with climate change, but is in a location difficult to access other than by car.	0
Flood risk	Zone 1 and with good potential for sustainable drainage measures.	++
Energy	The site is large enough to have good potential for sustainable design and construction, and on-site renewable energy generation.	++
Land quality	Brownfield (reclaimed) land.	++
Air quality	Likely to have moderate detrimental effect owing to lack of sustainable accessibility	-
Waste and recycling	Likely to have neutral effect.	0
Services and facilities	Not accessible by frequent bus service.	--
Health and wellbeing	Accessible to opportunities for healthy recreation but not healthcare facilities.	-
Education and skills	Not easily accessible to adult/vocational training facilities.	-
Sustainable economy	Not accessible by frequent bus service.	--
Leisure and tourism	Will not make a contribution (unless developed for tourism related purposes).	0
Housing	Not relevant.	0
Leisure and retail	Shops within 3 km.	-
Transport	Infrequent bus service only.	-

Site ref. WA	Site name Haig Enterprise Park	
Area 0.2 ha.	Suggested use Employment	Capacity (housing) n/a
Planning history	Allocated for employment in 2006 Local Plan	
CONCLUSION	Retain employment allocation	

Allocation criteria; allocation score (employment use) 6

	Comments	Rating
Planning history	Allocated for employment in 2006 Local Plan (E3)	++
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Brown field, located in urban area and reasonably accessible with substantial population living nearby. Sustainability score 9.	+
Regeneration potential	Development of the remainder of this site would offer an opportunity to upgrade its generally poor appearance, which detracts from its surroundings in the coastal fringe zone as well as improving the setting of the historic Haig Museum building.	++

Assessment

The existing Haig Enterprise Park buildings provide a useful resource in terms of small business space. The site is within the West Whitehaven Tourism Opportunity Site and its presence here might be seen as incongruous, but relocation is not a feasible option and the modern industrial units can be seen as a fitting complement to the older pithead buildings. However, the site has been developed thus far with little regard to its external appearance, and development of the remaining part of the site would enable at least a partial upgrade.

Alternative options

Tourism related use. A restaurant/café/bar would be an appropriate adjunct to this coastal recreation area, especially if visitor numbers increase. There has been no such developer interest, however.

WA Haig Enterprise Park

Sustainability criteria

	Comments	Rating
Biodiversity	Impact likely to be negligible or neutral.	o
Landscape/conservation	As the site is already largely developed, negative impact is unlikely. Better quality design and a degree of planting would have a positive impact.	+
Water resources	No United Utilities assessment. Development would only provide a marginal addition to what is already there.	o
Climate change	Negligible or neutral impact.	o
Flood risk	Zone 1, limited potential to incorporate sustainable measures such as green roof or grey water usage.	+
Energy	Limited potential to build in sustainable measures such as heat pump or solar generation.	+
Land quality	Brownfield land.	+
Air quality	Negligible or neutral impact.	o
Waste and recycling	There is space on site to incorporate sustainable business waste collection.	o
Services and facilities	Frequent bus service within 400 metres, but not strictly relevant as this is a small business location.	o
Health and wellbeing	Healthy recreation opportunity adjacent.	+
Education and skills	Access by frequent bus services to training and skills development opportunities, though not strictly relevant for an employment venue.	o
Leisure and tourism	Improving the appearance of this unfinished portion of the site would have a small favourable impact on the appearance of the West Whitehaven TOS.	+
Sustainable economy	Close to residential areas and accessible by frequent bus service thus making journey to work by walking, cycling and public transport reasonably easy.	++
Housing	Not relevant.	o
Leisure and retail	Within walking distance of town centre.	+
Transport	Frequent bus service within 400 metres.	+

Site ref. WB	Site name Sneckyeat Road	
Area 1.72 ha.	Suggested use Employment	Capacity (housing)
Planning history	Allocated for employment in 2006 Local Plan	
CONCLUSION	Retain as employment allocation	

Allocation criteria; allocation score (employment use) 5

	Comments	Rating
Planning history	Allocated for employment in 2006 Local Plan (E4)	++
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 6. Development would represent completion of a reasonably attractive and accessible facility.	+
Regeneration potential	The estate is a recognised part of the Borough's employment land portfolio and further development is likely to be beneficial.	+

Assessment

Development here would represent completion of a facility that already exists. It also presents an opportunity to enhance the overall appearance of the Sneckyeat industrial estate, and thus its continued allocation is supported.

This is in keeping with Core Strategy policy ER4 relating to the maintenance of the Borough's employment land portfolio, and is supported by the conclusion of the assessments carried out for the Local Plan evidence base, that this site should be retained.

Development should retain the hedgerow on site, in the interest of optimising its biodiversity value.

Alternative options

As this is an allocated employment site of acknowledged value, to offer it for alternative uses would be contrary to Core Strategy policy ER4.

WB Sneckyeat Road

Sustainability criteria

	Comments	Rating
Biodiversity	Negligible or neutral impact.	o
Landscape/conservation	Although on the edge of town the site lies between the existing industrial estate and the hospital, therefore negligible impact.	o
Water resources	Not assessed by United Utilities, but as an addition to an existing facility, it is assumed that connection can be trouble-free.	+
Climate change	Small scale development unlikely to have significant impact.	o
Flood risk	Zone 1 but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Peripheral location but small scale development; therefore impact likely to be negligible.	o
Waste and recycling	Over 2km. from recycling facility.	-
Services and facilities	Site on edge of town, close to frequent bus services and with some services nearby.	+
Health and wellbeing	Recreational opportunities nearby, primary care facilities not accessible but hospital next door.	+
Education and skills	Accessible by bus to training/skills development opportunities but as an employment location this is not strictly relevant.	o
Leisure and tourism	No significant impact envisaged.	o
Sustainable economy	Within 400 m. of bus route therefore accessible by public transport for staff.	+
Housing	Not relevant.	o
Leisure and retail	Will not make a contribution.	o
Transport	Frequent bus service within 400 metres.	++

Site ref. WC	Site name Red Lonning	
Area 0.6 ha.	Suggested use Employment	Capacity (housing)
Planning history	Allocated for employment in 2006 Local Plan	
CONCLUSION	Consider allocation for housing.	

Allocation criteria; allocation score (employment use) 1

	Comments	Rating
Planning history	Allocated for employment in 2006 Local Plan (E5) but recommended for de-allocation in Employment Land Review (2008).	o
Physical constraints	None known. Site already partly developed.	+
Sustainability (see Sustainability Appraisal for more detail)	A peripheral site with limited non-car accessibility to services and facilities. Sustainability score 3.	o
Regeneration potential	The site can offer useful small business space but there is little evidence of demand for it at this location.	o

Assessment

Development here would represent completion of a facility that already exists. It also presents an opportunity to enhance the overall appearance of the Red Lonning industrial estate. This is in keeping with Core Strategy policy ER4 relating to the maintenance of the Borough's employment land portfolio.

However, the Council also notes the conclusion of the assessments carried out for the Local Plan evidence base, that this site is not attractive to the market and should be considered for other uses.

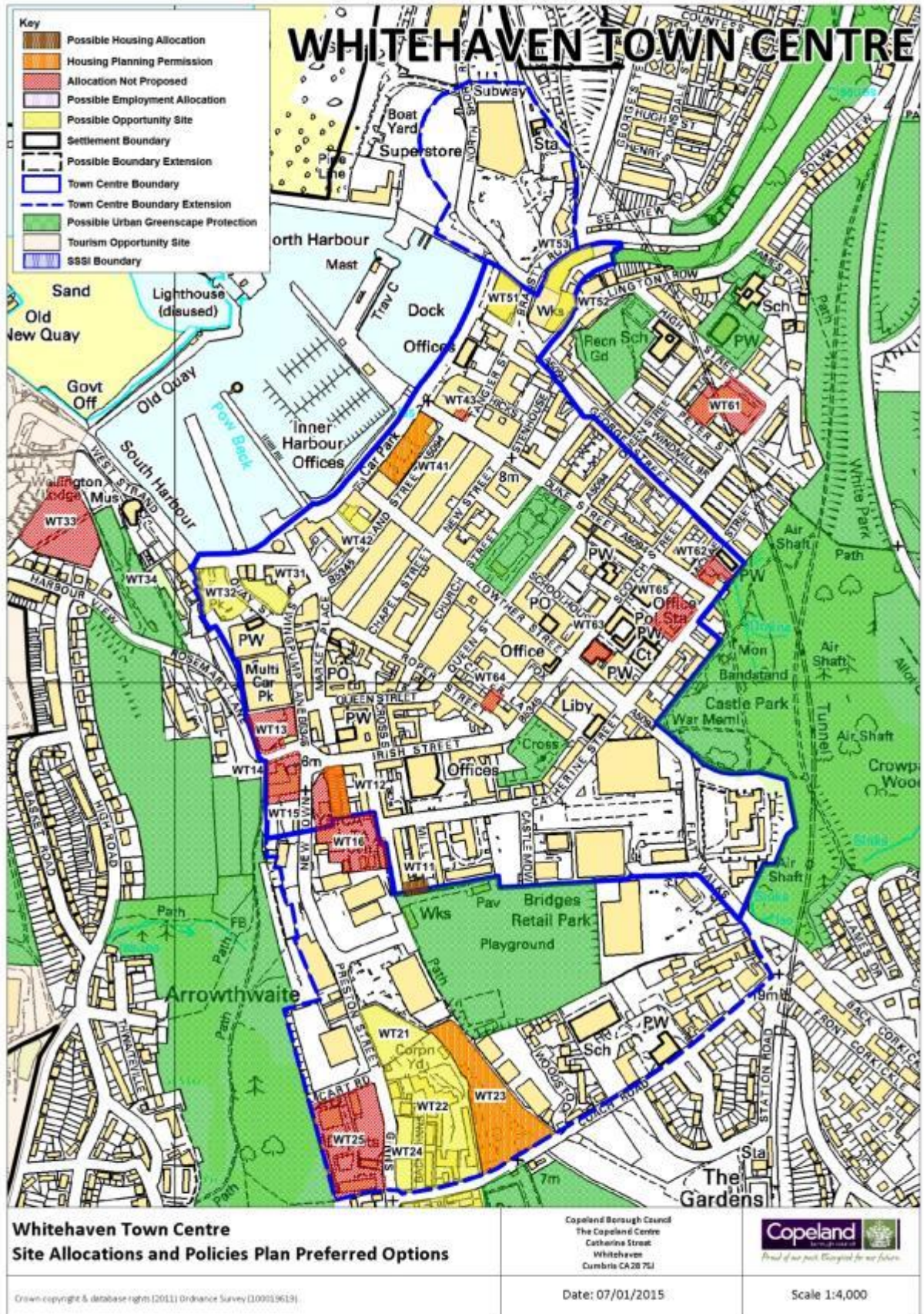
Alternative options

The site adjoins land with potential for house building and its allocation for that purpose would be acceptable in principle, with the reservation that the loss of employment land would be contrary to the intentions of the Core Strategy.

It could also be allocated as open space, perhaps to be landscaped in conjunction with housing development on the adjoining land, to provide a better screen for the existing businesses and add to biodiversity value in the neighbourhood.

WC Red Lonning Sustainability criteria

	Comments	Rating
Biodiversity	Negligible or neutral impact.	o
Landscape/conservation	Negligible or neutral impact.	o
Water resources	Not assessed by United Utilities, but as an addition to an existing facility, it is assumed that connection can be trouble-free.	+
Climate change	Small scale development unlikely to have significant impact.	o
Flood risk	Zone 1 but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Peripheral location but small scale development; therefore impact likely to be negligible.	o
Waste and recycling	Over 2km. from recycling facility.	-
Services and facilities	Site on edge of town, not with easy access to services and facilities.	o
Health and wellbeing	Recreational opportunities nearby, primary care facilities not accessible.	-
Education and skills	Not easily accessible to training/skills development opportunities but as an employment location this is not strictly relevant.	o
Leisure and tourism	No significant impact envisaged.	o
Sustainable economy	Within 800 m. of bus route therefore accessible by public transport for staff.	+
Housing	Not relevant.	o
Leisure and retail	Will not make a contribution.	o
Transport	Frequent bus service within 800 metres.	+



Site ref. WT11	Site name WAREHOUSE ON MILL STREET	
Area 0.05 ha.	Suggested use Housing	Capacity (housing) 1
Planning history	SHLAA small site	
CONCLUSION	Small site; no need to allocate	

Allocation criteria (residential use); allocation score 4

	Comments	Rating
Planning history	SHLAA site reference S295	+
Physical constraints	None known other than conversion costs.	+
Sustainability (see Sustainability Appraisal for more detail)	Central location, accessible for choice of transport and full range of services. Sustainability score 15.	+
Regeneration potential	Development beneficial as would add to choice in housing market especially if it provided small affordable units.	+

Assessment

SHLAA small site. Planning permission for conversion into single dwelling.

Alternative options

Could revert to previous use as a warehouse, or might be convertible for community use.

WT11 Warehouse on Mill Street

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 and could be used to enhance moderately an asset or its setting	+
Water resources	Further information required from UU	o
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 2, capable of being protected but with limited potential for mitigation	-
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Development would 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 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	No significant impact.	o
Housing	Not significant.	0
Retail	Town centre within 1 km	++
Transport	Within 400m. of a frequent bus service	++

Site ref. WT12	Site name YMCA/STEVE'S PAINTS	
Area 0.27 ha.	Suggested use Housing	Capacity (housing) 17
Planning history	SHLAA rating 'developable'	
CONCLUSION	YMCA development on site	

Allocation criteria; score (residential) -1; (commercial) 3

	Comments	Rating
Planning history	SHLAA site reference S306: developable (years 6-15)	+
Physical constraints	Buildings on site, drainage might be an issue.	--
Sustainability (see Sustainability Appraisal for more detail)	Sustainably located – scores 12 – but also scores well as a business location.	++
Regeneration potential	Site in beneficial use.	--

Retention in commercial use eliminates the negative rating for regeneration potential and flood risk.

Assessment

This site includes the former YMCA which is now being developed as a 'Foyer' housing 17 people. The whole site was included in the SHLAA because the rules at that time required that it be seen as suitable. It is possible that at some stage a developer could take an interest in this site. In that eventuality the Council would expect a reasonable package for the current user to relocate. At present the Council is not aware that such a thing is likely and there is therefore no case to allocate this site for development.

Alternative options

No alternatives appropriate as the site is already in use.

WT12 YMCA/Steve's paints

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Listed building so needs to be restored carefully, currently in need of renovation as dilapidated	0
Water resources	Site rated one 'amber' and one 'red'	-
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 2, capable of being protected but with limited potential for mitigation	-
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
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 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 likely to 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	Town centre within 1 km	++
Transport	Within 400m. of a frequent bus service	++

Site ref. WT13	Site name ALBION STREET NORTH	
Area 0.25 ha.	Suggested use Offices	Capacity (housing) n/a
Planning history	Planning permission for office use	
CONCLUSION	Developed – no allocation needed	

Allocation criteria (employment use)

	Comments	Rating
Planning history	Planning permission for office development now on site	++
Physical constraints	No longer relevant	++
Sustainability (see Sustainability Appraisal for more detail)	Edge of centre site accessible for a range of modes of transport	++
Regeneration potential	Productive re-use of unsightly area in prominent position	++

Assessment

Allocated in 2006 Local Plan as 'opportunity' site, now developed for offices.

Alternative options

Not applicable

Site ref. WT14	Site name ALBION STREET SOUTH	
Area 0.25 ha.	Suggested use Offices	Capacity (housing) n/a
Planning history	Planning permission for office use	
CONCLUSION	Development under construction – no allocation needed	

Allocation criteria (employment use)

	Comments	Rating
Planning history	Planning permission for office development now on site	++
Physical constraints	No longer relevant	++
Sustainability (see Sustainability Appraisal for more detail)	Edge of centre site accessible for a range of modes of transport	++
Regeneration potential	Productive re-use of unsightly area in prominent position	++

Assessment

Allocated in 2006 Local Plan as 'opportunity' site, now under development as this plan is being produced.

Alternative options

Not applicable.

Site ref. WT15	Site name FORMER FOUNDRY, NEWTOWN	
Area 0.13	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. In beneficial use	

Allocation score (residential use) -1 (commercial use) 1

	Comments	Rating
Planning history	SHLAA site reference S305; discounted (Land occupied by buildings used for storage)	-
Physical constraints	Flood zone 2. Access problematic.	-
Sustainability (see Sustainability Appraisal for more detail)	Central and accessible site. Sustainability score 14 for residential or commercial use.	++
Regeneration potential	Site currently in commercial use and redevelopment could cost jobs.	-

Retention in commercial use eliminates the negative rating for planning history and regeneration potential.

Assessment

The site might be acceptable for residential use at some time, but there is no reason to discontinue its present use.

Alternative options

None suggested as site is in beneficial use already.

