



Copeland Local Plan 2021-2038

Appendix F

Copeland Borough Council
September 2022

Appendix F: Housing Allocation Profiles

Local Plan Allocation Reference: HWH1	9
Local Plan Allocation Reference: HWH2	13
Local Plan Allocation Reference: HWH3	17
Local Plan Allocation Reference: HWH4	21
Local Plan Allocation Reference: HWH5	25
Local Plan Allocation Reference: HWH6	30
Local Plan Allocation Reference: HCM1.....	35
Local Plan Allocation Reference: HCM2.....	39
Local Plan Allocation Reference: HCM4.....	48
Local Plan Allocation Reference: HEG1.....	52
Local Plan Allocation Reference: HEG2.....	57
Local Plan Allocation Reference: HEG3.....	62
Local Plan Allocation Reference: HMI1.....	67
Local Plan Allocation Reference: HMI2.....	71
Local Plan Allocation Reference: HAR1.....	77
Local Plan Allocation Reference: HDI1.....	81
Local Plan Allocation Reference: HDI2.....	85
Local Plan Allocation Reference: HSB1	89
Local Plan Allocation Reference: HSB3	93
Local Plan Allocation Reference: HSE2	96
Local Plan Allocation Reference: HSE3	100
Local Plan Allocation Reference: HTH1.....	104
Local Plan Allocation Reference: HBE1	109
Local Plan Allocation Reference: HBE2	113
Local Plan Allocation Reference: HBI1	117
Local Plan Allocation Reference: HBI2	121
Local Plan Allocation Reference: HDH2	125
Local Plan Allocation Reference: HDH3	129
Local Plan Allocation Reference: HMR1.....	133
Local Plan Allocation Reference: HMR2.....	137
Local Plan Allocation Reference: HLO1	139
Local Plan Allocation Reference: HSU1	144

Abbreviations

CBC – Copeland Borough Council

CCC – Cumbria County Council

DHA – Designated Heritage Asset

EVA – Emergency Vehicle Access

GCN – Great Crested Newt

Ha – Hectares

HeIA – Heritage Impact Assessment

LCA – Landscape Character Assessment

MfS – Manual for Streets

NDHA – Non-designated Heritage Asset

SAA – Site Access Assessments

SAC – Special Area of Conservation

SAM – Scheduled Ancient Monument

SHLAA – Strategic Housing Land Availability Assessment

SLCA – Settlement Landscape Character Assessment

SPA – Special Protection Area

SSSI – Site of Special Scientific Interest

TIS – Transport Improvement Study

UU – United Utilities

Introduction

Background

- 1.1 This document provides additional information regarding each of the housing allocations identified in the Local Plan 2021-2038 Publication Draft.
- 1.2 It has been produced to increase transparency in the planning process and inform developers who may be interested in taking the site forward for development in order to reduce costs and delay¹. It is also important to demonstrate to communities the standard of development that the Council expects to achieve on the allocated sites.
- 1.3 The document identifies any known or potential constraints to delivery and is informed by the following evidence documents:
 - Copeland Strategic Housing Land Availability Assessment 2020
 - Settlement Landscape Character Assessment 2021
 - Open Space Assessment 2020 and Addendum 2022
 - Site Access Assessments 2021
 - Transport Improvement Study 2021
 - Ecological Assessments 2021
 - Playing Pitch Strategy 2021
 - Strategic Flood Risk Assessment 2021
 - Heritage Impact Assessments 2021 and 2022 updated document following comments from Historic England
- 1.4 Further details of the matters that need to be considered can be found in those reports on the Council's website.
- 1.5 Copeland Strategic Planning Officers carried out site visits to each proposed allocation in 2020 and again in 2021 to identify potential constraints. Constraints were also noted on the forms submitted by landowners during the Call for Sites throughout the Local Plan Process.
- 1.6 Comments on each site have been obtained from the following stakeholders throughout the development of the Local Plan, to ensure that all potential constraints have been considered.
 - Cumbria County Council (as highways authority and lead flood risk authority)
 - United Utilities
 - Electricity North West
 - Northern Gas (for sites in North Copeland)
 - Cadent Gas (for sites in South Copeland)

¹ It should be noted that inclusion of a site within the Draft Local Plan does not guarantee that the site will be allocated within the final adopted version of the Local Plan nor that planning permission would be granted for development on the site.

- Sport England
- Town and Parish Councils
- Copeland Council's Flood and Coastal Defence Engineer,
- Copeland Council's Heritage Officer
- Copeland Council's Environmental Health Officer

- 1.7 Where appropriate the profiles have been updated following further comments in response to the Publication Draft Regulation 19 consultation.

How to use this document

- 1.8 The sites within this paper are divided by settlement and are listed in order of the Settlement Hierarchy, with the sites in the Borough's four towns (Principal Town and Key Service Centres) first, followed by those within the Local Service Centres, Sustainable Rural Villages and Rural Villages. The full settlement hierarchy can be viewed in policy DS3PU of the Local Plan Publication Draft.
- 1.9 Maps and aerial photographs of every site are included within this document and can also be seen on the Council's web mapping page.
- 1.10 The document contains indicative timeframes. This is the timeframe when we expect the first housing completions coming forward on the site. This has been informed through an initial assessment of the constraints on site, the scale of development, whether there is current developer interest in a site and information received from landowners or developers.
- 1.11 A full detailed delivery timetable (housing trajectory) is contained within Appendix E of the Local Plan which will indicate how many dwellings are expected to be completed on the site per year. This has been informed through discussions with developers where possible.
- 1.12 An indicative yield has been identified for each of the sites. Unless otherwise stated, this is based on an assumption of 25 dwellings per hectare (gross).
- 1.13 Constraints referred to in this document have been outlined in Table 1. Please note that the list of constraints identified within this document is not exhaustive and additional issues may become apparent following further consultation with statutory consultees as the Local Plan progresses or during planning application stage. The evidence base documents form the starting point for the discussions, reflect a point in time and more up to date evidence submitted at the time of a planning application may supersede the information within them.
- 1.14 Developers are encouraged to engage in pre-application discussions with the Council's Development Management team prior to submitting planning applications on any site. The Development Management team can also advise whether any developer contributions are likely to be sought. These could be for a range of things including affordable housing, education provision and to address a shortage of particular types of open space within the settlement. The likely infrastructure requirements are identified in the IDP.

Table 1: Constraints identified through Site Allocation Profiles

Constraint	Source and Explanation
Stage Introduced	This refers to the earliest stage the draft allocation was introduced into the emerging Local Plan.
Adjoining Uses	It is important to understand the adjoining uses of a site to ensure that amenity issues are reduced. For example, if a residential development was situated in close proximity to an employment site, it may be necessary to implement mitigation measures, for example from noise or pollution.
Flood Risk Zone	This has been informed by the 2021 Strategic Flood Risk Assessment.
Highways and Accessibility Issues	This has been informed by the Copeland Transport Improvement Study, the Copeland Site Access Assessment and comments received from Cumbria County Council and National Highways. The potential costs identified within these documents is a starting point and represents a particular point in time, the exact level of contributions will be determined at planning application stage.
Minerals and Waste	A mapping exercise has been carried out to ascertain if a site falls within a minerals consultation or a minerals safeguarding zone. Further information regarding both can be found within the Cumbria Minerals and Waste Local Plan.
Flood and Water Management Issues	This has been informed by a combination of the 2021 SFRA, Cumbria County Council comments as the Lead Local Flood Authority, and comments regarding water and wastewater resources from United Utilities.
Utilities	Highlights where development of a site may result in capacity issues with the gas or electric networks which may require mitigation
Landscape Issues	This section has been informed by the Council's Settlement Landscape Assessment (SLCA) and Landscape Character assessment (LCA) documents and also identifies whether there are any likely key species of importance on site.
Ecology Issues	An ecological assessment is likely to be required at planning application stage which will confirm the presence of habitats and species and developers will be expected to provide mitigation where any loss of habitats or species is unavoidable
Heritage Impact Assessment (HeIA) Summary	This considers where development may result in harm to a heritage or historic asset. The Profile document outlines the perceived level of harm to assets as a result of development once mitigation measures have been put into place. Please see the full HeIA for more details and an explanation of the mitigation required.
Additional Considerations	This considers additional site specific issues that may need to be considered. This includes (but is not restricted to) potential prejudicial impacts on existing sport facilities and pitches, as well as where existing structures may require demolition and where electricity pylons are present on site.

Whitehaven



Local Plan Allocation Reference: HWH1

SHLAA Ref: WE032/WE001



General Site Information

Site Name:	Land at West Cumberland Hospital and Homewood Rd, Whitehaven		
Site Area:	1.9 hectares	Land Type:	Mixed
Stage introduced:	Local Plan Preferred Options (amended boundary proposed in response to the Publication Draft consultation)		
Ownership:	Part private ownership (We032), part Copeland Borough Council ownership (We001)		
Adjoining uses:	The site is close to residential development along Homewood Hill and Rutland Avenue. West Cumberland Hospital is located to the east.		
Flood Risk Zone:	FRZ 1		

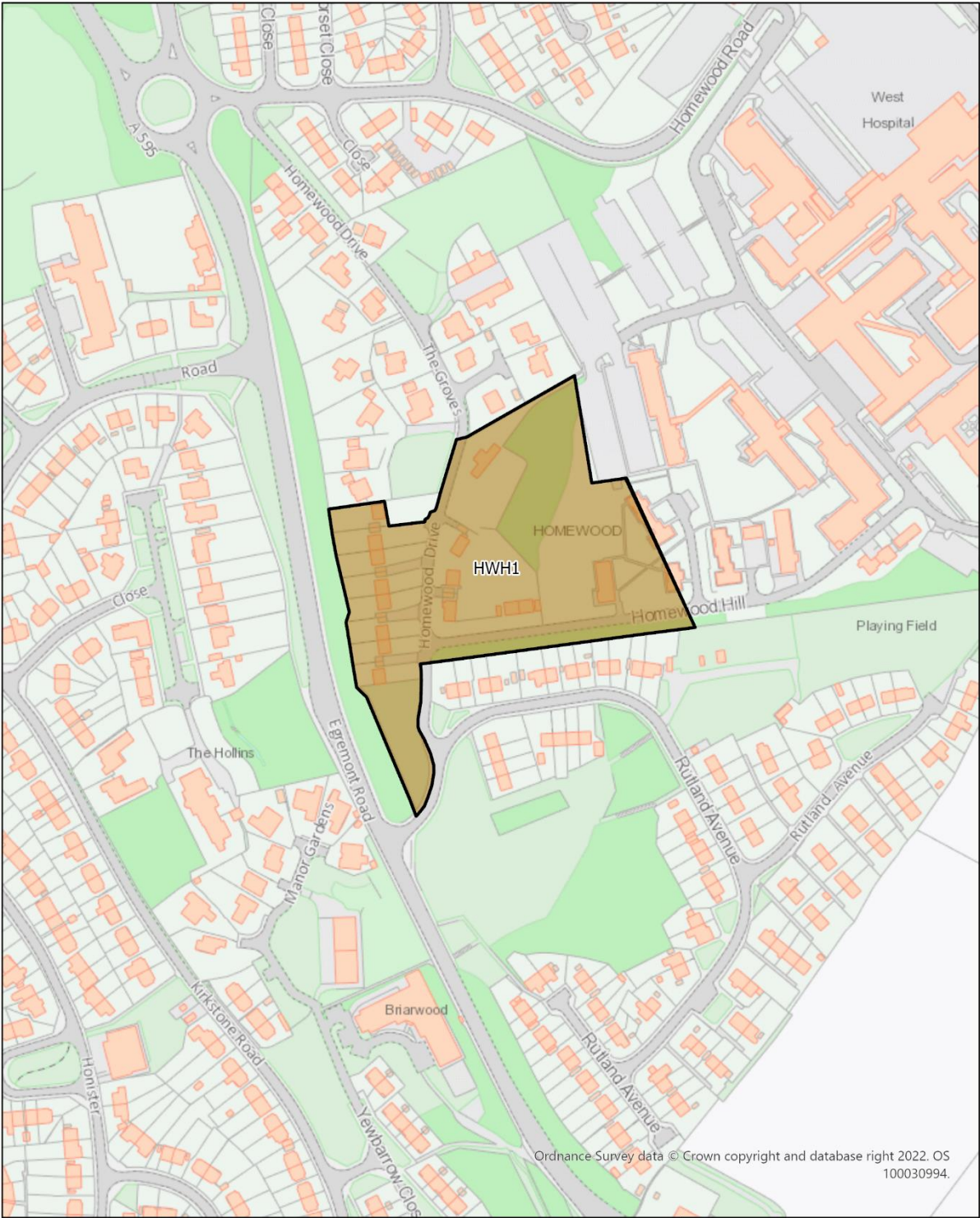
Housing Delivery


Developer Interest:	Unknown	Commencement Timescale:	0-5 years
----------------------------	---------	--------------------------------	-----------

Indicative Yield:	46 dwellings (Indicative Yield)		
Known Constraints			
Mineral Safeguarding Zone	No	Mineral Consultation Area	No
Highways and Accessibility Issues (please see the Copeland TIS and SAA for more details ²):	<ul style="list-style-type: none">The SAA outlines a number of potential safety, access and capacity issues relating to the development of this site. Further detail is provided within the phase 2 assessment for the site, which includes outline access design and costings.The Copeland TIS identifies a requirement for this site to contribute to capacity improvements at the Homewood Road roundabout. Other relevant highways improvements identified within the TIS include safety improvements at the Sneckyeat Road/ Homewood road crossroads, and capacity improvements at the Overend Road and Cleator Moor Road junction.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning applicationPow Beck Culvert under part of site – upgrade likely to be requiredPotential sewer capacity issues		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">High quality areas of landscaping will be required as buffers between new and existing development.		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">Bat Roost Assessment and potential further presence / likely absence surveys for buildings and trees on site;Detailed checks / walkover survey for badger and red squirrel; andInvasive plant survey; <p><u>Pre-construction checks</u></p>		

² <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p>This list is not exhaustive, and recommendations generated from further survey work should be followed</p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any vegetation to be removed should be checked immediately prior to clearance for bird nests. • Pre-construction ECoW checks required on site; these should include (but not be limited to) species such as badger, red squirrel and hedgehog. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Habitats with suitability for breeding birds and red squirrel.</p> <p>Potential for bats to roost within buildings and trees on site in trees.</p> <p>Invasive species present on site.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The trees, parkland and hedgerows on site provide good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with the addition of nest boxes. Furthermore, bat boxes could be erected on the mature trees in order to enhance roosting provisions for local bat populations.</p> <p>The bird / bat boxes could also be erected on the existing buildings or incorporated into the new buildings design.</p> <p>The amenity grasslands on site could be enhanced through provision of wildflower areas and extensive management regime.</p> <p>The parkland and scrub areas could be enhanced through removal of non-native / invasive species and additional planting of ground flora native species.</p> <p>In order to obtain a net gain in biodiversity value of at least 10% it is recommended that a Habitat Creation and Enhancement Plan is provided for the whole site. Any new buildings should include provision for roosting bats and nesting birds. Any further development should aim to eradicate invasive species.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Mitigated Impact: No impact on Heritage Assets
Additional Considerations:	



HWH1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 12/09/2022	Scale: 1:2,500

Local Plan Allocation Reference: HWH2

SHLAA Ref: WH011/a



General Site Information

Site Name:	Red Lonning and Harras Moor, Whitehaven		
Site Area:	23.16 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options		
Ownership:	Homes England		
Adjoining uses:	Primarily residential, small commercial estate to north east		
Flood Risk Zone:	FRZ 1		

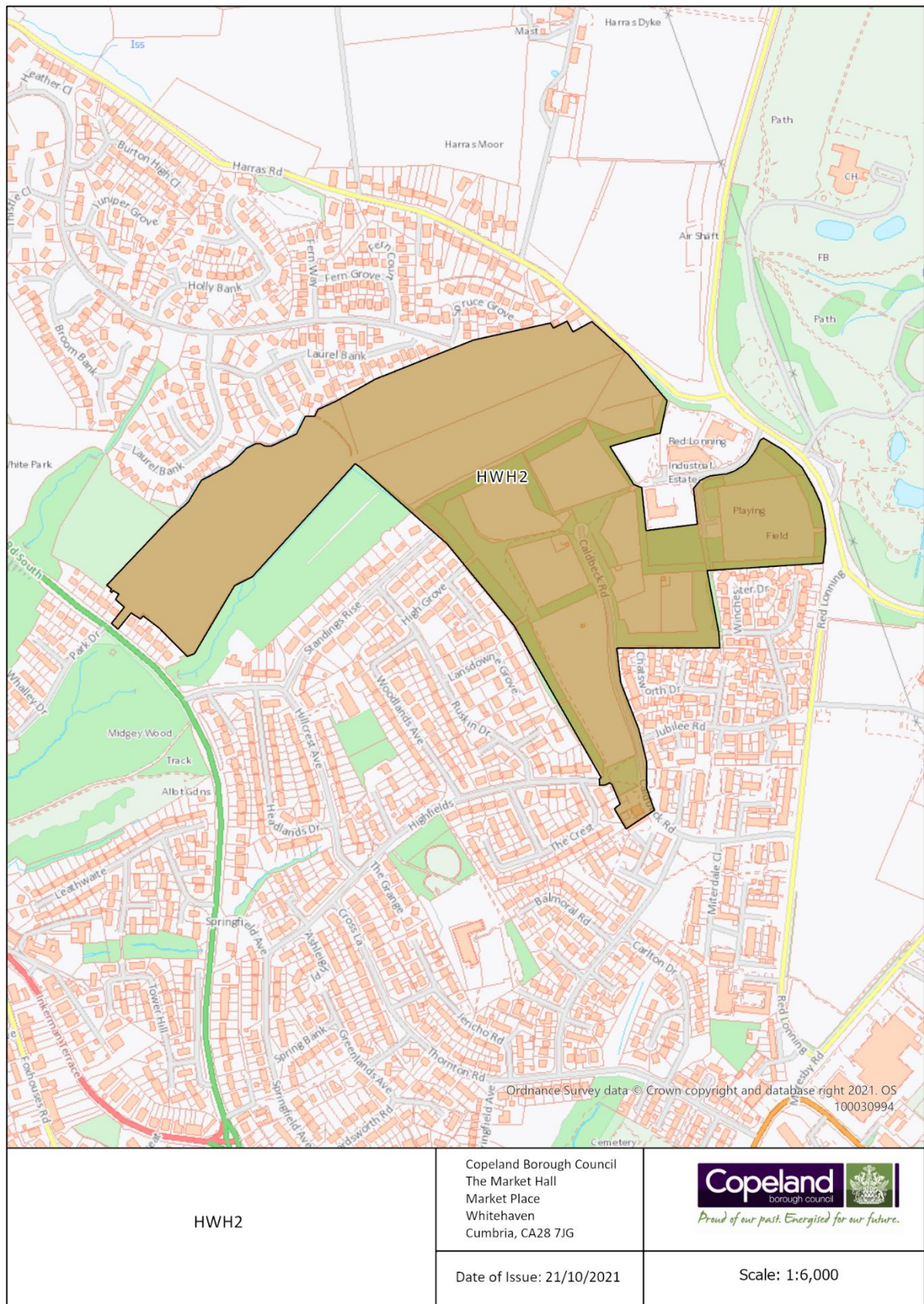
Housing Delivery			
Developer Interest:	Yes, outline planning application for up to 370 houses with associated open space and infrastructure under consideration	Commencement Timescale:	6 years+
Indicative Yield:	370 dwellings ³		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility Issues (please see the Copeland TIS and SAA for more details ⁴):	<ul style="list-style-type: none">Not assessed through the Transport Improvement Plan or Site Access Assessments as highways and access constraints will be considered through the determination of the current planning application(4/18/2287/001)		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">The SLCA identifies opportunities to better define the edge of the settlement in this area. It also identifies the green space to the east of Loop Road South and the south of the site as forming the hillside setting of the town. Development should avoid encroaching into this area.		
Ecology Issues:	<ul style="list-style-type: none">Not assessed through Local Plan Ecology Assessments as ecology constraints will be considered through the current planning application under consideration 4/18/2287/001		
Heritage Impact Assessment Summary:	<ul style="list-style-type: none">Development has the potential to impact upon Hope Cottage/Windsor House, 3-6 Windsor Terrace and the Whitehaven Conservation Area. Mitigated Impact: Low. For more information, please see the full HeIA report.		
Additional Considerations:	<ul style="list-style-type: none">The site contains an unused playing field which is poorly accessible from surrounding residential areas with no natural surveillance. In order to bring the site forward for development there would need to		

³ Based upon planning application submitted

⁴ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	be mitigation in place to replace the playing field and comply with paragraph 97 of the NPPF and Sport England's Playing Fields Policy.
--	---

Copeland Local Plan Appendix F - Housing Allocation Site Profiles



Local Plan Allocation Reference: HWH3

SHLAA Ref: WS013



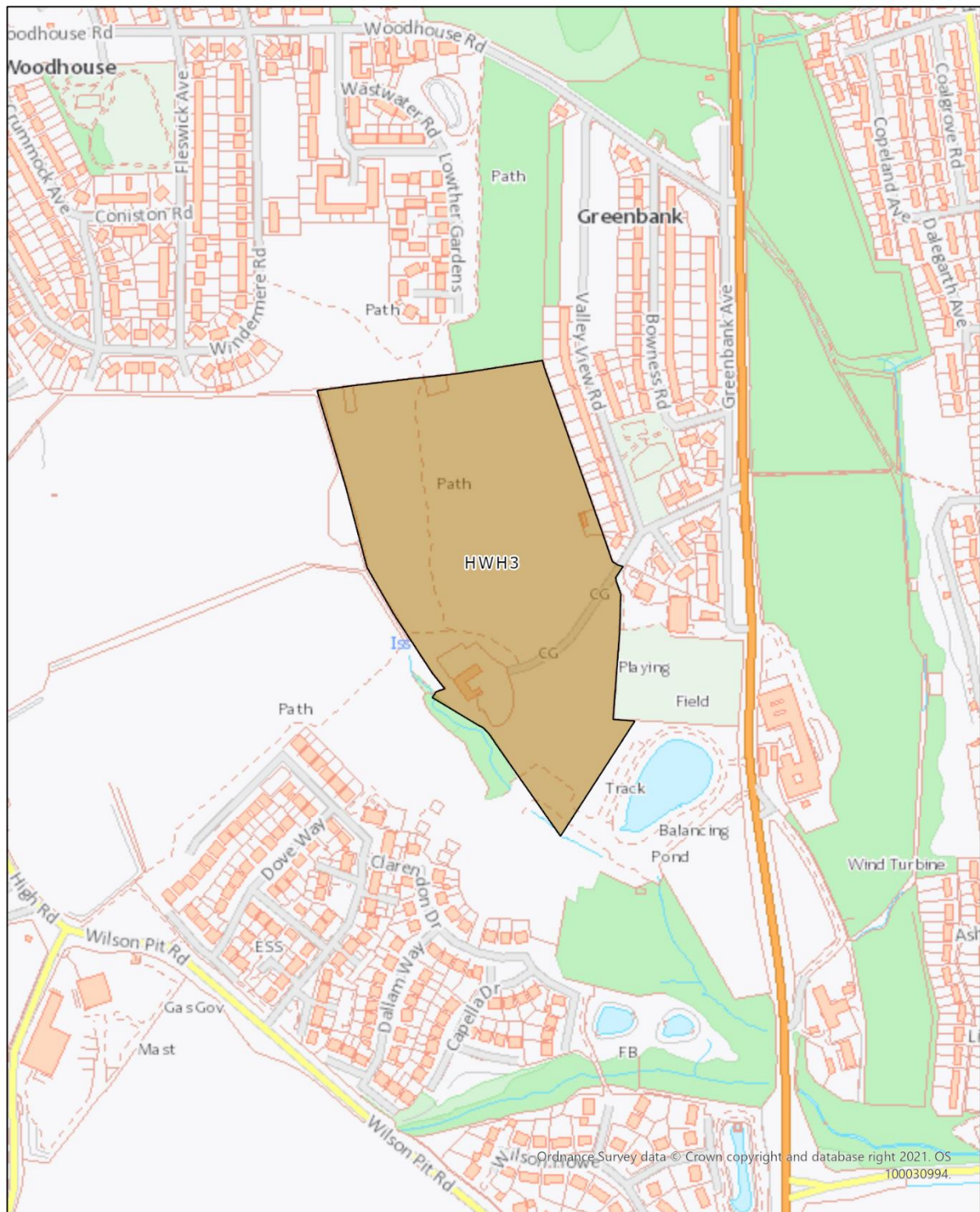
General Site Information

Site Name:	Land at Edgehill Park Phase 4, Whitehaven		
Site Area:	6.26 hectares	Land Type:	Mixed
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Existing residential development to the north and south. Residential properties, community centre and playing fields to the east. To the west is the former Marchon site; the northern part of which is allocated for housing, the southern		

	part is currently being considered by the Government as a site for Woodhouse Colliery and is allocated as an Opportunity Area.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes	Commencement Timescales:	0-5 years
Indicative Yield:	120 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ⁵):	<ul style="list-style-type: none">• The SAA outlines that a secondary access would be required for development of this site, which could be provided along Gameriggs Road. It may be necessary to introduce TROs to manage on street parking along this road• The TIS identifies a requirement for this site to contribute to traffic calming measures along High Road and Woodville Way, along with widening existing footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared footway/cycleway.• The TIS also identifies a need for this development to contribute to safety improvement at the St Bees Road /Mirehouse Road junction in Whitehaven, along with capacity improvements at Cleator Moor Road / Overend Road junction.• There is a need for development to consider the cumulative impact on the junction with St. Bees Road and Wilson Pit Road, for trips into Whitehaven and towards the A595.• The layout of the development should maximise use of footpath FP43103 including widening, surfacing, street lighting, and an extended connection to the west to provide a continuous direct link to Wilson Pit Road.• Please note: The TIS was produced prior to the production of the Publication Draft and therefore a number of improvements identified in the TIS may have already been factored into the reserved matters approval on the adjacent piece of land and may therefore not be needed when approving development on this site. Developer contributions to be agreed at planning application stage.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">• No existing UU assets		

⁵ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

Landscape Issues:	<ul style="list-style-type: none"> No significant issues identified in the SLCA
Ecology Issues:	<ul style="list-style-type: none"> Site not considered through Local Plan Ecology Assessments.
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon Greenbank Hotel and High House. Mitigated impact: low/medium. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> Telegraph poles on parts of site Within 200m of existing compost facility Potential ground contamination given former uses A masterplan was produced in 2012 to support the South Whitehaven Supplementary Planning Document and inform the outline planning application that was submitted. Future development proposals will be expected to accord with the development principles and design guide within the masterplan for the site. Site adjacent to adjacent playing field to east which shares an access with the development site. In this instance the resulting development, coupled with that already granted planning permission, would surround the playing field on three sides by residential development. The issue of prejudicial impact on the playing field needs to be assessed and considered as part of the planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.



