

**Cumberland
Council**

Copeland Local Plan 2021-2039

Appendices

November 2024

Appendix A

Superseded Policies

Appendix A: Superseded Policies

The *Copeland Local Plan 2021-2039* will supersede the *Copeland Local Plan 2013-2028: Core Strategy and Development Management Policies* DPD, together with any saved policies from the *Copeland Local Plan 2001-2016*.

The table below provides a reference guide showing how the policies contained within the *Core Strategy and Development Management Policies* document have been replaced by the new *Copeland Local Plan 2021-2039*.

Core Strategy and Development Management Policies DPD	Copeland Local Plan 2021-2039 Policy
Chapter 3: Setting the Strategy	
ST1	Elements within Policies DS6, SC1, N1, N9, BE1, CO2, H1
ST2	DS3, DS4
ST3	E3, E4, E6 <i>Additional related policy:</i> R1
ST4	DS5 <i>Additional related policies:</i> N11, CO1, CO2
Chapter 4: Economic Opportunity and Regeneration	
ER1	NU1, NU2, NU3, NU4
ER2	CC1, CC2
ER3	NU3
ER4	E5, E7
ER5	E2, E5, E7
ER6	E2, E3
ER7	DS3, R1, R2, R3, R4
ER8	R3, R6
ER9	R4, R5
ER10	T1, T2
ER11	E1
Chapter 5: Sustainable Settlements	
SS1	H1 <i>Additional related policies:</i> H4, H5, H6, DS6
SS2	H4, H5, H7
SS3	H1, H7, H8 <i>Additional related policies:</i> H9, H11, H12, H15, H16
SS4	SC1, SC2, SC4, SC5
SS5	SC3, N9, N10, N11, N12, N13 <i>Additional related policies:</i> N2, DS7

Core Strategy and Development Management Policies DPD	Copeland Local Plan 2021-2039 Policy
Chapter 6: Accessibility, Transport, and Communications	
T1	CO2, CO3, CO4, CO5
T2	CO1
Chapter 7: Environmental Protection and Enhancement	
ENV1	DS8, DS9 <i>Additional related policy: N5</i>
ENV2	N4, N8, T2 <i>Additional related policy: N7</i>
ENV3	N1, N2, N3 <i>Additional related policies: N6, N14</i>
ENV4	BE1, BE2, BE4
ENV5	N6
ENV6	CO6
Development Management Policies	
DM1	NU1, NU2, NU3, NU4
DM2	CC1, CC2
DM3	E7
DM4	E3
DM5	NU4
DM6A	R9
DM6B	R6
DM7	R1, R5, R10
DM8	RE3, T1
DM9	RE3, T1, T3
DM10	DS5 <i>Additional related policies: DS7, H6, H7</i>
DM11	DS1 <i>Additional related policies: DS5, DS6, DS7, DS9, DS10</i>
DM12	DS5, H6, N11 <i>Additional related policy: CO7</i>
DM13	H13, CO7
DM14	H12
DM15A	H17
DM15B	RE3
DM16	H18
DM17	H20
DM18	H14

Core Strategy and Development Management Policies DPD	Copeland Local Plan 2021-2039 Policy
DM19	H19, H21
DM20	H9, H10
DM21	SC5
DM22	DS6, CO5
DM23	CO1
DM24	DS5, DS8
DM25	N1, N2, N3
DM26	DS7, N6
DM27	BE1, BE2, BE3, BE4
DM28	N14, DS7
DM29	BE6
DM30	RE1, RE2

Policies from the *Copeland Local Plan 2001-2016* that were saved as part of the Core Strategy have been replaced by the following policies in the new *Copeland Local Plan 2021-2039*:

Copeland Local Plan 2001-2016 Saved Policy	Copeland Local Plan 2021-2039 Policy
HSG1	Not directly replaced, but covered in H2 and H3 and housing approvals are shown on the Policies Maps
HSG2	H5
EMP1	E5
EMP2	E3
EMP3	E6
TCN12	E6
TSP8	CO7

Appendix B

Settlement and Sellafield Planning Boundary Maps

Appendix B: Settlement and Sellafield Planning Boundary Maps

The following maps show the settlement boundaries, allocations, and areas of protection for all of the settlements in the settlement hierarchy. The final map shows the planning boundary for developments at the Sellafield site.

The maps are presented in alphabetical order using the structure of the settlement hierarchy as follows:

Principal Town and Key Service Centres

- Whitehaven (Whole Town and Town Centre)
- Cleator Moor
- Egremont
- Millom

Local Service Centres:

- Arlecdon & Rowrah
- Cleator
- Distington & Common End
- Frizington & Rheda
- Haverigg
- Seascale
- St Bees
- Thornhill

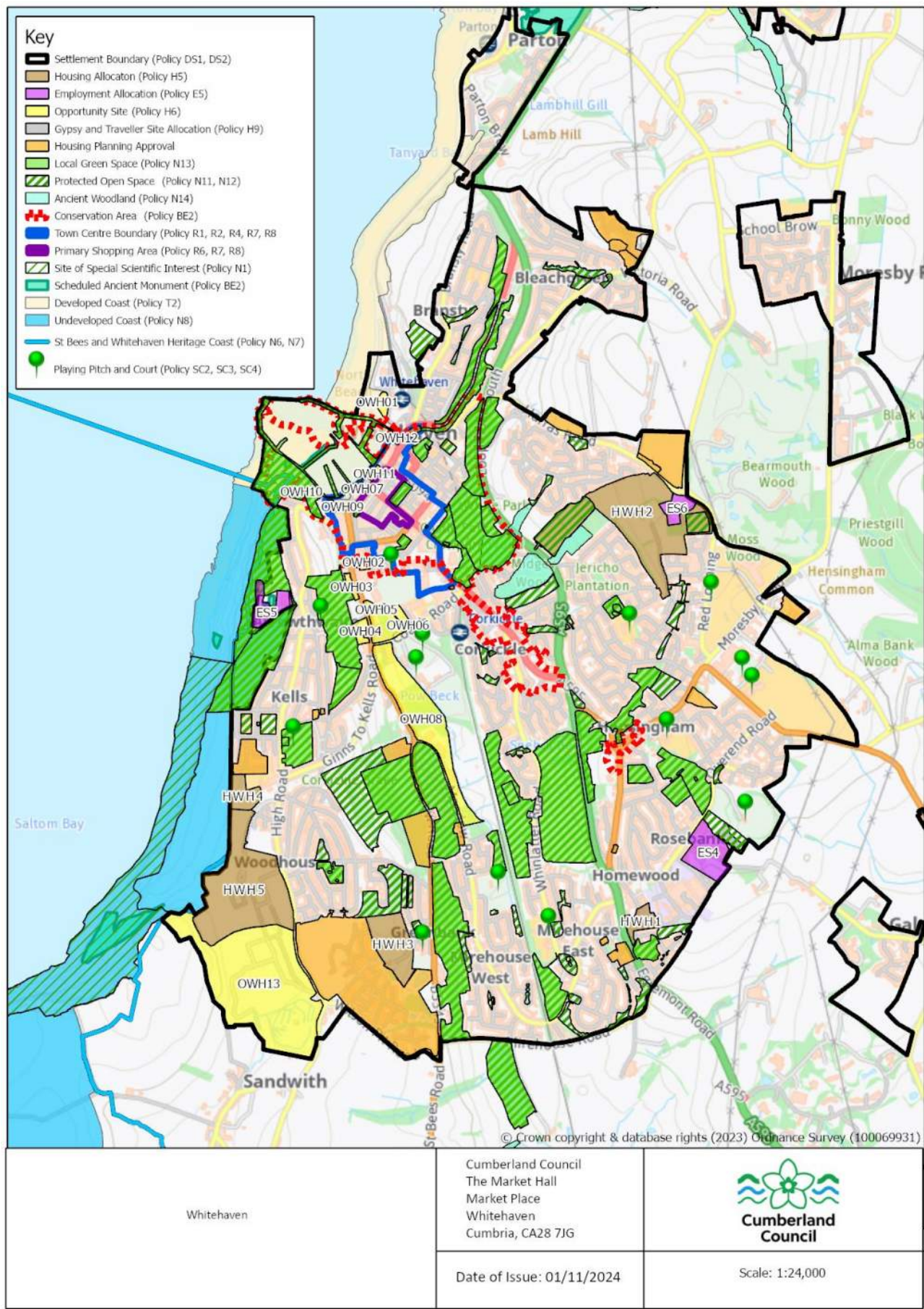
Sustainable Rural Villages:

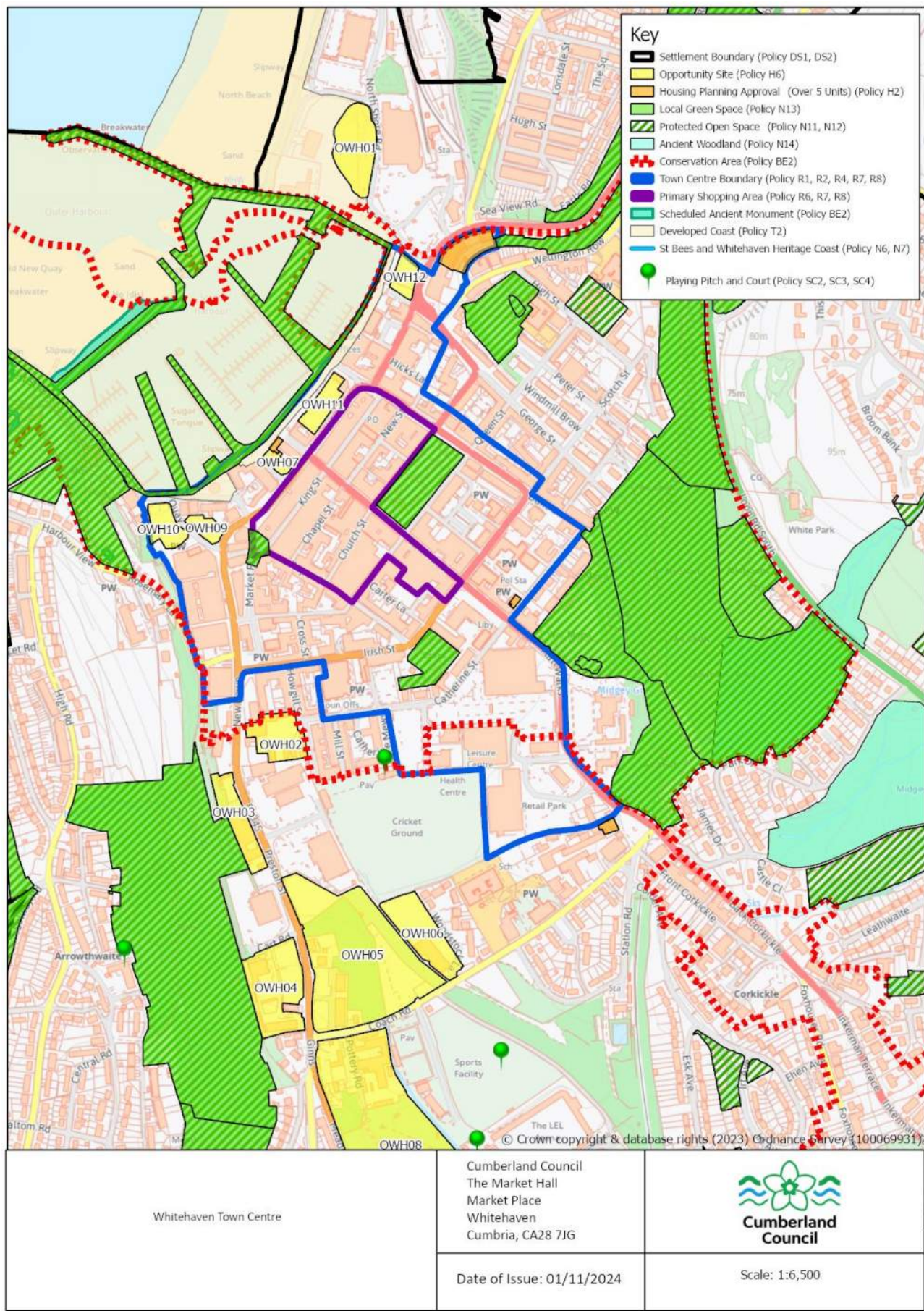
- Beckermest
- Bigrigg
- Drigg
- Ennerdale Bridge
- Holmrook
- Lowca
- Moor Row
- Moresby Parks
- Parton

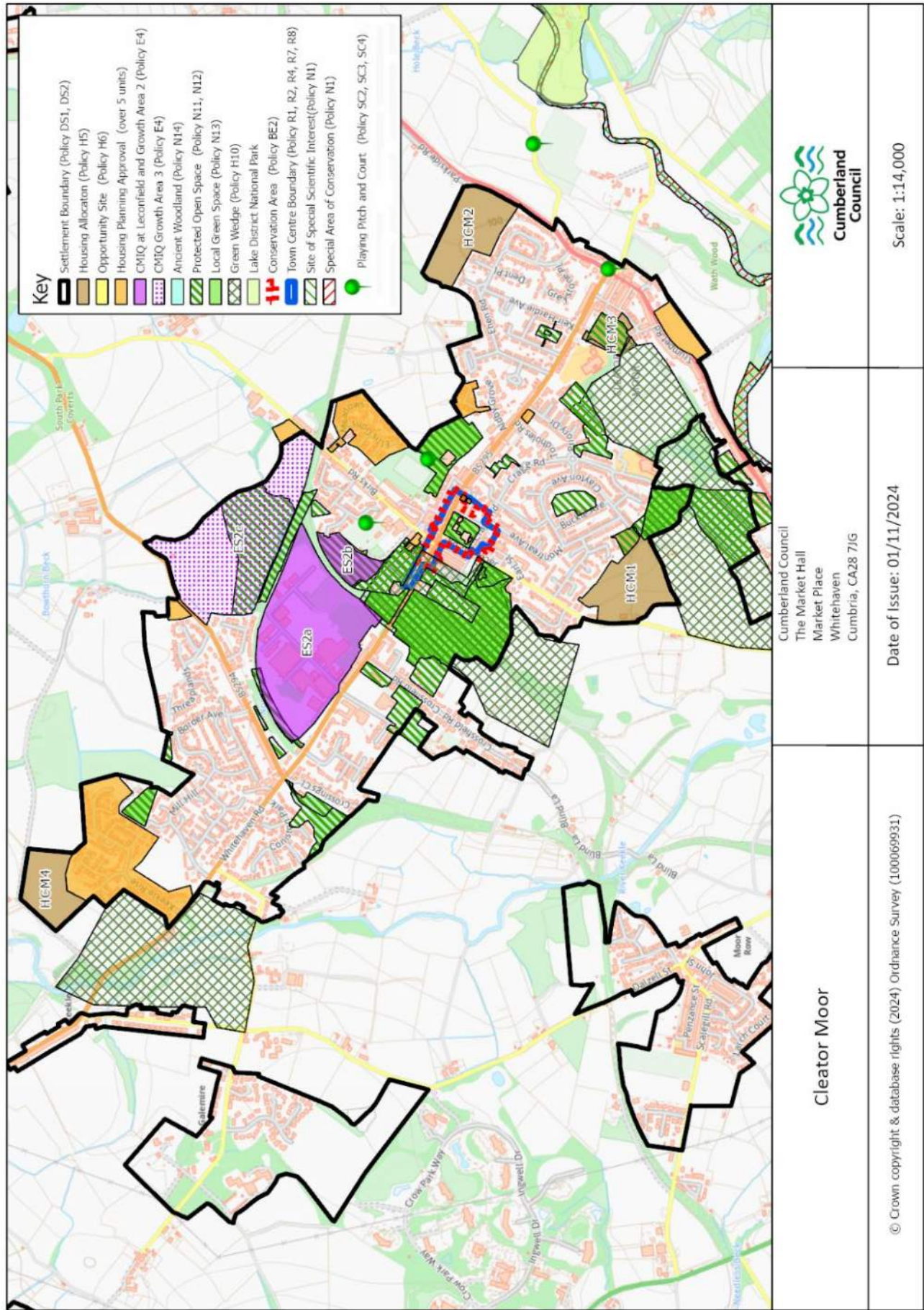
Other Villages:

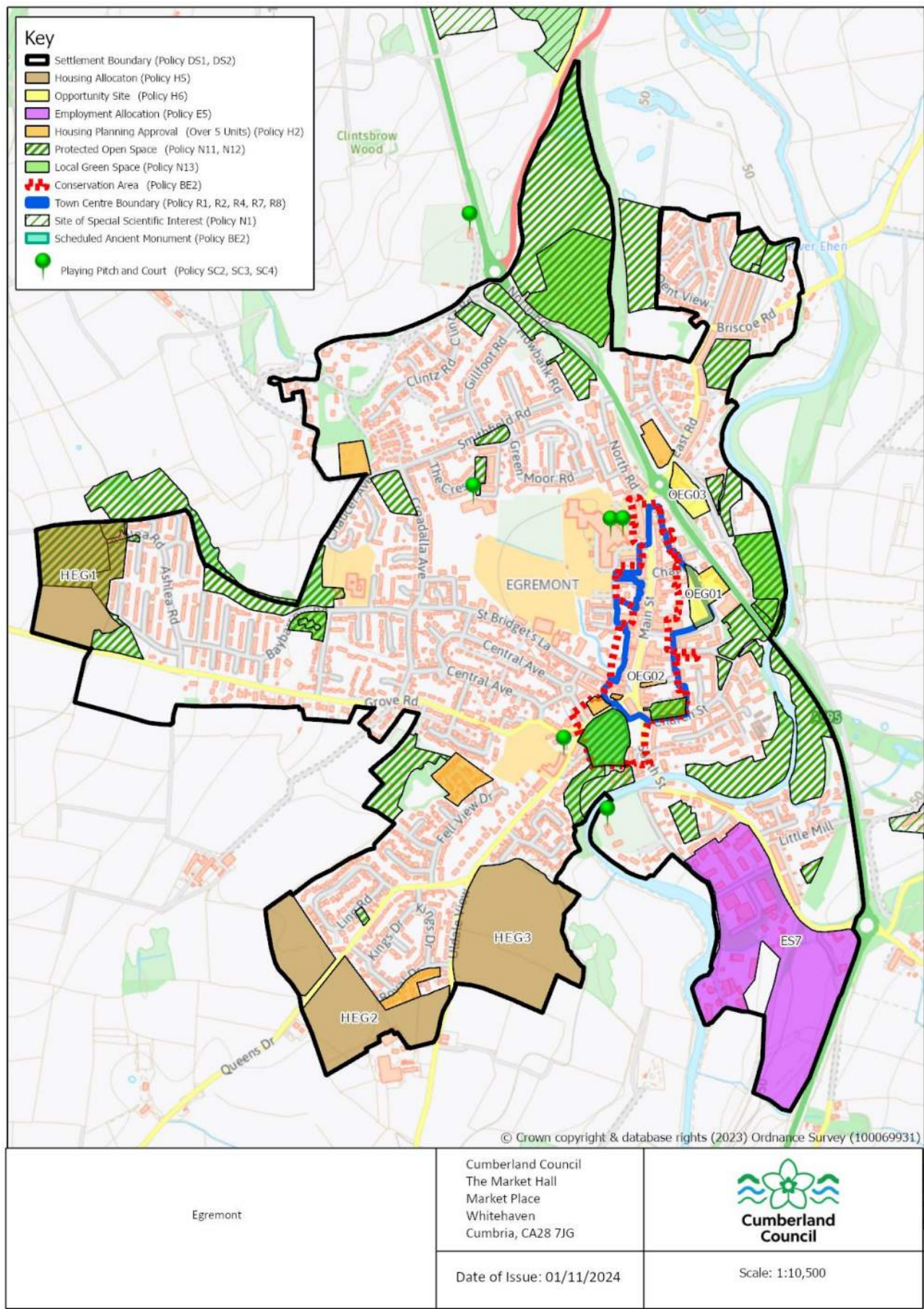
- Calderbridge
- Hallthwaites
- Keekle
- Kirkland
- Kirksanton
- Summergrove
- The Green