WT15 Former foundry, Newtown

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	Further 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 (partially) in Zone 2 but with good potential for protection and mitigation.	0
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
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 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, but loss of business use a negative.	0
Leisure and tourism	Not likely to 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	Town centre within 1 km	++
Transport	Within 400m. of a frequent bus service	++

Site ref. WT16	Site name TIMBER YARD/TA CENTRE, HOWGILL ST	
Area 0.43 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	Not suitable for allocation	

Allocation criteria (residential use)

	Comments	Rating
Planning history	SHLAA site reference S307; discounted (employment site)	-
Physical constraints	Buildings on site,	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainably located – scores 15 – but also scores well as a business location.	++
Regeneration potential	Site is in beneficial use already.	--

Assessment

The site is in use and there is no reasonable prospect that development can be secured, therefore there is no case for allocation.

Alternative options

Potential for mixed use (e.g. residential on upper floors)

WT16 Timber yard, TA Centre, Howgill Street 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	Further 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 (partially) in Zone 2 but with good potential for protection and mitigation.	0
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
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 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	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Not likely to 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	Town centre within 1 km	++
Transport	Within 400m. of a frequent bus service	++

Site ref. WT17	Site name JOINERY WORKS, CATHERINE STREET	
Area 0.05 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	Do not allocate.	

Allocation criteria (residential use) 0; (employment) 2

	Comments	Rating
Planning history	SHLAA site reference S295; discounted (employment site)	-
Physical constraints	None known.	0
Sustainability (see Sustainability Appraisal for more detail)	Central, accessible position, scores highly for any purpose. Sustainability score 12	++
Regeneration potential	Potential loss of jobs if allocated for housing.	-

Retention in commercial use eliminates the negative rating for planning history and regeneration potential.

Assessment

This an employment site and there is no need or justification to threaten that by allocating it for housing.

Alternative options

Potential for mixed use (e.g. residential on upper floors)

WT17 Joinery works, Catherine Street

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	Further 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 2, capable of being protected but with limited potential for mitigation	-
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
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 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	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Not likely to 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	Town centre within 1 km	++
Transport	Within 400m. of a frequent bus service	++

Site ref. WT21	Site name ABATTOIR SITE, PRESTON STREET	
Area 0.34 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	Do not allocate.	

Allocation criteria (residential use) -1; (commercial) 2

	Comments	Rating
Planning history	SHLAA site reference S289; discounted (employment site in 2006 Local Plan)	-
Physical constraints	Not known.	0
Sustainability (see Sustainability Appraisal for more detail)	Sustainably located – scores 11 – but also scores well as a business location.	++
Regeneration potential	Part of site already being developed for commercial use.	--

Retention in commercial use eliminates the negative rating for planning history and regeneration potential.

Assessment

Not physically suitable for housing.

Alternative options

Commercial use is most appropriate.

WT21 Abattoir site, Preston Street

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brownfield.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Site probably not physically suitable and would struggle to meet strategic aims.	0
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT22	Site name GINNS DEPOT	
Area 1.07 ha.	Suggested use Housing	Capacity (housing) 35
Planning history	Discounted in SHLAA	
CONCLUSION	Continue identification as Opportunity Site	

Allocation criteria (residential use) -1; (commercial) 2

	Comments	Rating
Planning history	SHLAA site reference S291; discounted (employment site in 2006 Local Plan)	-
Physical constraints	Occupied buildings on site.	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainably located – scores 11 – but also scores well as a business location.	++
Regeneration potential	Loss of site with potential for business development would damage the local economy. (Development for new commercial use would be beneficial in regeneration terms.)	- (+)

Retention in commercial use eliminates the negative rating for planning history and regeneration potential.

Assessment

The site was allocated in 2006 as an employment opportunity site. There are occupied houses and active businesses currently on various parts of the site, along with an unsightly area of vacant land used informally for car parking. There would be a clear overall benefit in comprehensive redevelopment and the site has potential for commercial use with a net gain in employment. 'Opportunity site' status keep options open.

Alternative options

- The site could be allocated for retail development. Interest has been shown here in the past by a supermarket operator who made a business decision to locate elsewhere, on a more readily available site. The Council does not favour this option as a site occupied by such a variety of active uses is not likely to be attractive to a retail developer; it would only be realistic if there were a reasonable prospect of the land being cleared for development.
- Revoke the allocation and allocate the car park site for development or improvement:
 - at 0.25 ha. this land could accommodate 10-15 high density houses, or a larger number of apartments;

- it would be suitable for a special purpose housing development (such as sheltered housing);
- it could also accommodate a small business development (such as Class B1, that is, offices).

WT22 Ginns Depot

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this inner urban site is unlikely to have a significant effect.	O
Landscape/conservation	No evidence that development will harm the landscape or built environment.	O
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	O
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field	+
Air quality	Neutral or no effect.	O
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	O
Housing	Site likely to be suitable for social/affordable housing if developed for that purpose.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT23	Site name FORMER RAILWAY SIDINGS, COACH ROAD	
Area 1.0 ha.	Suggested use Housing	Capacity (housing) 60
Planning history	Allocated for employment in 2006 Local Plan Discounted in SHLAA	
CONCLUSION	Allocate (with planning permission)	

Allocation criteria (residential use); allocation score 1

	Comments	Rating
Planning history	SHLAA site reference S292; discounted (employment site in 2006 Plan), but now has planning permission.	++
Physical constraints	None known though drainage likely to be difficult given previous use.	0
Sustainability (see Sustainability Appraisal for more detail)	Sustainably located – scores 10 – but also scores well as a business location.	0
Regeneration potential	Loss of business activity if developed for housing.	-

Assessment

Included in SHLAA because rules required it. Has current value as low cost business site but consent has been given for a sheltered housing development.

Alternative options

None needed.

WT23 Former railway sidings, Coach Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this inner urban site is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brownfield	+
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Site may not be big enough to be able to achieve strategic aims.	0
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT24	Site name COCKPIT	
Area 0.24 ha.	Suggested use Housing	Capacity (housing)
Planning history	Allocated for employment in 2006 Local Plan Discounted in SHLAA	
CONCLUSION	Employment site	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference S302: discounted (employment site in 2006 Local Plan)	-
Physical constraints	Drainage likely to present difficulties for a housing development.	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainably located – scores 10 – but also scores well as a business location.	+
Regeneration potential	Site with history of employment use and currently used albeit not intensively.	--

Assessment

This site is in employment use and there is no justification for the Plan trying to secure housing development.

Alternative options

None suggested.

WT24 Cockpit

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this inner urban site is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brownfield	+
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Not likely to make a significant contribution if developed for housing.	0
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT25	Site name BT DEPOT, CART ROAD	
Area 0.96 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	Retain in current use.	

Allocation criteria; residential use score -1, employment score 2

	Comments	Rating
Planning history	SHLAA site reference S54; discounted (land in employment use, risk of surface water flooding)	--
Physical constraints	Not known.	0
Sustainability (see Sustainability Appraisal for more detail)	Edge of town location with good accessibility to public transport and town centre facilities. Sustainability score 10.	++
Regeneration potential	Land in employment use	-

Retention in commercial use eliminates the negative rating for planning history and regeneration potential.

Assessment

This site is in employment use and there is no justification for the Plan trying to secure housing development.

Alternative options

None suggested.

WT25 BT depot, Cart Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this inner urban site is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brownfield	+
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Location with neighbouring business uses might inhibit its possibilities as a housing site.	0
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT31	Site name QUAY STREET EAST CAR PARK	
Area 0.15 ha.	Suggested use Mixed use/housing	Capacity (housing) up to 20
Planning history	Allocation in 2006 Local Plan, SHLAA rating 'developable'.	
CONCLUSION	Continue current designation (town centre opportunity)	

Allocation criteria; allocation score 4

	Comments	Rating
Planning history	WTCX in 2006 plan; preference for SHLAA site reference S002: developable (6-15 years)	+
Physical constraints	Flood Zone 2 (coastal)	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located with good accessibility to public transport and town centre facilities. Sustainability score 15	++
Regeneration potential	This site could make a major contribution to the attractiveness of the harbour area, as well as hosting a development which could benefit the town's economy..	++

Assessment

Although the site is in Flood Zone 2, this relates to coastal flooding, to a large extent protected against, and as a town centre site, it would be expected that this should not blight it but that development should incorporate flood protection measures.

Encouraged uses: hotel or other tourism/leisure-related development.

Acceptable uses: housing (at least three storeys in keeping with the design guidelines in the Town Centre and Harbourside SPD).

Mixed use development (such as offices or apartments with cafes, bars or shops on the ground floor) would also be appropriate.

Any development should have an active frontage to the harbourside.

Alternative options

The site could continue as a car park. The Council would not support this option unless there were guarantees that the owner would upgrade its appearance, as it makes a negative contribution to the attractiveness of the harbour at present.

WT31 Quay Street East Car Park

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site could provide affordable accommodation and/or 'high end' apartments.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT32	Site name QUAY STREET WEST CAR PARK	
Area 0.30 ha.	Suggested use Mixed use/housing	Capacity (housing) up to 30
Planning history	Allocated as 'opportunity site' in 2006 Local Plan	
CONCLUSION	Continue current designation (town centre opportunity)	

Allocation criteria; allocation score 4

	Comments	Rating
Planning history	WTC1 in 2006 plan; preference for SHLAA site reference S48; developable (6-15 years)	+
Physical constraints	Flood Zone 2 (coastal)	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located with good accessibility to public transport and town centre facilities. Sustainability score 15.	++
Regeneration potential	This site could make a major contribution to the attractiveness of the harbour area, as well as hosting a development which could benefit the town's economy..	++

Assessment

Although the site is in Flood Zone 2, this relates to coastal flooding, to a large extent protected against, and as a town centre site, it would be expected that this should not blight it but that development should incorporate flood protection measures.

Alternative options

The site could continue as a car park. The Council would not support this option unless there were guarantees that the owner would upgrade its appearance, as it makes a negative contribution to the attractiveness of the harbour at present.

WT32 Quay Street West Car Park

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Would be brownfield.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site could provide affordable accommodation and/or 'high end' apartments.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT33	Site name HARBOUR VIEW	
Area 0.60 ha.	Suggested use Housing	Capacity (housing) 15
Planning history	'Developable' in SHLAA	
CONCLUSION	Do not allocate.	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference S258; developable (6-15 years)	+
Physical constraints	Site topography likely to be a constraint.	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located with good accessibility to public transport and town centre facilities. Sustainability score	++
Regeneration potential	Arguable whether development here would improve the setting of the harbour or not.	0

Assessment

This land is part of the generally open area overlooking the southern end of the harbour, which is a key part of its setting. On the other hand the housing behind it, which is on the skyline, does not enhance the view and it is possible that a well-designed development here, as long as it did not compromise the general environment of the Harbour View area, would actually enhance the setting. However, uncertainty as to whether the land is physically suitable to take development means that it is not appropriate to allocate this site. Any application to develop it will be treated on its merits.

Development here must respect the landscape setting, not intrude on the skyline and incorporate (with provision for access) industrial monuments.

Alternative options

The site might be suitable for tourism-related development on a modest scale not harming the setting.

WT33 Harbour View Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brownfield	+
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development of this prominent site for housing could make a negative impression on visitor perceptions of the harbour.	-
Housing		
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT34	Site name ROSEMARY LANE	
Area 0.8 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	Allocate for open space.	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference S260; discounted (public open space)	+
Physical constraints	Site topography likely to be a constraint.	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located with good accessibility to public transport and town centre facilities. Sustainability score 13.	++
Regeneration potential	Arguable whether development here would improve the setting of the harbour or not.	0

Assessment

Although this land is close to WT33 its circumstances are very different, owing to its having been laid out as public open space and due to its importance as an easily accessible point for viewing the harbour. Under Core Strategy policy SS5 it is protected for that purpose.

Alternative options

Although this land is not previously allocated, its use over a number of years clearly justifies its being protected as public open space. The Council does not consider any built development to be appropriate here, other than minor structures relating to leisure use and the interpretation and viewing of industrial monuments nearby.

WT34 Rosemary Lane Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Public open space.	0
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	0
Housing	The site would be capable of meeting strategic objectives such as the provision of 'executive' housing.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT41	Site name MARK HOUSE	
Area 0.16 ha.	Suggested use Housing	Capacity (housing) 60
Planning history	Allocated as 'Opportunity' site in 2006 Local Plan; planning permission for residential development	
CONCLUSION	Retain allocation as opportunity site	

Allocation criteria (residential use) score 7

	Comments	Rating
Planning history	Town Centre Development Opportunity Site WTC2 in 2006 Local Plan; hotel the preferred option. This allocation superseded by planning permission for apartments and offices granted in 2012 (ref.) SHLAAA site reference S50: deliverable (0-5 years)	++
Physical constraints	None known as long as development is protected against flooding. Existing planning consent for mixed use including housing shows that this can be dealt with.	+
Sustainability (see Sustainability Appraisal for more detail)	Centrally located with good accessibility to public transport and town centre facilities. Sustainability score 17.	++
Regeneration potential	A prominent site whose successful redevelopment will do much to improve the harbourside environment.	++

Assessment

The site already has planning permission and it must be assumed that a reviving property market will lead to renewed developer interest. Any redesign should retain an active frontage to the harbour, and be well linked also to Strand Street and the town centre. The former swimming baths should be retained if at all feasible.

Alternative options

1. Commercial development (such as offices) would be acceptable in principle but arguably a wasted opportunity for this prominent waterfront site.
2. The site would be suitable for leisure use if a developer were interested.
3. This is an appropriate location for a hotel, either free-standing or as part of a mixed use development.

WT41 Mark House Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment, in fact a satisfactory design would enhance the waterfront.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Building would have to be flood resilient although harbour is normally protected by the gate.	o
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will improve quality of the harbourside environment as well as providing space for tourist-related businesses on ground floor.	++
Housing	The site has potential to meet the strategic objective of providing 'executive' housing although there is a risk that much of it would be bought as 'but to let' or holiday lets.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT42	Site name MARLBOROUGH STREET	
Area 0.1 ha.	Suggested use Housing	Capacity (housing) 10
Planning history	'Developable' in SHLAA	
CONCLUSION	Consider allocation as 'opportunity site'	

Allocation criteria; score (residential or commercial use) 6

	Comments	Rating
Planning history	SHLAA site reference S49: developable (6-15 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 14.	++
Regeneration potential	Development of this gap site would improve the appearance of the town's key scenic asset, the harbour.	++

Assessment

The site has previously been the subject of a withdrawn planning application which may suggest limited attractiveness for residential development. It would be equally suitable for a range of uses such as retail, café or restaurant or offices, perhaps with apartments on upper floors.

Alternative options

1. The site could be left open and landscaped as amenity open space if the resources were available to acquire and lay it out. But there is little need for that given its position next to the extensive public open space on the harbourside.
2. Use of the site for car parking could be formalised with a proper hard landscaping and boundary design.

WT42 Marlborough Street

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	The size of the site may limit its potential to deliver strategic housing objectives.	o
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT43	Site name DUKE STREET/TANGIER STREET	
Area 0.05 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference S248; discounted (ground floor in commercial use, though there may be potential for upper floors to be converted)	-
Physical constraints	Building on site; reuse of existing building the most likely option, demolition not desirable.	o
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 14.	++
Regeneration potential	The premises do not make a negative contribution to the townscape in their current state, so regeneration impact is not likely to be significant.	o

Assessment

Applications for change of use, conversion or redevelopment of this building can be dealt with on their merits; its appearance in the SHLAA appears to be anomalous and there is no need to allocate the building for any particular use.

Alternative options

As any application for development would be up to the current or future owner and would be dealt with on its merits, there does not appear to be any need for the Council to make suggestions as to alternative planning possibilities.

WT43 Duke Street/Tangier Street

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Existing building.	o
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Use of upper storeys might provide opportunity for affordable rented accommodation.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT51	Site name BUS DEPOT	
Area 0.2 ha.	Suggested use Housing	Capacity (housing) 62
Planning history	'Opportunity Site' in 2006 Local Plan	
CONCLUSION	Retain as opportunity site	

Allocation criteria

	Comments	Rating
Planning history	Town Centre Development Opportunity Site WTC4 in 2006 Local Plan. SHLAA site reference S252: deliverable (0-5 years)	++
Physical constraints	Concrete foundations, possible contamination.	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 16.	++
Regeneration potential	A prominent gateway site whose development would have a significant impact.	

Assessment

The site has an expired planning consent for housing with commercial uses. This suggests that development for housing may be problematic, although, given that consent was given at an unfortunate time (2009), interest may revive as the market picks up. Housing remains an appropriate use in policy terms; the site would also be suitable for office development or for tourist-related use such as a hotel.