HWH3	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <p><i>Proud of our past. Energised for our future.</i></p>
	Date of Issue: 21/10/2021	Scale: 1:4,000

Local Plan Allocation Reference: HWH4

SHLAA Ref: WW018/WW022



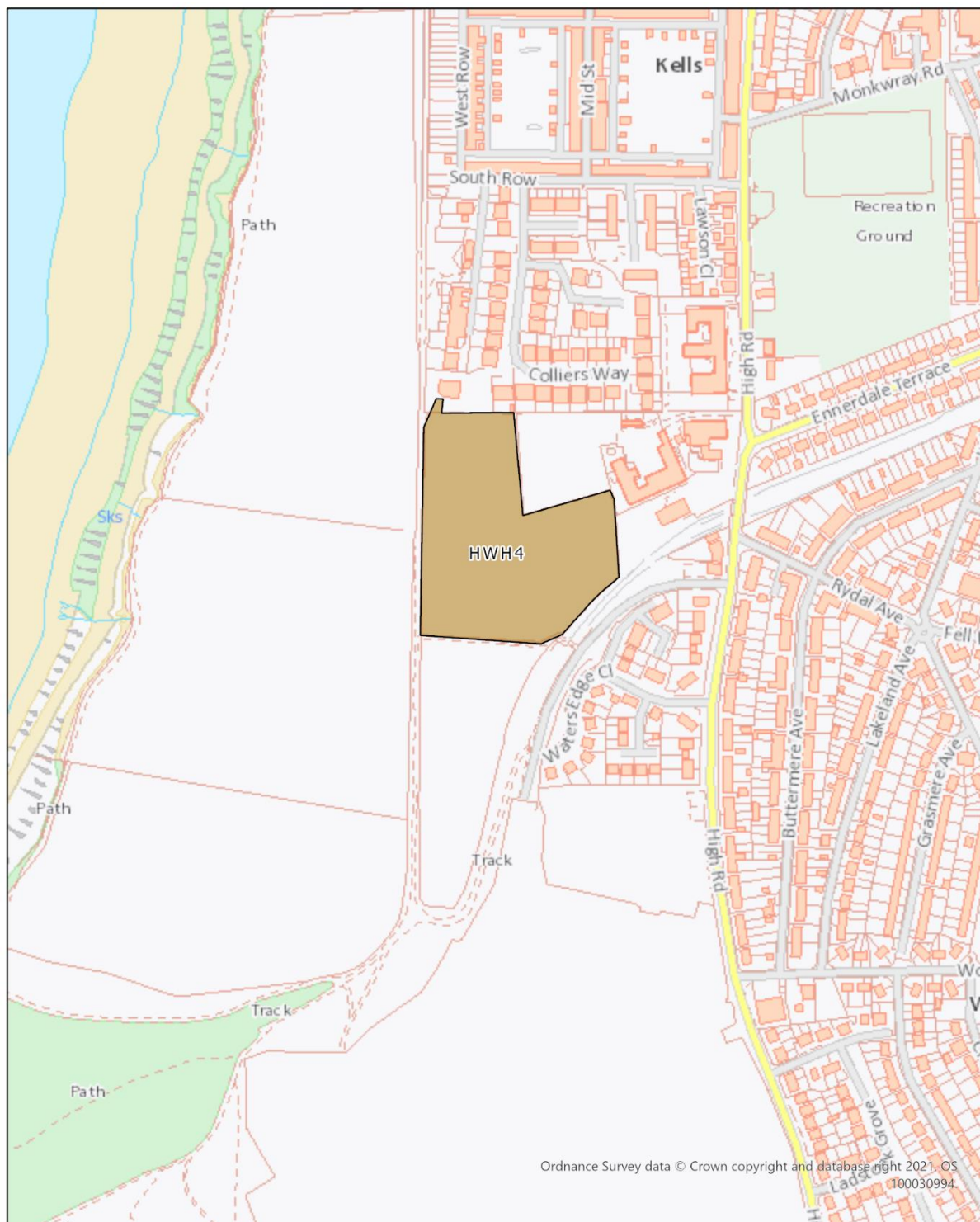
General Site Information


Site Name:	Land South and West of St Mary's School, Whitehaven		
Site Area:	2.39 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	The site is bounded to the south by the former Marchon Factory site which is proposed as a housing allocation. St Mary's School is to the north east with residential development beyond. The St Bees and Whitehaven Heritage Coast and Whitehaven Coastal Path runs to the west of the site.		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	0-5 years
Indicative Yield:	60 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ⁶):	<ul style="list-style-type: none">Suggested primary access in SAA is currently unadopted and would require upgrading to CCC design guide standardsThe overall cumulative impact of the development in the context of the wider former Marchon site and nearby Local Plan sites would need to be considered.The SAA considers that it may be necessary to deliver TROs alongside the site access to limit the impact of on street parking on visibility and minimise the impact on two-way flows as this site, and other adjacent sites are brought forward.The TIS identifies HWH4 as one site required to contribute towards traffic calming measures along High Road and Woodville Way, as well as delivery of widened footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared use footway/cycleway.The nearest bus stop is approximately 150m from the site entrance. The site could deliver improved waiting facilities i.e. a shelter, subject to feasibility considerations at this, or other nearby stops.Some existing PROWs on site		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">Electrical infrastructure may require reinforcement		
Landscape Issues:	<ul style="list-style-type: none">Appropriate landscape buffer will be required between new development and school site.Prominent coastal strip identified in the SLCA and proposed to maintain the undeveloped character of that coastal stripFull consideration must be given to the setting of the St Bees and Whitehaven Heritage Coast		
Ecology Issues:	<ul style="list-style-type: none">Natural England Environmental Stewardship AreaProject specific HRA required to demonstrate avoidance of water pollution		

⁶ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Pre-construction check for reptiles required before site is cleared, including dismantling and checking any potential refugia for sheltering reptiles, particularly the western boundary and any debris adjacent to the houses on the northern boundary. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Ground nesting birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site has limited opportunities at present. Provision for invertebrates and birds such as nectar sources and berry-bearing shrubs are recommended to be included in landscaping plans</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon St Mary’s Church and Barrowmouth Gypsum and Alabaster Mine. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations	<ul style="list-style-type: none"> Eastern strip of the site lies within a former coal mine extraction area The site lies close to where buried prehistoric remains were revealed in advance of a housing development and so there is the potential for currently unknown archaeological assets to survive buried on the site. It is advised that any future application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded. Development of this site would surround the playing field on three sides by residential development. The site lies adjacent to a playing field site and the issue of prejudicial impact on the playing field needs to be assessed and considered as part of the planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers’ expense. Paragraph 187 of the NPPF applies.



HWH4	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	Date of Issue: 21/10/2021	Scale: 1:4,000

Local Plan Allocation Reference: HWH5

SHLAA Ref: WW014



General Site Information

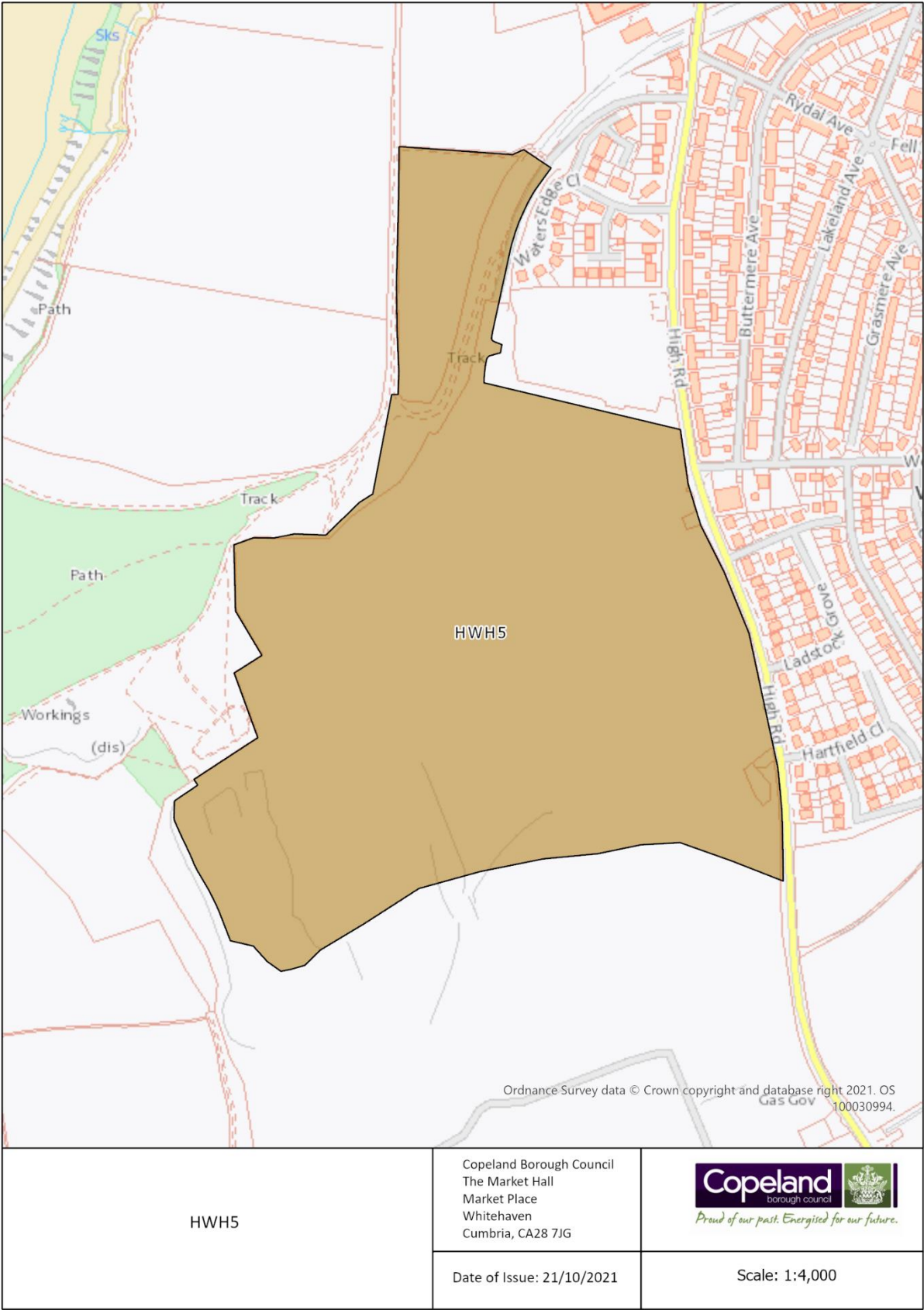
Site Name:	Former Marchon Site North, Whitehaven		
Site Area:	20.95 hectares	Land Type:	Brownfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private Ownership		
Adjoining uses:	Residential areas and proposed housing allocations to the north and east. Coastline, Coastal Path and St Bees and Whitehaven Heritage Coast to the west. Proposed Cumbria Mining development to the south on the remainder		

	of the former Marchon site (subject to Government approval); identified as an Opportunity Area in the Local Plan.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes, hybrid planning application submitted 2021	Commencement Timescales	6 years+
Indicative Yield:	532 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ⁷):	<ul style="list-style-type: none">At the indicative yield of 532 dwellings, the site would be required to provide two ‘primary roads’ and an EVA.Given the scale of this site and surrounding development, the overall cumulative impact of the development in the context of the nearby local plan sites would need to be considered.This site has been identified to contribute towards traffic calming measures along High Road and Woodville Way, as well as delivery of widened footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared use footway/cycleway.SAA recommends that development is required to surface, widen, and upgrade footpaths to bridleway to permit cycling as part of this scheme.Due to the increased demand for bus services that a development of this size would bring, consideration should be given to bus stop improvements in the form of covered shelters, for example.Furthermore, the scale of additional traffic along Woodville Way High Road may necessitate the delivery of a controlled pedestrian crossing point to ensure safe access for more vulnerable users in particular, providing safe crossing opportunities to bus stops and shops in the adjacent residential estate(s).Some existing PROWs on site		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and		

⁷ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p>Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</p>
Landscape Issues:	<ul style="list-style-type: none"> • The SLCA identifies that coastal areas to the west are sensitive to inappropriate development. • Development should respect and enhance the site's coastal location and pedestrian links should be created between the site and coastal paths • A suitable landscape buffer is required between the site and the proposed metallurgical mine to the south with safe pedestrian routes through for access. • Full consideration must be given to the setting of the St Bees and Whitehaven Heritage Coast
Ecology Issues:	<ul style="list-style-type: none"> • Project specific HRA required to demonstrate avoidance of water pollution <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> • Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> • Breeding / wintering bird survey. • Reptile survey <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any scrub to be removed should be checked immediately prior to felling for bird nests. • Pre-construction check for badger within 30m of the site boundary. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Scrub and grassland with habitat for breeding birds.</p> <p>Refugia, foraging and basking habitat for reptiles.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>Provision of habitat for nesting birds, by including shrub, hedgerow or tree planting in any final landscape plans, particularly on the western boundary close to the St. Bees SSSI. The site has a large footprint, so possibly scope for habitat creation. Any habitats created/retained should have connectivity to any nearby habitats and sites along the coast.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact upon Barrowmouth Gypsum and Alabaster Mine. Mitigated impact: low. For more information, please see the full HeIA report.

Additional Considerations:	<ul style="list-style-type: none">• Potential ground contamination due to previous use of the site• This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan.• Relationship between site and proposed Coal mine needs full consideration – an appropriate buffer must be provided.
-----------------------------------	---



Local Plan Allocation Reference: HWH6

SHLAA Ref: WW019/a



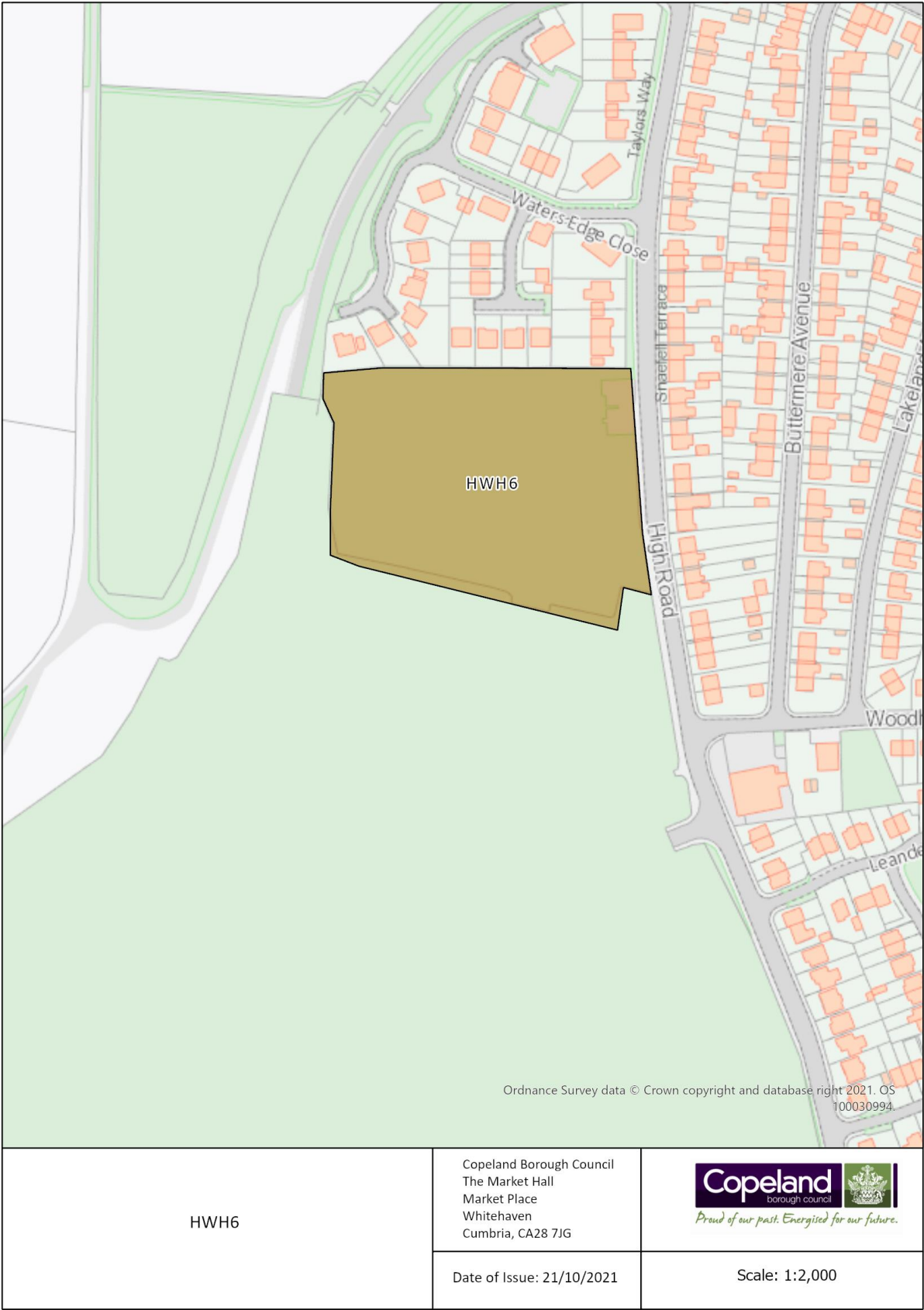
General Site Information

Site Name:	Land South of Waters Edge Close, Whitehaven		
Site Area (ha):	1.41 hectares	Land Type:	Brownfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	HWH6 is surrounded to the south by Local Plan allocation HWH5. To the north and east are existing residential estates		

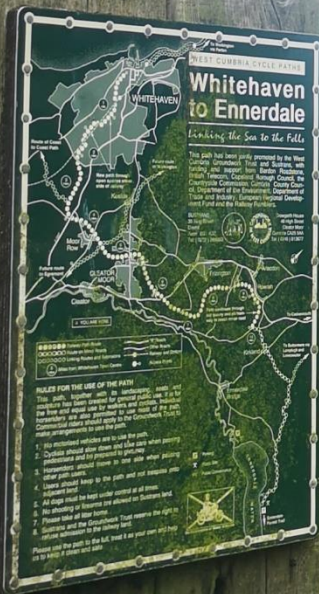
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes- current planning application 4/20/2455/0F1	Commencement Timescale:	0-5 years
Indicative Yield:	40 dwellings		
Known Constraints			
Mineral Safeguarding Zone	No	Mineral Consultation Area	No
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ⁸):	<ul style="list-style-type: none">SAA identifies that the site has an existing point of access, but this would require upgrading to CCC standards.The overall cumulative impact of the development in the context of the wider former Marchon site and nearby local plan sites would need to be considered.The TIS identifies HWH6 as one site required to contribute towards traffic calming measures along High Road and Woodville Way, as well as delivery of widened footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared use footway/cycleway.The nearest bus stop is approximately 400m from the site entrance. The site could deliver improved waiting facilities i.e. a shelterSome existing PROWs on site		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">No significant issues identified in the SLCA		
Ecology Issues:	<ul style="list-style-type: none">Project specific HRA required to demonstrate avoidance of water pollution		
Heritage Impact Assessment Summary:	<ul style="list-style-type: none">Development has the potential to impact upon Barrowmouth Gypsum and Alabaster Mine. Mitigated impact: low. For more information please see the full HeIA report.		

⁸ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

Additional Considerations:	<ul style="list-style-type: none">• Potential ground contamination due to previous use of the site• A high quality frontage will be required• Full consideration must be given to the setting of the St Bees and Whitehaven Heritage Coast which is in close proximity to the site
-----------------------------------	--



Cleator Moor



Local Plan Allocation Reference: HCM1

SHLAA Ref: CM028/CM038



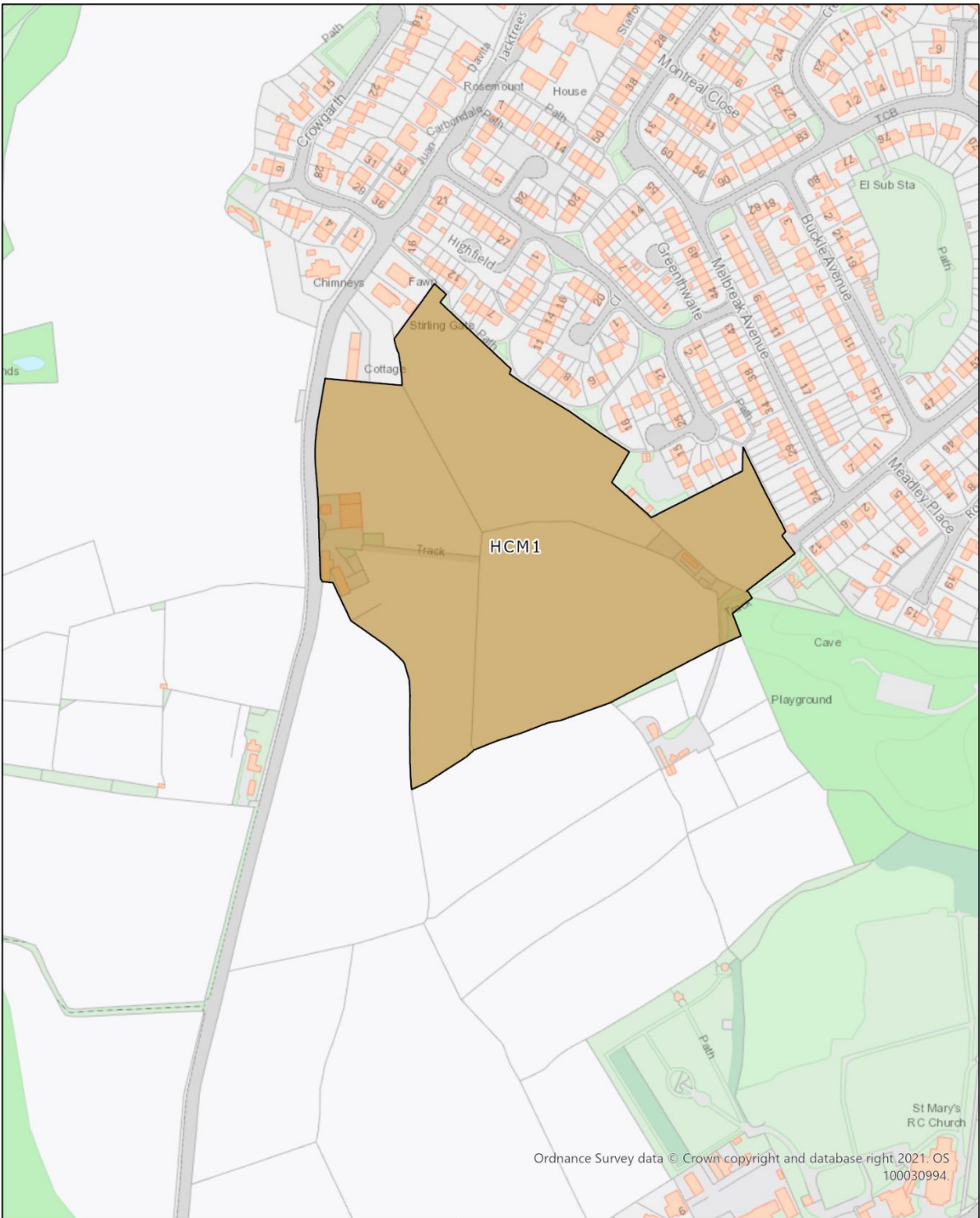
General Site Information


Site Name:	Land at Jacktrees Rd, Cleator Moor		
Site Area:	5.07 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		

Adjoining uses:	The site is bounded by a mix of terraced and semi-detached properties to the north and east. To the south and west of the site are allotment gardens followed by open countryside further west and south-west (Cm038).		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	127 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details⁹):	<ul style="list-style-type: none">• CCC (November 2020) recommend that existing 40mph speed limit would need to be reduced to 30mph to improve safety• SAA identifies that a secondary access would be required for the development of this site• The TIS recommends that provision of footways along Jacktrees Road/ Cleator Gate from the site access would be necessary. Active travel connections to the north at various locations would also be required to minimise dependence on Cleator Gate/ Jacktrees Road and increase accessibility to Cleator Moor and bus services on the B5295.		
Flood and Water Management Issues:	The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">• Electrical infrastructure may need reinforcement		
Landscape Issues:	<ul style="list-style-type: none">• Opportunities must be taken to improve the character of the settlement edge in accordance with the Settlement Landscape Character Assessment (SLCA).• The land to the south is identified as a Green Wedge in the SLCA		
Ecology Issues:	<ul style="list-style-type: none">• The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:<ul style="list-style-type: none">• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.• The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:		

⁹ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> • Hedgerow survey; • Bat roost assessment of trees and buildings, followed by emergence surveys as required; • NVC of the upper northern field grassland. Pre-construction checks • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests. • Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared. • Pre-construction check for badger • Summary of Main Ecological Constraints to Development Hedgerows with habitat suitable for breeding birds. Potential for bats in trees, buildings and foraging along hedgerows. • Opportunities for Biodiversity Enhancement The hedgerows and hedgerow trees provide good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with the addition of nest boxes. This is a small site with limited space for additional habitat creation. Due to the sloping land it would be worth considering SuDS scheme to take drainage from the site incorporating a wetland habitat • Project specific HRA required to demonstrate avoidance of water pollution and Urbanisation effects
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact upon Chimneys, Jacktrees Road and Carron Cottage. Mitigated impact: low/medium. For more information please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> • Todholes Pit (possible mine workings) • Opportunities should be taken to provide pedestrian links from the development to the existing estate to the north and east • The site was a focus of the mining industry in the late 19th century. There is the potential for currently unrecorded industrial archaeological assets to survive on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development.