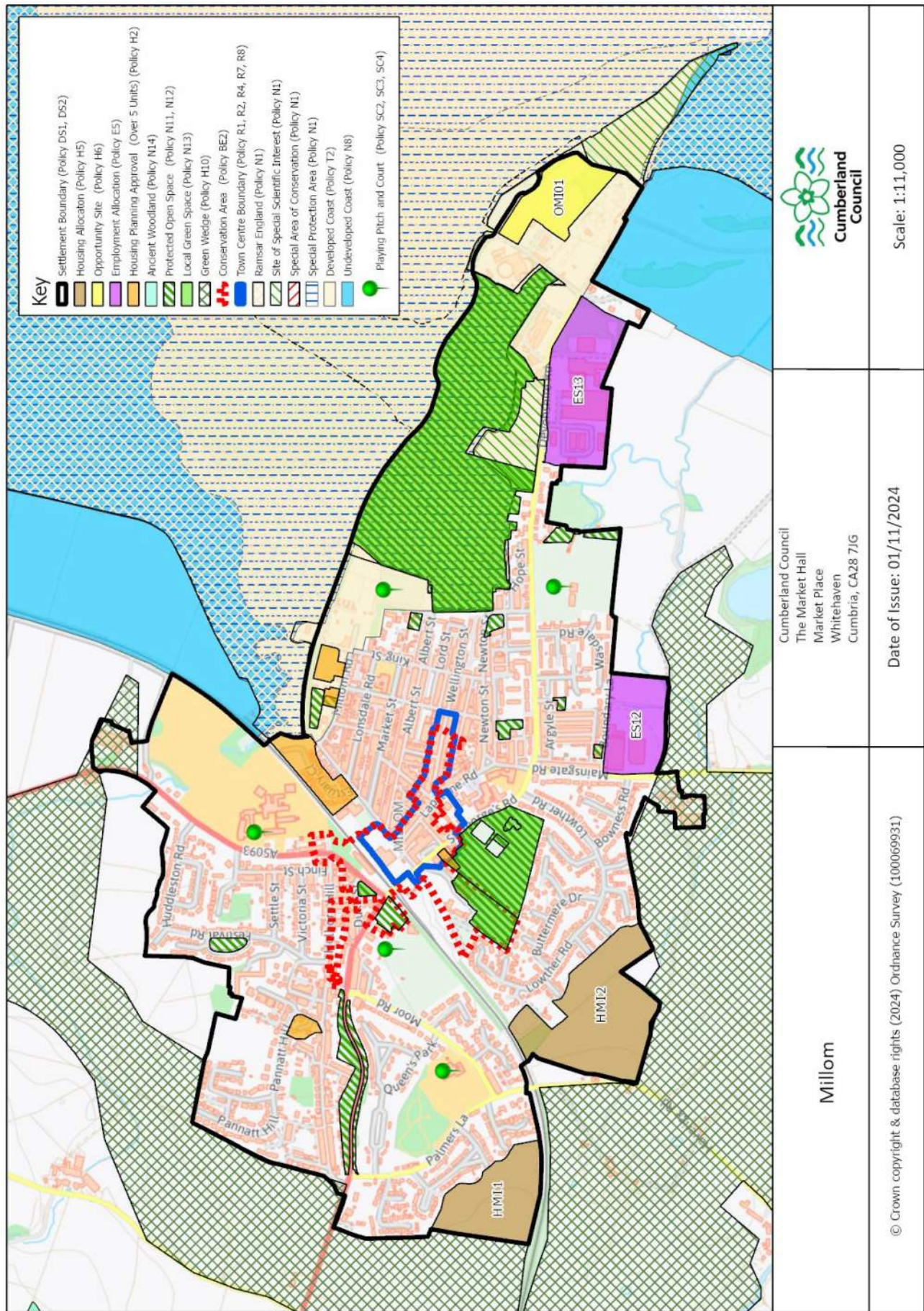
Sellafield Planning Boundary

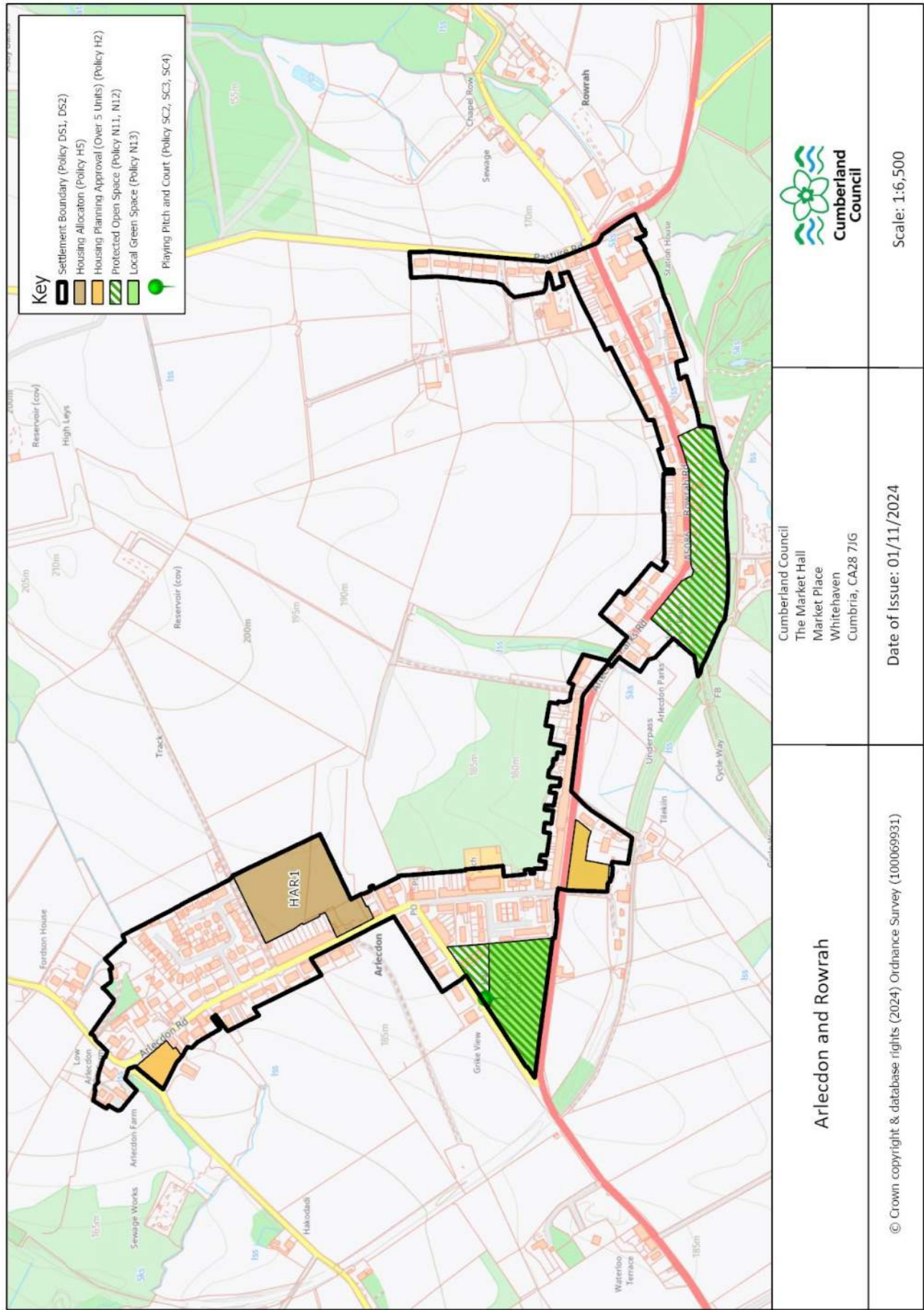