Alternative options

Opportunity Site designation covers, potentially, any land use compatible with policies for the town centre (in the Core Strategy and the Town Centre and Harbourside Supplementary Planning Document); in view of that flexibility there is little point in canvassing alternative uses

WT51 Bus Depot

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	The site is currently vacant and its development must therefore be beneficial in townscape terms.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	The location of the site means that it has potential to fulfil the strategic objective of 'executive' housing; alternatively, it would be suitable for a social housing development.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT52	Site name BUS WORKS	
Area 1.2 ha.	Suggested use Housing	Capacity (housing) 25
Planning history	'Opportunity Site' in 2006 Local Plan	
CONCLUSION	Retain as opportunity site	

Allocation criteria

	Comments	Rating
Planning history	Part of Town Centre Development Opportunity Site WTCS in 2006 Local Plan SHLAA site reference S253: deliverable (0-5 years)	++
Physical constraints	Topography of the site is difficult and there is possible ground contamination.	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 15.	++
Regeneration potential	Prominent site whose development is important for the upgrading of this town centre 'gateway'.	++

Assessment

The site has an expired planning consent for housing with commercial uses. This suggests that development for housing may be problematic, although, given that consent was given at an unfortunate time (2009), interest may revive as the market picks up. Housing remains an appropriate use in policy terms; the site would also be suitable for office development or for tourist-related use such as a hotel.

Development in conjunction with the bus station site is preferable, but not necessary.

Alternative options

Opportunity Site designation covers, potentially, any land use compatible with policies for the town centre (in the Core Strategy and the Town Centre and Harbourside Supplementary Planning Document); in view of that flexibility there is little point in canvassing alternative uses

WT52 Bus Works

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield when cleared.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Potential to meet a range of strategic objectives, including 'executive' and affordable housing.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT53	Site name BUS STATION	
Area 0.15 ha.	Suggested use Housing	Capacity (housing) 31
Planning history	'Opportunity Site' in 2006 Local Plan	
CONCLUSION	Retain as opportunity site	

Allocation criteria

	Comments	Rating
Planning history	Part of Town Centre Development Opportunity Site WTCS in 2006 Local Plan SHLAA site reference S254: deliverable (0-5 years)	
Physical constraints	Possible ground contamination.	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 15.	++
Regeneration potential	Prominent site whose development is important for the upgrading of this town centre 'gateway'.	++

Assessment

The site has an expired planning consent for apartments. This suggests that development for housing may be problematic, although, given that consent was given at an unfortunate time (2009), interest may revive as the market picks up. Housing remains an appropriate use in policy terms; the site would also be suitable for office development or for tourist-related use such as a hotel.

Development in conjunction with the bus depot site is preferable, but not necessary.

Alternative options

Opportunity Site designation covers, potentially, any land use compatible with policies for the town centre (in the Core Strategy and the Town Centre and Harbourside Supplementary Planning Document); in view of that flexibility there is little point in canvassing alternative uses

WT53 Bus Station

Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Planning permission has been given to clear; would therefore be brown field.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Potential to meet a range of strategic objectives, including 'executive' and affordable housing.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT61	Site name GARAGE AND WORKSHOPS, HIGH STREET	
Area 0.4 ha.	Suggested use Housing	Capacity (housing) 35
Planning history	'Developable' in SHLAA	
CONCLUSION	No allocation	

Allocation criteria (housing use)

	Comments	Rating
Planning history	SHLAA site reference S246; developable (6-15 years)	+
Physical constraints	Site in business use.	--
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 11.	++
Regeneration potential	Although one of the buildings is unsightly, there is no tangible regeneration gain from replacing a commercial use with housing here and jobs might be lost to the town.	-

Assessment

The location is suitable for redevelopment for housing. But it is occupied by an operating business and allocation for development is, therefore, not appropriate.

Alternative options

No alternatives are proposed as it remains appropriate for the existing use to continue.

WT61 Garage and works, High Street Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Buildings. Would be brownfield if cleared.	o
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site capable of meeting strategic objectives (such as a proportion of affordable housing).	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT62	Site name CUMBRIA ELECTRICAL, DUKE STREET	
Area 0.1 ha.	Suggested use Housing	Capacity (housing) 10
Planning history	'Developable' in SHLAA	
CONCLUSION	No allocation	

Allocation criteria; score (housing use) 2 (commercial use) 3

	Comments	Rating
Planning history	SHLAA site reference S244; developable (6-15 years)	+
Physical constraints	Building with heritage value, otherwise no known constraints.	o
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 12.	++
Regeneration potential	Loss of business use would result from development for housing.	-

Retention in commercial use eliminates negative score for regeneration potential because jobs retained.

Assessment

The site is in existing business use in a reasonably attractive building. The building might have potential for residential conversion if the business closed or moved, but this does not justify promoting a change of use via the plan.

Alternative options

No allocation is proposed, and therefore there is no need to promote alternative uses for premises which are already in beneficial use.

WT62 Cumbria Electrical, Duke Street Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Buildings. Would be brownfield if cleared.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Size of site might limit its potential to achieve strategic housing objectives.	o
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT63	Site name LOWTHER STREET METHODIST CHURCH	
Area 0.07 ha.	Suggested use Housing	Capacity (housing) 20
Planning history	Also proposed for leisure use	
CONCLUSION	No allocation.	

Allocation criteria (housing use); score 3

	Comments	Rating
Planning history	SHLAA site reference S250 (small site)	o
Physical constraints	Condition of the building may be a cost disincentive to reuse.	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 14.	++
Regeneration potential	There would be a definite benefit to the town if this prominent building and heritage asset could be brought back into use.	++

Assessment

The site is suitable for redevelopment in accordance with the detailed guidelines of the SPD but allocation is not appropriate as it is in beneficial use and there are no proposals to change this.

Alternative options

No options are put forward as the site is not being allocated. Any development that accords with policy for the town centre and the Town Centre and Harbourside SPD will be acceptable. This would include the leisure use for which planning consent has previously been given.

WT63 Lowther Street Methodist Church Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Building.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Difficult to predict what contribution development here might make to meeting strategic housing objectives.	o
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT64	Site name ROPER STREET SNOOKER CLUB	
Area 0.05 ha.	Suggested use Housing	Capacity (housing) 5
Planning history	SHLAA small site	
CONCLUSION	No allocation	

Allocation criteria; score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference S255	0
Physical constraints	Building in use.	-
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 14.	++
Regeneration potential	This building is totally inappropriate for its setting and redevelopment with a design that respected this Georgian street would undoubtedly be beneficial.	+

Assessment

The site is suitable for redevelopment in accordance with the detailed guidelines of the SPD but allocation is not appropriate as it is in beneficial use and there are no proposals to change this.

Alternative options

No options are put forward as the site is not being allocated. Any development that accords with policy for the town centre and the Town Centre and Harbourside SPD would be acceptable.

WT64 Roper Street Snooker Club Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Building in use.	0
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Possibly capable of accommodating social/affordable housing.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WT65	Site name TELEPHONE EXCHANGE, CATHERINE STREET	
Area 0.19 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation	

Allocation criteria (housing use) 2

	Comments	Rating
Planning history	SHLAA site reference S56; discounted (site in beneficial use)	-
Physical constraints	Building on site, no other constraints known.	o
Sustainability (see Sustainability Appraisal for more detail)	Centrally located site with good accessibility to public transport and town centre facilities. Sustainability score 12.	++
Regeneration potential	The premises are architecturally poor and inappropriate to this setting. Redevelopment in accordance with the principles of the Town Centre and Harbourside SDP would be likely to be beneficial for regeneration.	+

Assessment

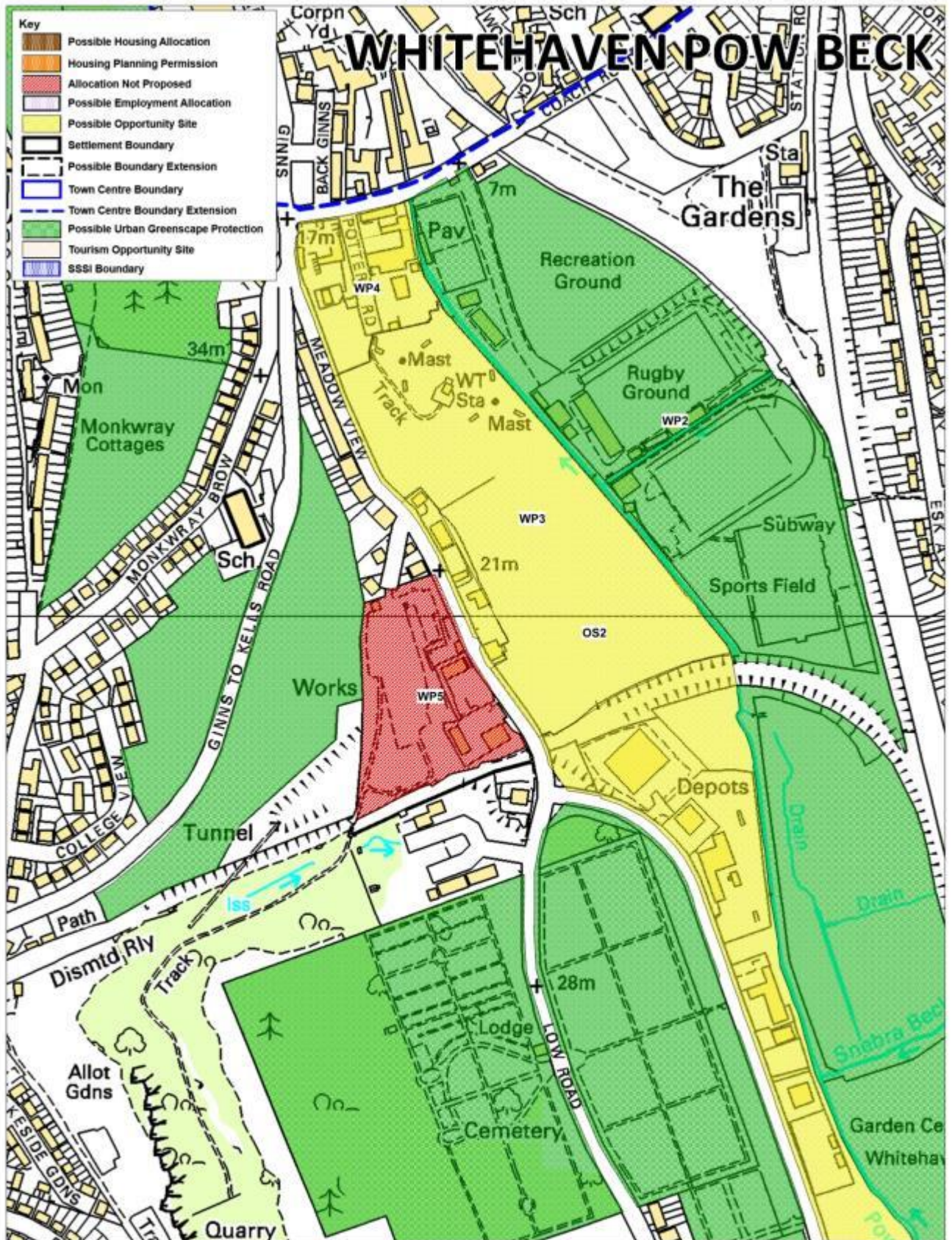
The building is in use and there are no known proposals to decommission it. there is, therefore, no point in allocating it for development.


Alternative options

No options are put forward as the site is not being allocated. Any development that accords with policy for the town centre and the Town Centre and Harbourside SPD would be acceptable, and any such proposal could be dealt with on its merits.

WT65 Telephone Exchange, Catherine Street Sustainability criteria

	Comments	Rating
Biodiversity	As a relatively small town centre site, development here is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Building in use.	o
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	o
Housing	The site might be capable of meeting strategic objectives, such as the provision of social/affordable housing.	+
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++



<p>Whitehaven Pow Beck Site Allocations and Policies Plan Preferred Options</p>	<p>Copeland Borough Council The Copeland Centre Catherine Street Whitehaven Cumbria CA28 7SJ</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
<p><small>Crown copyright & database rights (2011) Ordnance Survey (100019619)</small></p>	<p>Date: 07/01/2015</p>	<p>Scale 1:4,000</p>

Site ref. WP1	Site name CORKICKLE GOODS YARD	
Area 3.2 ha.	Suggested use Housing	Capacity (housing) 160
Planning history	'Developable' in SHLAA	
CONCLUSION	Consider allocation for housing (Pow Beck Area).	

Allocation criteria; allocation score (residential use) 4

	Comments	Rating
Planning history	SHLAA site reference S282: 'developable' (6-15 years)	+
Physical constraints	Part in Flood Zone 2. Drainage understood to be problematic.	-
Sustainability (see Sustainability Appraisal for more detail)	Brown field edge of town location close to railway station. Sustainability score 15.	++
Regeneration potential	Development here would take care of a prominent, underused site and complement the range of uses proposed for the adjoining Pow Beck area.	++

Assessment

This is a large, reasonably level site potentially with good access to the Corkickle railway station and within walking distance of the town centre for a fit resident. Its development would be beneficial in dealing with an unsightly area of land; residential use offers the best prospect of a return that would enable the developer to undertake any site preparation costs arising from the foundations and remnants of the former goods yard.

The site should be developed in a way which will allow retention of some of the semi-mature vegetation on the site, to make a contribution to the town's green infrastructure in accordance with policy SS5.

Alternative options

The site has been proposed as a transport interchange but, owing to its distance from the town centre, the Borough Council does not consider the idea to be sensible.

The land would be suitable in principle for employment (B1 only, due to houses being nearby) use but there is no evidence of demand for this.

The site may be considered for permanent or short-term uses related to the construction of the Moorside power station, including park and ride or worker housing (which in the Council's opinion should be permanent on this

site, it not being large enough to accommodate 'campus' style temporary housing). This will be under discussion in 2014-2016 and if such sue is agreed, implementation of the proposed allocation would be phased after completion of the power station.

WP1 Corkickle Goods Yard

Sustainability criteria

	Comments	Rating
Biodiversity	Development here has potential to enhance biodiversity if the scheme incorporates retention of semi-mature trees. Otherwise there could be some loss.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site partly in Zone 2 but may have potential for sustainable drainage measures. Sewerage capacity an issue.	o
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Sustainable location, potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site near town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site sufficiently large and well located to make substantial contribution to meeting strategic objectives.	++
Retail	Reasonably close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WP2	Site name COACH ROAD RECREATION GROUND	
Area 9.2 ha.	Suggested use Housing	Capacity (housing) n/a
Planning history	2006 Local Plan open space allocation. Pow Beck SPD favours retention of sports facilities Discounted in SHLAA	
CONCLUSION	Retain as open space (Pow Beck Area)	

Allocation criteria (housing use) -5

	Comments	Rating
Planning history	SHLAA site reference S278; discounted (site in use as sports ground)	--
Physical constraints	Large part in Flood Zone 3a, remainder in Zone 2.	--
Sustainability (see Sustainability Appraisal for more detail)	Sustainable location quite close to town centre. Sustainability score 12.	+
Regeneration potential	Housing development here, even if practicable, would undermine the SPD regeneration proposals with their stress on a mix of sports/leisure and business uses.	--

Assessment

Quite apart from policy (contrary to SS4 community facilities and SS5 open space), flood risk rules out housing. The Pow Beck SPD allows for redevelopment of this land if alternative facilities are made available, but the flood risk issue suggests that leaving the land in its current uses is the best option.

Alternative options

Development consistent with location in a flood plain (at least that in Zone 2, which includes the rugby and football grounds) might be acceptable in principle. The Council regards this as worthy of support only if it involved a package relocating the rugby and football clubs to superior quality venues, and it is not appropriate to make site allocation decisions on that basis.

WP2 Coach Road recreation ground

Sustainability criteria

	Comments	Rating
Biodiversity	Development would mean loss of open space, though biodiversity impact would be small.	o
Landscape/conservation	Development might be damaging in landscape terms.	-
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 2/3a though may have potential for mitigation/sustainable drainage measures. Drainage capacity an issue.	-
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Impact likely to be neutral.	o
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site peripheral town centre, with access to a wide range of services and facilities.	+
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities.	++
Leisure and tourism	Development will not make a significant contribution.	o
Sustainable economy	Site sufficiently large and well located to make substantial contribution to meeting strategic objectives.	++
Housing	Site sufficiently large and well located to make substantial contribution to meeting strategic objectives.	++
Retail	Reasonably close to town centre shops.	+
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WP3	Site name MEADOW VIEW	
Area 5.6 ha.	Suggested use Housing	Capacity (housing)
Planning history	Employment allocation in 2006 Local Plan Pow Beck SPD Discounted in SHLAA	
CONCLUSION	Retain employment allocation (Pow Beck Area)	

Allocation criteria (residential use); score -4 (employment use score 2)

	Comments	Rating
Planning history	SHLAA site reference S285; discounted (part of Pow Beck opportunity site, allocated for employment)	-- (0)
Physical constraints	Part in Flood Zone 3a.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location. Sustainability score 12.	+
Regeneration potential	Allocated in 2006 Local Plan for employment, backed by Pow Beck SPD as development brief. (Clear regeneration benefit in employment use here.)	-- (++)

Retention as employment allocation eliminates negative scores for planning history and regeneration.

Assessment

This land has been identified as being capable of supporting high quality business development, endorsed by recent studies of the Borough's employment land. It may have potential for uses related to nuclear sector development. There is thus no case for releasing it for house building.