HCM1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:3,000

Local Plan Allocation Reference: HCM2

SHLAA Ref: CM061/CM082



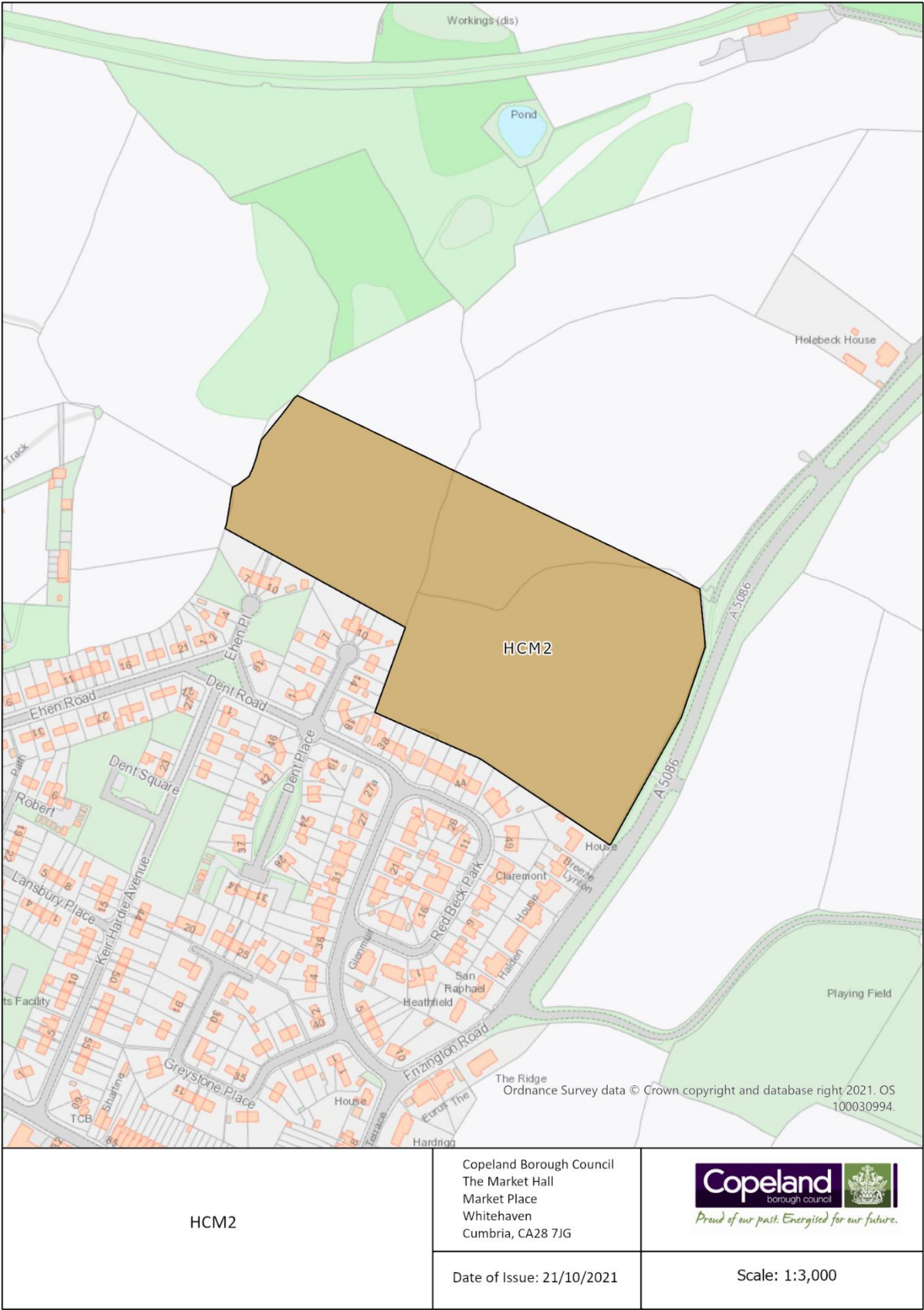
General Site Information

Site Name:	Land North of Dent Road, Cleator Moor		
Site Area:	4.75 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		

Adjoining uses:	Residential areas to south, open countryside to north, east and west.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	6 years +
Indicative Yield:	96 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹⁰):	<ul style="list-style-type: none">The SAA outlines that an EVA would be required for development of this site.The 30mph should be relocated north to encompass the site access and ensure that MfS compliant visibility splays could be achieved.It is considered that improvements to the existing sub-standard width footway on the A5086 would be required (to minimum 2.0m) or 3.0m for shared footway/ cycleway.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">Electrical infrastructure may require reinforcement		
Landscape Issues:	<ul style="list-style-type: none">A high quality landscape buffer would be required between new and existing development.Site extends into prominent high ground as identified in the SLCA – development would need to respect this setting and provide an attractive edge to the settlement.		
Ecology Issues:	<ul style="list-style-type: none">Project specific HRA required to demonstrate avoidance of water pollution and urbanisation effects <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p>		

¹⁰ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> • GCN survey (at least 4 ponds within 500m of the site, of which 2 are within 250m). • Hedgerow Survey. • Bat survey if mature ash is to be removed. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any habitats to be removed should be checked for nesting birds no more than 48 hours prior to clearance. • Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared. • Badger within 30m of the northern boundary and hedgerows if potential found during the Phase 1 surveys. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Site is within an area designated by Natural England as Network Enhancement Zone Category 1.</p> <p>Within the SSSI Impact Risk Zone with respect the River Ehen SSSI/SAC.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site provides foraging and nesting habitat for wild birds in the hedgerows, so these habitats could be retained and enhanced as wildlife corridors within the development, together with the addition of nest boxes. The site is close to areas of higher biodiversity immediately to the north so appropriate buffer zones should be provided along the northern and western edges of the development. Such buffer zones would be determined in relation to development type proposed for this allocated site. If possible, created habitats should enhance the linkages across the site and offer protection to the core of the Network Enhancement Zone 1 proposed here.</p>
Heritage Impact Assessment Summary:	Development has the potential to impact upon the Lake District World Heritage Site. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> • Development should avoid creating a hard settlement edge



Local Plan Allocation Reference: HCM3

SHLAA Ref: CM008/b



General Site Information

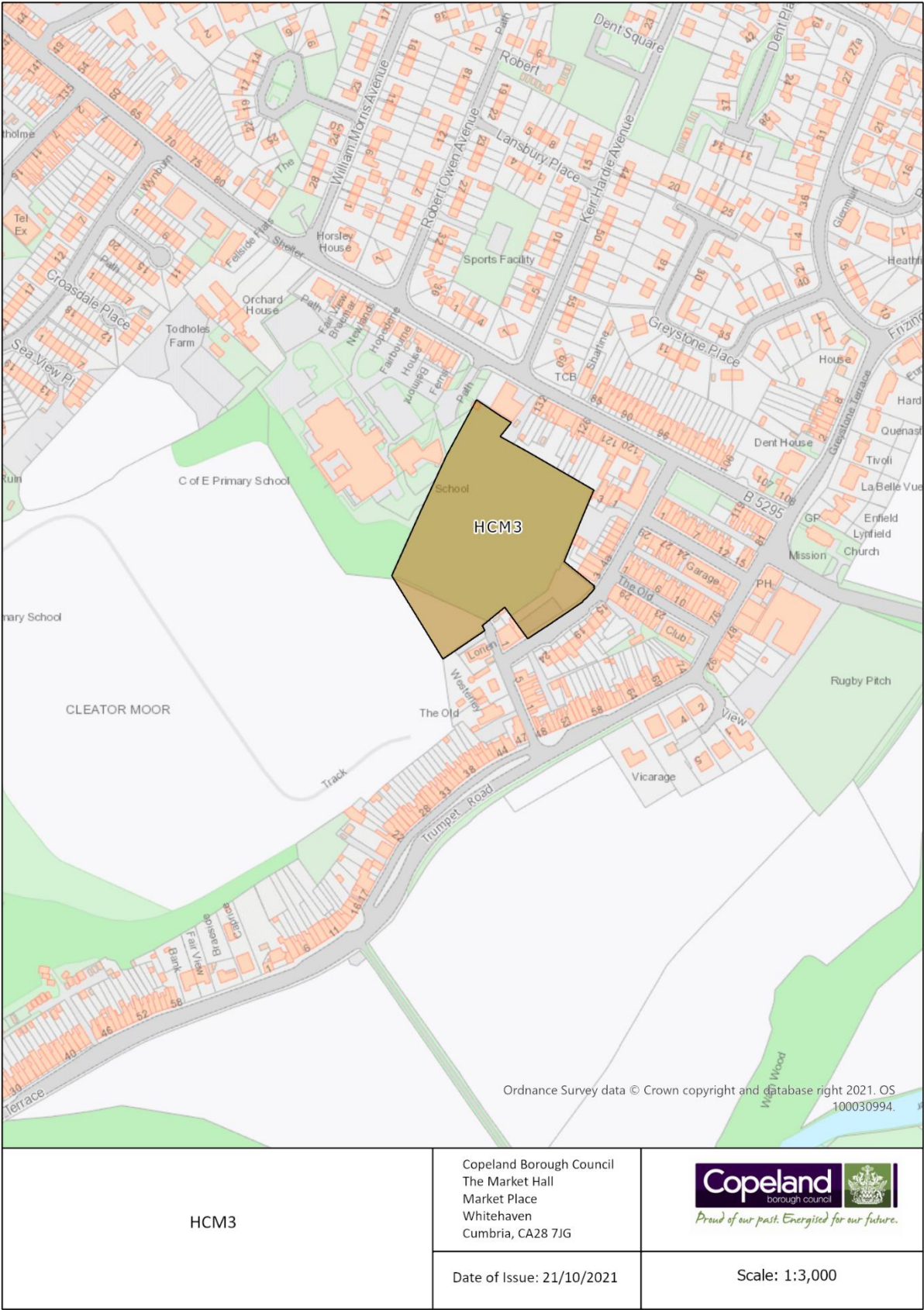
Site Name:	Former Ehenside School, Cleator Moor		
Site Area:	1.11 hectares	Land Type:	Brownfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Cumbria County Council		

Adjoining uses:	To the North West is Montreal C of E Junior and Infants School and Cleator Moor Nursery. Residential properties to the south and east and playing fields (Green Wedge) to the South-West.		
Flood Risk Zone:	Primarily FRZ 1 with approx. 0.1% in FRZ3a		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	6 years +
Indicative Yield:	40 dwellings		
Known Constraints			
Mineral Safeguarding Zone	No	Mineral Consultation Area	No
Highways and accessibility issues (please see the Copeland TIS and SAA for more details¹¹):	<ul style="list-style-type: none">Proposals should consider the impact of existing on street parking in the context of additional traffic from the development,The SAA recommends that the existing footpath on Towerson Street would require widening to minimum 2.0m. This would provide safe connections to the nearest bus stops, approximately 200 metres from the site. The site could deliver improved waiting facilities at these stops.The Copeland TIS has also identified traffic calming measures along Towerson Street to be delivered in order to bring this site forward.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA identifies potential surface water risk on site. Assessment recommends that prior to development, site layout and design must be considered, or surface water must be considered through full drainage strategy.		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">A high quality landscape buffer will be required between existing and new development, particularly the school.Proposed Green Wedge to the west of the site must be maintained.		
Ecology Issues:	<ul style="list-style-type: none">Project specific HRA required to demonstrate avoidance of water pollution and urbanisation effects <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p>		

¹¹ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> NVC of the wet grasslands habitat; Great crested newt Habitat Suitability Index (HSI) of ponds within 500m of the site, followed by a GCN survey if suitable breeding habitat found; Hedgerow survey if hedgerows are to be affected by development; Invertebrate survey; Breeding bird survey; Bat activity survey; Bat roost potential / emergence survey of any trees to be felled / affected by development; Invasive plant survey. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests. Any mature trees that may be removed or affected during the construction phase should be checked for nesting species of raptor or owl and bat roost potential; Pre-construction check for badger setts; Pre-construction check for otter; Pre-construction check for red squirrel dreys; Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Potential for presence of great crested newt reasonably high – therefore any development might require GCN mitigation and licensing.</p> <p>It is considered that an Assessment of Likely Significant Effect (ALSE) would be required for any development here as the site lies so close to the River Ehen and the land drains towards this catchment. This would need to consider how surface water and wastewater will be dealt with from the site and where there may need to be outfalls constructed into the river Ehen or River Keekle (one of its tributaries). Any changes in water quality and/or hydrology would not be acceptable if they pose any threat to the freshwater pearl mussel population in the river and to the salmon fish populations on which the life cycle of the mussels depends. Therefore additional suspended solids washed into the river both during construction and afterwards during site operation would not be acceptable as this could smother fish spawning grounds, clog fish gills, etc SuDS likely to be required for surface water disposal.</p> <p>The site now supports a varied biodiverse range of habitats. In order to achieve Biodiversity Net Gain there will need to be enhancement of existing habitats but as some will be lost to development it is anticipated that a</p>
--	---

	<p>substantial amount of the compensation will have to come from biodiversity off-setting with habitat creation on offsite locations.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The provision of bat and bird boxes, new native planting and the creation of new wildlife corridors and linkages would enhance the biodiversity of the site.</p> <p>The lower lying south-westerly end would provide an ideal site for SuDS linked with habitat creation/enhancement adjacent to the wet woodland and pond outwith the site boundary. However, this land falls outside the boundary so may not be available for any off-site mitigation. The site could provide facilities for schools to study the environment, interactive museum, outdoor activities such as pond dipping, bird hide etc linked to the nearby Longlands Lake nature reserve.</p>
Heritage Impact Assessment Summary:	<p>Development has the potential to impact upon 121-128 Ennerdale Rd and the former congregational chapel. Mitigated impact: low. For more information, please see the full HeIA report.</p>
Additional Considerations:	<ul style="list-style-type: none"> • The impact of development on the adjacent playing fields will require consideration although there are no pitches marked out at present. • Opportunities should be taken to create pedestrian links through to the adjacent Green Wedge where possible • An assessment of the likelihood of any prejudicial impact on the playing field as a result of developing the site for housing will be required as part of any future planning application.



Local Plan Allocation Reference: HCM4

SHLAA Ref: CM025

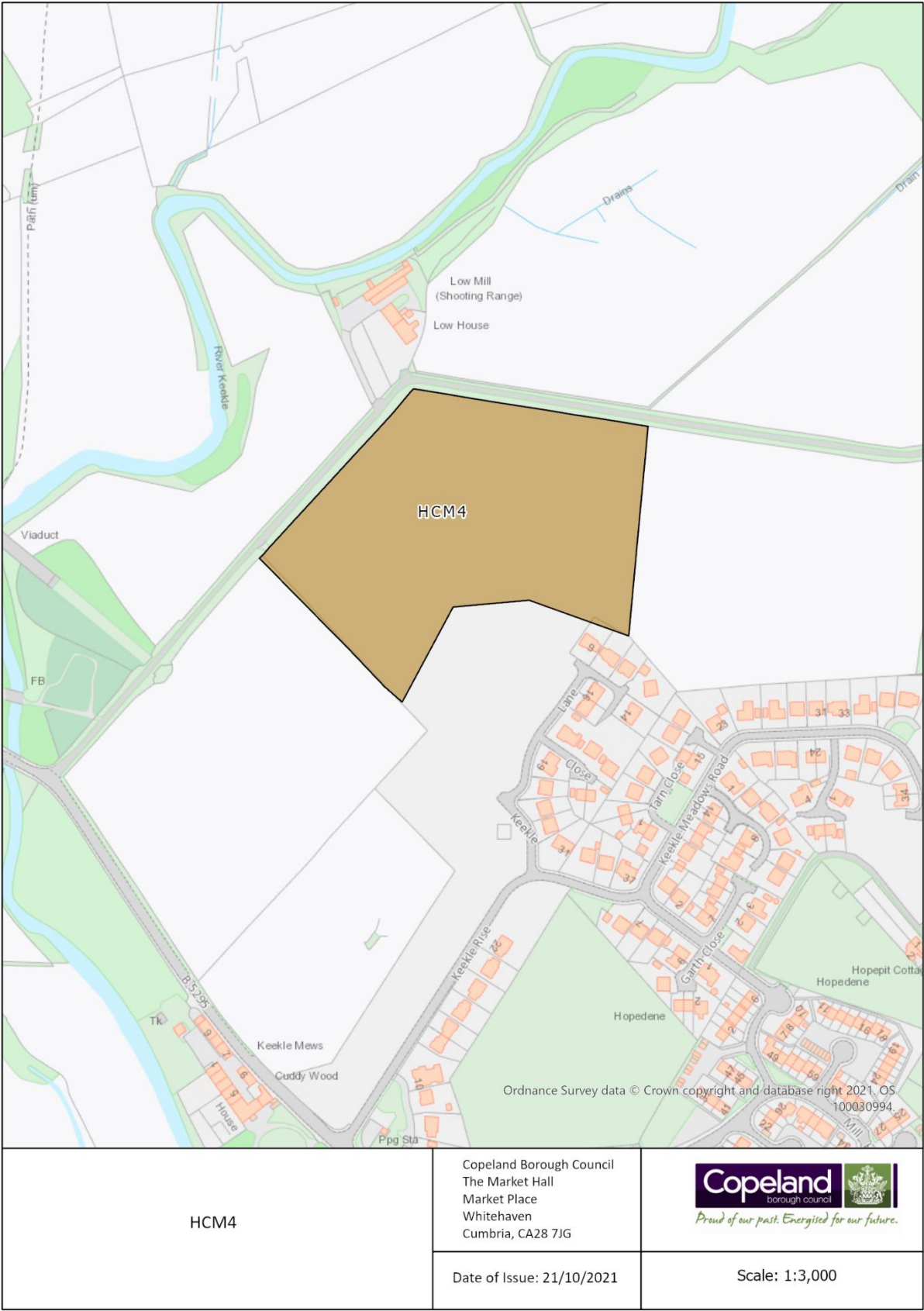


General Site Information

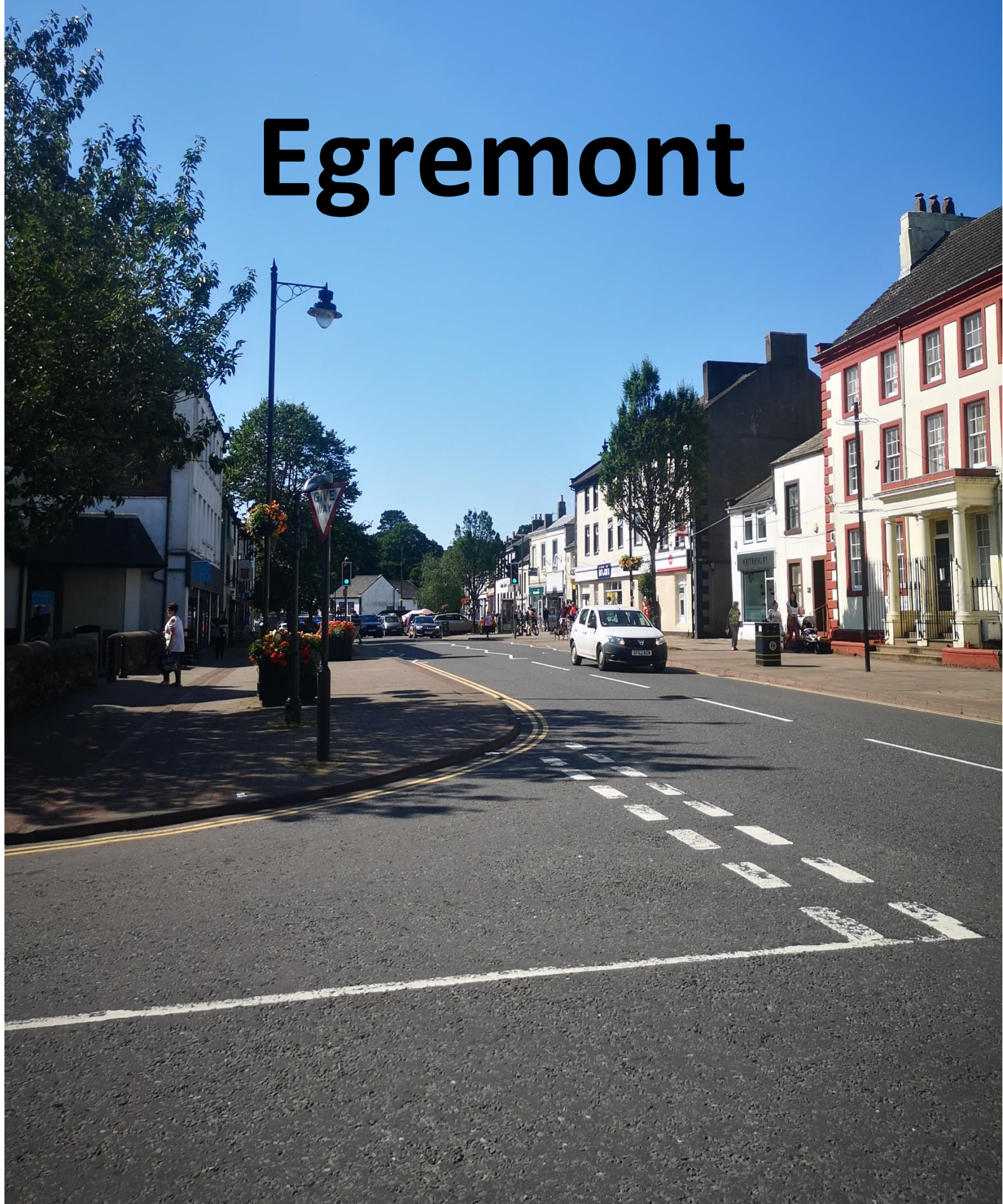
Site Name:	Land at Mill Hill, Cleator Moor		
Site Area:	3.30 hectares	Land Type:	Mixed
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership	Private ownership		
Adjoining uses:	Residential area to the south with open countryside to the north and east.		
Flood Risk Zone:	FRZ 1		

Housing Delivery			
Developer Interest:	Yes, outline application 4/18/2472/001	Commencement Timescales:	0-5 years
Indicative Yield:	81 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹²):	<ul style="list-style-type: none">The site has not been assessed through the TIS and SAA due to the outline planning permission granted on site. These issues will be dealt with through the planning application process.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">Proposed Green Wedge to the north and westDevelopment would have to provide a suitable edge to the settlement in landscape terms		
Ecology Issues:	<ul style="list-style-type: none">Project specific HRA required to demonstrate avoidance of water pollution		
Heritage Impact Assessment Summary:	Mitigated impact: No impact on heritage assets		
Additional Considerations:	<ul style="list-style-type: none">Within 30m of a watercourseThe opportunities for pedestrian links between the site and existing development to the south should be taken		