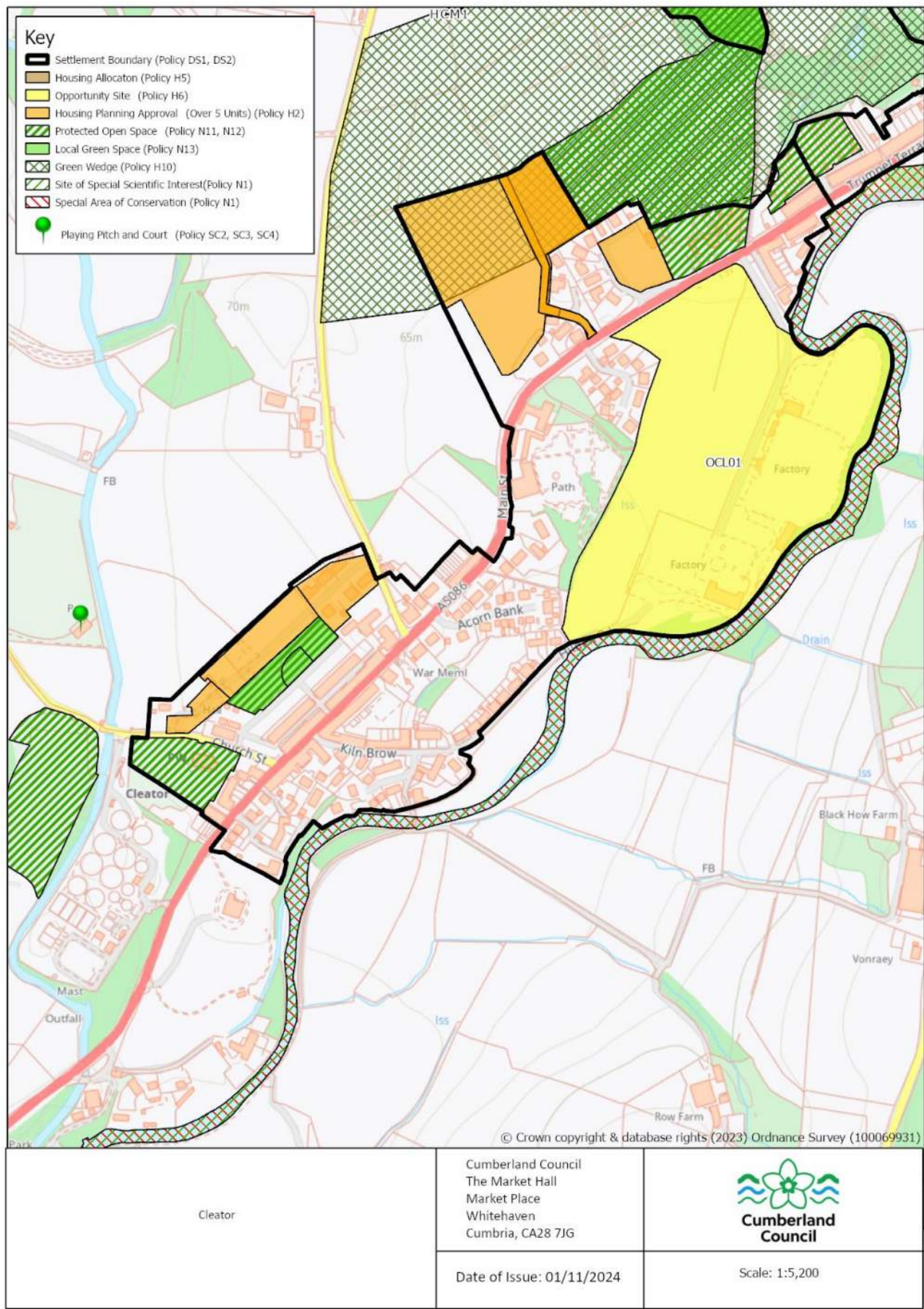


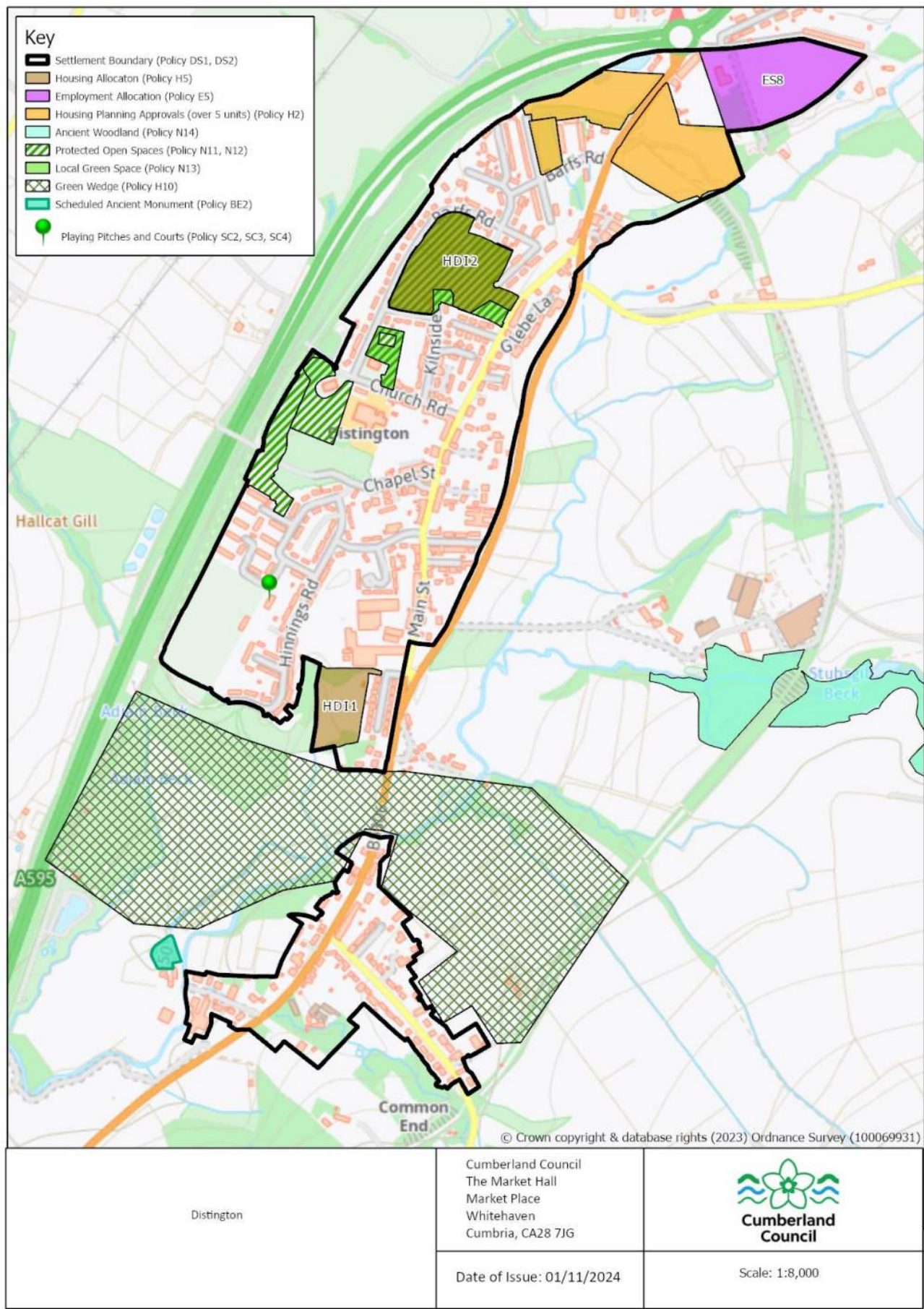


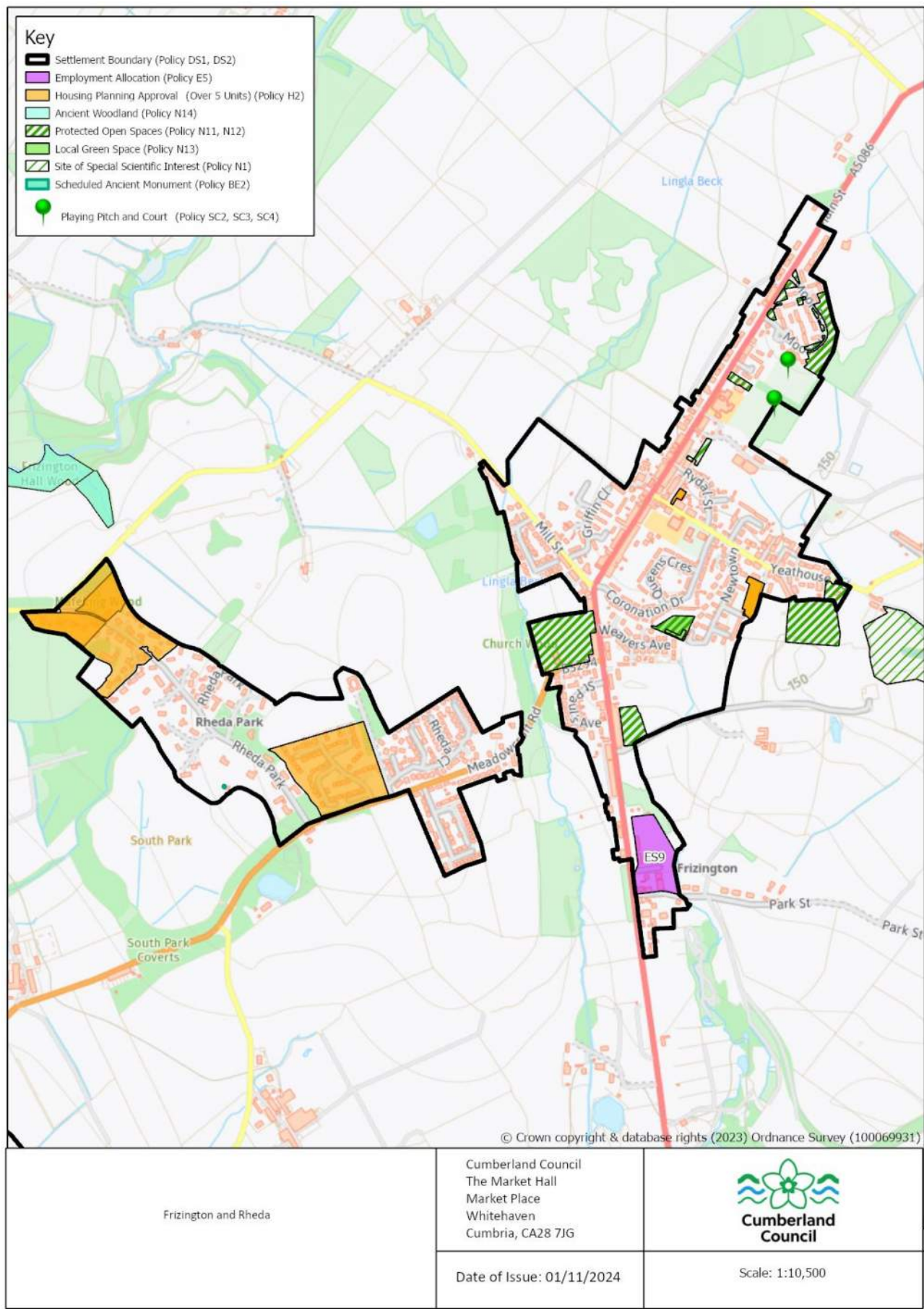