Part of the site is in Flood Zone 3a and that part should only be used for development elements (such as car parking) which are compatible with that level of flood risk. The Council may require that part of the site is made capable of storing flood water.

Alternative options

In view of the existing policy (Pow Beck SPD) which has been endorsed by the recent examination and adoption of the Core Strategy, the Council does not propose alternative uses for this land. It is, however, possible, that proposals for temporary use associated with construction at Moorside will arise, in which case this allocation would in effect be suspended, but the Council would look for any temporary development to incorporate elements consistent with, and helpful to, its future use for business purposes.

WP3 Meadow View

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this inner urban site is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site sufficiently large and well located to make substantial contribution to meeting strategic objectives.	++
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WP4	Site name POTTERY ROAD	
Area 1.2 ha.	Suggested use Housing	Capacity (housing)
Planning history	Employment allocation in 2006 Local Plan Pow Beck SPD Discounted in SHLAA	
CONCLUSION	Retain as employment allocation in association with Pow Beck	

Allocation criteria; score -4 (residential), 2 (employment)

	Comments	Rating
Planning history	SHLAA site reference S296; discounted (part of Pow Beck opportunity site, allocated for employment)	-- (0)
Physical constraints	Businesses already occupying site.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location not far from town centre. Sustainability score 12.	+
Regeneration potential	Allocated in 2006 Local Plan for employment, backed by Pow Beck SPD as development brief. (Clear regeneration benefit from employment development here.)	-- (+ +)

Retention as employment allocation eliminates negative scores for planning history and regeneration.

Assessment

This land has been identified as being capable of supporting high quality business development, endorsed by recent studies of the Borough's employment land. It may have potential for uses related to nuclear sector development. There is thus no case for releasing it for house building.

Proposals to redevelop it, which should preferably be part of the larger Pow Beck (Zone 4) scheme but should in any event be consistent with it, should allow for the acceptable relocation of businesses already on the site.

Alternative options

The Council will not support uses other than those allowed for in the Pow Beck SPD. The exception to this would be in the event of co-ordinated proposals coming forward for use of this land in conjunction with the construction works at Moorside, including acceptable proposals for relocating businesses already occupying this land.

WP4 Pottery Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this inner urban site is unlikely to have a significant effect.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment.	0
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brownfield.	+
Air quality	Neutral or no effect.	0
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Site sufficiently large and well located to make substantial contribution to meeting strategic objectives.	++
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++

Site ref. WP5	Site name NEWDALE YARD LOW ROAD	
Area 2.0 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current use	

Allocation criteria (residential use) -3 (commercial use) 0

	Comments	Rating
Planning history	Allocated for housing in 2006 Local Plan (HA9) SHLAA site reference S283; discounted (site in employment use)	-
Physical constraints	Residential development likely to increase pressure on drainage.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location not far from town centre. Sustainability score 12.	+
Regeneration potential	Loss of employment space including active businesses.	--

Retention as employment allocation eliminates negative scores for planning history and regeneration

Assessment

There does not appear to be any realistic prospect of this land coming forward for housing development, and in view of continuing business use on the site, it is proposed that the existing allocation for residential use be rescinded.

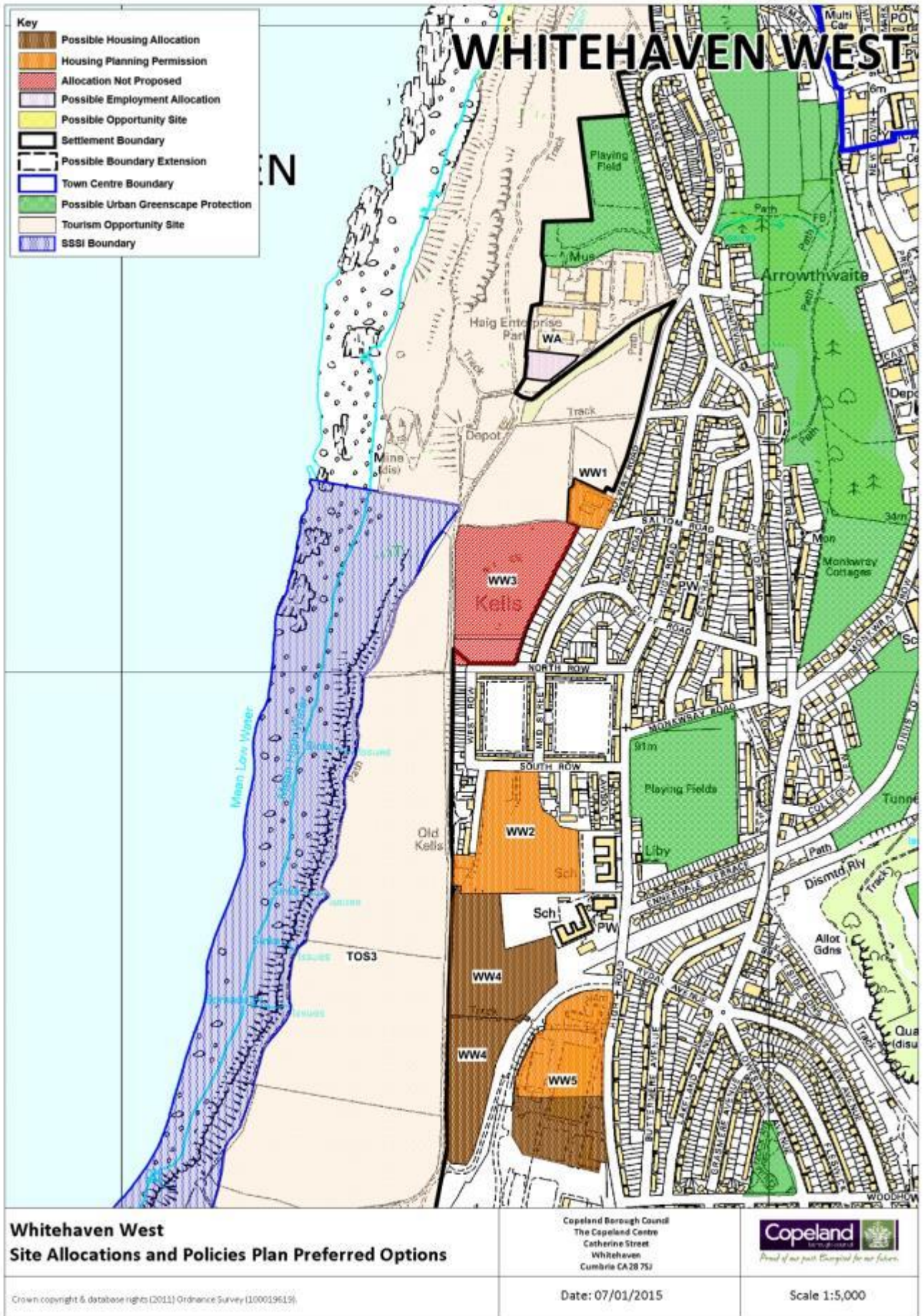
Alternative options

Housing development would be acceptable in policy terms if the whole site were vacated.

WP5 Newdale Yard Low Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this inner urban site is unlikely to have a significant effect.	o
Landscape/conservation	No evidence that development will harm the landscape or built environment.	o
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Site within 1km. of recycling facility.	+
Services and facilities	Site in town centre, with good access to a wide range of services and facilities.	++
Health and wellbeing	Accessible by range of means to hospital and primary care as well as opportunities for sport and recreation.	++
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a range of employment and training opportunities, but development for housing contrary to sustainability objectives relating to employment opportunity creation.	-
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site sufficiently large and well located to make substantial contribution to meeting strategic objectives.	++
Retail	Close to town centre shops.	++
Transport	Frequent bus services and rail access within walking distance.	++



Site ref. WW1	Site name PONDFIELD GARAGE, SOLWAY ROAD	
Area 0.24 ha.	Suggested use Housing	Capacity (housing) 5
Planning history	'Deliverable' in SHLAA	
CONCLUSION	Allocate (with planning permission)	

Allocation criteria; score 4 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS68: deliverable (0-5 years); planning consent granted in 2014.	++
Physical constraints	Possibly minor ground contamination, otherwise none known.	o
Sustainability (see Sustainability Appraisal for more detail)	Well located with regard to neighbourhood facilities, bus service to town centre which is within cycling or (for the fit) walking distance. Sustainability score 8.	++
Regeneration potential	Not significant.	o

Assessment

Assuming the present user wishes to vacate the site, there are no policy objections to its use for housing, being on the edge of a residential area.

Alternative options

The land is next to the 'Colourful Coast' coastal fringe area. If there were viable proposals (i.e. involving compensation for the current occupier and the clearance and landscaping of the site) to convert the land to open space, that would be equally suitable in policy terms.

WW1 Pondfield Garage, Solway Road Sustainability criteria

	Comments	Rating
Biodiversity	Development of this urban site is unlikely to have a significant effect on the designated coastal fringe area nearby.	o
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Small site not likely to make significant strategic contribution.	o
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WW2	Site name KELLS SCHOOL	
Area 2.57 ha.	Suggested use Housing	Capacity (housing) 55
Planning history	SHLAA rating: 'deliverable'	
CONCLUSION	Planning permission for housing (71) – on site.	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference S65: deliverable (0-5 years)	+
Physical constraints	On site.	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably well located site within the urban area.	+
Regeneration potential	Fulfils housing strategy objectives for 'executive' and 16 'affordable' dwellings.	+

Assessment

Construction on this site began in 2012-13.

Alternative options

No alternatives appropriate.

Site ref. WW3	Site name NORTH ROW	
Area 3.0 ha.	Suggested use Housing	Capacity (housing) 90
Planning history	'Developable' in SHLAA	
CONCLUSION	No allocation. In undeveloped coastal zone.	

Allocation criteria (residential use)

	Comments	Rating
Planning history	Planning consent (2000; expired). SHLAA site reference CS13 and S59: developable (6-15 years). But in the undeveloped coastal zone.	o
Physical constraints	None known, but proximity of cliff top would require careful risk analysis.	o
Sustainability (see Sustainability Appraisal for more detail)	Reasonably well located site in the urban area but significant environmental issues. Sustainability score 6.	-
Regeneration potential	Beneficial use of brown field land but regeneration impact considered marginally negative due to loss of coastal open space..	-

Assessment

Development here is contrary to Core Strategy policy ER10, the land being within the Whitehaven Coastal Fringe Tourism Opportunity Site and house building not being conducive to tourism promotion. The safety of development here is also questionable, given its proximity to the cliff top.

Alternative options

Tourism-related or other recreational development might be acceptable if it preserved the open aspect of the site.

WW3 North Row

Sustainability criteria

	Comments	Rating
Biodiversity	Development of this urban site could have a significant effect on the designated coastal fringe area nearby by virtue of 'squeezing' its width..	-
Landscape/conservation	Development would require careful design, and there is a risk of intrusion into a vulnerable part of the coastal landscape.	-
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site big enough to fulfil strategic objectives for housing such as 'affordable' quota or inclusion of 'executive' homes.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WW4	Site name ST MARY'S SCHOOL	
Area 3.8 ha.	Suggested use Housing	Capacity (housing) 115
Planning history	SHLAA rating 'developable'	
CONCLUSION	Consider allocation for housing	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference S006 (2.37 ha.) and SR02 (1.5 ha.); developable (6-15 years)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably well located site in urban location. Sustainability score 9.	+
Regeneration potential	Offers potential for a development of a size capable of fulfilling housing strategy objectives both for 'executive' and 'affordable' dwellings.	+

Assessment

The site, though sloping, is reasonably level; access is currently by (unadopted?) former industrial access route and across the track of a disused railway, but the site should be big enough for a developer to be able to absorb that. Although open and with likelihood of unfavourable landscape impact when viewed from the east, this land is within the settlement boundary and not within the designated Coastal Fringe.

Alternative options

The obvious alternative is to designate the site as public open space and incorporate it within the Coastal Fringe Tourism Opportunity Site.

The land would be suitable for a carefully designed development for tourism-related uses such as a hotel. However, there is no evidence of demand for this here.

WW4 St Mary's School**Sustainability criteria**

	Comments	Rating
Biodiversity	Development of this urban site is unlikely to have a significant effect on the designated coastal fringe area nearby.	o
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site big enough to fulfil strategic objectives for housing such as 'affordable' quota or inclusion of 'executive' homes.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WW5	Site name FORMER RHODIA OFFICES	
Area 3.4 ha.	Suggested use Housing	Capacity (housing) 102 (40 net)
Planning history	'Developable' in SHLAA Planning permission for housing	
CONCLUSION	Allocate for housing (with planning consent)	

Allocation criteria; allocation score (residential use) 7

	Comments	Rating
Planning history	SHLAA site reference CS18: developable (6-15 years). Planning consent granted.	++
Physical constraints	None known, site has p.p. anyway.	++
Sustainability (see Sustainability Appraisal for more detail)	Brown field.	+
Regeneration potential	Redevelopment of prominent derelict site.	++

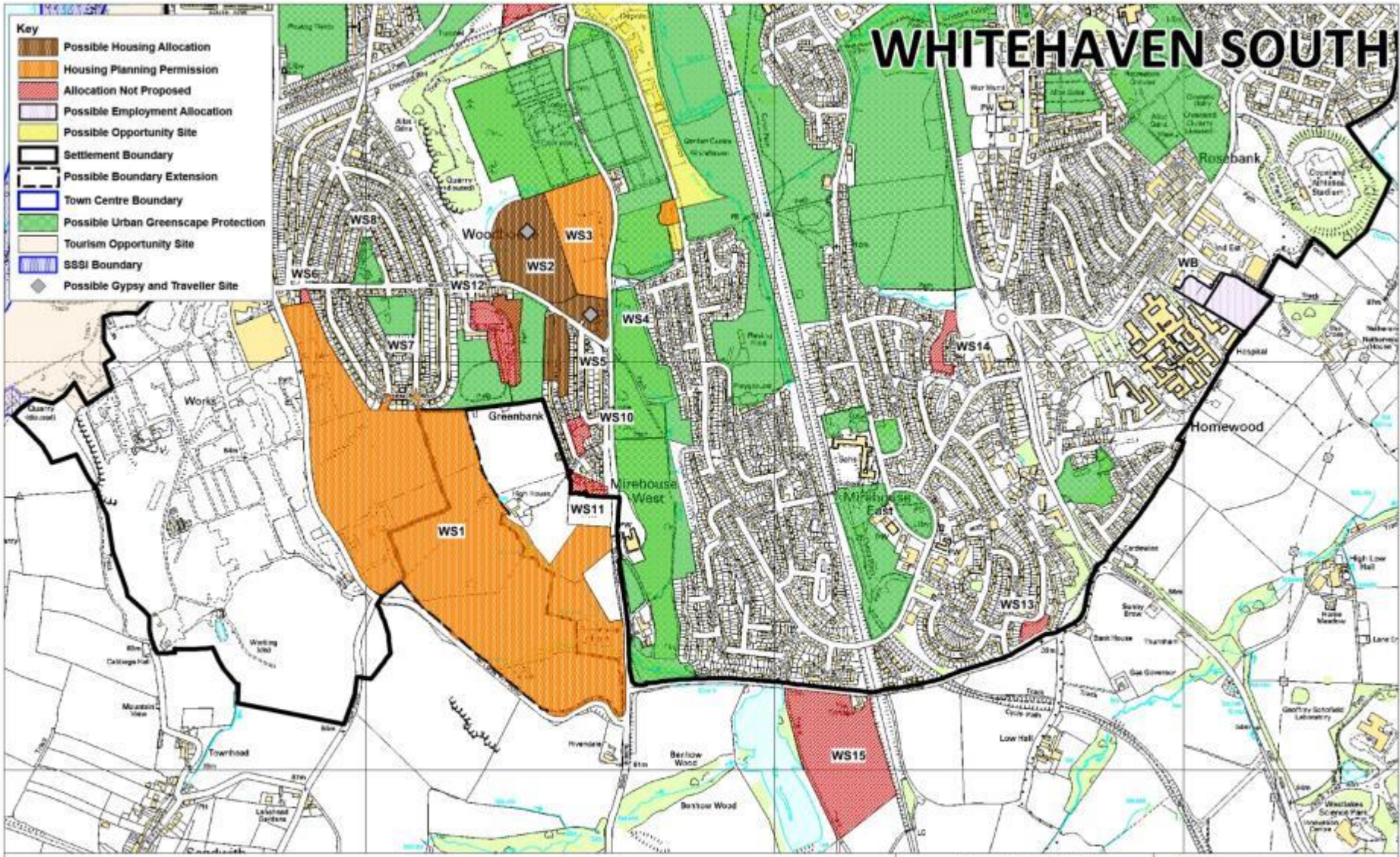
Assessment

Site has planning consent for 40 dwellings.

Alternative options

No alternative proposed as site has planning permission.