¹² <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>



Egremont



Local Plan Allocation Reference: HEG1

SHLAA Ref: EG014/EG036/EG050



General Site Information

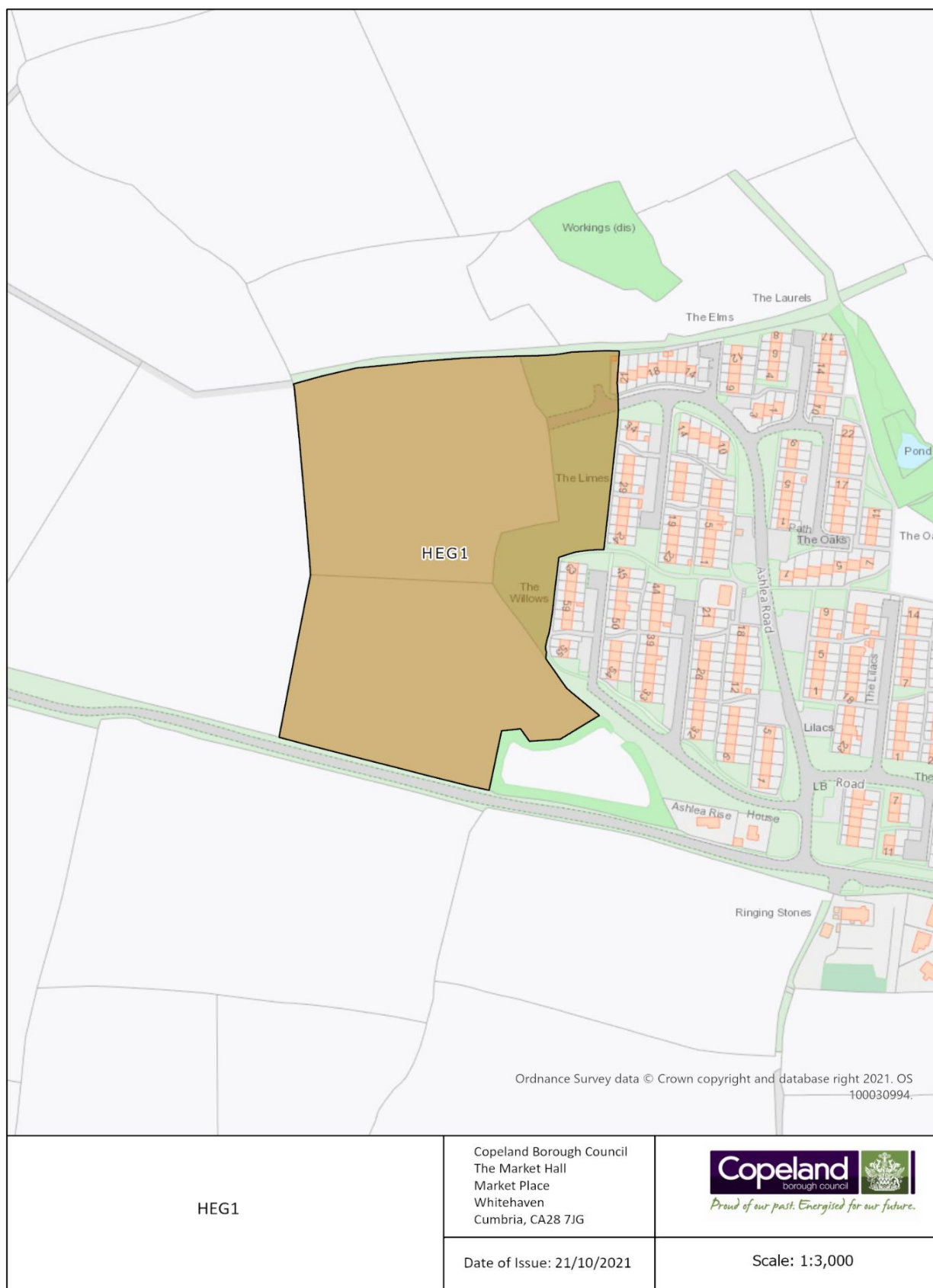
Site Name:	Land north of Ashlea Rd, Egremont		
Site Area:	5.2 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Part private ownership (Eg036), part Copeland Borough Council ownership (Eg014, Eg050)		
Adjoining uses:	Residential areas to the east, open countryside to the north, west and south		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	0-5 years
Indicative Yield:	108 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹³):	<ul style="list-style-type: none">• The SAA recommends that the current 30mph speed limit is extended west of the site to improve safety.• Introduction of traffic calming measures or gateway features along this section may be required to reduce speeds and improve conditions for pedestrians and cyclists. Provision of street lighting for the proposed access should also be considered.• Emergency vehicle access is required for this site• A pedestrian footway should be provided on Grove Road along the southern boundary of the site.• A footway connecting the EVA with the existing footway on Ashlea Road should be provided. This would enable pedestrian connectivity to the nearest bus stops on Baybarrow Road.• The Copeland TIS has also recommended traffic calming measures on St Bridget’s Lane and Baybarrow Road to connect to the site via Ashlea Road.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">• The SLCA identifies an opportunity to enhance and improve the character of the settlement edge through development in this location.• Existing hedgerows should be retained where possible.		
Ecology Issues:	The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:		

¹³ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> Invasive plants survey and management plan. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees, scrub or hedgerows to be removed should be checked immediately prior to felling for bird nests. Pre-construction badger check, within scrub on the northern boundary. Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows and scrub with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The northern hedgerow and adjacent scrub connects to habitats in the east, providing foraging and dispersal routes and should be retained. Other hedgerows could also be retained if possible and gap filled. The Japanese Knotweed should be removed through a program of treatment and control. Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans. When landscaping, the existing soils should be retained and not replaced with imported topsoils. Amenity grassland areas could be mown less frequently, or greater margins left adjacent to hedgerows, trees and shrubs.</p>
Heritage Impact Assessment Summary:	Mitigated impact: No impact on heritage assets
Additional Considerations:	<ul style="list-style-type: none"> The Council's Open Space Assessment recommends that the existing public open space within the North of the site is protected. Development of the wider site however provides an opportunity to create a higher quality and better used open space in the eastern part of the site between the existing estate and new development. The creation of such a high quality open space with pedestrian links from the existing and such provision would be a requirement of any planning application for housing on the site. This site has been used as a playing field in the past although the use appears to have lapsed and there are no pitches marked out at present. In order to bring the site forward for development there would need to be mitigation in place to replace the playing field and comply with paragraph 97 of the NPPF and Sport England's Playing Fields Policy. The site lies adjacent to the site of a possible prehistoric stone circle

	<p>and so there is the potential for currently unknown archaeological assets to survive buried on the site. It is advised that any future application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded.</p>
--	--



Local Plan Allocation Reference: HEG2

SHLAA Ref: EG008/EG025/EG032



General Site Information

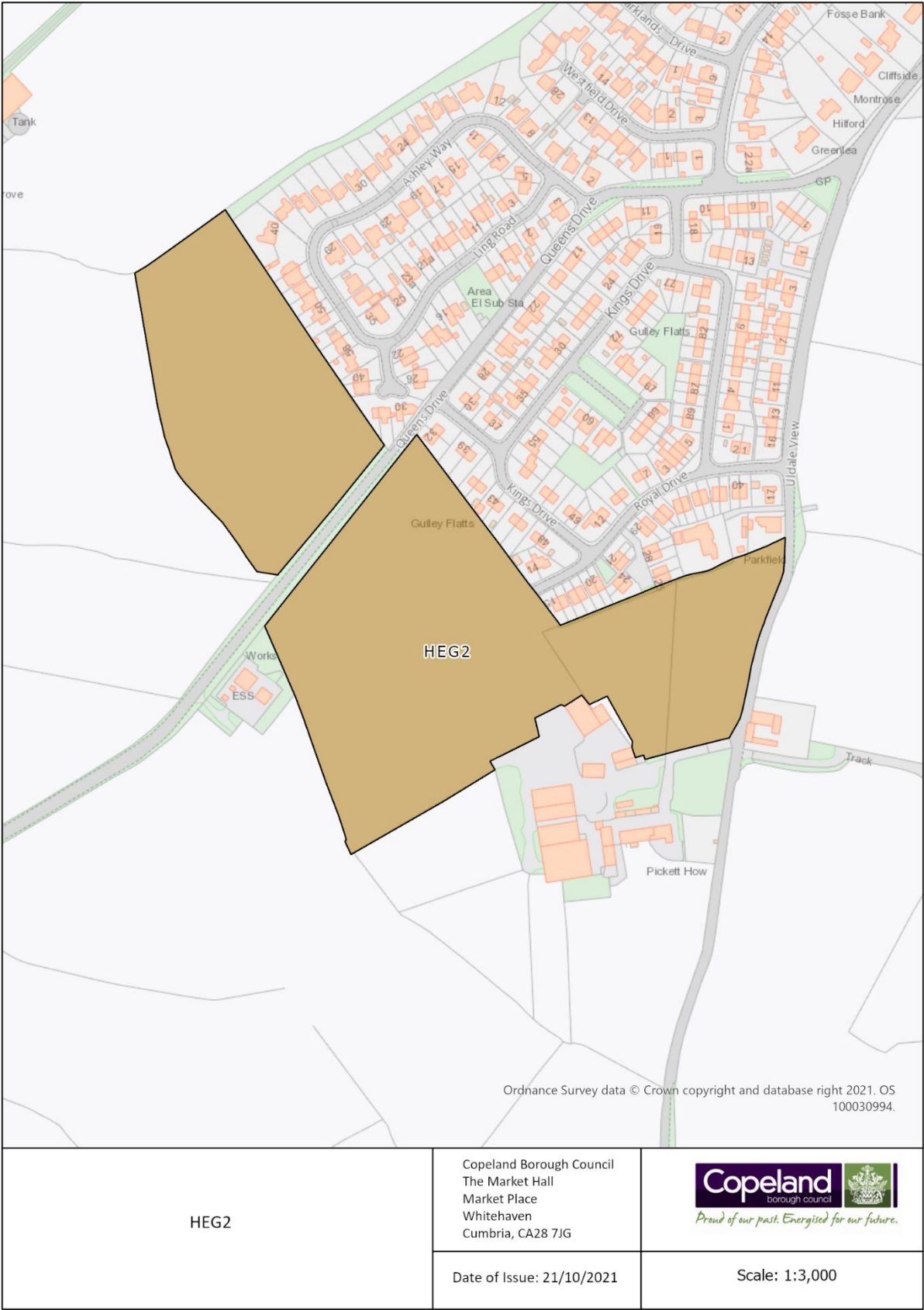
Site Name:	Land at Gulley Flatts, Egremont		
Site Area:	6.88 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership	Private ownership		
Adjoining uses:	The site is bounded to the north-east by residential properties. To the south, north and west of the site is open countryside. The site is split into two by Queens Drive.		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	0-5 years
Indicative Yield:	170 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹⁴):	<ul style="list-style-type: none">Northern part of site would require an EVA. The southern part would require secondary access, which may require upgrading of the existing access road to accommodate increase in traffic.Achieving access from Queens Drive would necessitate moving the 30mph speed limit west of the site frontages, and the delivery of footways and street lighting across each frontage.The Copeland TIS identifies a requirement for traffic calming and localised footway improvements on Bookwell.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">Electricity pylons on eastern edge of site (EG032 section)Partially located in groundwater Source Protection Zone (SPZ) 1 immediately adjacent to Gulley Flats Borehole. Given this, a quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection will be required to manage the risk of pollution to public water supply and the water environment. The risk assessment should be based on the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development and provide details of measures required to mitigate any risks to groundwater and public water supply during all phases of the development. The mitigation measures shall include the highest specification design for the new foul and surface water sewerage systems (pipework, trenches, manholes, pumping stations and attenuation features). A Construction Management Plans will be required to identify the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters. Within Source Protection Zone 1, pipework and site design will be required to adhere to a high specification to ensure that leakage from sewerage systems is avoided		

¹⁴ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

<p>Landscape Issues:</p>	<ul style="list-style-type: none"> • The SLCA identifies an opportunity to enhance and improve the character of the settlement edge through development in this location. • Existing hedgerows should be retained where possible. • A high quality landscape buffer should be provided between new and existing development with pedestrian access through where possible.
<p>Ecology Issues:</p>	<ul style="list-style-type: none"> • Project specific HRA required to demonstrate avoidance of water pollution <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> • Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> • Wintering bird survey. • Hedgerow Regulations Assessment. • Invasive plants. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and hedgerows to be removed should be checked immediately prior to felling for bird nests. • Check for ground nesting birds within the northern-most field prior to vegetation clearance or breaking ground. • Hedgehogs may be present on the site along the hedgerows; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows and grasslands with habitat for breeding birds.</p> <p>Grassland with potential to support wintering birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>Defunct hedgerows could be gap-filled, particularly the hedgerow on the farm drive and less intensively managed to encourage the development of the ground flora. The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with nest boxes. Adjacent habitats on Pickett How Farm such as the pond(s) and the traditional orchard could be managed more sympathetically for wildlife.</p>

Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development on this site has the potential to impact on the Pickett Howe Farm NDHA, Pickett Howe Barn NDHA, Ashley Grove Farm and Parkfield NDHA. Mitigated impact: low/medium. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan. The site lies adjacent to a former medieval deer park and archaeological earthworks lie in the vicinity. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development. Located in groundwater source protection zones (SPZ) (1, 2 and 3). Partially located in groundwater Source Protection Zone (SPZ) 1 immediately adjacent to Gulley Flats Borehole. Please seek further guidance from the Planning Authority and United Utilities at pre-application stage.



Local Plan Allocation Reference: HEG3

SHLAA Ref: EG007



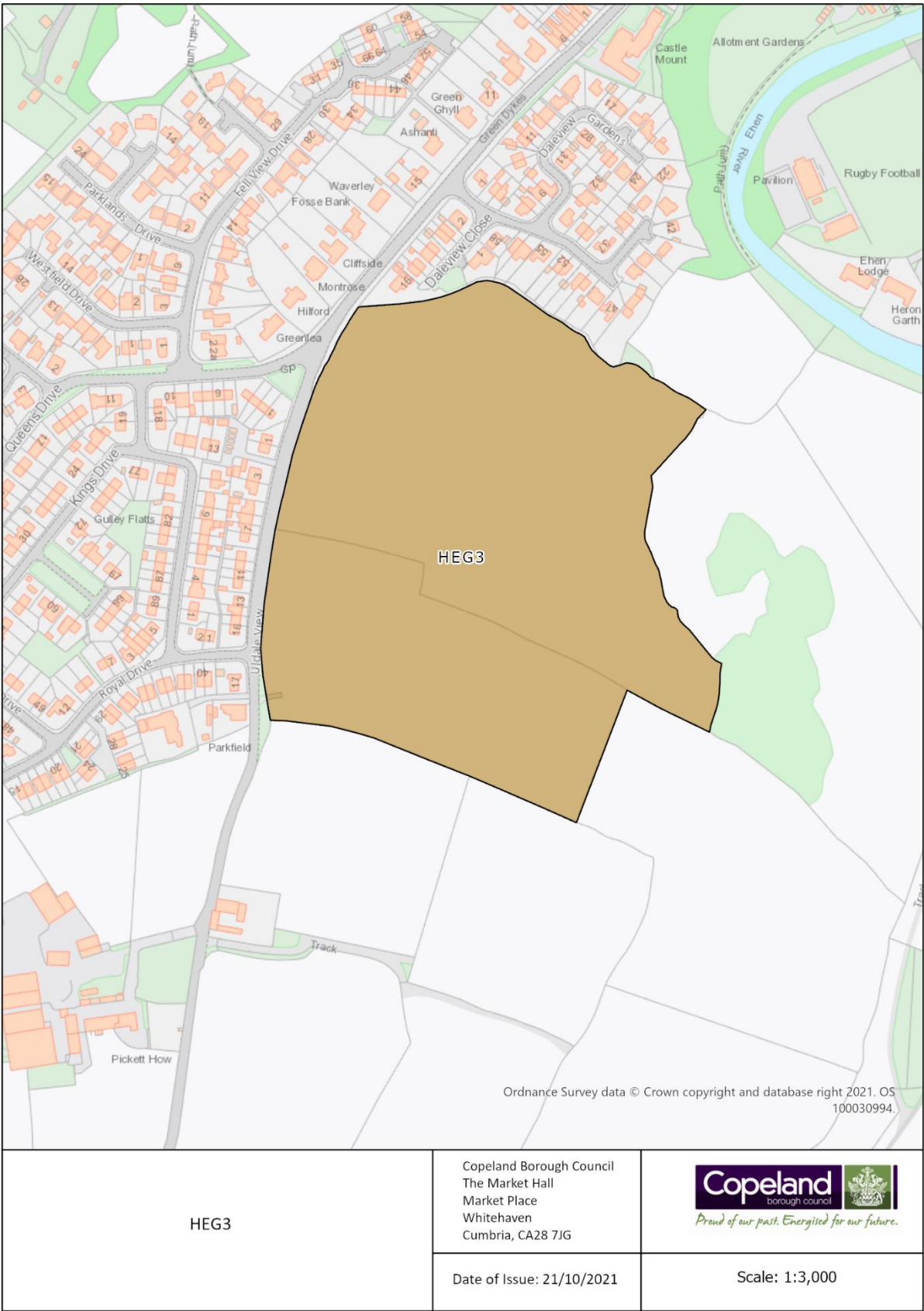
General Site Information

Site Name:	Land to south of Daleview Gardens, Egremont		
Site Area:	7.69 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		

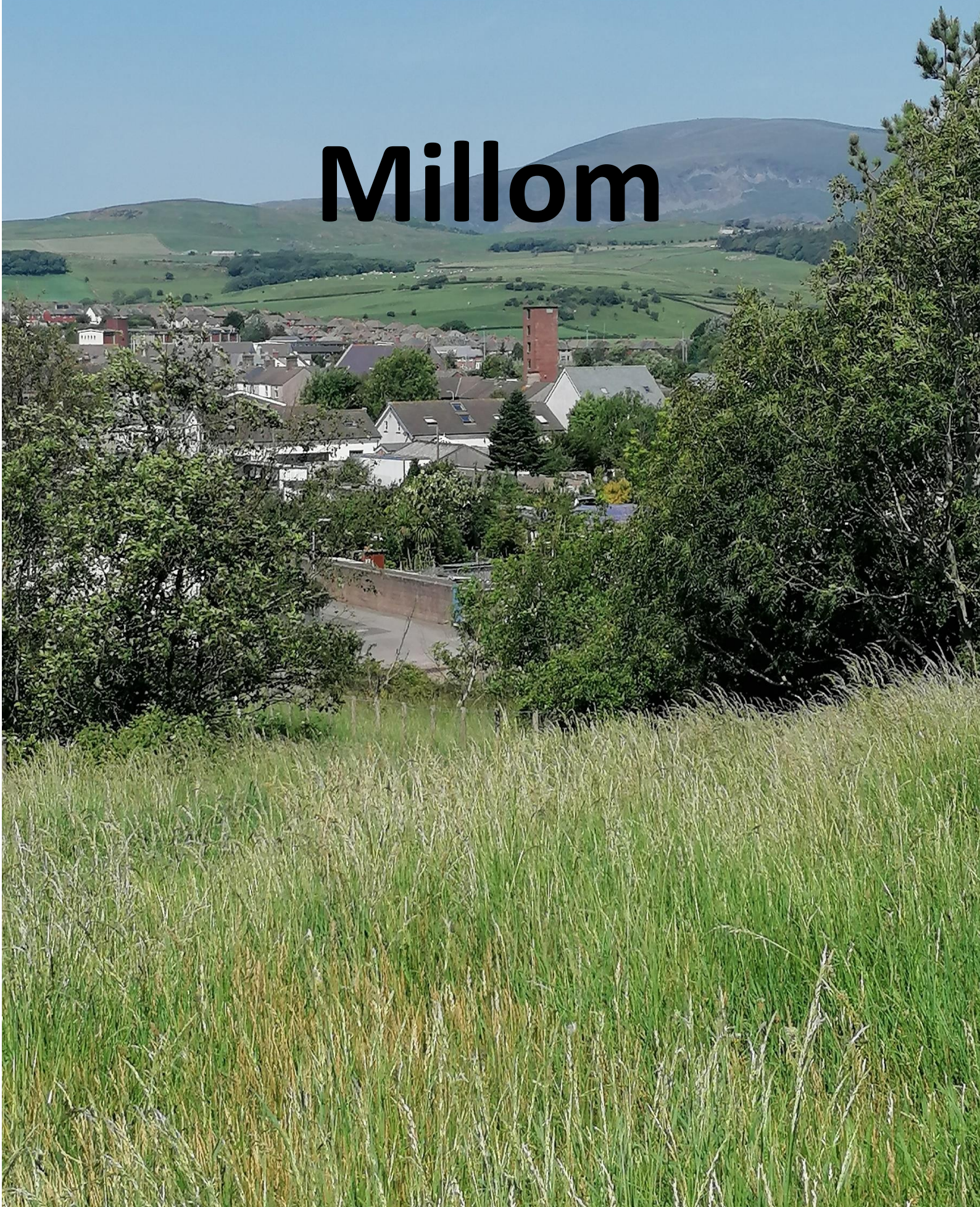
Adjoining uses:	The site is bounded to the north and west by residential properties and open countryside to the south and east.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	141 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details¹⁵):	<ul style="list-style-type: none">• Site would require a secondary access or EVA• Any proposal on this site should consider the impact of existing on-street parking in the context of additional traffic from the development• There is currently no pedestrian provision on the eastern side of Uldale View along the site boundary. Removal of the wall, along with vegetation clearance, is required for the provision of footway along the western site extents, which will also ensure maximum visibility at the accesses to the site.• The nearest bus stop is approximately 700 metres from the site. Opportunities should be taken to improve public transport provision in line with the TIS		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application United Utilities: Site is partially located in groundwater Source Protection Zone (SPZ) 1 immediately adjacent to Gulley Flats Borehole		
Utilities:	<ul style="list-style-type: none">• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">• The site is within a high ground setting which helps define the character of the town, development should therefore be sensitive to this and appropriate for its setting.• The open character of the eastern section of the site should be retained, along with existing hedgerows, where possible• The development should avoid creating a harsh settlement edge.		

¹⁵ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

<p>Ecology Issues:</p>	<ul style="list-style-type: none"> Project specific HRA required to demonstrate avoidance of water pollution <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> HSI of ponds within 500m for GCN suitability and surveys as necessary. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and scrub to be removed should be checked immediately prior to felling for bird nests. Pre-construction/pre-clearance check of scrub areas and woodland areas for badger, hedgehog amphibians, and red squirrel. Pre-construction check of the watercourse for otter holts. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows with habitat for breeding birds.</p> <p>Potential roosting opportunities and foraging habitat for bats.</p> <p>Terrestrial habitat for foraging and commuting amphibians.</p> <p>Potential habitat for red squirrel and otter.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The woodland, watercourse scrub habitats and hedgerows provide habitat for a number of species and have connectivity to the wider environment. These habitats should be retained and protected. Retained hedgerows could be gap filled and margins widened to encourage development or expansion of the hedgerow ground flora. Any post-construction landscaping should make use of soils onsite and not use imported topsoils.</p>
<p>Heritage Impact Assessment Summary:</p>	<ul style="list-style-type: none"> Development has the potential to impact on the Parkfield NDHA, Picket Howe Barn, Picket Howe Farm, and Egremont Castle. Mitigated impact: low/medium. For more information, please see the full HeIA.
<p>Additional Considerations:</p>	<ul style="list-style-type: none"> The site lies within a former medieval deer park and archaeological earthworks lie in the vicinity. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development. Consideration needs to be given to the setting of Egremont Castle



Millom



Local Plan Allocation Reference: HMI1

SHLAA Ref: MI001



General Site Information

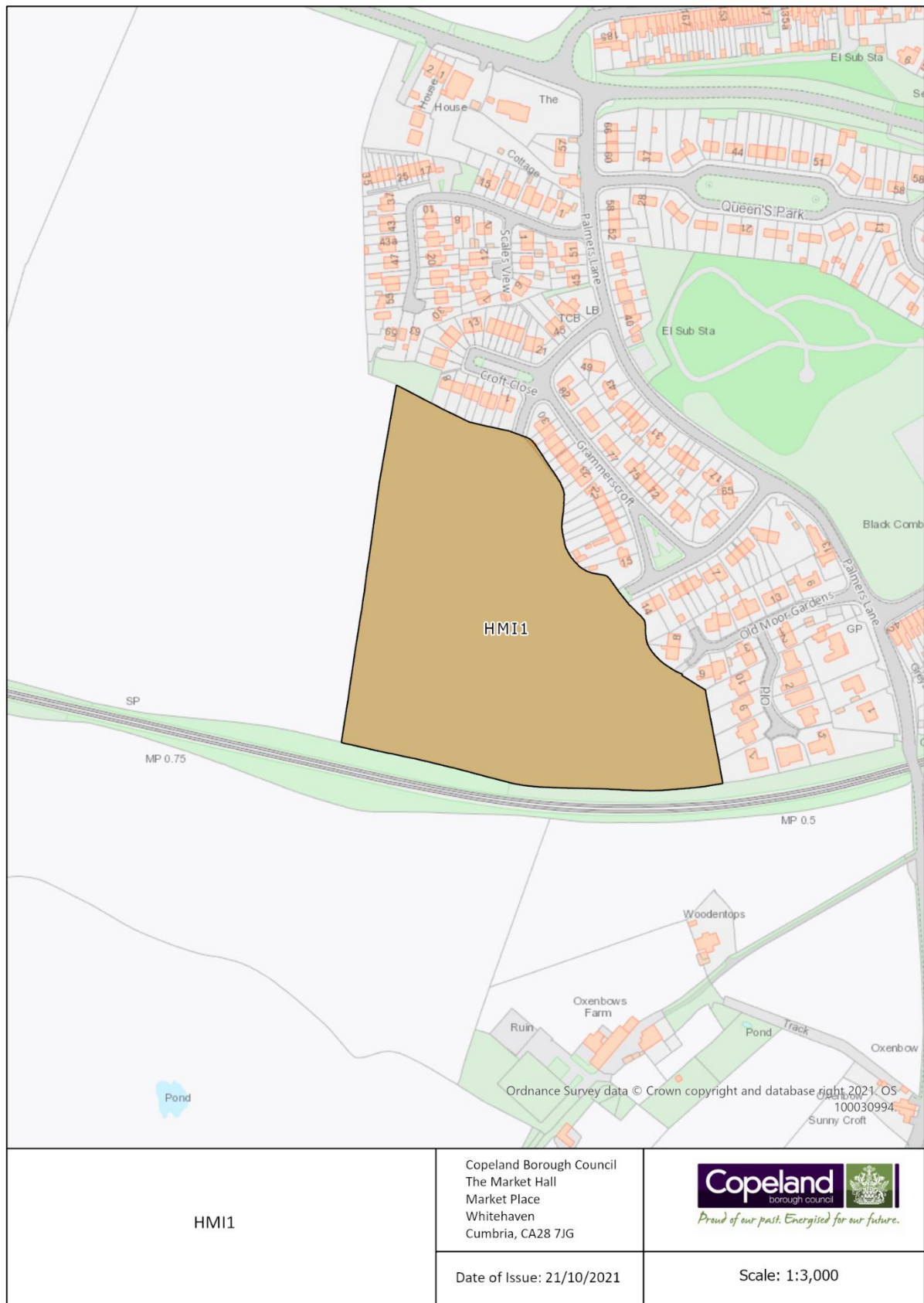
Site Name:	Land west Of Grammerscroft, Millom		
Site Area:	4.29 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	The site is bounded by residential properties to the north and east, the railway line to the south and open countryside to the west.		