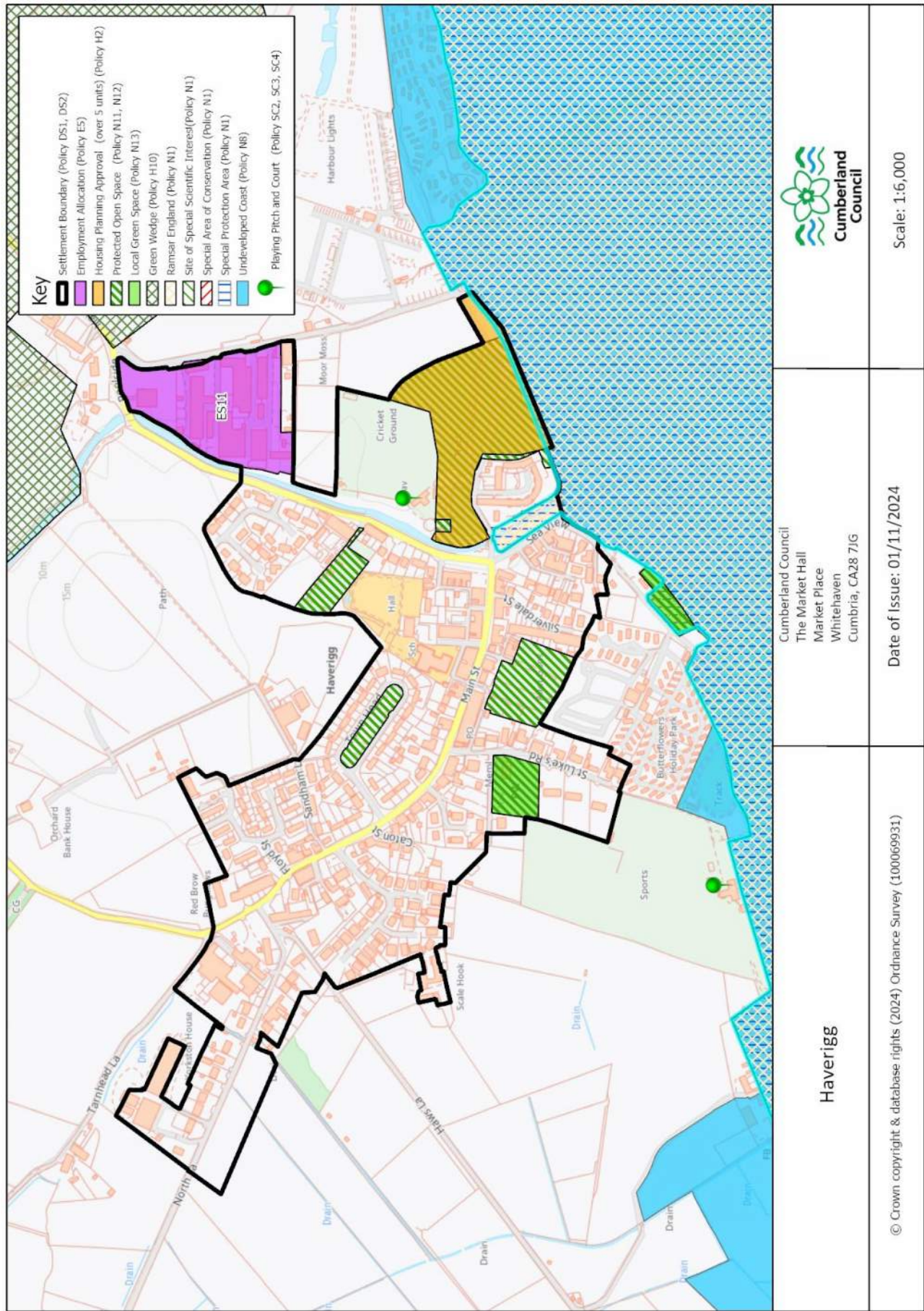


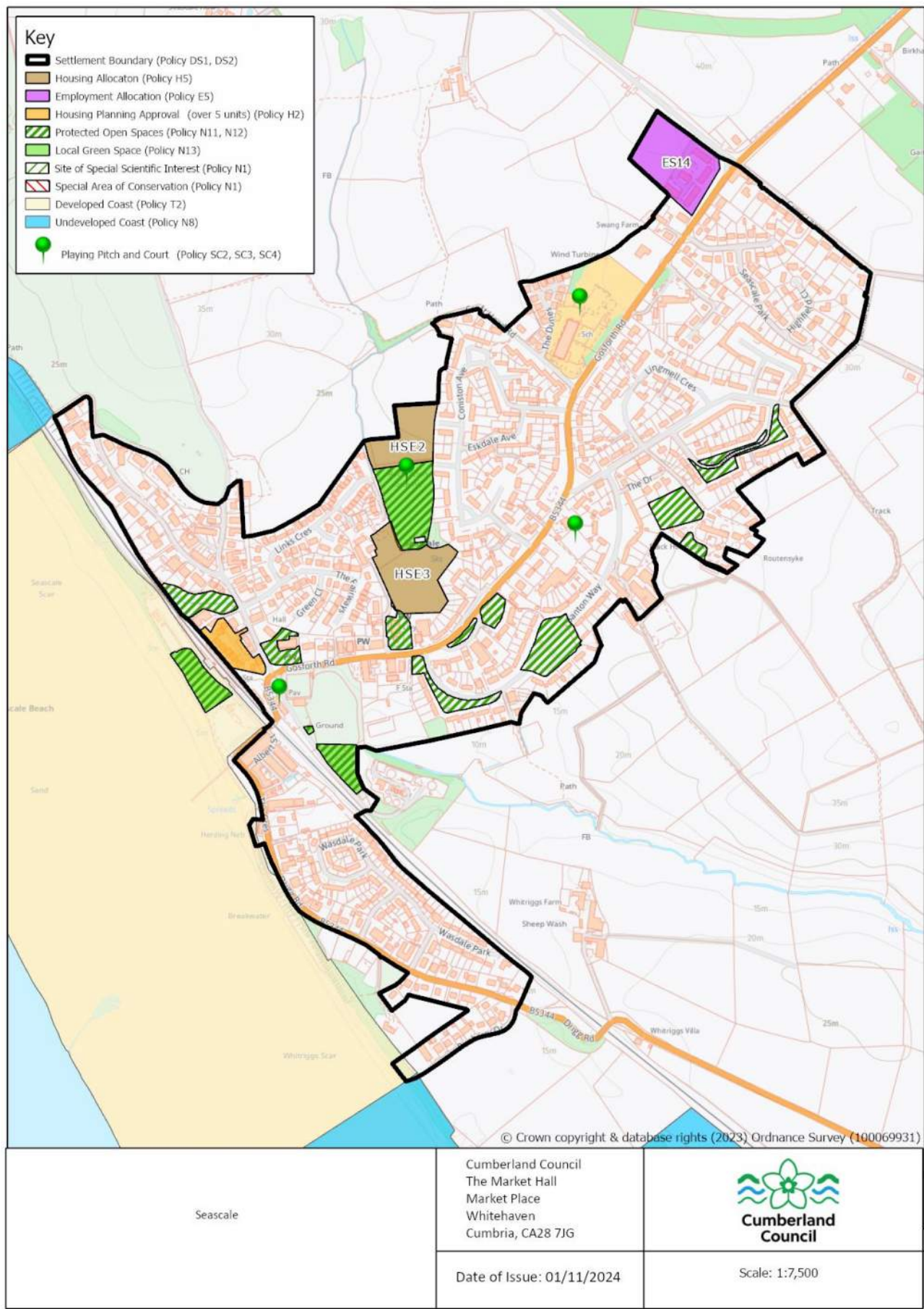




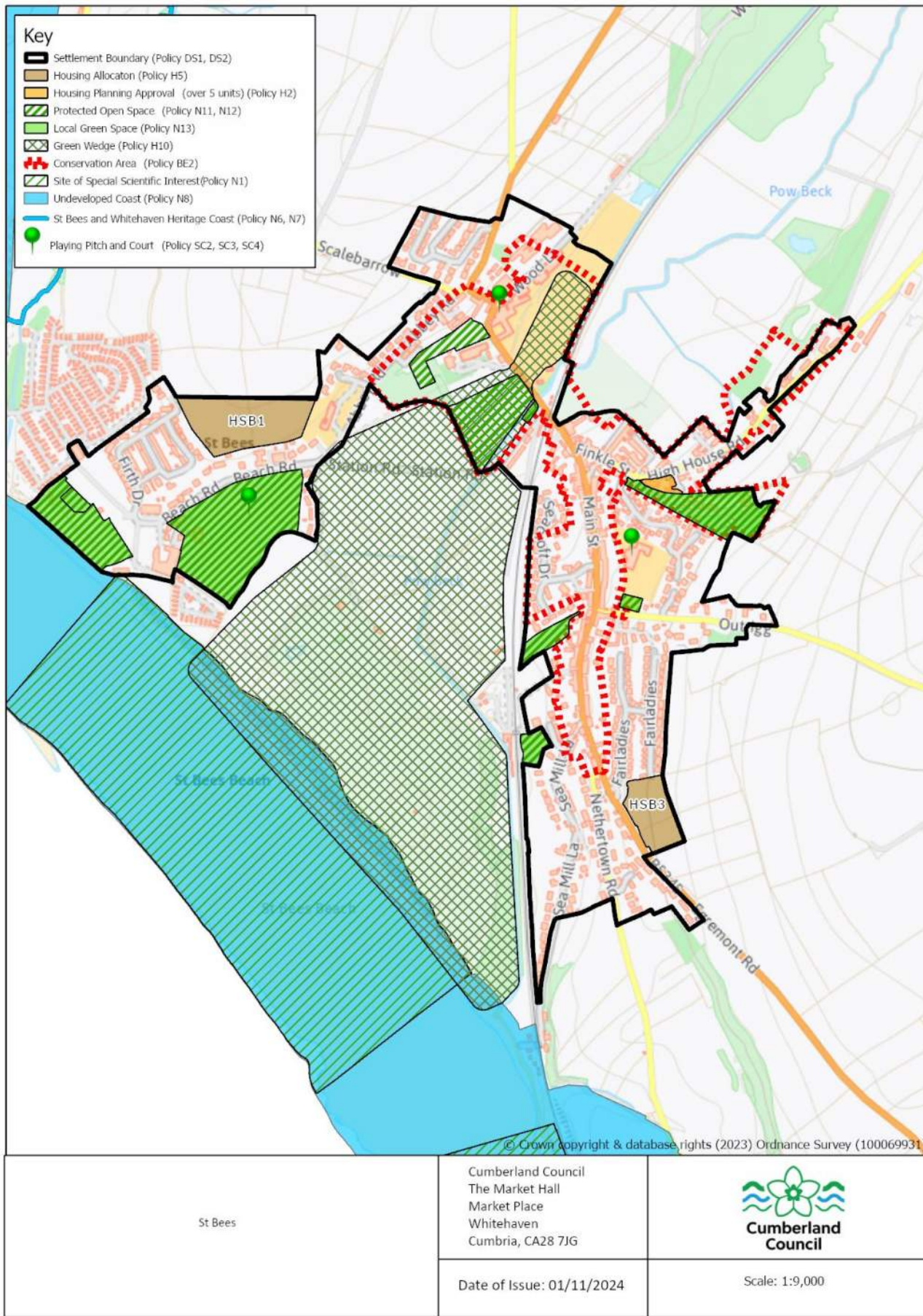