WHITEHAVEN SOUTH



**Whitehaven South
Site Allocations and Policies Plan Preferred Options**

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



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Date: 07/01/2015

Scale = 1:8,400

Site ref. WS1	Site name MARCHON CAR PARKS	
Area 26 ha.	Suggested use Housing	Capacity (housing) 650
Planning history	SHLAA rating: 'deliverable'	
CONCLUSION	Allocate for housing (with planning consent)	

Sustainability appraisal not relevant as site has planning permission.

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS06: deliverable (160 assumed in years 0-5) South Whitehaven SPD confirms principle of housing development.	++
Physical constraints	Development brief and preparatory work indicates that any constraints can be viably dealt with.	++
Sustainability (see Sustainability Appraisal for more detail)	Green field.	-
Regeneration potential	This is a major redevelopment with potential to deal with a range of strategic objectives, including the provision of both affordable and 'executive' quality homes, as well as being transformational for the Woodhouse/Kells area of the town.	++

Assessment

The proposed development here has been preceded by a SPD with extensive community involvement. Planning permission has been granted in outline for the whole site and in full for part of it.

Alternative options

Not relevant as the development has planning permission

Site ref. WS2	Site name WOODHOUSE ROAD	
Area 3.6 ha.	Suggested use Housing	Capacity (housing) 108
Planning history	Housing allocation in 2006 Local Plan 'Developable' in SHLAA	
CONCLUSION	Consider for allocation	

Allocation criteria; score (residential use) 4

	Comments	Rating
Planning history	2006 Local Plan site ref. H09; had planning consent but no development has materialised. SHLAA site reference S007: 'developable' (6-15 years)	+
Physical constraints	None known, though desirability of retaining some tree cover might restrict number of homes.	+
Sustainability (see Sustainability Appraisal for more detail)	Site appears to be green field but is in reasonably accessible location within the built-up area. Sustainability score 8.	+
Regeneration potential	Development of this site offers potential to fulfil strategic aims relating to diversification of the Borough's housing stock (via 'affordable' and 'executive' elements).	+

Assessment

This is a logical extension to the Woodhouse residential area and there are no policy objections to its release for housing. Retention of tree cover desirable and the site may be required to provide sustainable drainage to minimise run off.

Alternative options

The site would be acceptable for community-related development, though its slope might be a deterrent for some forms of recreational use.

WS2 Woodhouse Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 with potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect.	0
Land quality	Green field in urban area	0
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Site capable of meeting a range of strategic housing objectives.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS3	Site name OLD WELFARE HOME, ST BEES ROAD	
Area 3.48 ha.	Suggested use Housing	Capacity (housing) 50?
Planning history	'Developable' in SHLAA	
CONCLUSION	Consider for allocation along with WS2.	

Allocation criteria; score (residential use) 1

	Comments	Rating
Planning history	SHLAA site reference S60; developable (6-15 years)	+
Physical constraints	Slopes steeply in place, large wooded areas.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location within the built-up area. Brown field. Sustainability score 8.	+
Regeneration potential	Whilst this is a brown field site its current condition, with extensive areas of semi-mature trees, is so attractive that the regeneration value of development is questionable. It would, however, be big enough to secure strategic housing aims – in this location perhaps 'affordable' more likely than 'executive'.	o

Assessment

If developed alongside WS2 this site would be big enough to have significant strategic value, perhaps in the longer term after more promising sites up the hill are in progress. However, it would clearly be desirable for such a development to recognise the value of this land as 'green infrastructure' in line with policy SS5, so that its yield would be considerably reduced from the theoretical figure given in the SHLAA. This would also be consistent with possible need to provide sustainable drainage measures to minimise run off.

Alternative options

The site would have value as amenity open space if left in its current state, with upgrading possibly funded as a s.106 agreement related to development of WS2 to the west.

Its use for community purposes would also be appropriate, or for special residential purposes such as sheltered housing (in keeping with its previous use).

WS3 Old welfare home, St Bees Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 with potential for sustainable drainage measures.	++
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site capable of meeting a range of strategic housing objectives.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS4	Site name WOODHOUSE ROAD/ST BEES ROAD	
Area 0.6 ha.	Suggested use Housing	Capacity (housing) 5?
Planning history	'Developable' in SHLAA	
CONCLUSION	Consider for allocation (with WS2)	

Allocation criteria; score (residential use) 1

	Comments	Rating
Planning history	SHLAA site reference S287: developable (6-15 years)	+
Physical constraints	Topography, position close to road junction.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location in built-up area; thought to be green field. Sustainability score 6.	+
Regeneration potential	Site is reasonably attractive in present condition therefore no significant benefit.	0

Assessment

The size and shape of this plot, together with its location close to the junction and to its slope, call into question its development viability. It might, however, be able to yield a small number of homes if developed along with the larger sites to the north.

Alternative options

The clear alternative would be to retain it in its present condition as amenity open space. (Again, that could be achieved as part of a wider scheme involving the land to the north, WS2 and WS3.)

WS4 Woodhouse Road/St Bees Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Green field within town boundary.	0
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Limited potential to meet strategic objectives unless developed together with adjoining sites.	0
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS5	Site name VALLEY VIEW ROAD	
Area 1 ha.	Suggested use Housing	Capacity (housing) 20
Planning history	'Developable' in SHLAA	
CONCLUSION	Consider for allocation for housing	

Allocation criteria; score (residential use) 1

	Comments	Rating
Planning history	SHLAA site reference S309: developable (6-15 years)	+
Physical constraints	Part of site may be too narrow to be developed viably.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location within built-up area. Sustainability score 8.	+
Regeneration potential	Development would make sense as completing this residential area, but otherwise does not carry significant regeneration benefit.	o

Assessment

This site is grassed and ready for development, though its slope might be an inhibitor and the part of the site on the western side of the road might be especially difficult. However, there are no policy objections to its development.

Alternative options

Given the shape of the site it is difficult to see what other uses it could be put to, though it would be suitable for community-related development.

WS5 Valley View Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Could provide affordable homes.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS6	Site name OPPOSITE LAKELAND AVENUE	
Area 0.08 ha.	Suggested use Housing	Capacity (housing) 2
Planning history	SHLAA small site	
CONCLUSION	Acceptable for housing but no need to allocate?	

Allocation criteria; score (residential use) 4

	Comments	Rating
Planning history	SHLAA site reference SR27; small site	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location in built-up area. Sustainability score 8.	+
Regeneration potential	Development of gap site would help boost the image of the estate.	+

Assessment

This is a small gap site in a residential area and housing is a suitable use. However, allocation in the Plan is not appropriate owing to its small size.

Alternative options

The land would also be suitable for a community-related use.

A small retail unit might also be appropriate.

WS6 Opposite Lakeland Avenue

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have a neutral effect.	o
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brownfield.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Not likely to make a significant contribution.	o
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS7	Site name PUBLIC OPEN SPACE, WOODHOUSE ROAD	
Area 0.88 ha.	Suggested use Housing	Capacity (housing)
Planning history	Allocated for open space in 2006 Local Plan Discounted in SHLAA	
CONCLUSION	Retain as open space	

Allocation criteria; score (residential use) 1

	Comments	Rating
Planning history	2006 Local Plan allocation public open space SHLAA site reference S298; discounted (loss of amenity open space)	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 7.	+
Regeneration potential	Neutral; although development might increase the range of housing available, from another point of view loss of amenity open space makes the estate less attractive.	o

Assessment

This is allocated open space. There are no proposals in the Core Strategy to alter the Borough's open space provision and loss of this space is contrary to policy SS5.

Alternative options

No justification has been advanced for developing this land for any new purpose

WS7 Public open space, Woodhouse Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Public open space.	o
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Could make small contribution in terms of affordable units.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS8	Site name PUBLIC OPEN SPACE, LOWESWATER ROAD	
Area 0.61 ha.	Suggested use Housing	Capacity (housing)
Planning history	2006 Local Plan allocation; open space Discounted in SHLAA	
CONCLUSION	Retain as public open space	

Allocation criteria

	Comments	Rating
Planning history	Allocated for open space in the 2006 Local Plan. SHLAA site reference S299; discounted (loss of amenity open space)	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 7.	+
Regeneration potential	Neutral; although development might increase the range of housing available, from another point of view loss of amenity open space makes the estate less attractive.	o

Assessment

This is allocated open space. There are no proposals in the Core Strategy to alter the Borough's open space provision and loss of this space is contrary to policy SS5.

Alternative options

No justification has been advanced for developing this land for any new purpose.

WS8 Public open space, Loweswater Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Public open space.	o
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Could make small contribution in terms of affordable units.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS9	Site name HOWGILL QUARRY, LAKELAND VIEW	
Area 9.0 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference S308; discounted (topography and prominence in landscape)	-
Physical constraints	None known without investigation but presence of a disused quarry is likely to pose problems.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 8.	+
Regeneration potential	The site is not prominent from any direction except where overlooked from the rear of homes, and impact of development would therefore be minimal.	o

Assessment

The site appears to have a viable access from Woodhouse Road, although that entrance is not in the boundary of the suggested site. There is informal recreational use, however, with well-worn footpaths. It is not possible to come to a conclusion about its suitability for development without concerted investigation. The nature of this land is such that to develop it would arguably be contrary to Core Strategy policies SS5 (access to open space/green infrastructure) and ENV3 (biodiversity, subject to survey).

Alternative options

An alternative would be to designate it as open space. This would, however, need consideration of the consequences of encouraging recreational use as a quarry, and resources for its upkeep.

WS9 Howgill Quarry, Lakeland View Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	The site would be big enough to be capable of meeting a range of strategic housing objectives.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS10	Site name VALLEY VIEW ROAD PLAYGROUND	
Area 0.33 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	Retain in current use	

Allocation criteria; score (residential, use) -1

	Comments	Rating
Planning history	SHLAA site reference S310; discounted (in use as playground)	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 6.	+
Regeneration potential	The amenity of the estate would not be enhanced by building on a playground (which would also be contrary to policy SS5)	--

Assessment

The site appears to function perfectly well as it is, and loss of the playground would contravene Core Strategy policy SS5 unless alternative provision were provided nearby. Part of it could be developed for housing with the playground retained, but that would hem in the playground, and there is land more suitable for development in Valley View Road (WS5).

Alternative options

It is not considered appropriate to suggest alternative types of development for the whole site, as any development would be likely to be contrary to Core Strategy policy SS5.

The northern part of the site, which is plain grassland, might be suitable for some form of community use (such as a small building for use by playgroups or old people's activity) as long as it could be accommodated without disturbing the amenity of the adjoining houses.

WS10 Valley View Road playground

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Public open space.	o
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Not likely to make a significant contribution.	o
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS11	Site name GREENBANK P&M CLUB	
Area 0.4 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current use.	

Allocation criteria; score (residential use) -2

	Comments	Rating
Planning history	SHLAA site reference S008; discounted (site in beneficial use)	-
Physical constraints	Buildings on site in use.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 7.	+
Regeneration potential	Development would involve displacement of the recreational activity going on there and arguably contravene Core Strategy policy.	-

Assessment

This land appears to be used in relation to the adjacent sports pitch and its loss would therefore be undesirable, as well as being in contravention of Core Strategy policy SS5 unless adequate replacement was made.

Alternative options

Not appropriate as site is in beneficial use already.

WS11 Greenbank P & M club

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Would be brown field.	+
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Not likely to make a significant contributions.	0
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS12	Site name WASTWATER ROAD, WOODHOUSE	
Area 1.5 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	DELETE THIS ONE – SITE NOW DEVELOPED	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference S64; discounted (site under construction)	
Physical constraints		
Sustainability (see Sustainability Appraisal for more detail)		
Regeneration potential		

Assessment

Site under construction.

Site ref. WS13	Site name ADJ. KIRKSIDE ROAD	
Area 0.23 ha.	Suggested use Housing	Capacity (housing) 7
Planning history	'Developable' in SHLAA	
CONCLUSION	No allocation. Retain as amenity open space.	

Allocation criteria; score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference SR26; developable (6-15 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 6.	+
Regeneration potential	Not significant but loss of amenity open space counts against it.	-

Assessment

This land has amenity value as it stands, with maturing planting set in the surrounding grassed area. No case has been advanced to justify its development.

Alternative options

None suggested as it is appropriate to retain amenity open space here.

WS13 Adjoining Kirkside Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Amenity open space, in effect green field.	O
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Not likely to make a significant contribution.	o
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS14	Site name PILLAR ROAD/STEEPLE CLOSE	
Area 0.48 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current use.	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference SR25; discounted (loss of amenity open space).	-
Physical constraints	Site is narrow and slopes steeply, and is probably not viably developable because of that.	-
Sustainability (see Sustainability Appraisal for more detail)		
Regeneration potential	Not significant.	o

Assessment

This is a reasonably attractive and probably useful strip of amenity open space between two developed areas. Owing to its narrowness and slope it is probably not developable in isolation, but could serve a purpose in providing road access to site WE2, Chapel House, if at some time in the future that were considered developable. However, such a length of access road would probably also amount to a cost making the site unviable.

Alternative options

It would be appropriate to allocate this site as public open space, if there were funds to maintain it.

WS14 Pillar Road/Steeple Close

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Amenity open space.	o
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing		
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WS15	Site name MIREHOUSE ROAD	
Area 5.3 ha.	Suggested use Housing	Capacity (housing) 160
Planning history	Discounted in SHLAA	
CONCLUSION	Retain in current use	

Allocation criteria (employment use)

	Comments	Rating
Planning history	Discounted in SHLAA (landscape impact)	
Physical constraints		
Sustainability (see Sustainability Appraisal for more detail)		
Regeneration potential		

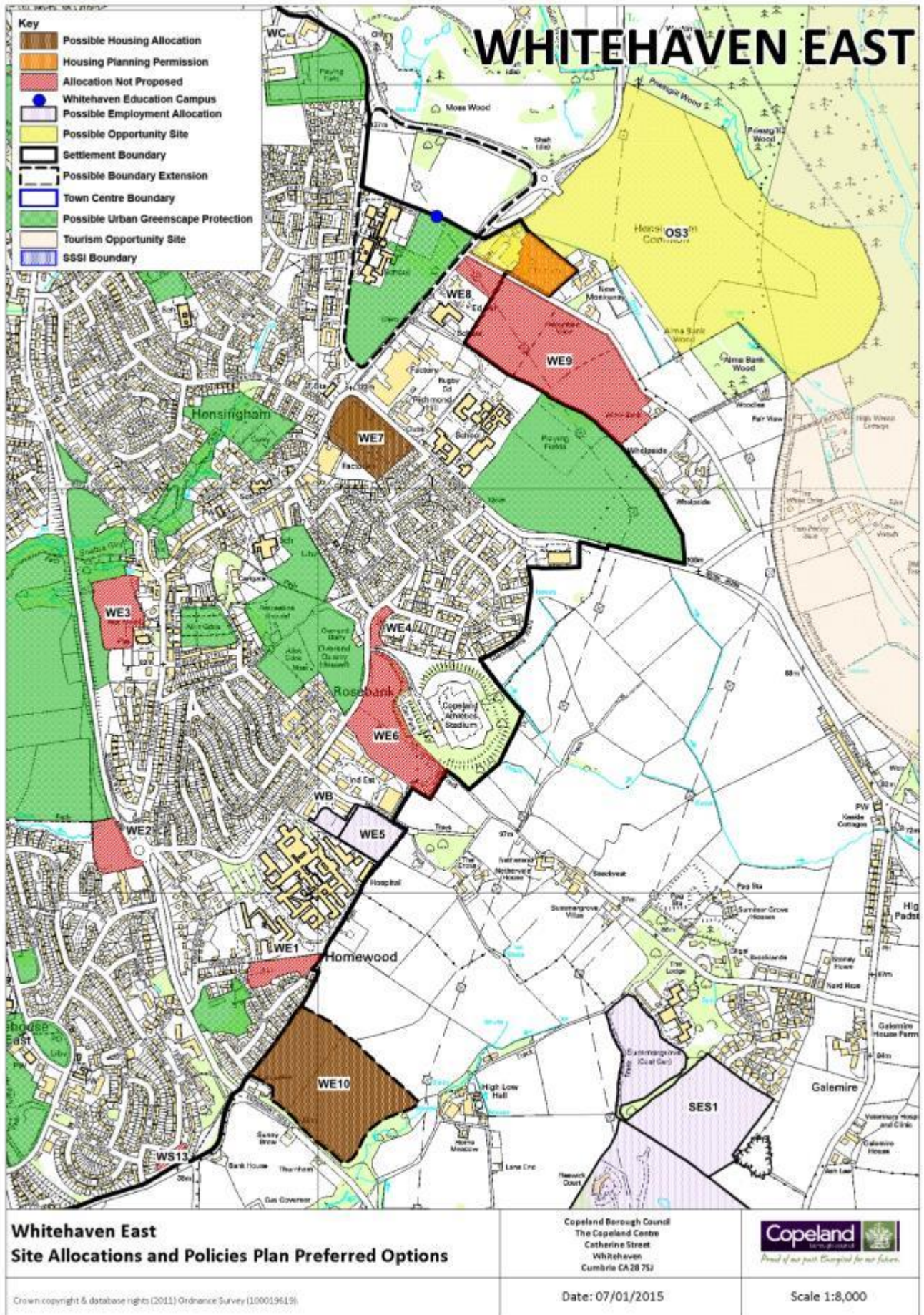
Assessment

Alternative options

WS15 Mirehouse Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Amenity open space.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing		
Leisure and retail	Reasonably accessible by nearby public transport to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+



Site ref. WE1	Site name RUTLAND AVENUE GARAGE SITE	
Area 0.82 ha.	Suggested use Housing	Capacity (housing) 25
Planning history	'Developable' in SHLAA	
CONCLUSION	No allocation though may be suitable for housing	

Allocation criteria; score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference S311: 'developable' (6-15 years). But established use garages (two with consent 2003 and 2009))	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 7.	+
Regeneration potential	Not significant.	0

Assessment

This land looks suitable for residential development. Allocation would need to be tested against (1) the usefulness of the site as amenity land for neighbouring residents; and (2) the fact that part of it is used for garaging. At present this suggests the site is not readily available and therefore allocation may be unwise.