Flood Risk Zone:	FRZ		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	6 years+
Indicative Yield:	107 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹⁶):	<ul style="list-style-type: none">At the junction of the cul-de-sac at Grammerscroft and Croft Close, the island with parking bays might require some realignment to provide a safe access to the site.To provide pedestrian access, the footway should be extended, and this would connect to the nearest bus stops at Palmers Lane.The TIS recommends offsite improvements, including pedestrian refuge crossing on Palmers Lane and traffic calming measures on Grammerscroft, Palmers Lane and Moor Terrace.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning applicationSome surface water issues		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">The SLCA identifies an opportunity to enhance the character of the settlement edge through development.A high quality landscape buffer will be required between development and the railway line.		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p>		

¹⁶ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> • Invasive plants. • GCN/natterjacks in ponds within 500m • Discuss with NE any requirement for SPA birds • Assessment of bat roost potential for mature trees <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any hedgerows/trees to be removed should be checked immediately prior to felling for bird nests. • Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared. • Depending of the results of the assessment for bat roost potential, precautionary measures during felling or pruning activities may be necessary. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site provides some foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with addition of nest boxes. The site is low in biodiversity value but there is scope to enhance this particularly if linking with the railway corridor to the western side of the site.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact Oxenbow Farm. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> • Appropriate screening will be required between the development and the railway line.

Copeland Local Plan Appendix F - Housing Allocation Site Profiles



Local Plan Allocation Reference: HMI2

SHLAA Ref: MI022/MI026



General Site Information

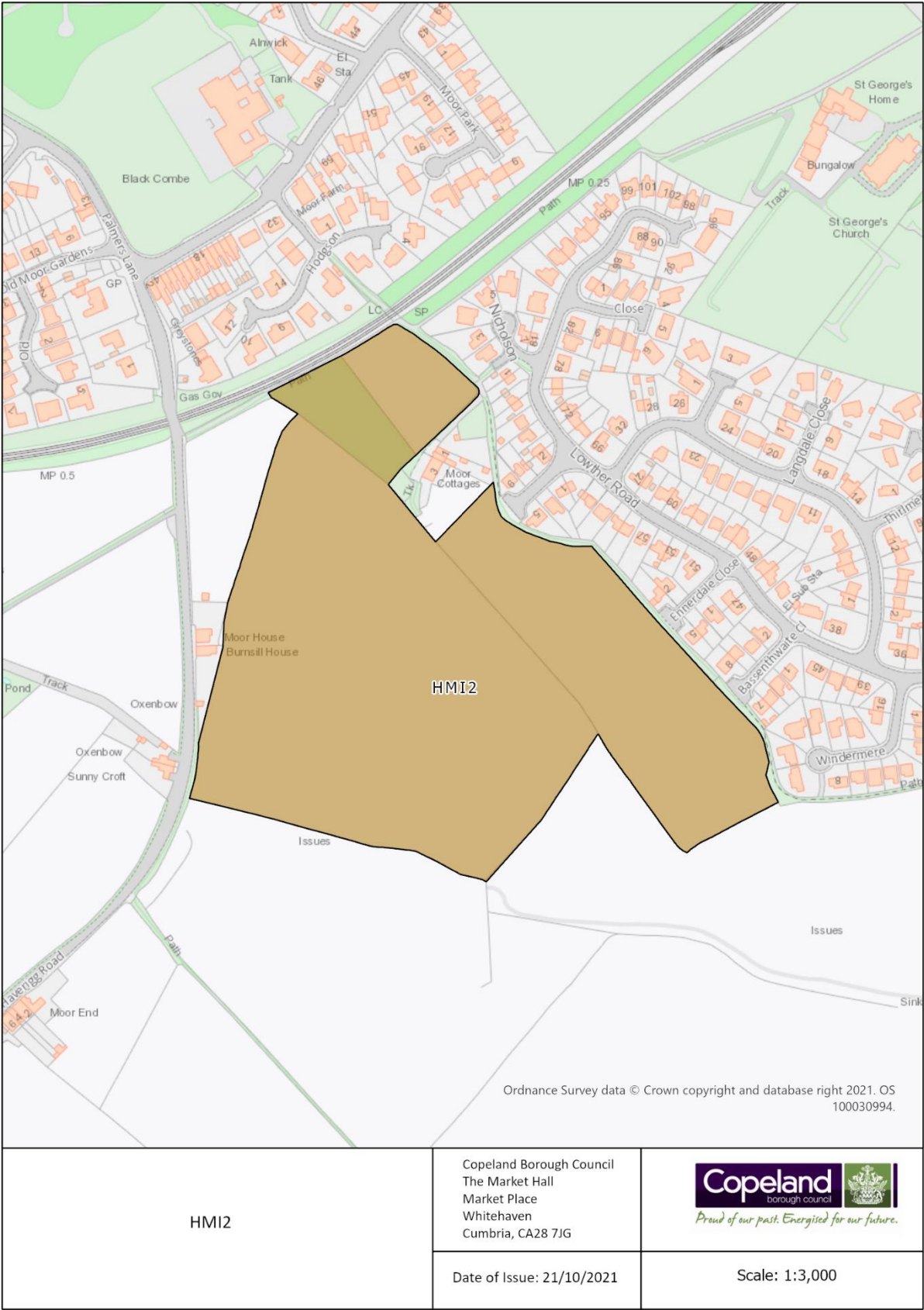
Site Name:	Moor Farm, Millom		
Site Area:	7.84 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		

Ownership:	Private ownership		
Adjoining uses:	The site lies to the south-west of an existing residential area, to the west and south is open countryside		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes	Commencement Timescale:	6 years +
Indicative Yield:	195 dwellings		
Known Constraints			
Mineral Safeguarding Zone	No	Mineral Consultation Area	No
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹⁷):	<ul style="list-style-type: none">• A secondary access would be required for this site• The SAA recommends that cycling and pedestrian permeability are encouraged through existing residential areas to maximise accessibility and convenience• The TIS recommends the provision of a TOUCAN crossing on St. George’s Road in proximity to Church Walk, surfacing and upgrading of Church Walk to bridleway, and Surface improvements and changing of the designation of FP415007 to bridleway.• Similar improvements to the footway south of the site to provide a shared footway/cycleway and upgrading of the existing footpath to bridleway with surfacing and widening (FP415008) would provide an off-road route towards Haverigg• The Copeland TIS identifies a need to provide a bus stop with shelter within 400m of the site, situated on Haverigg Road. This would serve a new bus service on this corridor. It is anticipated that developer funding or other subsidy would be required to make this service commercially viable.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application• UU: The site is situated in an area that has experienced historic integrated flooding, and as such it is imperative that a considered approach to sustainable drainage in line with surface water hierarchy is made at the earliest opportunity in the planning and design of development		
Utilities:	<ul style="list-style-type: none">• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application		

¹⁷ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.
Landscape Issues:	<ul style="list-style-type: none"> • The SLCA identifies an opportunity to enhance the character of the settlement edge through development • A high quality landscape buffer will be required between development and the railway line, and existing development
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> • Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> • Bat roost potential assessment of mature hedgerow trees; • Due to the proximity to the SPA and the damp nature of the large field with large ephemeral inundations, it may be necessary to undertake surveys for use by SPA birds. • Ponds and other waterbodies outside the site are all further than 500m away, but surveyors should be aware of the presence of Natterjack toad and GCN in this area. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests. • Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared. • Pre-construction check for badger. • Depending on the results of the assessment for bat roost potential, precautionary measures during felling or pruning activities may be necessary. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows with habitat suitable for breeding birds.</p> <p>Hedgerow trees with bat roosting potential.</p> <p>Potential for use by SPA birds due to the wet nature and location within 400m of the SPA.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site provides good foraging and nesting habitat for wild birds along the field boundaries, so these habitats should be retained within the development, together with nest boxes. The proximity of this site to large areas of coastal and floodplain grazing marsh and the presence of standing</p>

	water on site suggest that the more southerly end of the site could be enhanced by creation of waterbodies possibly associated with a sustainable drainage scheme. Provision of scrapes for use by wildfowl.
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact upon Moor Cottages and Oxenbow Farm. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> • This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan.



Local Service Centres



Local Plan Allocation Reference: HAR1

SHLAA Ref: AR009/AR020



General Site Information

Site Name:	Land East of Arlecdon Road, Arlecdon		
Site Area:	1.73 hectares	Land Type:	Mixed
Stage introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Residential areas to the north, south and west, open countryside to the south and east.		
Flood Risk Zone:	FRZ 1		

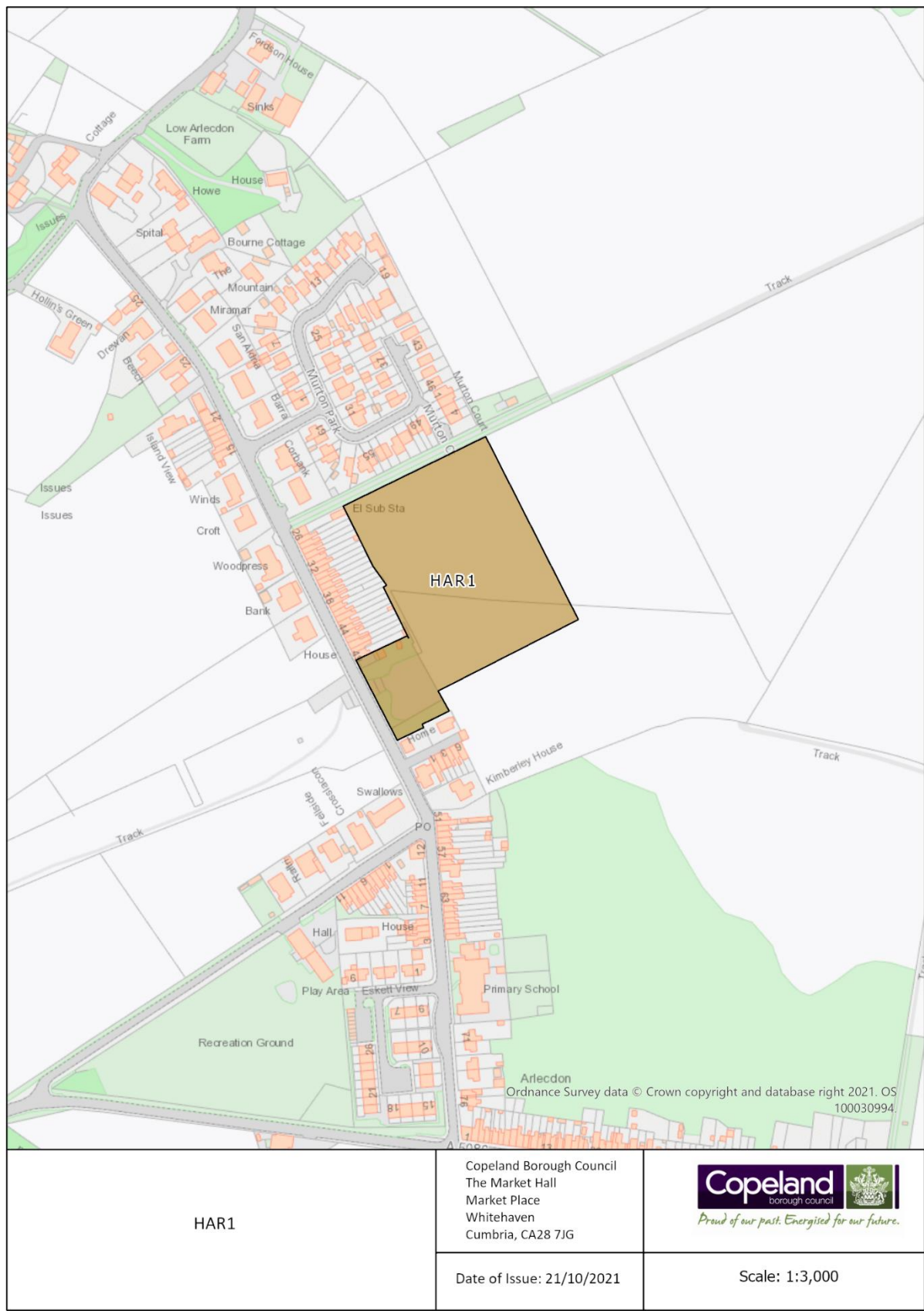
Housing Delivery

Developer Interest:	Unknown	Commencement Timescale:	0-5 years
----------------------------	---------	--------------------------------	-----------

Indicative Yield:	37 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹⁸):	<ul style="list-style-type: none">The SAA recommends that any access is situated to ensure visibility from the site access of northbound vehicles to required standards.Footways on both sides of Arlecdon Road are of a sub-standard width and development of the site would require the provision of 2.0m minimum footways at least along the site frontageThe Copeland TIS has also identified traffic calming measures, and footway surface improvements along Arlecdon Road as schemes to be delivered in order to bring this site forward.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning applicationUnited Utilities Thirlmere to West Cumbria water pipeline runs through the site		
Utilities:	<ul style="list-style-type: none">Utilities infrastructure and land interests present on site. CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure the future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">No significant issues identified in the SLCA		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">Invasive plants.Reptiles <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none">Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and hedgerows to be removed should be checked immediately prior to felling for bird nests.		

¹⁸ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Hedgehogs may be present on site along the hedgerow and adjacent to gardens; pre-construction check required before site is cleared. Sheltering amphibians and reptiles may be present under refugia. No site clearance during reptile hibernation period (November – March). Pre-construction check and hand dismantling of refugia prior to site clearance. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows with habitat for breeding birds.</p> <p>Suitable habitat for ground nesting birds.</p> <p>Suitable reptile habitat</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development and could be supplemented with nest boxes. Hedgerow margins could be less frequently mown, to minimise disturbance to hedgerow species and to encourage development of hedgerow ground flora. Any landscaping created should make use of native locally occurring species.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon 26-49 Arlecdon Rd. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> Site is adjacent to a small quarry Opportunities should be taken to create pedestrian links to footpath along northern boundary where possible The site includes a right of way on the northern boundary which must be maintained for access to key utility infrastructure.



Local Plan Allocation Reference: HDI1

SHLAA Ref: DI013/a



General Site Information

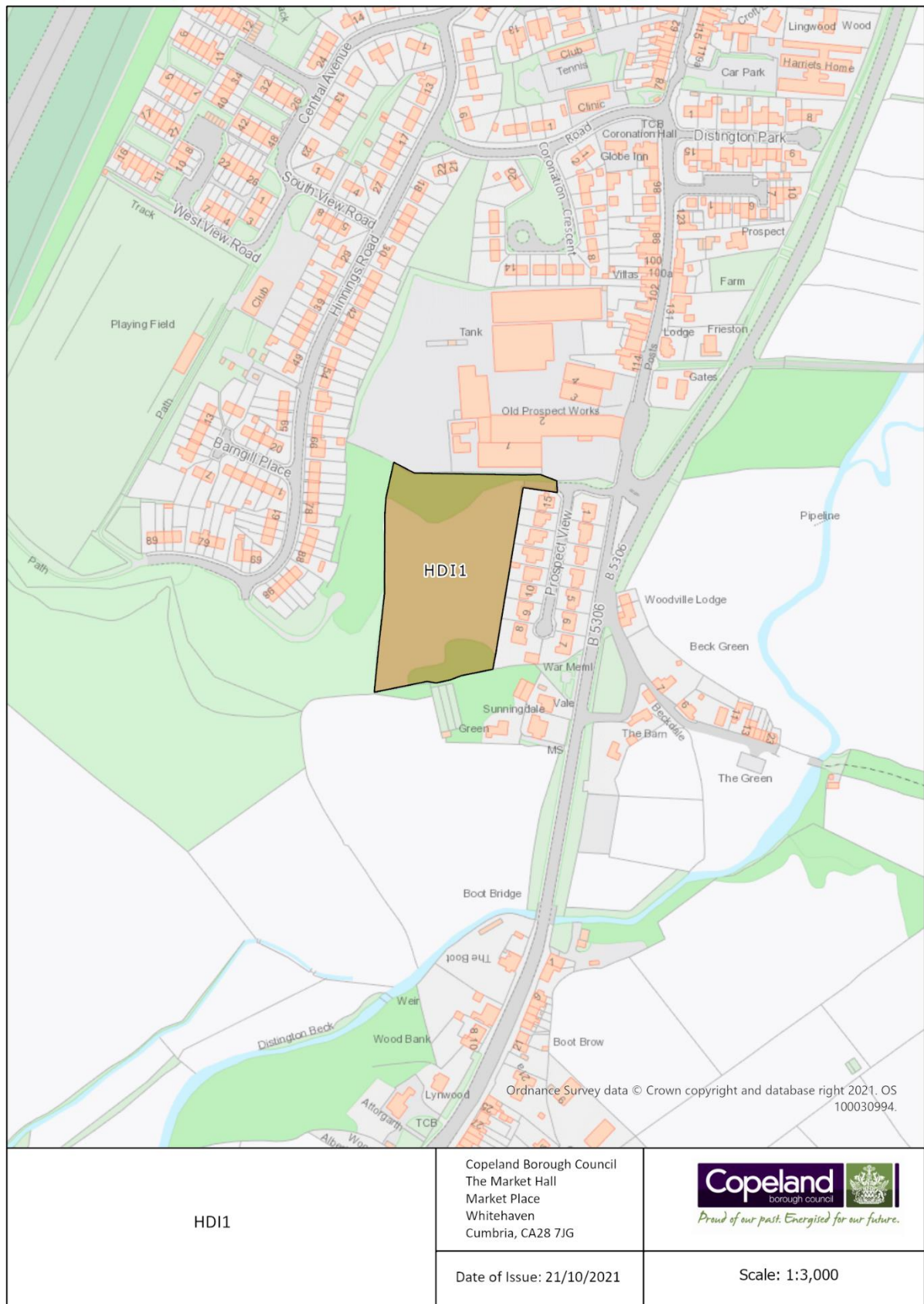
Site Name:	Land south of Prospect Works, Distington		
Site Area:	1.21 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Residential areas to the east, commercial estate to the north, green infrastructure to the west and open countryside to the south.		
Flood Risk Zone:	FRZ 1		

Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	30 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ¹⁹):	<ul style="list-style-type: none">• Potential access constraints- further feasibility work would be required to confirm the deliverability of footways.• A bus stop is located approximately 100m north of the primary access on Main Street. The SAA recommends that a footway is provided on the northern side of Prospect View, within the existing verge to connect with Main Street and improve connectivity with Distington Village centre and the bus stop.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application• UU combined sewer runs through site		
Utilities:	<ul style="list-style-type: none">• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">• Proposed Green Wedge to south of site• Existing trees should be retained where possible• A high quality landscape buffer should be provided between new and existing development, particularly the commercial area to the north		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none">• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and scrub to be removed should be checked immediately prior to felling for bird nests.		

¹⁹ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> • Pre-construction/pre-clearance check of scrub areas for badger, amphibians and reptiles. • Hedgehogs may be present on the site within the continuous scrub; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Trees and scrub with habitat for breeding birds.</p> <p>Potential roosting opportunities and foraging habitat for bats.</p> <p>Terrestrial habitat for foraging and commuting amphibians and foraging habitat for reptiles.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>Retention of the scrub habitats and mature trees if possible within the final development design. Where shrubs and trees are removed these should be replaced in the final landscaping scheme. Any post-construction landscaping should make use of soils onsite and not use imported topsoils.</p> <p>Retained grassland</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact upon Distington War Memorial and the milestone north of Boot Bridge. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> • In proximity to listed WW1 memorial and milestone

Copeland Local Plan Appendix F - Housing Allocation Site Profiles



Local Plan Allocation Reference: HDI2

SHLAA Ref: DI033



General Site Information

Site Name:	Land south west of Rectory Place, Distington		
Site Area:	2.56 hectares	Land Type:	Brownfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Registered Provider		


Adjoining uses:	Residential areas surrounding in all directions.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	6 Years +
Indicative Yield:	30 dwellings ²⁰		
Known Constraints			
Mineral Safeguarding Zone	No	Mineral Consultation Area	No
Highways and accessibility issues (please see the Copeland TIS and SAA for more details²¹):	<ul style="list-style-type: none">• The Copeland TIS identifies the introduction of traffic calming measures along with footway widening as schemes required to serve residential development in this location.• Footways across the existing development as a whole are of a sub-standard width and should be widened to 2.0m minimum where possible.• The addition of development traffic may necessitate the reconfiguration of existing junction arrangements such as the Rectory Place/ Barfs Road crossroads, and Kilnside/Barfs Road where give-way markings do not reflect existing kerb lines. Footways could be widened in these locations to support junction amendments.• The layout of any proposals, including wayfinding and the provision of walking and cycling routes within the site layout, should support direct and coherent access to this route to maximise connectivity. This should include upgrading of the footpath (FP404010) to bridleway.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">• No significant issues identified in the SLCA		

²⁰ This figure is based on HDI2 being recommended as a Local Green Space through the Open Space Assessment. As a result, we would expect 50% of the site to be retained as open space

²¹ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

<p>Ecology Issues:</p>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees, hedgerows or scrub to be removed should be checked immediately prior to felling for bird nests. Hedgehogs may present on the site within the continuous scrub; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Trees and scrub with habitat for breeding birds.</p> <p>Potential roosting opportunities and foraging habitat for bats.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The scrub and trees onsite, although managed primarily for amenity value provide habitat for birds, hedgehog and bats in an area where there are few other opportunities. Ideally the scrub and line of trees in the south-east of the site should be retained. Where shrubs and trees are removed these should be replaced in the final landscaping scheme. Any post-construction landscaping should make use of soils onsite and not use imported topsoils. Retained grassland could be managed as a wildflower meadow to allow the herbs onsite to flower, set seed and to provide a resource for pollinators.</p>
<p>Heritage Impact Assessment Summary:</p>	<ul style="list-style-type: none"> Mitigated impact: No impact on heritage assets.
<p>Additional Considerations:</p>	<ul style="list-style-type: none"> Within influence of Barfs Quarry landfill The site has been identified as a potential Local Green Space in the Open Space Assessment 2020. Given this, the development must incorporate a large proportion of high quality green/community spaces (at least 50%). Any applicant is encouraged to engage with the Council at the earliest stage to determine the most appropriate areas to retain as open space.