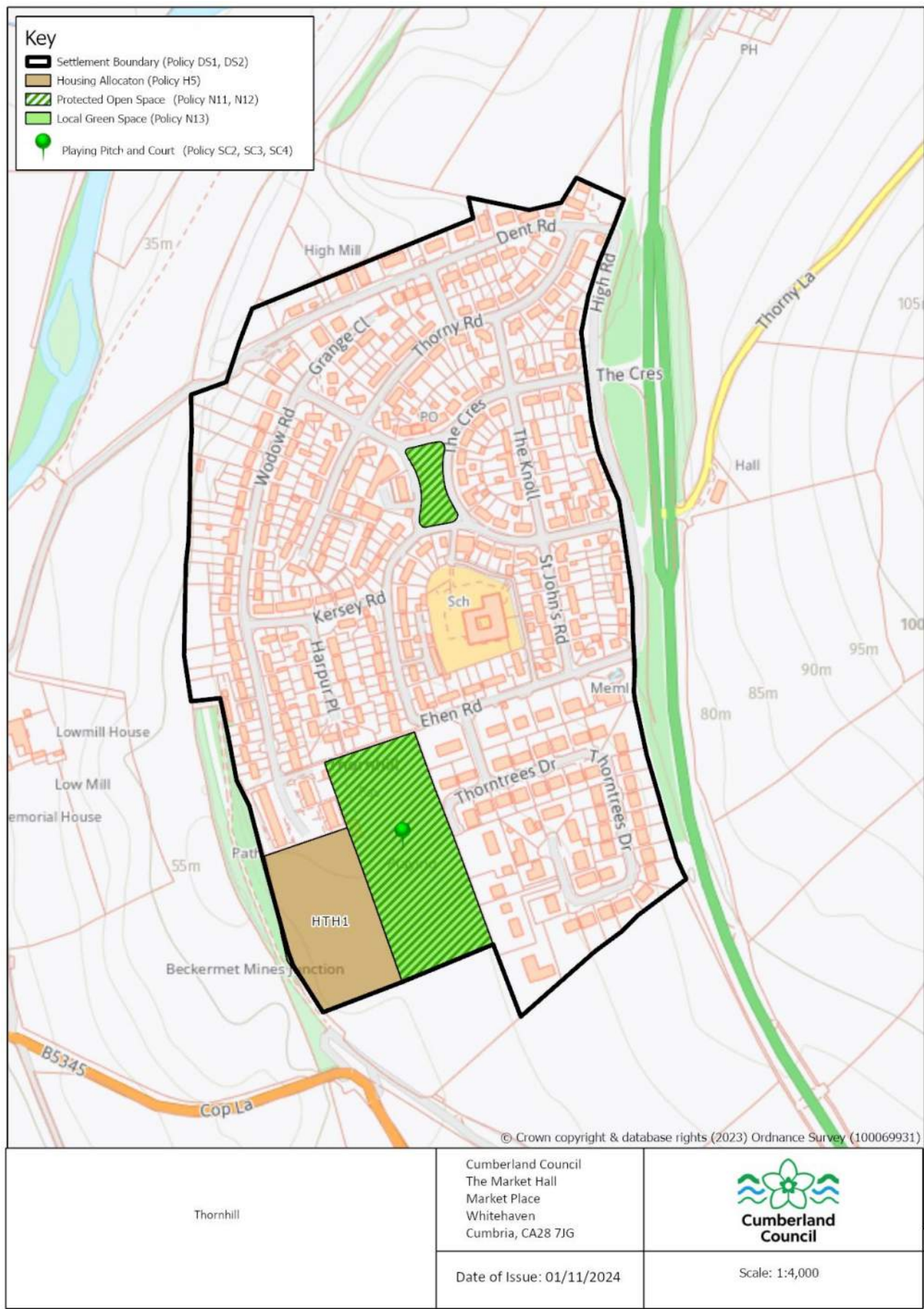


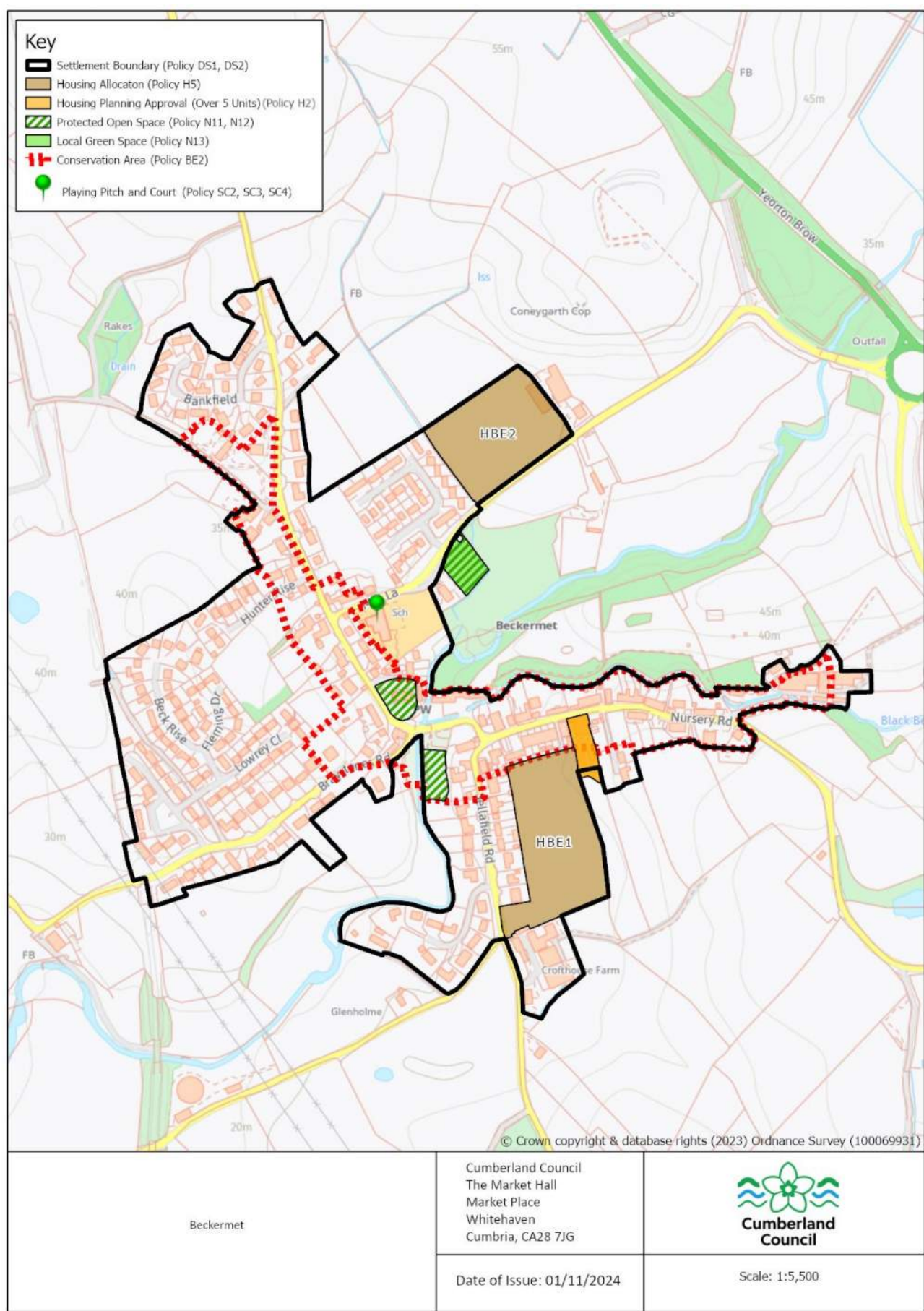


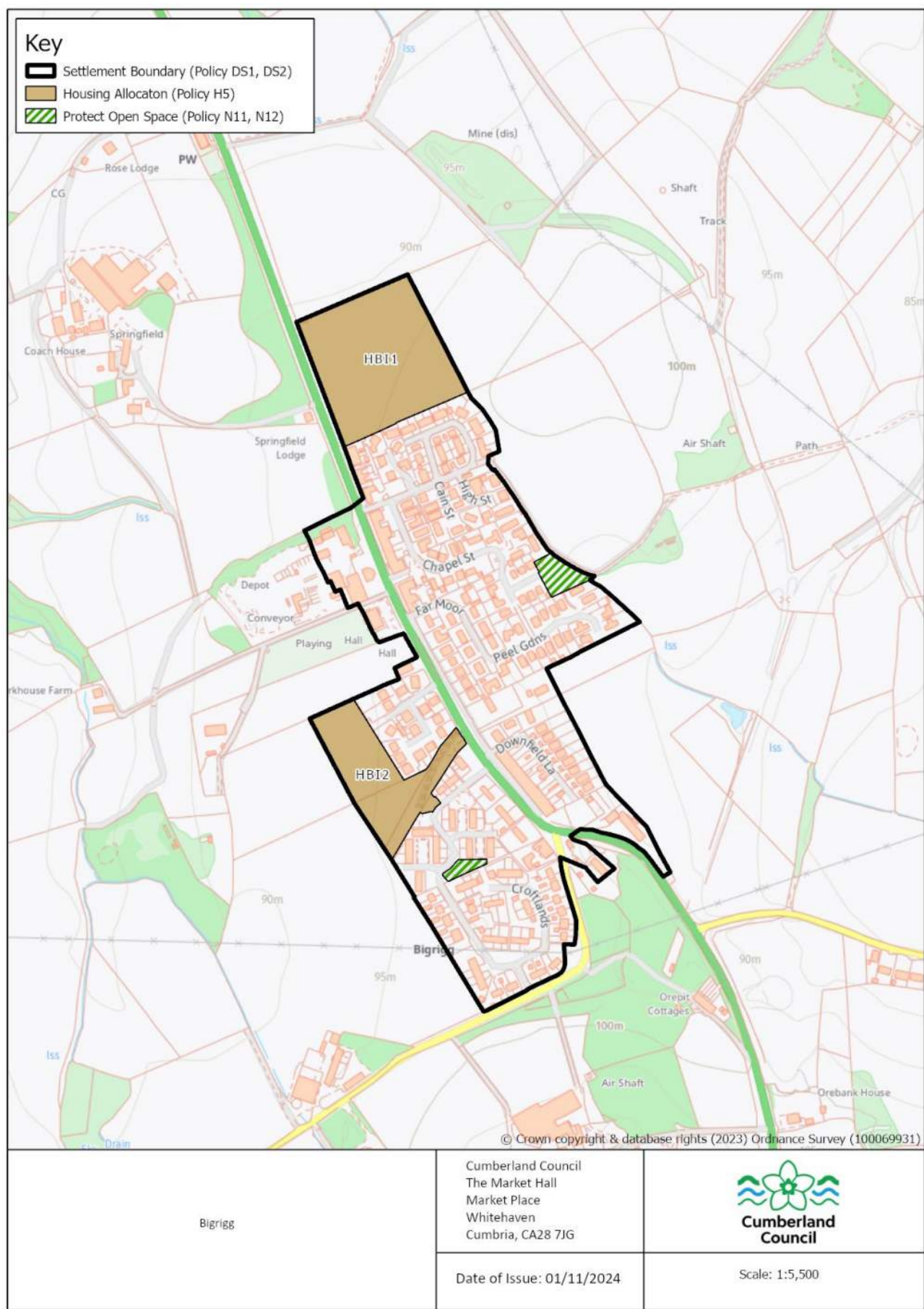


