



Copeland Local Plan 2021-2038

Appendix C: Opportunity Areas

Copeland Borough Council
September 2022

Opportunity Sites - Please see Policy E6 for further information

Local Plan Ref.	Site Name	Settlement	Area (ha)	Suitable/Preferred Uses	Use Classes
Whitehaven					
OWH01	Old Dawnfresh Factory	Whitehaven	1.23	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH02	Jacksons Timber Yard	Whitehaven	0.47	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH03	Preston St Garage	Whitehaven	0.45	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH04	BT Depot	Whitehaven	0.92	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH05	Land at Ginns	Whitehaven	2.98	All town centre uses. Also suitable for employment uses	B, C, E, F and Sui Generis (town centre appropriate) uses
OWH06	Land at Coach Road (former Jewsons)	Whitehaven	0.63	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OWH07	Marlborough Street	Whitehaven	0.08	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses
OWH08	Pow Beck	Whitehaven	11.97	Commercial and employment uses	B, E (except E(a)), F and Sui Generis (town centre appropriate) uses
OWH09	Car Park Quay Street East	Whitehaven	0.15	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses

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OWH10	Quay Street West	Whitehaven	0.35	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses
OWH11	Mark House & Park Nightclub	Whitehaven	0.25	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses
OWH12	Former Bus Garage, Bransty Row	Whitehaven	0.18	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OWH13	Marchon South	Whitehaven	31.50	A large scale opportunity site suitable for a range and mix of uses including: office, industrial and associated warehousing; residential; tourism associated development. Can also provide community spaces, biodiversity and public open spaces.	B, C, E, F and some Sui Generis uses
Cleator Moor/Cleator					
OCL01	Cleator Mills	Cleator	9.90	Mixed use development of commercial with potential for some residential is preferred. Site is in area of high flood risk and subject to a Level 2 SFRA; development proposals will need to consider flood measures for the whole site. Any planning application will require a project-level HRA and most likely an Appropriate Assessment as the site is adjacent to the River Ehen.	B, C2 (college and training centre), C3, E(g), F1(a) uses
Egremont					
OEG01	Chapel Street	Egremont	0.83	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses

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OEG02	Former Red Lion PH, Main Street	Egremont	0.04	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OEG03	East Road Garage	Egremont	0.62	Commercial and employment uses are preferred for this site, but residential may also appropriate.	B, C, E(g) and some Sui Generis uses
Millom					
OMI01	Millom Pier	Millom	3.09	This site is suitable for employment uses, and may also be suitable for tourism/visitor uses due to its coastal location, and possible environmental opportunities linked to the Local Nature Reserve.	B, F and some Sui Generis uses