HD12	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	Date of Issue: 21/10/2021	Scale: 1:3,000

Local Plan Allocation Reference: HSB1

SHLAA Ref: SB001



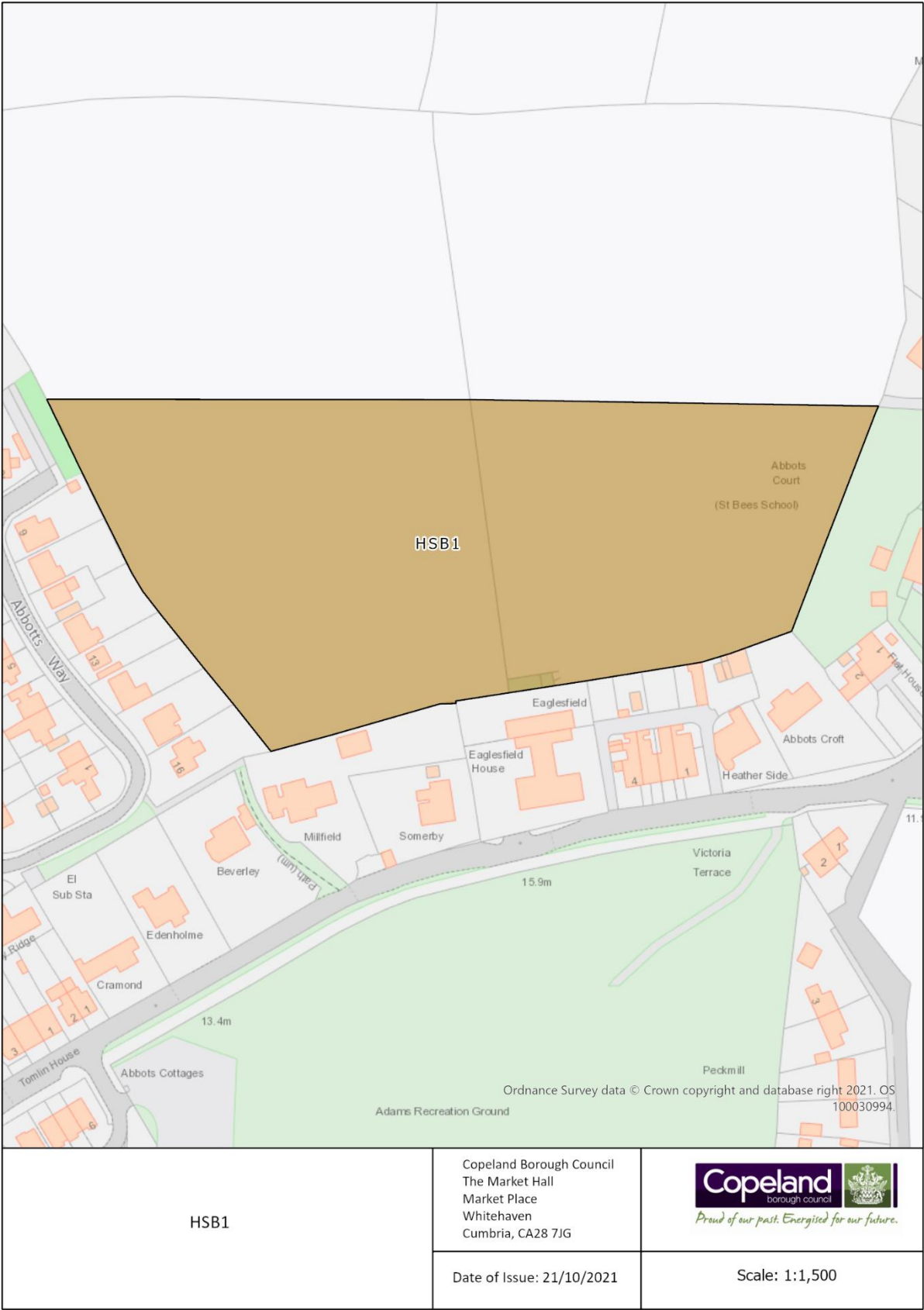
General Site Information

Site Name:	Land Adjacent Abbots Court, St Bees		
Site Area:	2.33 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	The site is bounded by residential properties to the south, east and west and to the north is continuing open countryside. St Bees Golf Course is close to the site on the south along with Adams Recreation Ground.		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes	Commencement Timescale:	0-5 years
Indicative Yield:	58 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ²²):	<ul style="list-style-type: none">SAA identifies requirement for the provision of an EVA.There are opportunities for pedestrian connections to Beach Road and Abbots Way via existing pedestrian connections and a public footpath (Ref. 423016) which should be supported by the development layout to provide more direct alternative routes to the vehicular access(es).Off-site improvements to this footpath connection between Abbots Court and Beach Road were identified as part of the Copeland TIS, along with provision of a pedestrian crossing on Beach Road to the footway on south side of the carriageway.Site has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">A high quality landscape buffer will be required between new and existing development.Strong upland landscape setting to north of site – development should not encroach into this area.		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.		

²² <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Nesting birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site has limited opportunities at present. Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon Pow Bridge, New College Hall, Abbots Court and the war memorial adjacent to the West parapet of Bow Bridge. Mitigated impact: low/medium. For more information, please see the full HeIA report.
Additional Considerations:	



Local Plan Allocation Reference: HSB3

SHLAA Ref: Sb018 and part Sb028

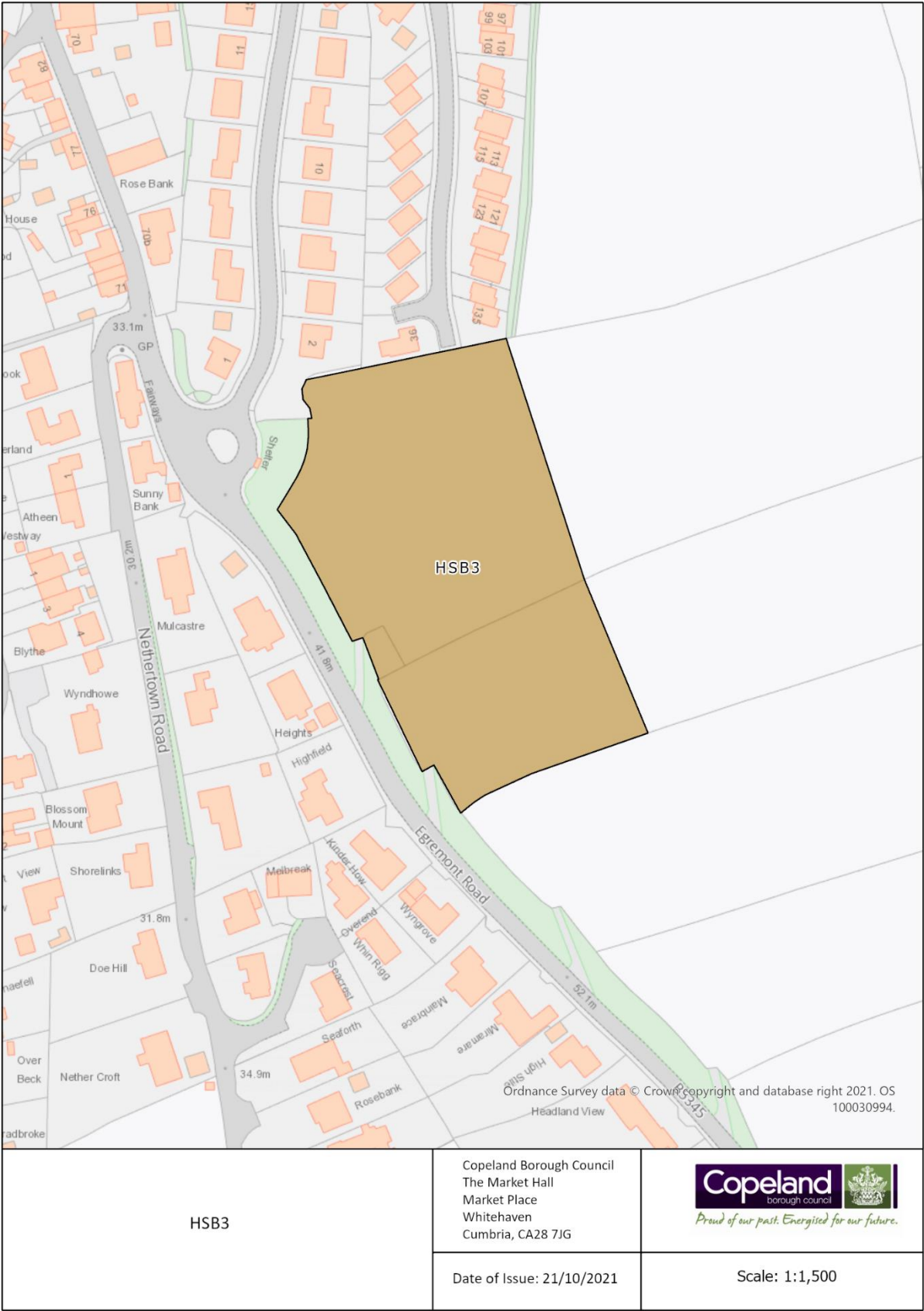


General Site Information

Site Name:	Land Adjacent Fairladies		
Site Area:	1.16 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Pre-Publication Consultation		
Ownership:	Private ownership		

Adjoining uses:	Site adjoins the existing Fairladies residential estate to the north and residential to the west. To the East is open countryside.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	6+ years
Indicative Yield:	30 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ²³):	<ul style="list-style-type: none">SAA identifies potential issues relating to gradient and speed surrounding siteA continuation of the footways would be required to provide connectivity to St Bees and the bus stops approximately 50m north of the site.Site has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">No significant issues identified in the SLCA		
Ecology Issues:	<ul style="list-style-type: none">Ecological desk based study has been carried out, no ecological constraints identified		
Heritage Impact Assessment Summary:	<ul style="list-style-type: none">Mitigated impact: No impact on heritage assets.		
Additional Considerations:	<ul style="list-style-type: none">Potential topography issues relating to different levels of site		

²³ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>



Local Plan Allocation Reference: HSE2

SHLAA Ref: SE024



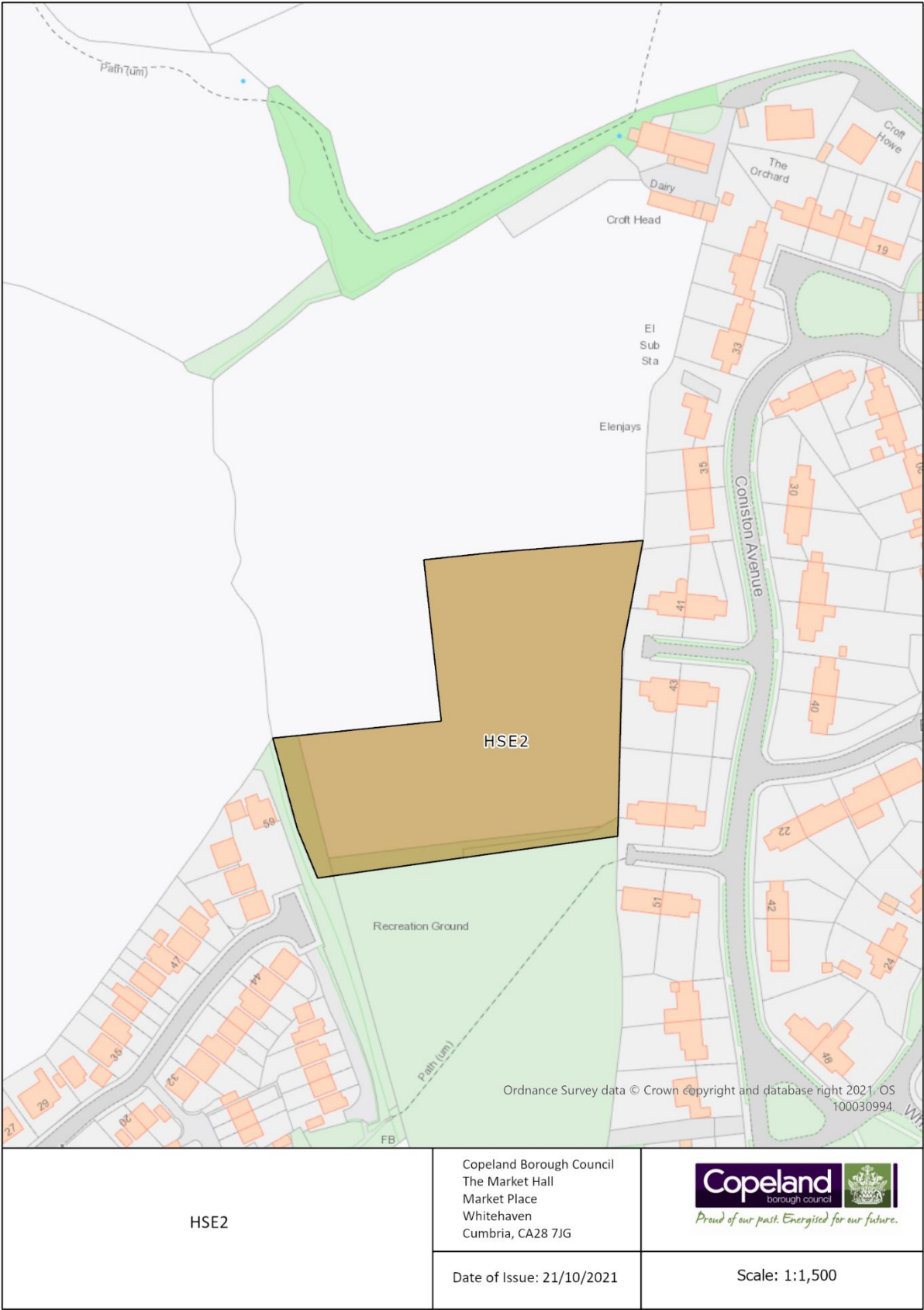
General Site Information

Site Name:	Fairways Extension, Seascale		
Site Area:	0.88 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Recreation ground with playing field to the south, housing to the east and south west and open countryside to the north.		
Flood Risk Zone:	FRZ 1		

Housing Delivery			
Developer Interest:	Yes	Commencement Timescale:	0-5 years
Indicative Yield:	22 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ²⁴):	<ul style="list-style-type: none">• Due to the size of the existing site, a secondary access would be necessary• Secondary access may be possible from the Coniston Road cul-de-sac however the carriageway width serving these existing dwellings is approximately 3.0-3.5m for a length of around 35m, which is not accepted within the Cumbria Design Guide. However, there may be opportunity to widen this route, and or provide passing places with suitable visibility that could enable some level of development to be served from this location.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">• Electrical infrastructure will need reinforcement		
Landscape Issues:	<ul style="list-style-type: none">• No significant issues identified in the SLCA		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">• Check for Invasive plants during Phase 1 survey; <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none">• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any habitats to be removed should be checked immediately prior to clearance for bird nests.• Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared.		

²⁴ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> • Preconstruction check for badger. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows and scrub with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site is presently of low biodiversity due to lack of intact hedgerows. The site would be enhanced by the planting of native trees and shrubs of local provenance as part of the landscaping of the site should it be developed.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Mitigated impact: No impact on heritage assets.
Additional Considerations:	<ul style="list-style-type: none"> • The site lies adjacent to a playing field site and the issue of prejudicial impact on the playing field needs to be assessed and considered either as part of the allocation or planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.



Local Plan Allocation Reference: HSE3

SHLAA Ref: Se006



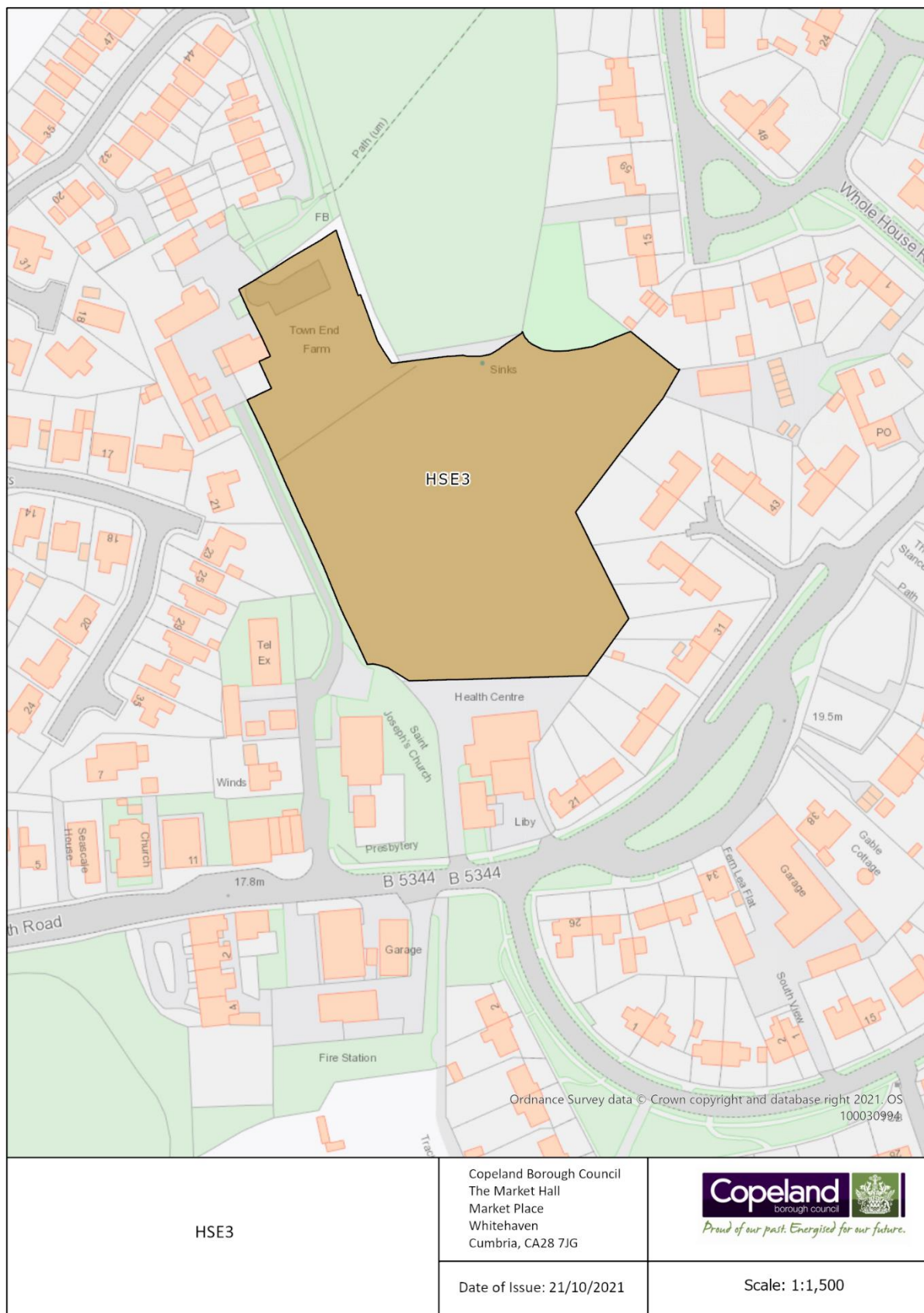
General Site Information

Site Name:	Town End Farm East		
Site Area:	1.28 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Pre-Publication Consultation		
Ownership:	Private ownership		
Adjoining uses:	St Joseph's Church and Seascale Medical Centre to the south, residential areas to east and west and open countryside to north		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	6+ years
Indicative Yield:	32 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ²⁵):	<ul style="list-style-type: none">SAA identifies that the main risk to delivery of acceptable access in this location is ownership of the private road and ability to deliver an acceptable access road for this number of dwellings. A 4.8m carriageway would be required for this site, along with 2.0m footways and additional service strips.This site could be expected to contribute to traffic calming and the delivery of a pedestrian footbridge over the railway line, in line with the nearby sites in Seascale e.g. HSE1Site has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA identifies potential surface water risk on site. Assessment recommends that prior to development, site layout and design must be considered, or surface water must be considered through full drainage strategy.		
Utilities:	<ul style="list-style-type: none">Electrical infrastructure will require reinforcement		
Landscape Issues:	<ul style="list-style-type: none">No significant issues identified in the SLCA		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none">Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and scrub to be removed should be checked immediately prior to felling for bird nests.		

²⁵ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> • Pre-construction/pre-clearance check of scrub areas for badger, amphibians, red squirrel and reptiles. • Hedgehogs may be present on the site within the continuous scrub, and intact hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Trees and scrub with habitat for breeding birds.</p> <p>Potential breeding and terrestrial habitat for common amphibian species.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>Retention of the scrub habitats, hedgerow, watercourse and scattered trees wherever possible, within the final development design. Where shrubs and trees are removed, these should be replaced in the final landscaping scheme. Any post-construction landscaping should make use of soils onsite and not use imported topsoils. The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with nest boxes.</p> <p>In order to obtain a net gain in biodiversity value of at least 10% for a new development, it is recommended that a Habitat Creation and Enhancement Plan is provided for the whole site. Masterplan designs for new developments should aim to avoid and minimise impacts and retain and improve the condition of habitats when possible, in accordance with the mitigation hierarchy. Any new buildings should include provision for roosting bats and nesting birds. Any development should aim to promote the inclusion of native species within landscaping schemes.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Mitigated impact: No impact on heritage assets.
Additional Considerations:	



Local Plan Allocation Reference: HTH1

SHLAA Ref: TO002



General Site Information

Site Name:	Land to south of Thornhill, Thornhill		
Site Area:	2.59 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	The site is bounded by residential properties to the north and playing field to the east. To the south and west is open countryside.		
Flood Risk Zone:	FRZ 1		

Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	0-5 years
Indicative Yield:	20 dwellings ²⁶		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ²⁷):	<ul style="list-style-type: none">The SAA has shown that no secondary access can be achieved to the site. Therefore, the site yield has been reduced to 20 dwellingsThe TIS identifies that development should maximise connectivity to the adjacent National Cycle Network Route 72 via a disused railway line at the south of the site.		
Flood and Water Management Issues:	<ul style="list-style-type: none">United Utilities surface water sewer runs through siteThe SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">Existing hedgerows should be retained where possibleSLCA identifies that the southern edge of Thornhill is poorly defined – development of this site would provide an opportunity to improve the character of the settlement edge.		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">Bat roost potential of any trees affected by the development proposed.Hedgerow survey to confirm if any of the hedgerows qualify as important under the Hedgerow Regulations 1997.		

²⁶ Yield has been reduced to reflect recommendations from the Site Access Assessment

²⁷ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests. • Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Check drainage plans for any proposed development to make sure these do not affect water quality in the nearby River Ehen.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>This is a very small site with limited space for additional habitat creation. The hedgerows should be maintained and enhanced by further planting of native trees of local provenance. Any development on site should aim to provide a buffer to the railway corridor so increasing the biodiversity of the site overall. The addition of bird and bat boxes would also benefit the site.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact Wodow Bank and Kersey Bridge. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> • The site lies within a former medieval deer park. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development. • The site lies adjacent to a playing field site that contains two adult pitches and the issue of prejudicial impact on the playing field needs to be assessed and considered either as part of the allocation or planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.

Copeland Local Plan Appendix F - Housing Allocation Site Profiles



Sustainable Rural Villages



Local Plan Allocation Reference: HBE1

SHLAA Ref: Be003/BE023



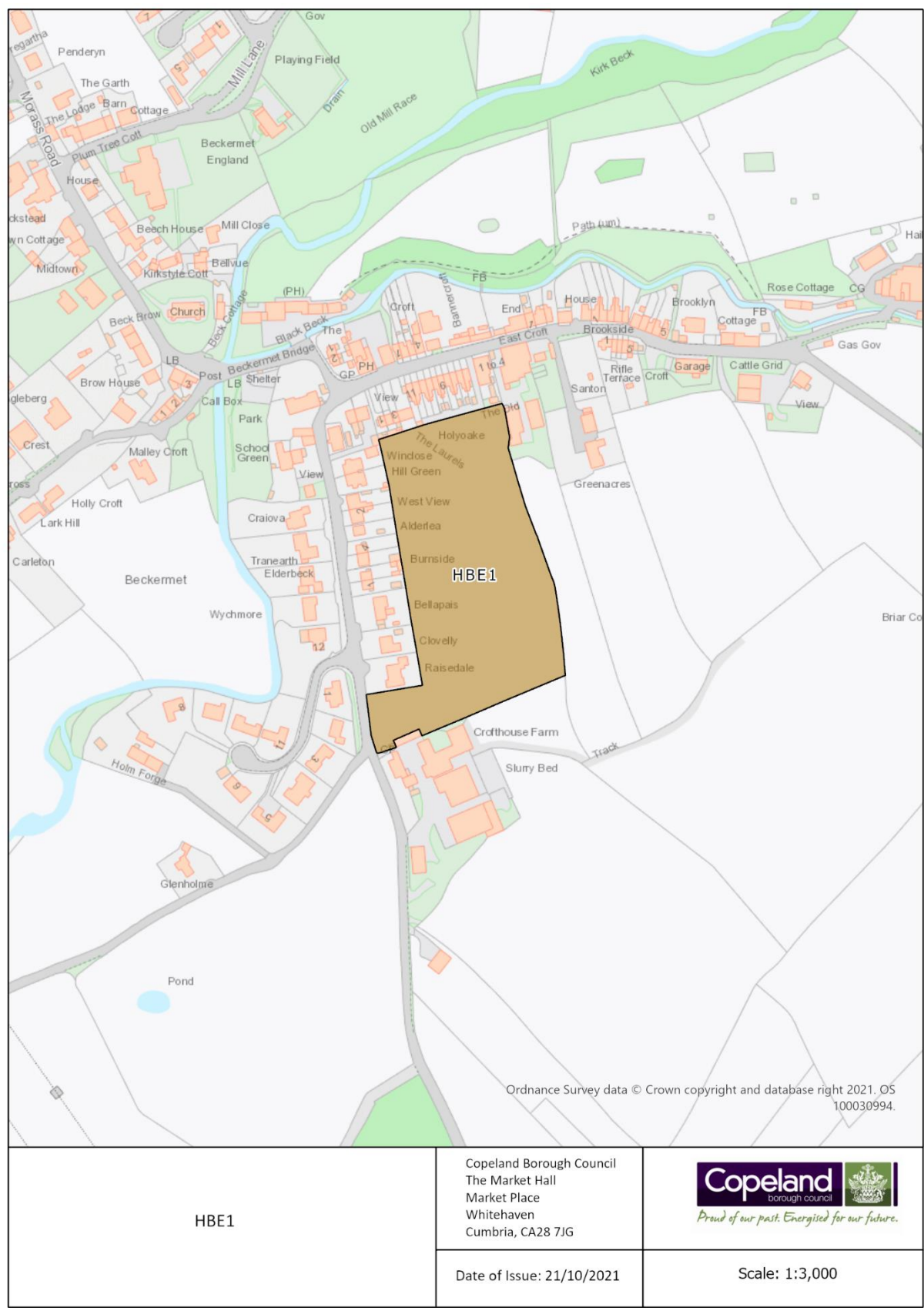
General Site Information

Site Name:	Land North of Crofthouse Farm, Beckermat		
Site Area:	1.97 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		

Adjoining uses:	Residential areas to north and west, farm buildings to south, open countryside to east		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	46 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details²⁸):	<ul style="list-style-type: none">Additional feasibility work may be required to establish whether suitable visibility splays could be provided.The provision of footways would be required across the site frontage, along with a crossing point provided to allow crossings to the footway on the western side of the carriageway on Sellafield Road.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">SLCA identifies isolated farmstead on the edge of the village (Croft House Farm), and development would need to respect the setting of the farmstead.		
Ecology Issues:	<ul style="list-style-type: none">Project specific HRA required to demonstrate avoidance of water pollution <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.		