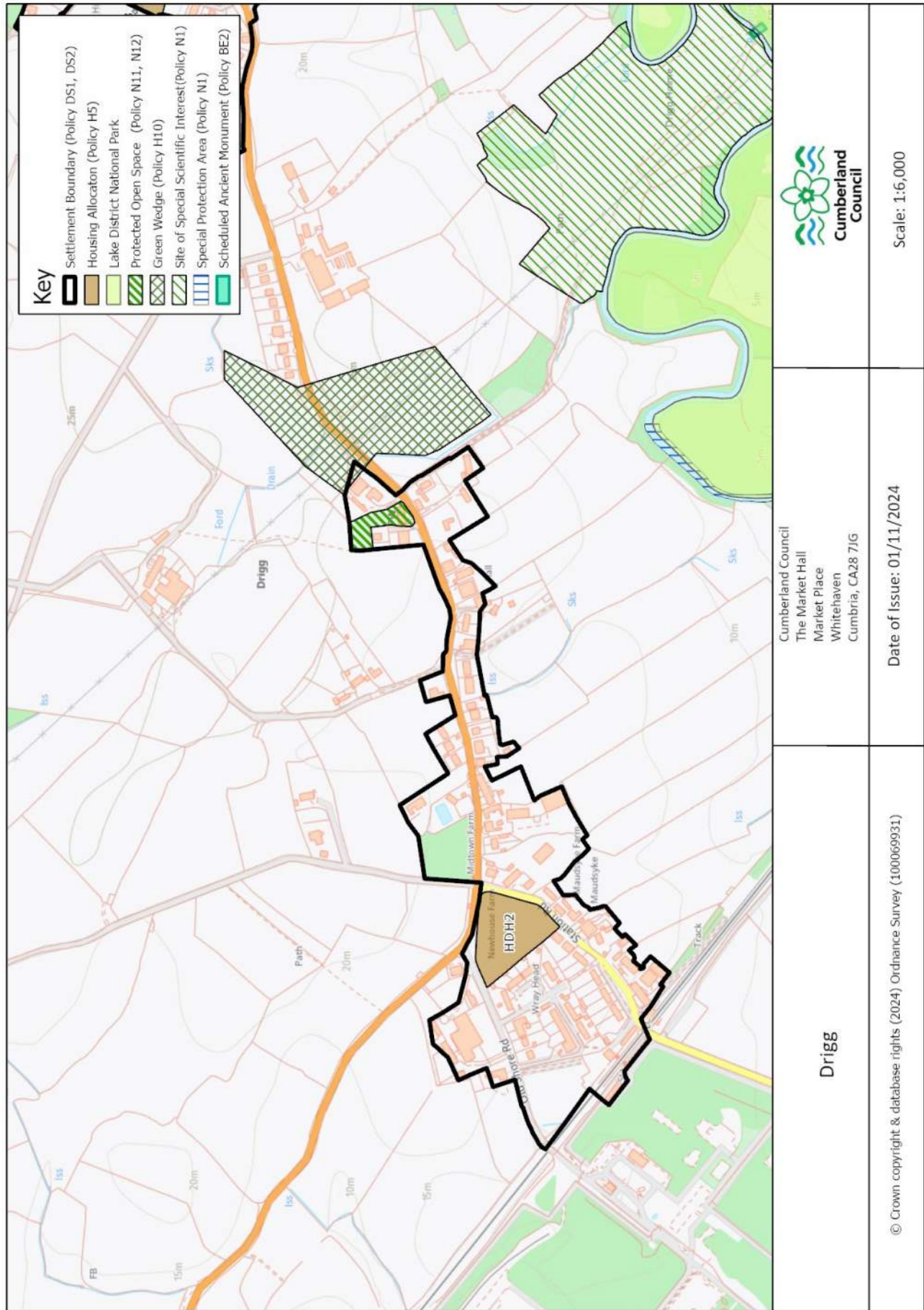
Copeland Local Plan 2021-2039: Appendix B – Settlement and Sellafeld Planning Boundary Maps