Alternative options

Continuation in residential amenity use.

WE1 Rutland Avenue garage site

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Amenity open space.	+
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Might make small contribution to meeting strategic objectives.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE2	Site name CHAPEL HOUSE, HENSINGHAM	
Area 1.0 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Leave in current state.	

Allocation criteria; score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference S58; discounted (loss of amenity open space)	-
Physical constraints	No readily apparent means of access.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 7.	+
Regeneration potential	Not significant.	0

Assessment

This site has been allocated for housing in the past (2001 Local Plan adopted 1997 as existing allocation) but was de-allocated presumably because there is no feasible highway access. It remains undevelopable.

Alternative options

Given its location the site is probably undevelopable; in principle open space use would be appropriate if there were resources to lay out the land and maintain it. Other forms of development are ruled out by the lack of highway access. To leave it as 'semi-natural' open space makes a positive contribution to the town's green infrastructure and this is therefore the best outcome in the opinion of the Council.

WE2 Chapel House, Hensingham

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Amenity open space.	0
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Might make small contribution to meeting strategic objectives.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE3	Site name EGREMONT ROAD, HENSINGHAM	
Area 1.75 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation.	

Allocation criteria; score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference S68; discounted (sloping site with no apparent access)	-
Physical constraints	No access.	--
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 7.	+
Regeneration potential	Site big enough to fulfil strategic objectives (affordable and, given location, 'executive').	+

Assessment

This site might be acceptable for housing in principle. It has been given consent (on appeal, 1992) in the past but development would be conditional on demolition in order to gain access from Egremont Road, access from the A595 probably not being permissible.

Alternative options

The land serves a purpose, by virtue of being tended, as a contributor to the town's green infrastructure, though its position in that is dispensable given the amount of protected open space in the vicinity. So designation as open space would be a possibility.

WE3 Egremont Road, Hensingham Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Would rank as green field.	o
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Could contribute towards meeting affordable or 'executive' homes objectives.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE4	Site name OVEREND ROAD	
Area 0.29 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current use.	

Allocation criteria; score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference SR29; discounted (loss of amenity open space)	-
Physical constraints	Difficult to achieve satisfactory highway access; narrow plot on a bend.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 6.	+
Regeneration potential	No benefit.	0

Assessment

The site is amenity open space partly occupied by a community centre. It is in reasonable condition and there is no reason to replace this beneficial use with housing development (the site is in any case too small and narrow to accommodate a viable development).

Alternative options

No feasible alternative, though the site would benefit from landscaping to alleviate the bareness of the grass and provide a better setting for the community building.

WE4 Overend Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Amenity open space with community building.	0
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Not likely to make significant contribution.	0
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE5	Site name SNECKYEAT ROAD	
Area 1.31 ha.	Suggested use Housing	Capacity (housing)
Planning history	2006 Local Plan employment allocation. Discounted in SHLAA	
CONCLUSION	Retain employment allocation.	

Allocation criteria (residential use) -3 (employment use – site WB) 5

	Comments	Rating
Planning history	SHLAA site reference CS60; discounted (loss of allocated employment land) Allocated for employment in 2006 Local Plan (ref. E4)	--
Physical constraints	None known, but site is next to serviced employment land.	o
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible location on established estate. Sustainability score 6. But loss of employment land.	o
Regeneration potential	Loss of land allocated for small scale industrial uses, advised to be retained to maintain supply.	-

Assessment

The site is allocated for employment, has been identified in the Employment Land evidence base studies as retaining value as a resource for business, and there is not case to overturn that.

Alternative options

No alternatives are considered as the land is in beneficial use.

WE5 Sneckyeat Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Green field on edge of town.	-
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site would be suitable for affordable homes contribution.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE6	Site name HOMEWOOD ROAD	
Area 3.85 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria; score (residential use) -2

	Comments	Rating
Planning history	SHLAA site reference S009; discounted (former landfill site in recreational use)	-
Physical constraints	Buried landfill?	--
Sustainability (see Sustainability Appraisal for more detail)	Brown field. Reasonably accessible location in built-up area. Sustainability score 8.	+
Regeneration potential	The site would be large enough to generate a development capable of meeting strategy objectives, both 'affordable' and 'executive'. But this needs to be balanced against loss of playing field and the disbenefits of hemming in the Copeland Stadium.	o

Assessment

This land is clearly a resource which should be seen as offering potential to accommodate development connected with any future developments to do with the stadium. Part is already laid out as a football pitch. It makes sense to retain this land, and not to let it go for housing, even if physically developable, when there are other possibilities available to meet demand for residential development.

Alternative options

Leisure or recreational development.

Uses ancillary to the stadium such as car parking.

WE6 Homewood Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Capable of making contribution to meeting strategic objectives.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE7	Site name SEKERS FACTORY SITE	
Area 2.43 ha.	Suggested use Housing	Capacity (housing) 73
Planning history	SHLAA rating 'deliverable'	
CONCLUSION	Consider allocation for housing	

Allocation criteria: allocation score (residential use) 4

	Comments	Rating
Planning history	SHLAA site reference SR07: deliverable (0-5 years)	+
Physical constraints	None known apart from the need to complete site clearance. This might, however, impact on development viability.	-
Sustainability (see Sustainability Appraisal for more detail)	Brown field. Located near employment opportunities and schools; on frequent bus route giving easy access to town centre. Sustainability score 10.	+
Regeneration potential	Development of an unsightly former industrial site in a mainly residential area would have clear regeneration benefits.	++

Assessment

This site is in a poor state and sits in a mainly residential area. It needs to be developed and housing is the most appropriate use, as well as being the most likely to produce a yield sufficient to make redevelopment viable.

The site is well located for affordable housing and this would be a priority aim here.

Alternative options

As a former industrial site the land would be appropriate for employment (Class B1, or possibly B2 with safeguards against noise and pollution nuisance).

WE7 Sekers factory site Sustainability criteria

	Comments	Rating
Biodiversity	Development of houses with gardens likely to have beneficial effect.	+
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field.	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site large enough to fulfil strategic aims, especially affordable homes.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE8	Site name MORESBY PARKS ROAD	
Area 0.58	Suggested use Housing	Capacity (housing) 15
Planning history	Discounted in SHLAA Previous planning approvals for business use.	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria; score (residential use) 1

	Comments	Rating
Planning history	SHLAA site reference CS10; discounted (existing businesses on site, surrounded by non-residential uses) Has had planning consent for B2 and storage and for polytunnel with portakabin.	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Brown field. Reasonably accessible location in urban area. Sustainability score 8.	+
Regeneration potential	Owing to the situation of the site, it is not considered likely to be able to fulfil strategic housing objectives.	o

Assessment

The site is not considered a viable proposition for housing development owing to its being hemmed in by non-residential uses. However, redevelopment of the adjacent fish factory site for a mixed B1/residential scheme may change that. Housing development would be acceptable in principle.

Alternative options

The site's location next to industrial and other non-residential uses, and the Hensingham Common Opportunity Site, suggests that it might have potential for employment development. It would become more attractive for these purposes if the Whitehaven Eastern Bypass were built or the current road along that line upgraded. However, the state of supply and demand is such that there are no new employment allocations proposed in this plan.

WE8 Moresby Parks Road Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	o
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	o
Land quality	Brown field	+
Air quality	Neutral or no effect.	o
Waste and recycling	Development likely to have neutral effect.	o
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	o
Housing	Site might yield small number of affordable units.	+
Retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE9	Site name NEW MONKWRAY	
Area 9.25	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria; score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference CS12; discounted (outside settlement boundary; detrimental to landscape owing to size of site)	-
Physical constraints	None known, but in this location sustainable drainage to minimise run off might be a requirement.	0
Sustainability (see Sustainability Appraisal for more detail)	Green field on edge of town. Sustainability score 4.	0
Regeneration potential	Owing to the situation of the site, it is not considered likely to be able to fulfil strategic housing objectives.	0

Assessment

Although the site was rejected in the SHLAA on landscape grounds, development of a smaller part of it might be acceptable in those terms. However, owing to its location next to a former fish processing plant, it is considered that there are better options for housing development.

Alternative options

The site's location next to industrial and other non-residential uses, and the Hensingham Common Opportunity Site, suggests that it might have potential for employment development. It would become more attractive for these purposes if the Whitehaven Eastern Bypass were built or the current road along that line upgraded. However, the state of supply and demand is such that there are no new employment allocations proposed in this plan.

WE9 New Monkway Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Green field on edge of settlement.	-
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities, and school not far away.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Site capable of contributing to strategic objectives.	+
Retail	Not readily accessible to town centre and local shops.	-
Transport	Reasonable access to frequent local bus services.	+

Site ref. WE10	Site name EGREMONT ROAD	
Area 7.8 ha.	Suggested use Housing	Capacity (housing) 160
Planning history	New site proposal	
CONCLUSION	Consider allocation for housing	

Allocation criteria (employment use)

	Comments	Rating
Planning history	New site proposal; not considered in SHLAA	o
Physical constraints	None known. Note that presence of reservation for Whitehaven Eastern Bypass and gas pipeline corridor reduce the developable area.	o
Sustainability (see Sustainability Appraisal for more detail)	The site is greenfield and outside the 2006 settlement boundary, but well located for frequent bus services on the A595. Sustainability score 4.	-
Regeneration potential	Development here offers potential benefits in improving the housing offer in a location close to Westlakes, and enabling provision to be made via s.106 agreement for the access to the site to be configured so as to allow for some work towards ultimately developing the Eastern Bypass.	+

Assessment

This is a green field site outside the current settlement boundary. The case against development here is essentially that it would expand the development boundary and tend to fill in an existing gap between the town and the Westlakes Science and Technology Park.

Conversely, it might be argued that development here is a logical direction to extend the town precisely because it would tend to integrate Westlakes with the fabric of the town. It would also enable the negotiation of a planning agreement to integrate access requirements, which would require junction work on the A595, with provision for what could become the southern end of the Eastern Bypass. (The estimate of capacity is based on an assumed reduction to leave a reservation for the Bypass.)

Owing to the topography of the site and restricted viewpoints towards it, the impact on the landscape, though significant, will be relatively muted and can be further mitigated by making use of the existing tree cover in landscaping.

Alternative options

Land in a location such as this should not be released willy-nilly and the Council does not consider that it would be suitable for any other form of built development. (The obvious candidate would be for high quality employment development, but this is not necessary when Westlakes is only a few hundred metres away.) The alternative suggested is to leave the land undisturbed.

WE10 Egremont Road

Sustainability criteria

	Comments	Rating
Biodiversity	Currently pasture, development likely to have little effect on biodiversity.	o
Landscape/conservation	On edge of built-up area, landscape impact potentially significant.	-
Water resources	United Utilities rating anticipated to be 'red (West Strand PS capacity)/ amber/green'	-
Climate change	Peripheral location but on A595 bus route and site is big enough to make mitigation measures (eg renewable energy, sustainable construction) economic.	o
Flood risk	Zone 1 with potential for SuDS.	++
Energy	Development may generate enough value to be viable with sustainable energy measures.	+
Land quality	Green field, outside 2006 settlement boundary.	-
Air quality	Could have moderate negative effect owing to peripheral location promoting car dependency.	-
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Within 400m. of bus service giving reasonable accessibility to the town's services and facilities.	+
Health and wellbeing	Accessible by frequent public transport to primary care and recreational opportunities.	+
Education and skills	Accessible by bus to range of education and training facilities.	+
Sustainable economy	Accessible by a choice of modes of transport (frequent bus service) to a range of employment or training opportunities.	+
Leisure and tourism	Development will not make a contribution.	o
Housing	Site would be capable of meeting a range of strategic housing objectives.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Within 400m. of frequent bus service.	++

Site ref. WH1	Site name HARRAS MOOR STAGE 3	
Area 14.3 ha.	Suggested use Housing	Capacity (housing) 429
Planning history	Partly allocated for housing in 2006 Local Plan Rated 'deliverable' in SHLAA	
CONCLUSION	Retain allocation for housing	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	2006 Local Plan allocation ref. HA1 'Highlands Extension' on part of site; remainder laid out with estate road and planting. SHLAA site reference S10: deliverable (160 units in years 0-5)	++
Physical constraints	Drainage is an issue; substantial mitigation measures (SuDS) needed to minimise runoff, which will reduce capacity.	-
Sustainability (see Sustainability Appraisal for more detail)	Green field, but within the urban area with development on two sides. Sustainability score 5.	o
Regeneration potential	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+

Assessment

Development here represents the continuation of a long term strategy covering this part of the town, and is within the settlement boundary.

Development should retain structural planting around and within parts of the site, and structure open space to maintain a 'green corridor' between Midgley Wood and Harras Road.

Alternative options

It would be acceptable for all or part of the site to be retained as open space, allowing for the retention and improvement of a 'green corridor' connecting countryside to the east with existing open spaces running through to the town centre.

Incorporation of other uses into a mixed use development would also be acceptable in principle.

Neither option should compromise the potential of the site to make a considerable contribution to meeting the town's housing supply objectives.

WH1 Harras Moor stage 3 Sustainability criteria

	Comments	Rating
Biodiversity	Likely to have neutral or no effect.	o
Landscape/conservation	Within built-up area, landscape impact unlikely to be harmful.	o
Water resources	United Utilities rating 'red (West Strand PS capacity)/amber/green'	-
Climate change	Unfavourable location for car dependency but site is big enough to make mitigation measures (eg renewable energy, sustainable construction) economic.	o
Flood risk	Zone 1 with potential for SuDS.	++
Energy	Development may generate enough value to be viable with sustainable energy measures.	+
Land quality	Green field.	o
Air quality	Could have moderate negative effect owing to peripheral location promoting car dependency.	-
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Not within 400m. of bus service but some facilities (e.g. schools) within walking distance.	+
Health and wellbeing	Accessible to primary care and recreational opportunities.	+
Education and skills	Accessible by bus to range of education and training facilities.	+
Sustainable economy	Accessible by a choice of modes of transport (frequent bus service) to a range of employment or training opportunities.	++
Leisure and tourism	Development will not make a contribution.	o
Housing	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Within 800m. of frequent bus service.	+

Site ref. WH2	Site name STAGE 6, RED LONNING	
Area 1.4 ha.	Suggested use Housing	Capacity (housing) 50
Planning history	SHLAA rating; 'deliverable'	
CONCLUSION	Consider allocation for housing	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference S67: deliverable (years 0-5)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Site within urban area which has been envisaged as a furtherance of existing development. Sustainability score 7.	0
Regeneration potential	Seen as a complement to WH1, this site can help to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+

Assessment

Development here represents the continuation of a long term strategy covering this part of the town, and is within the settlement boundary.

Alternative options

As part of a mixed use strategy for the larger area, this land might be suitable for an extension of the Red Lonning Industrial Estate if strict conditions were placed on the attractiveness of buildings and the types of business permissible. The Council does not favour this option due to the risk of damage to residential amenity.

WH2 Stage 6, Red Lonning Sustainability criteria

	Comments	Rating
Biodiversity	Likely to have neutral or no effect.	0
Landscape/conservation	Within built-up area, landscape impact unlikely to be harmful.	0
Water resources	United Utilities rating 'red (West Strand PS capacity)/amber/green'	-
Climate change	Unfavourable location for car dependency but site is big enough to make mitigation measures (eg renewable energy, sustainable construction) economic.	0
Flood risk	Zone 1 with potential for SuDS.	++
Energy	Development may generate enough value to be viable with sustainable energy measures.	+
Land quality	Brown field.	+
Air quality	Could have moderate negative effect owing to peripheral location promoting car dependency.	-
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Not within 400m. of bus service but some facilities (e.g. schools) within walking distance.	+
Health and wellbeing	Accessible to primary care and recreational opportunities.	+
Education and skills	Accessible by bus to range of education and training facilities.	+
Sustainable economy	Accessible by a choice of modes of transport (frequent bus service) to a range of employment or training opportunities.	++
Leisure and tourism	Development will not make a contribution.	0
Housing	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Within 800m. of frequent bus service.	+

Site ref. WH3	Site name RED LONNING	
Area 2.2 ha.	Suggested use Housing	Capacity (housing) 66
Planning history	Allocated in 2006 Local Plan 0.7 ha. allocated in 2006 Local Plan	
CONCLUSION	Consider re-allocation of 0.7 ha reserved for employment, for housing. Retain open space.	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	2006 Local Plan housing allocation ref. HA02. SHLAA site reference S349 but not included	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Site within urban area. Sustainability score 4.	o
Regeneration potential	Seen as a complement to WH1, this site can help to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims. But this would have to be weighed against the disbenefits of losing the playing field.	o

Assessment

Development here would be contrary to current policy by virtue of eliminating a playing field.