²⁸ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> • Bat roost potential survey of any trees or buildings being impacted by the development including those adjacent to the site. • Invasive plants. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests. • Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Potential for bat roosts in mature trees and adjacent barn/residential buildings.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site provides limited foraging and nesting habitat for wild birds and small mammals, so these habitats could be enhanced through planting of native species of local provenance as part of the landscaping for the site.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact upon barn at Croft End Farm, 2-11 Hollyoak Terrace and 1-4 Holly Oak View. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> • Within influence of landfill – possible ground gas • Adjacent to Conservation Area to north • The site lies on the edge of the medieval village of Beckermeth and archaeological surveys in adjacent fields have revealed buried archaeological remains from a variety of periods. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded.



Local Plan Allocation Reference: HBE2

SHLAA Ref: Be006



General Site Information

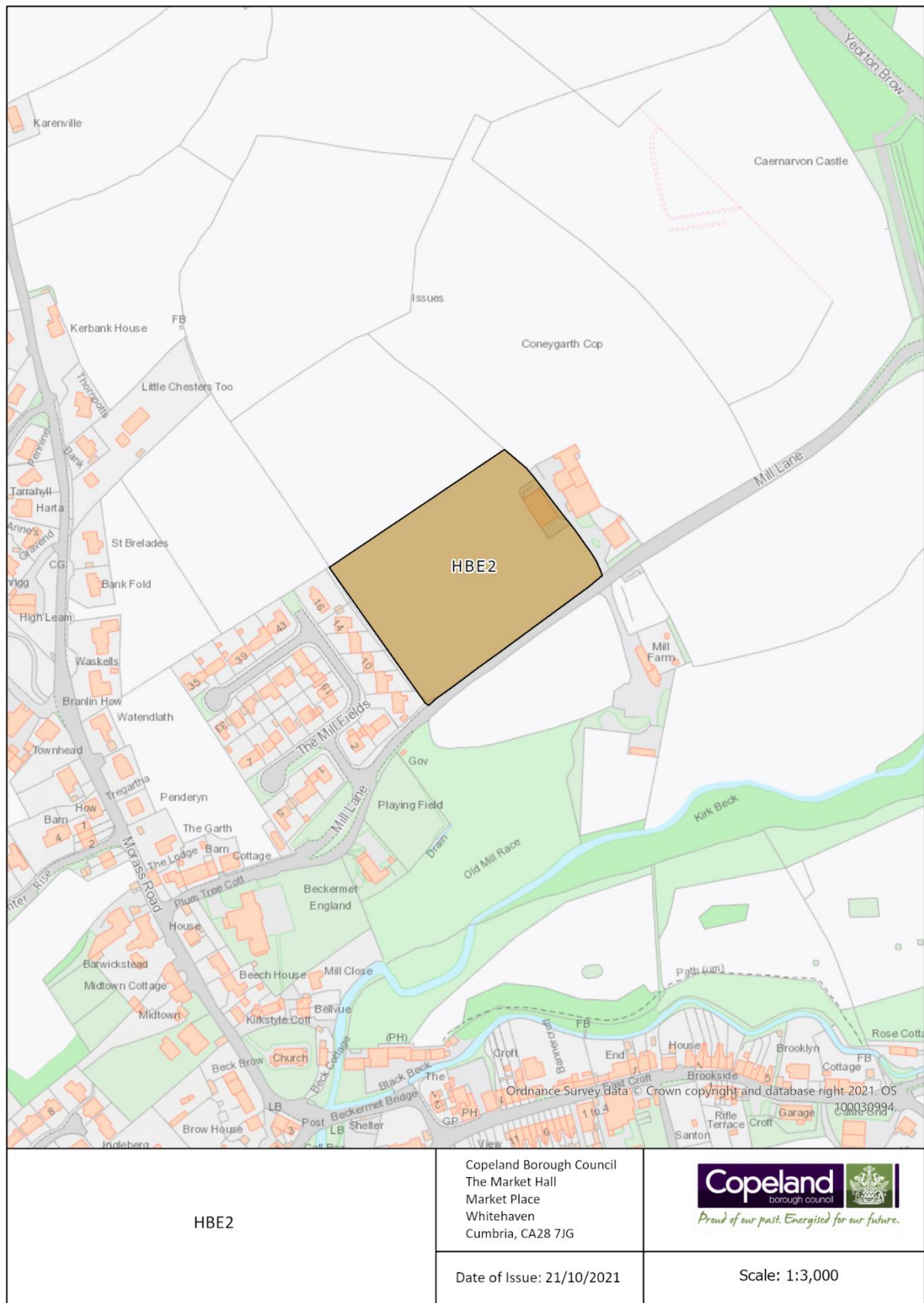
Site Name:	Land adjacent to Mill Fields, Beckermat		
Site Area:	1.66 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Residential area to south-west, farm building to north-east, open countryside to north and south		

Flood Risk Zone:	FRZ 1 & 2 (western portion in FRZ 2 and remainder in FZ1)		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	27 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ²⁹):	<ul style="list-style-type: none">The location is currently subject to the National Speed Limit. The SAA recommends that the speed limit gateway is extended to the east of the site extents to ensure reduced speeds on the approach of the access.It is recommended that a new footway on the north side of Mill Lane is provided to connect to the existing footway. Due to carriageway width, footway provision will require vegetation removal.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that prior to development, site layout and design must be considered, or surface water must be considered through full drainage strategy.		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">No significant issues identified in the SLCA		
Ecology Issues:	<ul style="list-style-type: none">Project specific HRA required to demonstrate avoidance of water pollution <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">Bat roost potential survey of any buildings being impacted by the development including those adjacent to the site.		

²⁹ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Hedgerow Survey to determine if the roadside hedgerow is an 'Important Hedgerow'. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests. Hedgehogs may be present on the site along the hedgerow; a pre-construction check will be required before the site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Potential for bat roosts in adjacent barn/residential buildings.</p> <p>Species-rich hedgerow</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site provides limited foraging and nesting habitat for wild birds and small mammals, so the existing hedgerows could be enhanced through planting of native species of local provenance as part of the landscaping for the site. The site is small so there is limited land for biodiversity enhancement. The use of bat and bird boxes would help increase its value to wildlife.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon the Beckermat Conservation Area, barn at Mill Farm and Old Mill Farm House. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> The site lies close to the site of a possible medieval castle and prehistoric finds have been found nearby. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded.

Copeland Local Plan Appendix F - Housing Allocation Site Profiles



Local Plan Allocation Reference: HBI1

SHLAA Ref: BI001



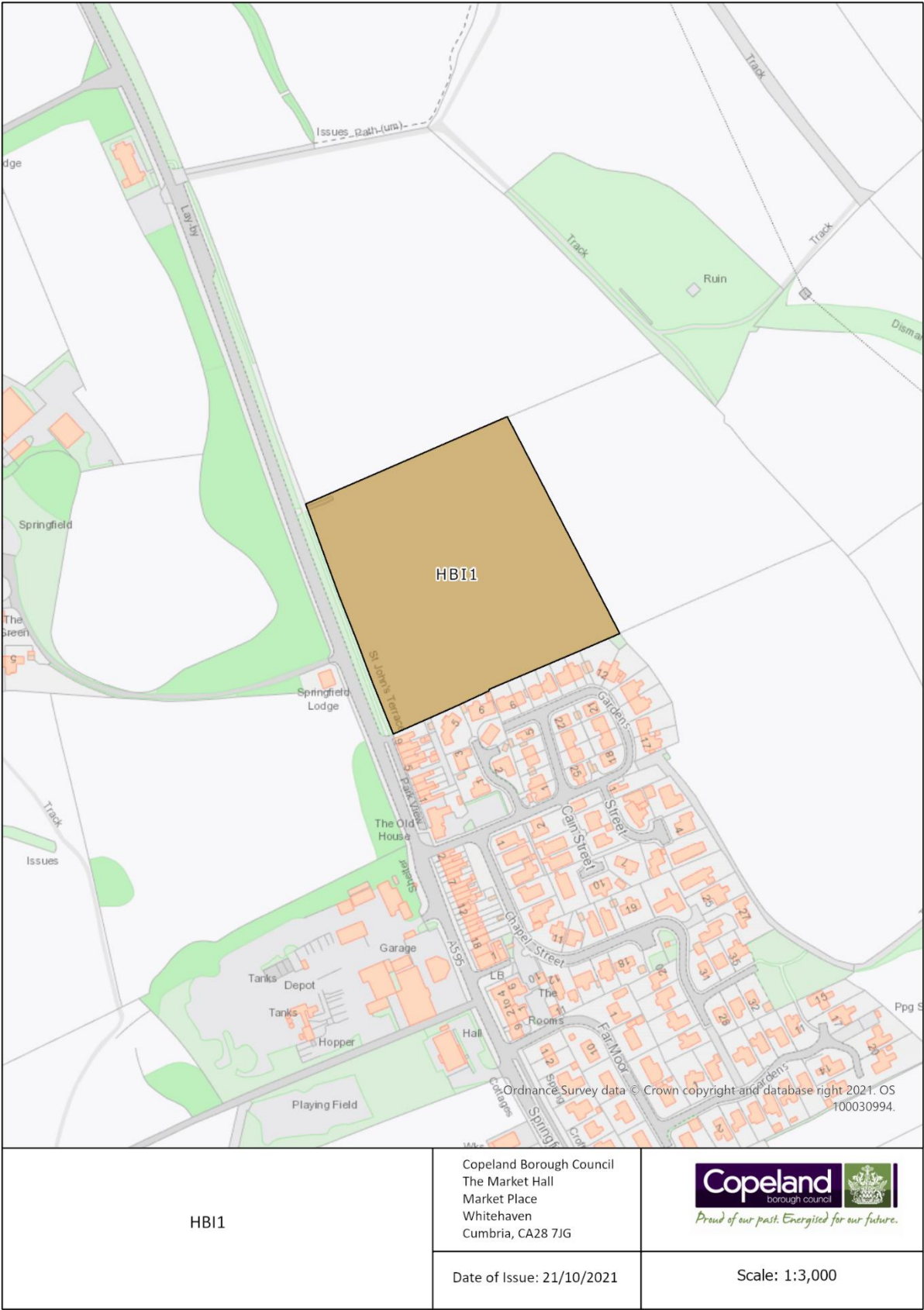
General Site Information

Site Name:	Land North of Springfield Gardens, Bigrigg		
Site Area:	2.6 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	The site is bounded by residential dwellings to the south and open countryside to the east and west. The adjoining site to the north is a proposed housing allocation and the A595 runs along the site's western boundary.		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes	Commencement Timescale:	0-5 years
Indicative Yield:	65 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ³⁰):	<ul style="list-style-type: none">It is recommended that the speed limit gateway is relocated north of this siteIt is considered that the volume of traffic on the A595 is the key constraint for access in this location which may necessitate alternative access to simple priority arrangements.Confirmation will be required from National Highways to confirm the acceptability of direct access from the A595.Site has been subject to a phase 2 assessment to identify outline access design and associated costings		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">No significant issues identified in the SLCA		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none">Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any hedgerows to be removed should be checked immediately prior to felling for bird nests.		

³⁰ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>It would be recommended that the existing hedgerows are retained as they link to the wider environment and provide foraging habitat for bats, birds and hedgehog. The defunct hedgerow on the southern boundary could be gap-filled with native shrub species to create a continuous corridor for species commuting to and from the gardens. Hedgerow margins could be less intensively managed, to encourage development of hedgerow ground flora and invertebrates. Any landscaping / new planting on site should make use of native species of local provenance.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon Gate Lodge to Springfield and 5-9 Park View. Mitigated impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> Development should avoid creating a hard settlement edge



Local Plan Allocation Reference: HBI2

SHLAA Ref:BI002/a/BI018/BI015



General Site Information

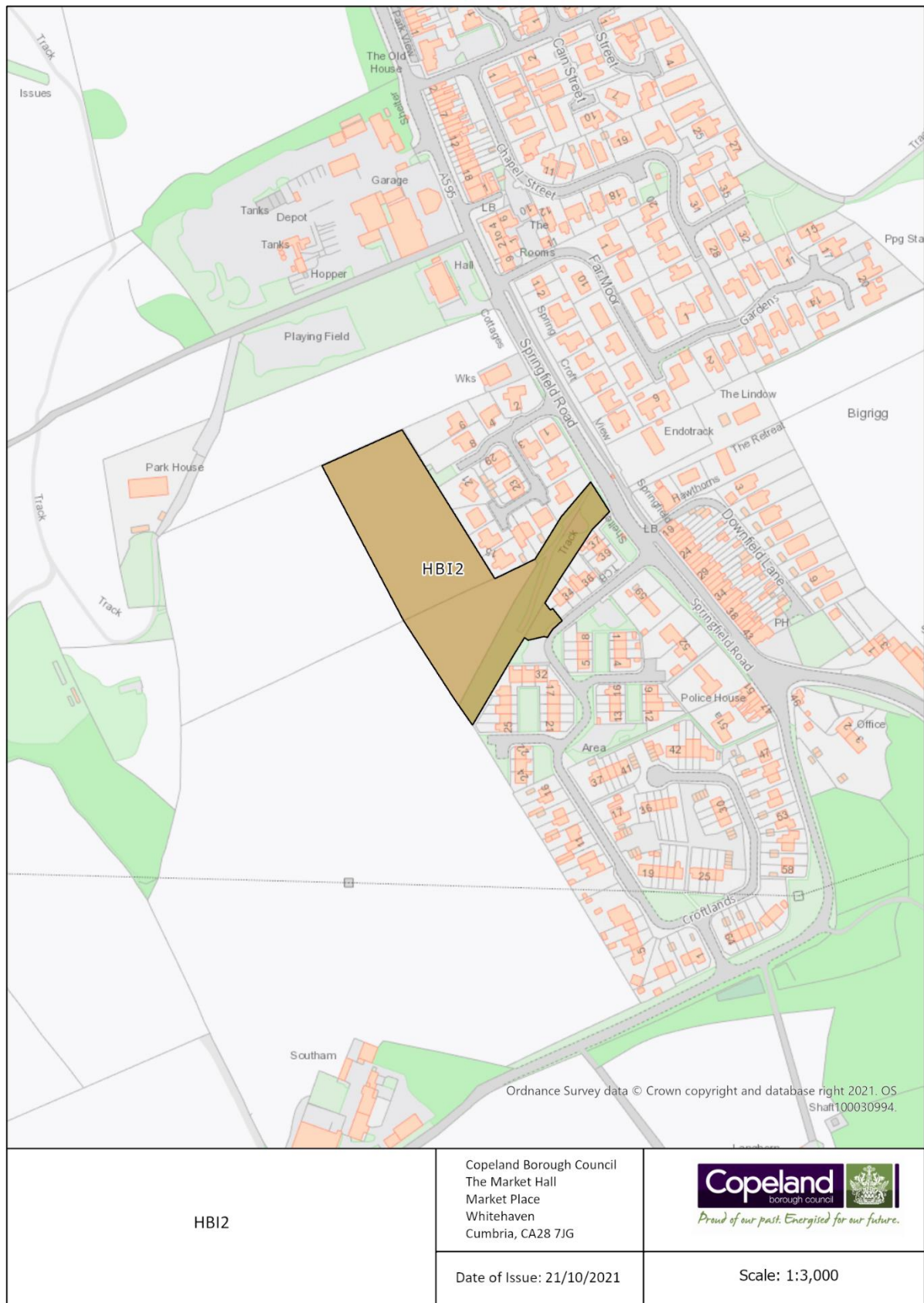
Site Name:	Land west of Jubilee Gardens, Bigrigg		
Site Area:	1.45 hectares	Land Type:	Mixed
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership	Part private ownership, part Copeland Borough Council ownership		

Adjoining uses:	Residential areas to east and south, grazing land to north and west		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	35 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ³¹):	<ul style="list-style-type: none">• The SAA identifies an opportunity to access the site directly from the A595 subject to National Highways agreement.• However, crossing opportunities along the A595 in this area are limited south of Jubilee Gardens, It is recommended that development provides a contribution towards a future pedestrian crossing along this section of the A595.• The TIS identifies the provision of a shared use path along the eastern side of the A595 to improve connections to NCN72.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated on flood risk grounds, and that any proposal will need to be subject to consultation with the LPA / LLFA		
Utilities:	<ul style="list-style-type: none">• Electrical infrastructure may require reinforcement		
Landscape Issues:	<ul style="list-style-type: none">• No significant issues identified in the SLCA		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none">• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Construction work carried out within the bird breeding season will be preceded by a check of the habitats to be impacted no		

³¹ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p>more than 24 hours prior to the works being undertaken, by a suitably experienced ecologist. If any nesting birds are found, the nest must remain in situ and a suitable buffer zone will be demarcated.</p> <ul style="list-style-type: none"> • Hedgehogs and common toad may be present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>It would be recommended that the existing hedgerows are retained are they link to the wider environment and provide foraging habitat for bats, birds and are potentially suitable for foraging red squirrel. Hedgerow margins could be less intensively managed, to encourage development of hedgerow ground flora and invertebrates. Gaps through fences to allow hedgehogs to access gardens from hedgerows. Any landscaping created should make use of native locally occurring species. House design could incorporate provisions for nesting house martins and other <i>hirundines</i></p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Mitigated Impact: No impact on heritage assets
Additional Considerations:	<ul style="list-style-type: none"> • Western edge of site overlaps Pit 1 Parkhouse Mine

Copeland Local Plan Appendix F - Housing Allocation Site Profiles



Local Plan Allocation Reference: HDH2

SHLAA Ref: DH012



General Site Information

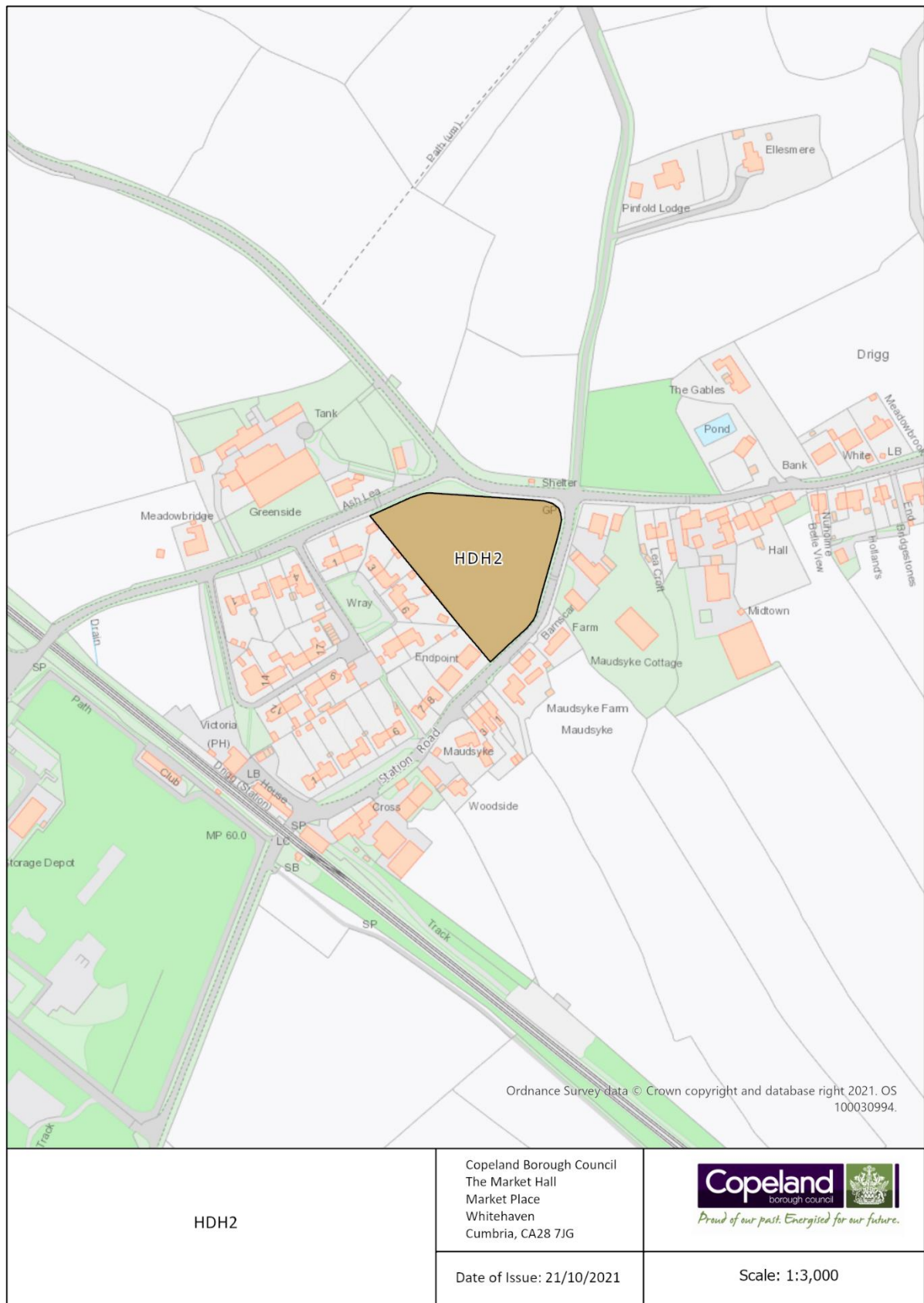
Site Name:	Wray Head, Station Rd, Drigg		
Site Area:	0.87 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		

Adjoining uses:	The site is surrounded by existing residential development along Station Road, Wray Head and Old Shore Road. To the north on the opposite side of the road is open countryside.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	22 dwellings		
Known Constraints			
Mineral Safeguarding Zone	No	Mineral Consultation Area	No
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ³²):	<ul style="list-style-type: none">• Footpath would need to be provided along Station Road• The delivery of the site may necessitate provision of safe crossing points on the B5344 to access this bus stop. The bus shelter could also be upgraded to serve this development.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated on flood risk grounds, and that any proposal will need to be subject to consultation with the LPA / LLFA		
Utilities:	<ul style="list-style-type: none">• May exceed WwTW capacity		
Landscape Issues:	<ul style="list-style-type: none">• The SLCA identifies an opportunity for development to define the village edge and contribute to the sense of place		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">• Habitat Suitability Index for GCN of ponds within 500m of the site, with further surveys if required;• Assess ponds within 500m for potential use by natterjack toads. <p><u>Pre-construction checks</u></p>		

³² <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any hedgerows to be removed should be checked immediately prior to felling for bird nests. Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Low potential for amphibians and reptiles using terrestrial corridors around the site.</p> <p>Hedgerows with habitat suitable for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site is presently of limited biodiversity value. It provides some foraging and nesting habitat for wild birds, so these habitats should be retained and further enhanced within the development, together with nest boxes. This is a very small site with limited space for additional habitat creation.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon Drigg Hall. Mitigated Impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> The site lies within the medieval village of Drigg. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development. Development should retain a green frontage