Alternative options

There are two feasible alternatives:

1. accept the loss of the playing field and allocate the site for housing;
2. extend the Red Lonning Industrial Estate, with a restriction to Class B1 (business park-type uses) to protect the amenity of nearby houses.

WH3 Red Lonning Sustainability criteria

	Comments	Rating
Biodiversity	Likely to have neutral or no effect.	o
Landscape/conservation	Within built-up area, landscape impact unlikely to be harmful.	o
Water resources	United Utilities rating 'red (West Strand PS capacity)/amber/green'	-
Climate change	Unfavourable location for car dependency but site is big enough to make mitigation measures (eg renewable energy, sustainable construction) economic.	o
Flood risk	Zone 1 with potential for SuDS.	++
Energy	Development may generate enough value to be viable with sustainable energy measures.	+
Land quality	Brown field.	+
Air quality	Could have moderate negative effect owing to peripheral location promoting car dependency.	-
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Not within 400m. of bus service but some facilities (e.g. schools) within walking distance.	+
Health and wellbeing	Accessible to primary care and recreational opportunities, but elimination of a playing field counts as a negative factor.	o
Education and skills	Accessible by bus to range of education and training facilities.	+
Sustainable economy	Accessible by a choice of modes of transport (frequent bus service) to a range of employment or training opportunities.	++
Leisure and tourism	Development will not make a contribution.	o
Housing	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Within 800m. of frequent bus service.	+

Site ref. WH4	Site name STANDING STONES	
Area 2.7 ha.	Suggested use Housing	Capacity (housing) 81
Planning history	'Developable' in SHLAA	
CONCLUSION	No allocation although suitable for housing development.	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS16; developable (6-15 years)	+
Physical constraints	Not accessible in the short or medium term.	--
Sustainability (see Sustainability Appraisal for more detail)	Green field. Sustainability score 5. Accessibility of site capable of being enhanced by foot access to Loop Road and access to 30/31 buses and paths to town centre.	+
Regeneration potential	Could be seen as part of the strategic collection of sites known as Highlands extension and thus offering potential for a housing development capable of fulfilling strategic objectives to improve the range of Whitehaven's housing stock.	+

Assessment

This site is suitable for house building as an extension to WH1. However, the likely construction period for that development means that it cannot be predicted when the land will be accessible. It is therefore proposed that the land be identified as suitable for development in the future, but not allocated now.

Alternative options

As the site is not accessible there is no point in allocating it for other forms of development.

It would be suitable for retention as open space, as part of the wildlife corridor going through Crowpark towards the town centre, and which could be connected with the countryside to the north if the Harras Moor site (WN1) were laid out to include a substantial planted strip.

WH4 Standing Stones Sustainability criteria

	Comments	Rating
Biodiversity	Likely to have neutral or no effect.	o
Landscape/conservation	Within built-up area, landscape impact unlikely to be harmful.	o
Water resources	United Utilities rating 'red (West Strand PS capacity)/amber/green'	-
Climate change	Unfavourable location for car dependency but site is big enough to make mitigation measures (eg renewable energy, sustainable construction) economic.	o
Flood risk	Zone 1 with potential for SuDS.	++
Energy	Development may generate enough value to be viable with sustainable energy measures.	+
Land quality	Green field.	o
Air quality	Could have moderate negative effect owing to peripheral location promoting car dependency.	-
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Not within 400m. of bus service; schools arguably within walking distance but car usage likely.	o
Health and wellbeing	Accessible to primary care and recreational opportunities.	+
Education and skills	Accessible by bus to range of education and training facilities.	+
Sustainable economy	Accessible by a choice of modes of transport (frequent bus service) to a range of employment or training opportunities.	++
Leisure and tourism	Development will not make a contribution.	o
Housing	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Within 800m. of frequent bus service.	+

Site ref. WH5	Site name LAUREL BANK	
Area 1.6 ha.	Suggested use Housing	Capacity (housing)
Planning history	Open space (landscape value) in 2006 Local Plan Discounted in SHLAA Previous refusal of planning consent.	
CONCLUSION	No allocation. Retain as open space.	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS20; discounted (protected open space) Refused consent for housing in 1999.	--
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Green field. Sustainability difficult to assess as accessibility of location would be radically improved by pedestrian access to Loop Road, of which there is no guarantee. Rating -1.	-
Regeneration potential	Benefits of development (improving town's quality housing 'offer') must be weighed against the environmental consequences of development in an unfavourable location. Better alternatives exist.	o

Assessment

Development here would sever a connection between two areas of biodiversity value and thus be contrary to Core Strategy policy SS5 (green infrastructure).

Alternative options

The Council intends to retain open space already allocated in the 2006 Local Plan and therefore no form of development is acceptable here.

WH5 Laurel Bank Sustainability criteria

	Comments	Rating
Biodiversity	Likely to have harmful effect owing to location within 'wildlife corridor'. effect.	-
Landscape/conservation	Within built-up area, but prominent location on A595, therefore landscape impact may be harmful.	-
Water resources	Not rated by UU. Assumed rating 'red (West Strand PS capacity)/ amber/amber'	-
Climate change	Location may encourage car dependency especially if no foot access to Loop Road.	-
Flood risk	Zone 1 with potential for SuDS.	++
Energy	Likely to have neutral effect.	o
Land quality	Green field.	o
Air quality	Likely to have neutral effect.	o
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Not easily accessible by public transport but within walking distance of town for fit person, if access provided to Loop Road.	o
Health and wellbeing	Accessible to primary care and healthy recreational opportunities.	+
Education and skills	Accessible by bus to range of education and training facilities if foot access provided to Loop Road.	-
Sustainable economy	Not accessible by a choice of modes of transport (frequent bus service) to a range of employment or training opportunities unless access provided to Loop Road	o
Leisure and tourism	Development will not make a contribution.	o
Housing	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not very far from town centre, though strenuousness of return trip will discourage shopping trips on foot.	o
Transport	Within 400m. of frequent bus service, but only if access available to Loop Road therefore not scored for this.	+

Site ref. WH6	Site name HIGHFIELDS	
Area 0.2 ha.	Suggested use Housing	Capacity (housing) 6
Planning history	Rejected in SHLAA	
CONCLUSION	Retain in current use	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	Safeguarded urban greenspace in 2006 Local Plan	--
Physical constraints	None known.	
Sustainability (see Sustainability Appraisal for more detail)	Reasonably well located site within urban area. Sustainability score 7.	+
Regeneration potential	Not significant.	0

Assessment

This land is the frontage of a landscaped play area and is therefore not suitable for development, which would be contrary to policies SS4 and SS5.

Alternative options

Any development of the site would be contrary to Core Strategy policies SS4 (Community Facilities and Services) and SS5 (Provision and Access to open Space and Green Infrastructure) and therefore no alternative is put forward.

WH6 Highfields

Sustainability criteria

	Comments	Rating
Biodiversity	Development may have a marginal negative local effect.	-
Landscape/conservation	Development would require careful design, but offers potential to improve the appearance of a site in a prominent location.	+
Water resources	Site rated 'red/amber' by United Utilities for drainage, owing to pressure on West Strand waste water pumping station.	-
Climate change	Development likely to have a neutral effect.	0
Flood risk	Site in Zone 1 but with little or no potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect.	0
Land quality	Brown field.	+
Air quality	Neutral or no effect.	0
Waste and recycling	Development likely to have neutral effect.	0
Services and facilities	Site with access to frequent bus service connecting to services and facilities.	+
Health and wellbeing	Access to primary care as well as opportunities for sport and recreation.	+
Education and skills	Accessible to vocational training and adult education.	+
Sustainable economy	Accessible by range of means to a choice of employment and training opportunities.	+
Leisure and tourism	Development will not make a significant contribution.	0
Housing	Site too small to have significant impact on strategic housing objectives.	0
Leisure and retail	Reasonably accessible to town centre and local shops.	+
Transport	Reasonable access to frequent local bus services.	+

Site ref. WH11	Site name HARRAS DYKE FARM 2	
Area 1.27 ha.	Suggested use Housing	Capacity (housing) 38
Planning history	SHLAA rating; 'deliverable'	
CONCLUSION	Consider allocation for housing	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS04: deliverable (0-5 years)	+
Physical constraints	Providing drainage might be a problem owing to known issues with run off in this area, as well as general capacity constraints in north Whitehaven.	-
Sustainability (see Sustainability Appraisal for more detail)	Green field site outside urban area and with accessibility and drainage issues. Sustainability score -9	--
Regeneration potential	Greenfield site outside 2006 settlement boundary. Together with WH12 offers potential to meet strategic housing objectives ('executive' housing plus affordable element).	+

Assessment

Although this is a green field site, it sits alongside a row of houses already built on the northern side of Harras Road and development here would therefore have limited landscape impact compared to some other possibilities for extending the town northwards. This area is identified by the Core Strategy (3.5.15) as one where the settlement boundary will be reviewed.

Alternative options

This site might be acceptable for development involving open space uses with minimal buildings, but no such proposal has been made.

WH11 Harras Dyke Farm 2

Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	o
Landscape/conservation	Likely to have negative impact.	-
Water resources	United Utilities rating 'red (West Strand PS capacity)/amber/green'	-
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Site capable of accommodating 'executive' housing.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WH12	Site name HARRAS DYKE FARM 3	
Area 3.65 ha.	Suggested use Housing	Capacity (housing) 75
Planning history	SHLAA rating; 'deliverable'	
CONCLUSION	Consider allocation for housing	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS95: deliverable (80 units in years 0-5)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Green field site outside urban area and with accessibility and drainage issues. Sustainability score -9	--
Regeneration potential	Greenfield site outside 2006 settlement boundary. Together with WH12 offers potential to meet strategic housing objectives ('executive' housing plus affordable element). But this needs to be balanced against landscape impact.	o

Assessment

This land adjoins, and offers similar possibilities to, WH11. However, it extends further northward, and would have significant landscape impact when approaching Whitehaven down Red Lonning. This impact is muted when viewed from further afield by the topography created for the golf course to the west, and development would not generally be visible from view points to the east.

Alternative options

This site might be acceptable for development involving open space uses with minimal buildings, but no such proposal has been made.

WH12 Harras Dyke Farm 3 Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	o
Landscape/conservation	Likely to have negative landscape impact.	-
Water resources	United Utilities rating 'red (West Strand PS capacity)/amber/amber'	-
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WH13	Site name HARRAS DYKE FARM 4	
Area 0.57 ha.	Suggested use Housing	Capacity (housing) 17
Planning history	'Developable' in SHLAA	
CONCLUSION	Consider allocation for housing	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference; CS96; developable (6-15 years)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Green field site outside urban area and with accessibility and drainage issues. Sustainability score -9	--
Regeneration potential	Greenfield site outside 2006 settlement boundary. Together with WH11 offers potential to meet strategic housing objectives ('executive' housing plus affordable element).	+

Assessment

This site is only accessible via WH11 and should be seen as an extension of it.

Alternative options

This site might be acceptable for development involving open space uses with minimal buildings, but no such proposal has been made.

WH13 Harras Dyke Farm 4 Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	0
Landscape/conservation	Likely to have negative landscape impact.	-
Water resources	United Utilities rating 'red (West Strand PS capacity)/amber/green'	-
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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 big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WH14	Site name HARRAS DYKE FARM 5	
Area 0.19 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS94; discounted ((outside settlement boundary; access)	-
Physical constraints	Access down farm track only	-
Sustainability (see Sustainability Appraisal for more detail)	Green field site outside urban area (albeit surrounded by farm buildings) and with accessibility and drainage issues. Sustainability score -9	--
Regeneration potential	Not significant.	0

Assessment

Although this is next to the other Harras Dyke plots suggested for consideration for allocation, development here would have a stronger landscape impact owing to the position of the land on the skyline.

Alternative options

This land should remain in agricultural use and no alternatives are put forward.

WH14 Harras Dyke Farm 5 Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	0
Landscape/conservation	Likely to have negative landscape impact.	-
Water resources	Not rated by UU. Assumed United Utilities rating 'red (West Strand PS capacity)/ amber/amber'	-
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Would be capable of attracting 'executive' housing.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WH15	Site name HARRAS DYKE FARM 6	
Area 0.15 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current use.	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS97; discounted ((outside settlement boundary; access)	-
Physical constraints	Access down farm track only	-
Sustainability (see Sustainability Appraisal for more detail)	Green field site outside urban area (albeit surrounded by farm buildings) and with accessibility and drainage issues. Sustainability score -9	--
Regeneration potential	Not significant.	0

Assessment

Although this is next to the other Harras Dyke plots suggested for consideration for allocation, development here would have a stronger landscape impact owing to the position of the land on the skyline.

Alternative options

This land should remain in agricultural use and no alternatives are put forward.

WH15 Harras Dyke Farm 6 Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	0
Landscape/conservation	Likely to have negative landscape impact.	-
Water resources	Not rated by UU. Assumed United Utilities rating 'red (West Strand PS capacity)/ amber/amber'	-
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Would be capable of attracting 'executive' housing.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WH16	Site name HARRAS DYKE FARM 7	
Area 5 ha.	Suggested use Housing	Capacity (housing) 150
Planning history	New site proposal	
CONCLUSION	No allocation. Retain in current use.	

Allocation criteria; score (residential use)

	Comments	Rating
Planning history	New site proposal, not rated in SHLAA	o
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Green field site outside urban area and with accessibility and drainage issues. Sustainability score -9	--
Regeneration potential	Greenfield site outside 2006 settlement boundary. Together with WH11 offers potential to meet strategic housing objectives ('executive' housing plus affordable element).	+

Assessment

Although this is close to the other Harras Dyke plots suggested for consideration for allocation, development here represents an excessive extension of the built up area. Land release on this scale would be undesirable and there is no need to consider extending the town on this scale at this stage.

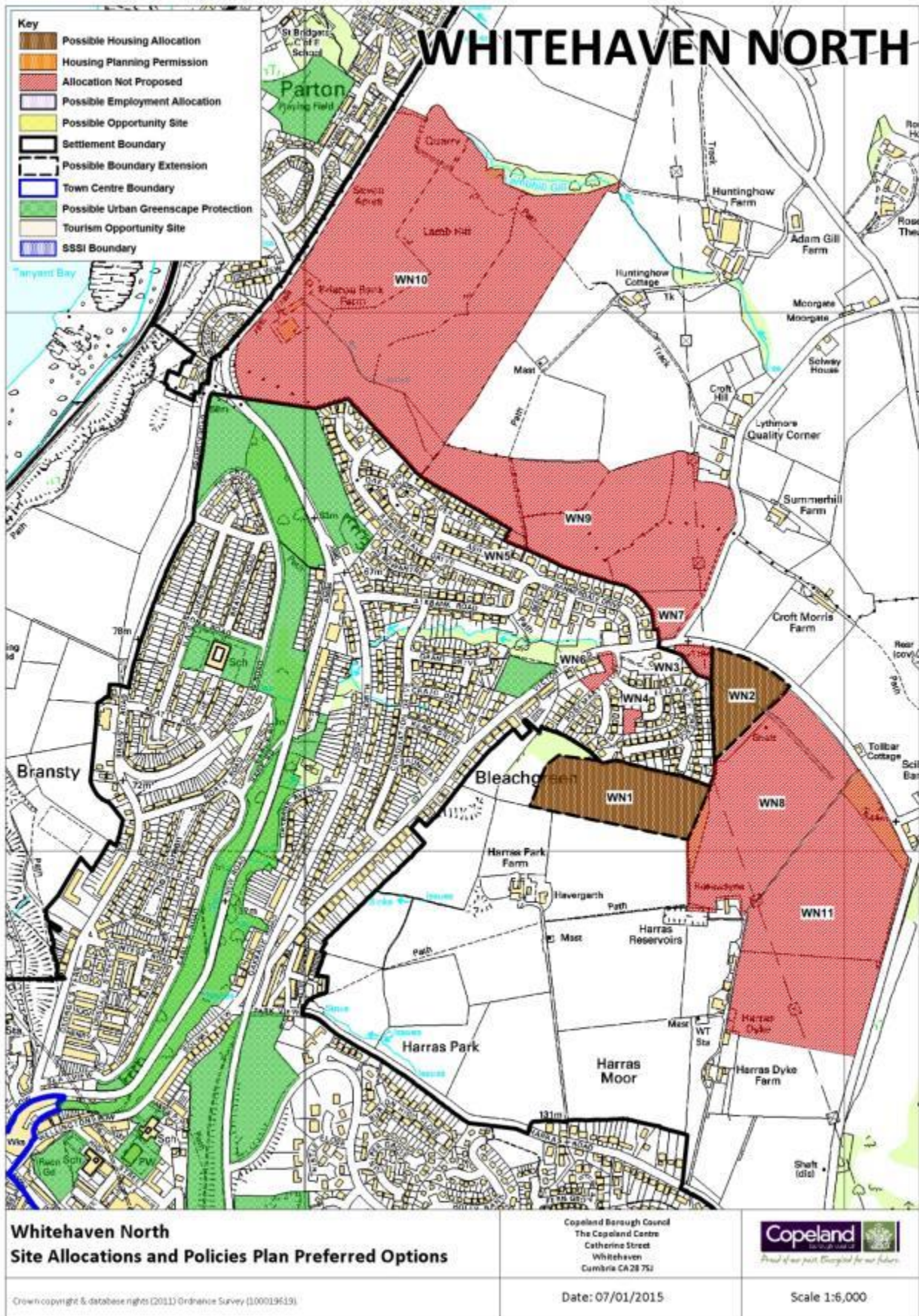
Alternative options

This land should remain in agricultural use and no alternatives are put forward.