Copeland Local Plan Appendix F - Housing Allocation Site Profiles



Local Plan Allocation Reference: HDH3

SHLAA Ref: Dh007/a



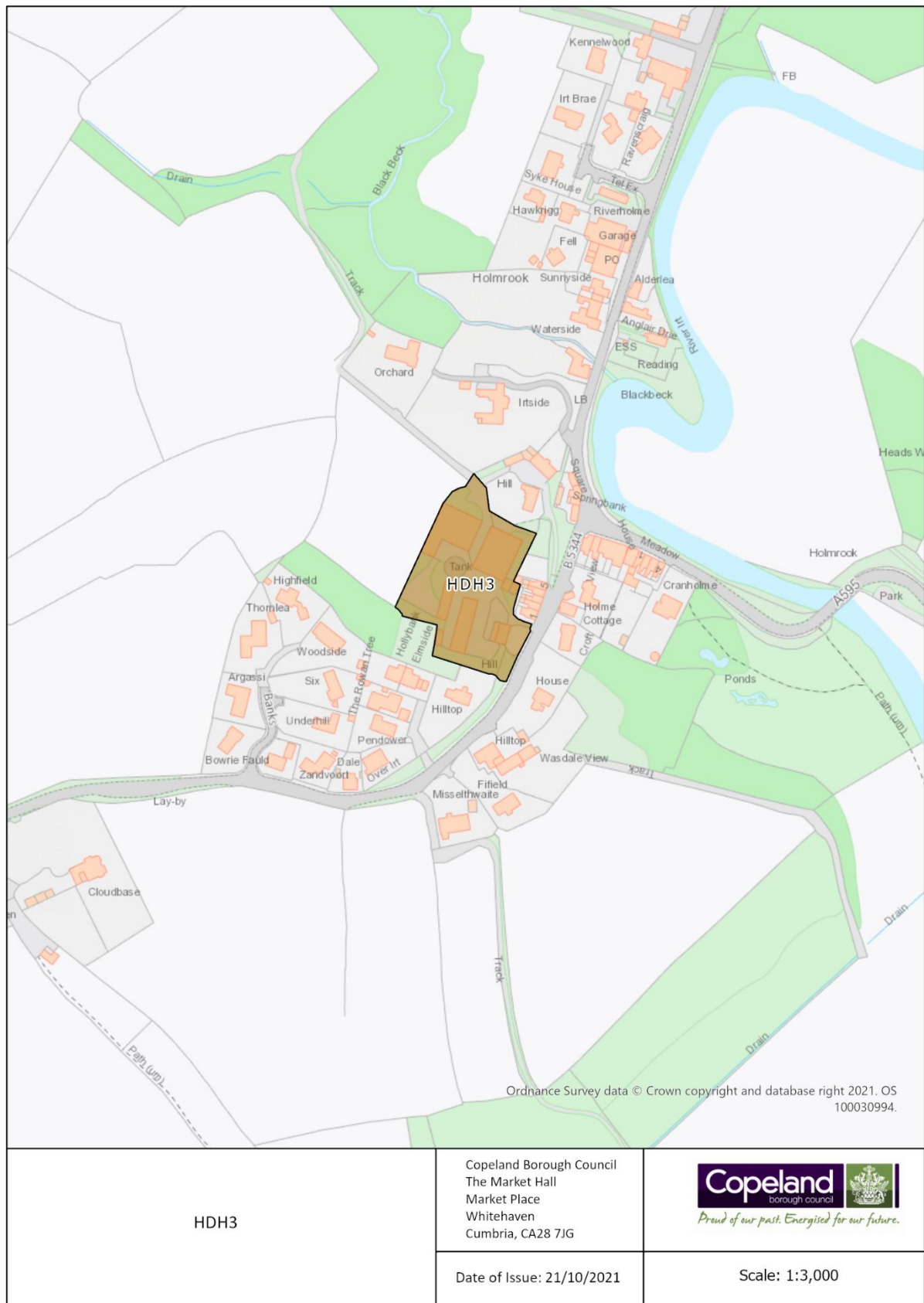
General Site Information

Site Name:	Hill Farm, Holmrook		
Site Area:	0.73 hectares	Land Type:	Brownfield
Stage Introduced:	Local Plan Publication Draft		
Ownership:	Private ownership		
Adjoining uses:	Site is adjacent to residential use to the north and south. To the west is open countryside.		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	6 + years
Indicative Yield:	20 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ³³):	<ul style="list-style-type: none">SAA identifies that existing pedestrian infrastructure is poor and would require improvementPotential issues surrounding visibility splaysSite has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings. A speed survey would be required alongside an application on this site, which may reduce the required viability splays from the ones listed within the phase 2 assessment.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning applicationSome surface water flooding		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">No significant issues identified in the SLCA		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">Bat Roost Potential and potential further presence / likely absence surveys for buildings and trees on site;		

³³ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Barn owl survey. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any buildings, trees and scrub should be checked for active birds nesting immediately prior to any works. Pre-construction/pre-clearance check of scrub areas for badger, amphibians, red squirrel and reptiles. Hedgehogs may be present on the site within the continuous scrub, and plantation woodland; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Habitats suitable for breeding birds.</p> <p>Habitats suitable for roosting and foraging bats.</p> <p>Habitats suitable for foraging badger and sett building.</p> <p>Potential foraging, breeding and commuting habitat for red squirrel.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The trees and woodland on site provide good foraging and nesting habitat for wild birds, so these habitats should be retained whenever possible, within the development, together with the addition of nest boxes. Furthermore, bat boxes could be erected on mature trees in the adjacent woodland in order to enhance roosting provisions for local bat populations.</p> <p>The bird / bat boxes could also be erected on the existing buildings or incorporated into the new buildings design.</p> <p>Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans. Native hedge planting could be used to replace fencing as a boundary feature and as a resource for invertebrates, birds and bats.</p> <p>In order to obtain a net gain in biodiversity value of at least 10% for a new development, it is recommended that a Habitat Creation and Enhancement Plan is provided for the whole site. Masterplan designs for new developments should aim to avoid and minimise impacts and retain and improve the condition of habitats when possible, in accordance with the mitigation hierarchy. Any landscaping should promote the inclusion of native species within landscaping schemes.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon brick barns relating to Hill Farm, 1-5 Hill Terrace, gate post at site entrance and the Lake District World Heritage Site. Mitigated Impact: low/medium. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> Potential ground remediation may be required due to former site uses



Local Plan Allocation Reference: HMR1

SHLAA Ref: MO009



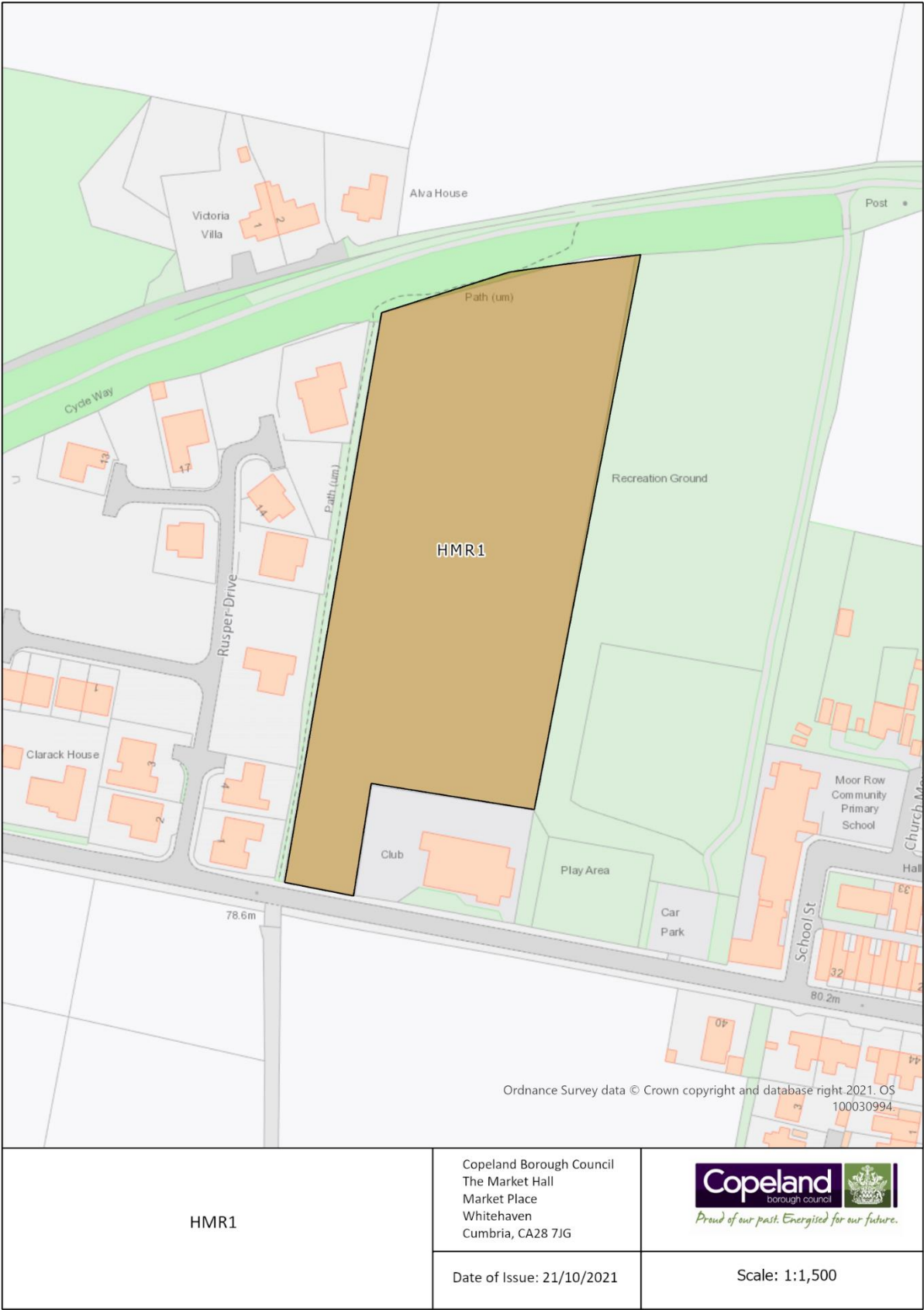
General Site Information

Site Name:	Land to north of Social Club, Moor Row		
Site Area:	1.51 hectares	Land type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		

Adjoining uses:	Cycle path to north, residential area to west, social club to south and recreation ground to east		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes- Planning application 4/21/2360/001	Commencement Timescale:	0-5 years
Indicative Yield:	37 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details³⁴):	<ul style="list-style-type: none">Any planning application should include a connection into the NCN 72 to the north of the site. This could be delivered by upgrading the adjacent public footpath to bridleway and accommodating widening within the western edge of the development site.The SAA recommends the introduction of traffic calming measures along this section of roadIn order to promote the use of sustainable modes of transport (i.e. existing bus stops) the developers of this site, along with HMR2 may be required to deliver street lighting along Scalegill Road		
Flood and Water Management Issues:	<ul style="list-style-type: none">United Utilities combined sewer runs through site.The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">Existing hedgerows should be retained where possible		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.		

³⁴ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests if this is undertaken in the breeding season. • Hedgehogs, common frog and toad may be present on the site along hedgerow; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows and trees with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>it would be recommended that the existing hedgerows and trees are retained. The line of trees on the eastern boundary could be extended to connect with the cycle route. Hedgerow margins could be less frequently mown, to minimise disturbance to hedgerow species and to encourage development of hedgerow ground flora. Any landscaping created should make use of native locally occurring species. The site provides foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with addition of nest boxes.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Mitigated Impact: No impact on heritage assets.
Additional Considerations:	<ul style="list-style-type: none"> • Opportunities should be sought to enhance the footpath to the west and north of the site and create links to the cycleway and recreation ground from the new development. • The site lies adjacent to a playing field site and the issue of prejudicial impact on the playing field needs to be assessed and considered either as part of the allocation or planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.



Local Plan Allocation Reference: HMR2

SHLAA Ref: MO006/a



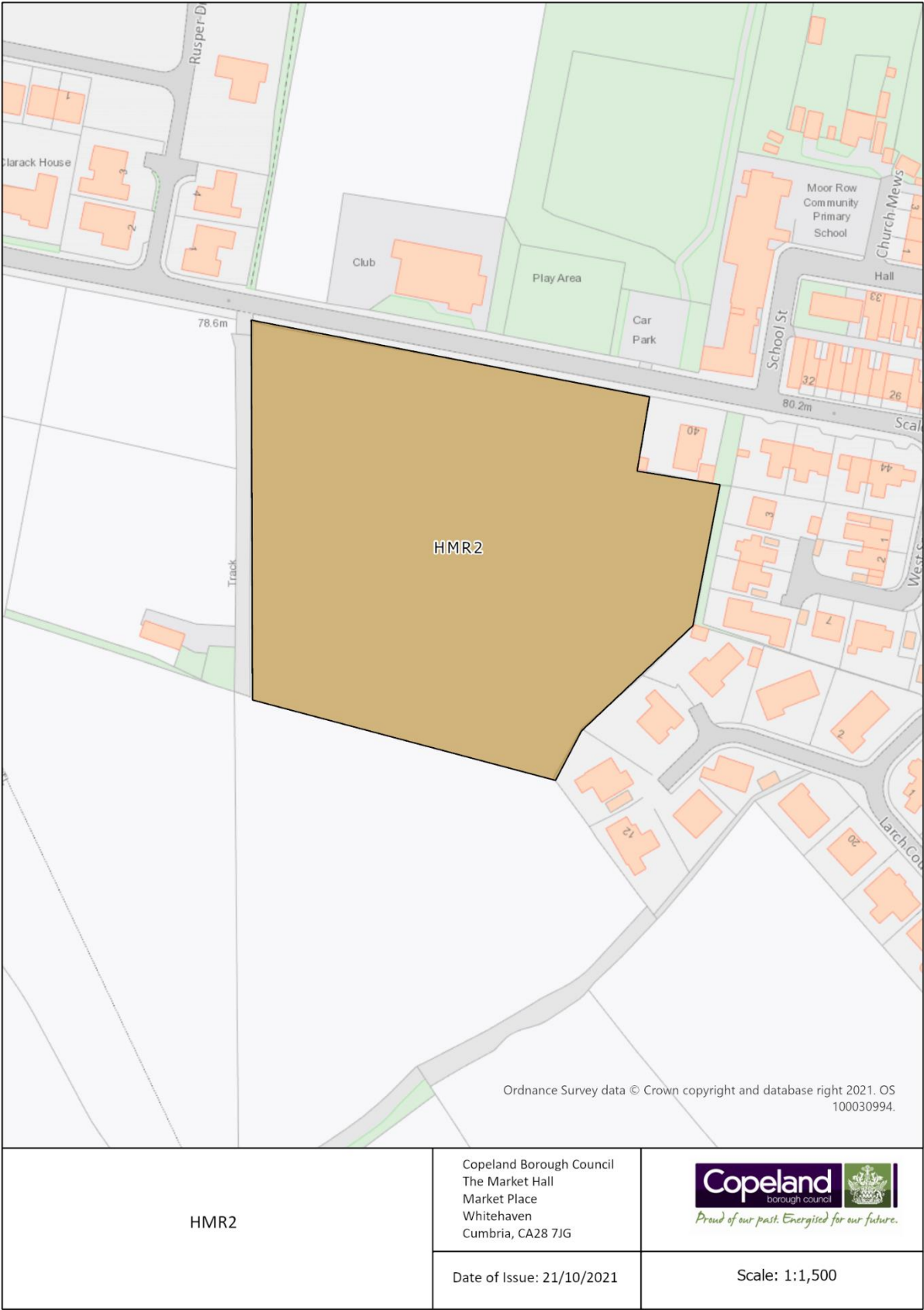
General Site Information

Site Name:	Land to south of Scalegill Road, Moor Row		
Site Area:	1.80 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Main road, club and recreation ground to north, residential area to east, open countryside to south and track to west.		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	41 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ³⁵):	<ul style="list-style-type: none">The SAA recommends the introduction of traffic calming measures along this section of road		
Flood and Water Management Issues:	<ul style="list-style-type: none">Land drain and UU combined sewer crosses siteThe SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">Electricity lines run across the siteNo utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">Existing hedgerows should be retained where possible		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none">Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees or ground vegetation to be removed should be checked immediately prior to felling for bird nests. <p><u>Summary of Main Ecological Constraints to Development</u></p>		

³⁵ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<p>Hedgerows with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The site provides foraging and nesting habitat for wild birds, so these habitats should be retained within the development. The hedgerow could be reinforced and hedgerow margins could be less intensively managed, to encourage development of hedgerow ground flora. Any landscaping created should make use of native locally occurring species.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Mitigated Impact: No impact on heritage assets
Additional Considerations:	



Local Plan Allocation Reference: HLO1

SHLAA Ref: LO004



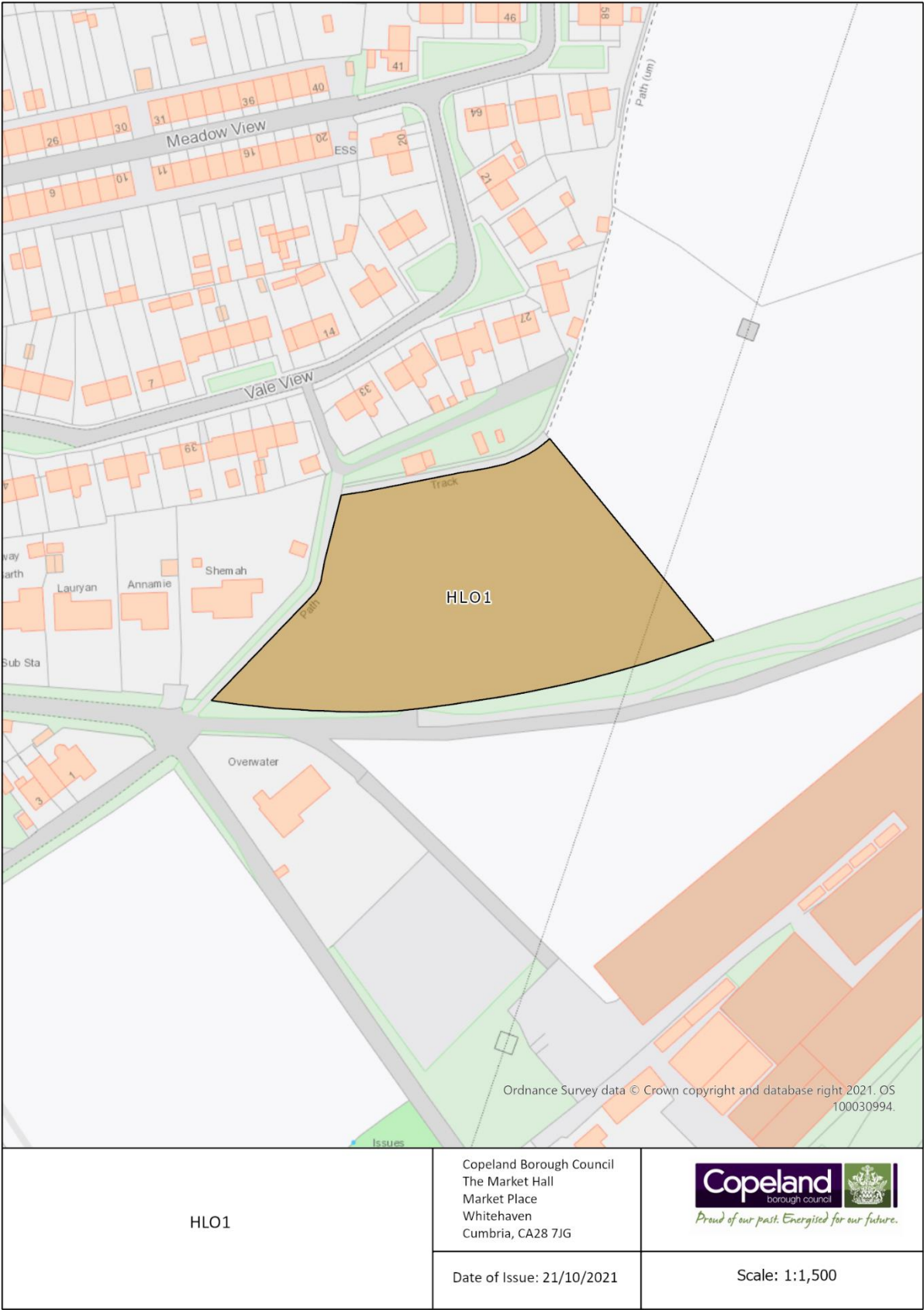
General Site Information

Site Name:	Solway Road, Lowca		
Site Area:	0.90 hectares	Land type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership	Private ownership		
Adjoining uses:	Residential areas to north and west, plant nursery to south-east, open countryside to east. Cycle path along southern boundary.		
Flood Risk Zone:	FRZ 1		

Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 years
Indicative Yield:	22 dwellings		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details ³⁶):	<ul style="list-style-type: none">Unadopted Solway Road likely to require upgradingIt would be necessary to provide footway connections along Solway Road to ensure that services within Lowca, including bus facilities, are accessible on foot for any future residents.		
Flood and Water Management Issues:	<ul style="list-style-type: none">The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities:	<ul style="list-style-type: none">Overhead power line runs through south east of siteNo utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">The SLCA identifies that the edge of the settlement here is poorly defined – new development provides an opportunity to improve this.		
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none">Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none">Hedgerow Regulations Assessment;Habitat Suitability Assessment for GCN, and further surveys if required;Bat roost potential assessment of any trees affected by the proposals.. <p><u>Pre-construction checks</u></p>		

³⁶ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and hedgerows to be removed should be checked immediately prior to felling for bird nests. Hedgehogs may be present on site along the hedgerow and adjacent to gardens; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows and trees with habitat suitable for breeding birds.</p> <p>Suitable habitat for ground nesting birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>Hedgerows and watercourses on the site boundaries should be retained when possible. Hedgerow and scrub habitats adjacent to the cycle route could be enhanced to form a commuting corridor for bats and resource for birds that would connect to the Lowca Beck and habitats south-east of the site. The verges along the cycle route could also be managed to encourage invertebrates. The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development and could be supplemented with nest boxes. Any landscaping created should make use of native locally occurring species</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> Development has the potential to impact upon Moresby Hall and assets immediately surrounding, Church of St Bridget's, Parton and assets and Parton Roman Fort. Mitigated Impact: low. For more information, please see the full HeIA report.
Additional Considerations:	<ul style="list-style-type: none"> Opportunities to enhance public footpath adjoining site to west should be taken



Rural Villages



Local Plan Allocation Reference: HSU1

SHLAA Ref: MO028



General Site Information

Site Name:	Land to south west of Summergrove		
Site Area:	8.52 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership	Private ownership		

Adjoining uses:	Residential area to north, open countryside to east, Westlakes Science Park to south and open countryside/wooded area to Summergrove Hall to north-west.		
Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes (Planning application 4/19/2126/0F1) (withdrawn)	Commencement Timescale:	0-5 years
Indicative Yield:	80 dwellings (based on pre-application discussions)		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details³⁷):	<ul style="list-style-type: none">• The SAA recommends that, for the primary access it would be necessary to reduce the speed limit to 30mph to ensure visibility splays are appropriate and to improve conditions for walking and cycling.• Whilst suitable access for vehicles is achievable in principle it is considered that improvements to pedestrian and cycle infrastructure would be required to ensure sustainable alternative modes are realistic alternatives to the private car, including links between the site and Westlakes Science Park and Summergrove Hall• Traffic from the development may necessitate improvements/ contributions to schemes identified within the Copeland TIS at the Moor Row/ A595 Junction, B5292 junction, and Main Street/ Moresby Road/ Cleator Moor Road Mini-Roundabout Junction. It is also noted that concerns have been raised about the volume of traffic using Scalegill Road, through Moor Row at peak times to avoid congestion of the A595. It may therefore be necessary for the developer of this site to contribute to measures to reduce rat running along this section to accommodate development traffic safely.		
Flood and Water Management Issues:	<ul style="list-style-type: none">• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
Utilities	<ul style="list-style-type: none">• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.		
Landscape Issues:	<ul style="list-style-type: none">• Trees with a Tree Preservation Order along the north-western boundary of the site• Existing hedgerows should be retained where possible		

³⁷ <https://www.copeland.gov.uk/content/local-plan-2021-2038-examination-library>

	<ul style="list-style-type: none"> • A high quality landscaping buffer should be created between new and existing development.
Ecology Issues:	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> • Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. <p>Bat roost potential for any trees to be felled; bat activity surveys.</p> <p><u>Pre-construction checks</u></p> <ul style="list-style-type: none"> • Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any vegetation to be removed should be checked immediately prior to clearance for bird nests. • Pre-construction check for badger and red squirrel. • Hedgehogs may be present on the site along hedgerows and within the woodland; pre-construction check required before site is cleared. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Habitat for breeding birds.</p> <p>Bat roost potential in trees.</p> <p>Red squirrel in woodland.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>The habitats adjacent to site and the hedgerows onsite provide good foraging and nesting habitat for wild birds, bats and red squirrel. These habitats should be retained within the development. Nest boxes and potentially bat boxes could be added to the woodland, or other nearby woodlands. Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans. Any shrubs or planting used should be of local provenience.</p>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • Development has the potential to impact upon Montreal Farm. Barn at Montreal Farm and Galemire House. Mitigated Impact: low . For more information, please see the full HeIA report.
Additional Considerations	<ul style="list-style-type: none"> • Opportunities should be taken to create safe, pedestrian links to Westlakes Science Park and Summergrove Hall to improve connectivity and reduce the reliance upon private vehicles. • Development should be of a low density to reflect the rural character of the area. • The site contains a Trig Pillar which should be retained as a cultural feature where possible. For further information see https://www.ordnancesurvey.co.uk/newsroom/blog/a-history-of-the-trig-pillar