WH16 Harras Dyke Farm 7

Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	o
Landscape/conservation	Likely to have negative landscape impact.	-
Water resources	Not rated by UU. Assumed United Utilities rating 'red (West Strand PS capacity)/ amber/amber'	-
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-



Site ref. WN1	Site name ELIZABETH CRESCENT/BAY VISTA	
Area 3.25 ha.	Suggested use Housing	Capacity (housing) 98
Planning history	SHLAA rating 'deliverable'	
CONCLUSION	Consider allocation for housing (settlement boundary revision)	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS37: deliverable (0-5 years)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Green field site on edge of urban area and not accessible by non-car modes of transport. Sustainability score -8.	--
Regeneration potential	Opportunity to add 'high end' housing to Whitehaven portfolio.	+

Assessment

Although this land lies outside the current settlement boundary, Whitehaven North is signposted for boundary review by Core Strategy para. 3.5.15. With housing between it and open countryside, landscape impact of development here would be muted, and Elizabeth Crescent is laid out at its south east corner to permit access.

Development should protect and/or enhance existing boundary vegetation.

Alternative options

Other than residential development, permissible options would be community open space, if there were resources to lay it out and maintain it, or to leave it as it is, as pasture.

WN1 Elizabeth Crescent/Bay Vista Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	o
Landscape/conservation	Might have limited detrimental effect on landscape.	-
Water resources	Rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN2	Site name NORTH EAST BAY VISTA	
Area 1.65 ha.	Suggested use Housing	Capacity (housing) 50
Planning history	SHLAA rating 'deliverable'	
CONCLUSION	Allocate for housing (settlement boundary revision)	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS43: deliverable (0-5 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Green field site on edge of urban area and not accessible by non-car modes of transport. Sustainability score -8.	--
Regeneration potential	Opportunity to add 'high end' housing to Whitehaven portfolio.	+

Assessment

Although this land lies outside the current settlement boundary, Whitehaven North is signposted for boundary review by Core Strategy para. 3.5.15. This land is accessible from Victoria Road, and represents a natural extension of the Bay Vista/Bleach Green neighbourhood.

Development should incorporate and/or enhance existing landscape features, namely the beck and hedgerow running across it, and include retention of existing trees and hedgerow, and/or structural planting, along the Victoria Road boundary, to mute its impact on surrounding landscape.

Alternative options

The most realistic alternative for this site would be to leave it in its existing condition. It is unlikely that other forms of built development would be appropriate.

WN2 North East Bay Vista Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	o
Landscape/conservation	Might have limited detrimental effect on landscape.	-
Water resources	Rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Site big enough to create a mix of dwellings fulfilling both affordable homes and 'executive' strategic aims.	+
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN3	Site name VICTORIA ROAD/BAY VISTA	
Area 0.28 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA Previously refused planning consent. TPO.	
CONCLUSION	No allocation. Retain in current condition	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS40; discounted ((impact on protected trees and landscape; poor visibility for access) Planning consent for 7 homes refused in 2004. Trees on part of site protected.	--
Physical constraints	Protected trees and watercourse.	-
Sustainability (see Sustainability Appraisal for more detail)	Green site peripheral to town but within settlement boundary. Sustainability score -10.	-
Regeneration potential	Not significant.	0

Assessment

This land has previously been refused planning permission and it has clear amenity and biodiversity value by virtue of its tree population. Development would be contrary to policy on green infrastructure (SS5) and possibly biodiversity (ENV3) and ENV5 (landscape).

Alternative options

The site could be incorporated into the neighbouring WN2 to serve primarily as amenity open space along with the beck and vegetation running through the larger site; if so, the priority must be to retain its trees and hedges.

WN3 Victoria Road/Bay Vista

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have detrimental effect owing to loss of trees.	-
Landscape/conservation	Might have limited detrimental effect on landscape.	-
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply.	0
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 but small site with little potential for sustainable drainage measures.	+
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield within settlement boundary.	0
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Not large enough to make significant contribution to meeting strategic housing objectives.	0
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN4	Site name BAY VISTA PLAY AREA	
Area 0.12 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA Previous refusals of planning consent.	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS44; discounted (site in beneficial use as amenity open space) Planning consent for a dwelling refused in 1999 and 2000.	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Green site peripheral to town but within settlement boundary. Sustainability score -9.	-
Regeneration potential	Not significant.	o

Assessment

This land serves as amenity open space for Elizabeth Crescent and to build on it would represent overdevelopment.

Alternative options

It is not realistic to offer this land for any form of built development; its retention as amenity open space appears to be the only feasible option.

WN4 Bay Vista play area

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have neutral effect.	o
Landscape/conservation	Might have limited detrimental effect on landscape.	-
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 but small site with little potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield within settlement boundary.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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 large enough to make significant contribution to meeting strategic housing objectives.	o
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN5	Site name ALDER CLOSE	
Area 0.09 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS45; discounted (outside settlement boundary, poor access).	-
Physical constraints	No apparent highway access.	-
Sustainability (see Sustainability Appraisal for more detail)	Green site peripheral to town but within settlement boundary. Sustainability score -9.	-
Regeneration potential	Not significant.	0

Assessment

The land appears to be landlocked with access only by footpath from Ash Drive or by using the driveway and part of the garden of the property at the end of Alder Close. Otherwise it could only be developed in conjunction with the land to the north (WN9). Although it might physically possible to share access with the adjoining property owner in Alder Close if that could be arranged, these current circumstances do not permit it to be allocated as it cannot be shown that development would be feasible.

Alternative options

The land appears currently to be disused; incorporation into gardens, of into the field to the north for grazing, seem to be the only practicable alternatives.

WN5 Alder Close Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have neutral effect.	0
Landscape/conservation	Might have limited detrimental effect on landscape.	-
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	0
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 but small site with little potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield within settlement boundary.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Not large enough to make significant contribution to meeting strategic housing objectives.	0
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN6	Site name ROSEMARY CLOSE	
Area 0.21	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS46; discounted (loss of open space, highly detrimental to landscape)	-
Physical constraints	Access on bend close to estate entrance.	-
Sustainability (see Sustainability Appraisal for more detail)	Green site peripheral to town but within settlement boundary. Sustainability score -9.	-
Regeneration potential	Not significant.	0

Assessment

This is a pleasant patch of amenity open space, with a panoramic view towards the sea, and to build on it would represent overdevelopment.

Alternative options

There appears to be no realistic alternative to leaving it as amenity open space.

WN6 Rosemary Close Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have neutral effect.	0
Landscape/conservation	Might have limited detrimental effect on landscape.	-
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	0
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 but small site with little potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield within settlement boundary.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Not large enough to make significant contribution to meeting strategic housing objectives.	0
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN7	Site name ADJ. RANNERDALE DRIVE	
Area 0.69 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Leave in current condition.	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS41; discounted (open land outside settlement boundary)	-
Physical constraints	None known, though access may be difficult so close to the junction.	o
Sustainability (see Sustainability Appraisal for more detail)	Green site peripheral to town but within settlement boundary. Sustainability score -9.	-
Regeneration potential	Offers potential for high quality 'executive' housing.	+

Assessment

This land is related in its position to the much larger Brisco Bank site, which is not considered appropriate for development. The Council does not consider this to be an appropriate direction for development to extend the town's development boundary owing to its prominence in the landscape compared to other options.

Alternative options

The Council considers this site to be unsuitable for any form of built development, and that it should remain in agricultural use.

WN7 Adj. Rannerdale Drive Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have neutral effect.	o
Landscape/conservation	Might have limited detrimental effect on landscape.	-
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Limited accessibility for healthy recreation.	-
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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 large enough to make significant contribution to meeting strategic housing objectives.	o
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN8	Site name EAST OF BAY VISTA	
Area 7.32 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS42; discounted (open land outside settlement boundary)	-
Physical constraints	None known	o
Sustainability (see Sustainability Appraisal for more detail)	Green field site on edge of urban area and not accessible by non-car modes of transport. Sustainability score -14.	--
Regeneration potential	Could accommodate a range of housing including 'executive' homes which would meet a strategic objective; but this must be weighed against its unfavourable landscape impact.	o

Assessment

This field is part of an open, expansive landscape and development would detract from that, and thus offend against policy ENV5. The Council accepts the principle of house building on this edge of Whitehaven but there are less obtrusive choices (WN1 and WN2).

Alternative options

No alternatives are suggested as any departure from open agricultural use would detract severely from the landscape and be contrary to Core Strategy policy ENV5.

WN8 East of Bay Vista Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	o
Landscape/conservation	Likely to have significant detrimental effect on landscape.	-
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Not accessible.	--
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Development likely to undermine Core Strategy objectives.	--
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

Site ref. WN9	Site name BRISCO BANK	
Area 12.26 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition.	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS48; discounted (open land outside settlement boundary)	-
Physical constraints	None known.	o
Sustainability (see Sustainability Appraisal for more detail)	Green field site on edge of urban area and not accessible by non-car modes of transport. Sustainability score -12.	--
Regeneration potential	Could accommodate a range of housing including 'executive' homes which would meet a strategic objective; but this must be weighed against its unfavourable landscape impact.	o

Assessment

Development here would be on too great a scale and, additionally that, would intrude into an open landscape, to an extent which is clearly incompatible with Core Strategy policy ENV5.

Alternative options

Development is not acceptable here on grounds of damage to the landscape, and the land should remain in agricultural use.

Development of the southern part of the site, which is in something of a dip, might have less landscape impact and thus be acceptable.

WN9 Brisco Bank Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have neutral effect assuming current pasture to be of low biodiversity value.	o
Landscape/conservation	Development likely to cause significant landscape harm	--
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Development likely to have adverse effect due to peripheral location and resulting car dependency.	-
Flood risk	Site in Zone 1 and big enough to have good potential for sustainable drainage measures	++
Energy	Site large enough to have potential for inclusion of measures for on-site use of renewable energy.	++
Land quality	Greenfield site on edge of settlement	--
Air quality	Likely to have moderate detrimental effect owing to car journeys generated.	-
Waste and recycling	Site over 2 km. from recycling facility.	-
Services and facilities	Site on edge of town but not accessible to facilities via choice of modes of transport.	-
Health and wellbeing	Site has some access to healthy recreation possibilities but health facilities not accessible by choice of transport modes.	-
Education and skills	Not easily accessible to education facilities except by car.	-
Sustainable economy	Edge of town site not readily accessible to employment areas and not likely to foster sustainable economic development in Whitehaven.	-
Leisure and tourism	Development not likely to make positive contribution.	o
Housing	Development likely to undermine Core Strategy objectives.	--
Leisure and retail	Nearest facilities over 1 km. away.	-
Transport	No service within 800m.	--

Site ref. WN10	Site name BRISCO BANK FARM	
Area 25.4 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
CONCLUSION	No allocation. Retain in current condition	

Allocation criteria

	Comments	Rating
Planning history	SHLAA site reference CS49; discounted (unfavourable topography, highly detrimental to landscape)	-
Physical constraints	Topography would present some difficulties. Only access appears to be from the A595, which is not desirable.	-
Sustainability (see Sustainability Appraisal for more detail)	Site capable of accommodating an attractive housing development but would undermine other policy objectives and is in relatively unsustainable location. Sustainability score -10.	
Regeneration potential	Could accommodate a range of housing including 'executive' homes which would meet a strategic objective; but this must be weighed against its unfavourable landscape impact.	o

Assessment

This land is clearly unsuitable for built development, which would severely detract from the attractiveness of this main approach into Whitehaven, and thus be contrary to policy ENV5 (landscape). It would also be contrary to the strategic principles expressed in policy ST1C and D.

Alternative options

No suitable alternatives are presented. Any use of this land would have to maintain its openness.

WN10 Brisco Bank Farm Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have neutral effect assuming current pasture to be of low biodiversity value.	o
Landscape/conservation	Development likely to cause significant landscape harm	--
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Development likely to have adverse effect due to peripheral location and resulting car dependency.	-
Flood risk	Site in Zone 1 and big enough to have good potential for sustainable drainage measures	++
Energy	Site large enough to have potential for inclusion of measures for on-site use of renewable energy.	++
Land quality	Greenfield site on edge of settlement	--
Air quality	Likely to have moderate detrimental effect owing to car journeys generated.	-
Waste and recycling	Site over 2 km. from recycling facility.	-
Services and facilities	Site partly accessible by virtue of being near bus route.	+
Health and wellbeing	Facilities accessible by public transport but not nearby.	o
Education and skills	Not easily accessible to education facilities except by car.	-
Sustainable economy	Reasonably accessible by bus to a range of employment or training opportunities.	+
Leisure and tourism	Development of this prominent open land at a 'gateway' location could have a negative impact on the town's image.	-
Housing	Development likely to undermine Core Strategy objectives.	--
Leisure and retail	Not close to town centre, no shops nearby.	-
Transport	Frequent bus service but at some distance from parts of the site..	o

Site ref. WN11	Site name VICTORIA ROAD/RED LONNING	
Area 9.6 ha.	Suggested use Housing	Capacity (housing) 280
Planning history	New site proposal	
CONCLUSION	No allocation	

Allocation criteria (employment use)

	Comments	Rating
Planning history	New site proposal; not rated in SHLAA	o
Physical constraints	None known but drainage likely to be an issue.	o
	Green field site on edge of urban area and not accessible by non-car modes of transport. Sustainability score -14.	--
Regeneration potential	Could accommodate a range of housing including 'executive' homes which would meet a strategic objective; but this must be weighed against its unfavourable landscape impact.	o

Assessment

This site is isolated from the current urban area and would have an unacceptable landscape impact.

Alternative options

Development here would, in the Council's view, be contrary to Core Strategy policy ENV5 (landscape) and to leave it in its current condition, as pen countryside, is the only acceptable decision.

WN11 Victoria Road/Red Lonning

Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture, development not likely to have major effect on biodiversity.	o
Landscape/conservation	Likely to have significant detrimental effect on landscape.	-
Water resources	Not known but would probably be rated 'red' for waste water treatment, 'green' for water supply	o
Climate change	Likely to have unfavourable impact owing to car dependency.	-
Flood risk	Zone 1 with potential for sustainable drainage measures.	++
Energy	Potential for good standards with some renewable generation.	+
Land quality	Greenfield on edge of settlement.	-
Air quality	Could have moderately detrimental effect owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Remote from key services and accessible only for infrequent public transport	-
Health and wellbeing	Not accessible.	--
Education and skills	Not accessible by frequent public transport.	-
Sustainable economy	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	Development likely to undermine Core Strategy objectives.	--
Leisure and retail	Not close to town centre, no shops within 1 km.	-
Transport	Infrequent bus service.	-

VS1		Land at Sandwith	
Area 0.83	Suggested use Housing	Capacity (housing) 25	
Planning history	Rated 'developable' in SHLAA		
PREFERRED USE	Consider allocation for housing with affordable/local need component.		

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS98; 'developable' (6-15 years)	+
Physical constraints	None known but construction of a suitable standard highway access may be costly due to narrowness of roads.	o
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -14 but in existing settlement quite close to Whitehaven.	-
Regeneration potential	A suitable location for 'high end' housing which will meet an identified need; not in a very sustainable location but additional houses may support viability of the village pub.	o

Conclusion

Sandwith is not a service centre but it does have one service, namely the pub. Policy requires that housing in rural locations should provide homes to meet the needs of the local population given the size of this site and its village location, it may exceptionally be acceptable to incorporate an element of general market housing to facilitate a substantial element of affordable homes to meet local need.

Alternative options

No alternative is presented as in the Council's opinion housing is probably the only viable possible use, other than agriculture.

VS1 Land at Sandwith

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	o
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Status not known.	o
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.	o
Land quality	Greenfield not in town or Local Service Centre..	--
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.	o
Housing	Development not likely to be sustainable or consistent with the Core Strategy unless reserved for 'local need' housing.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