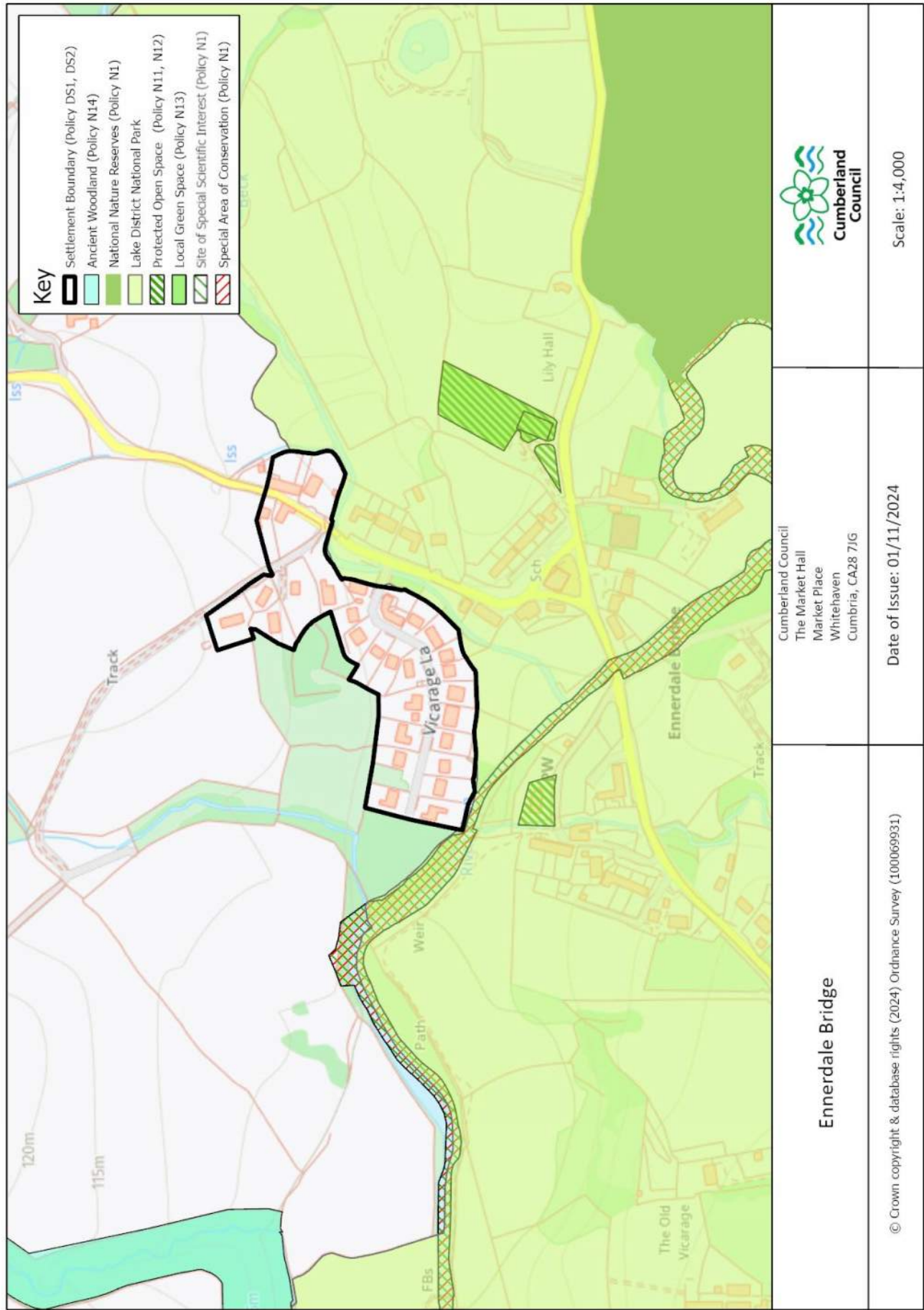


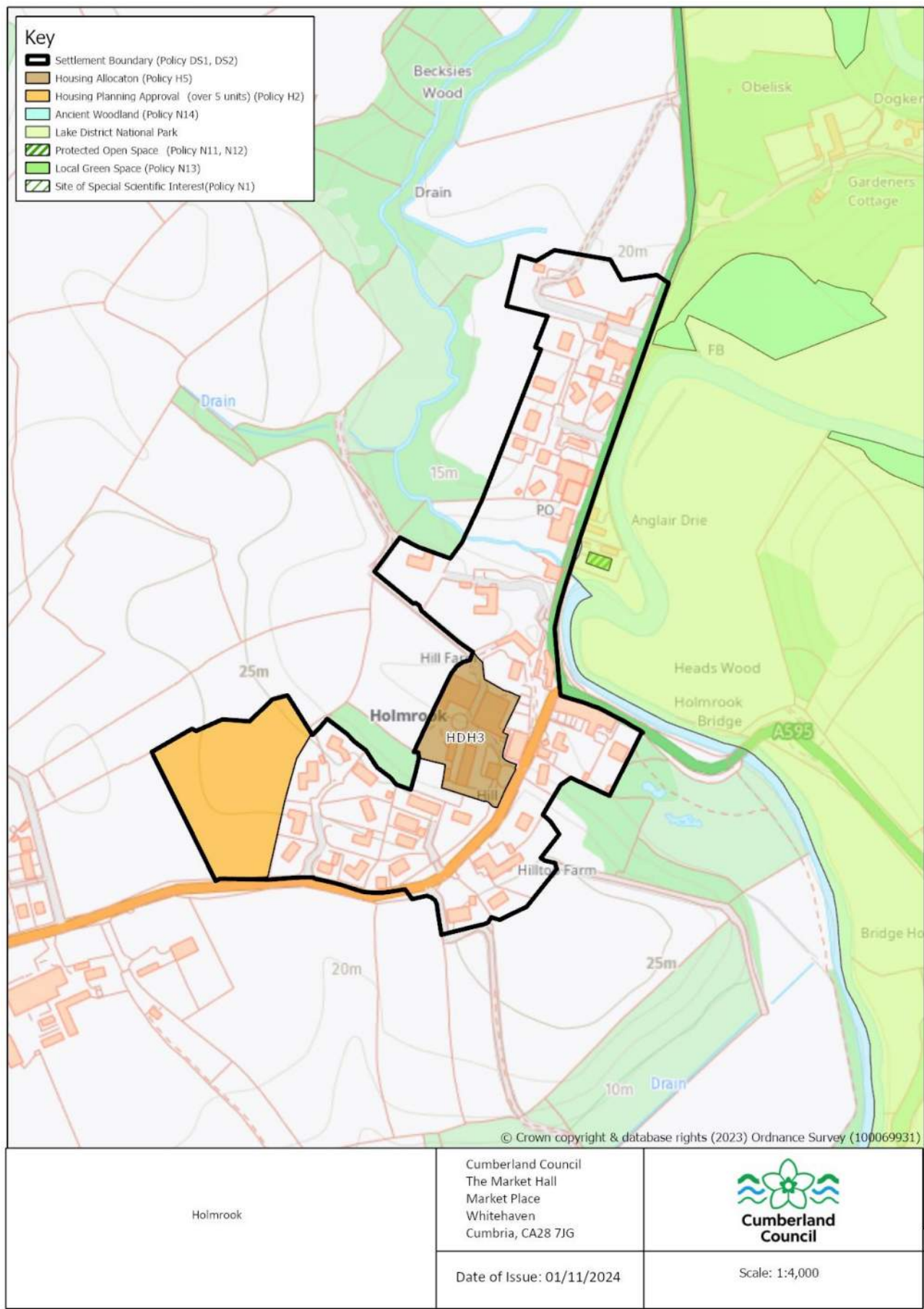


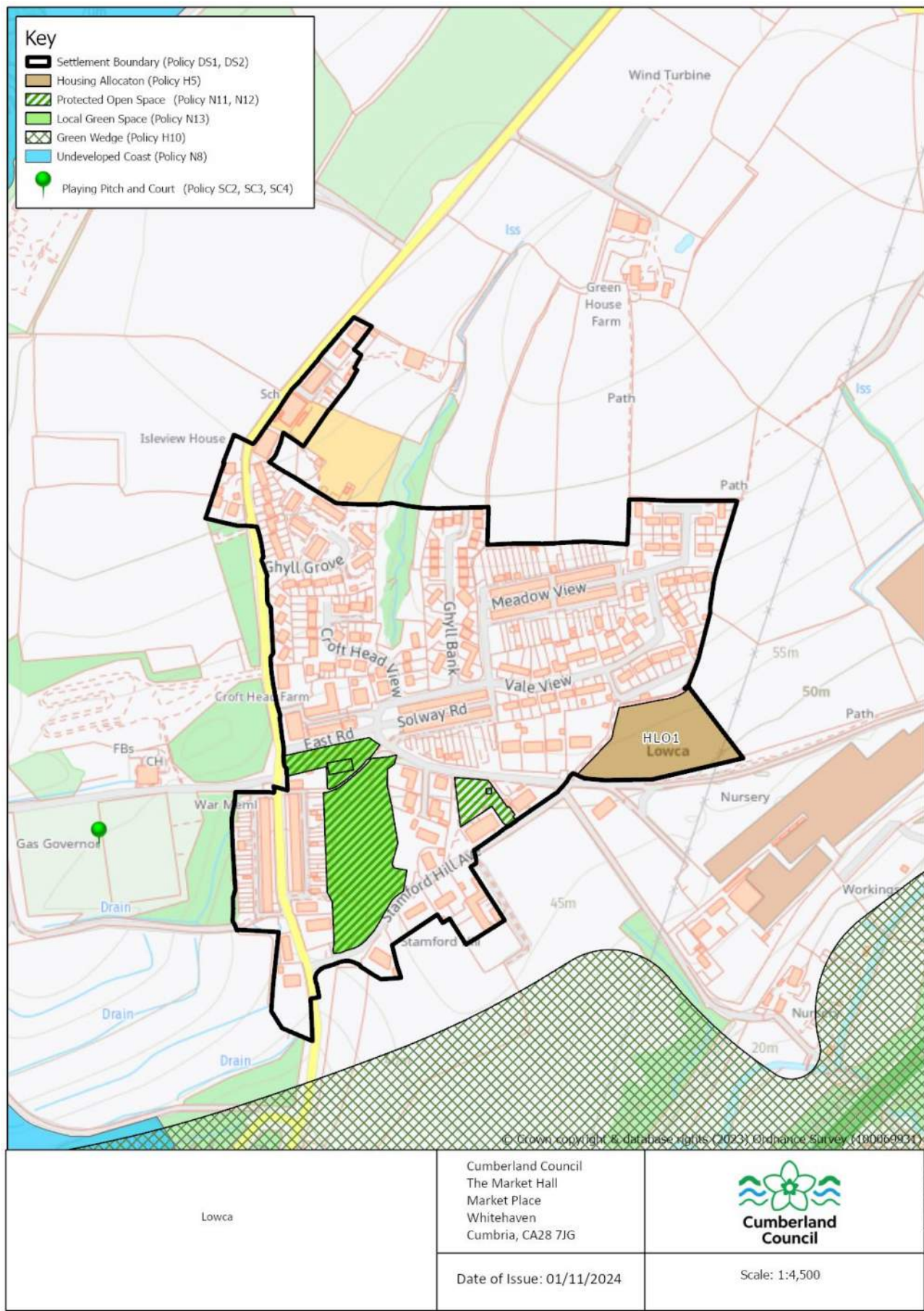


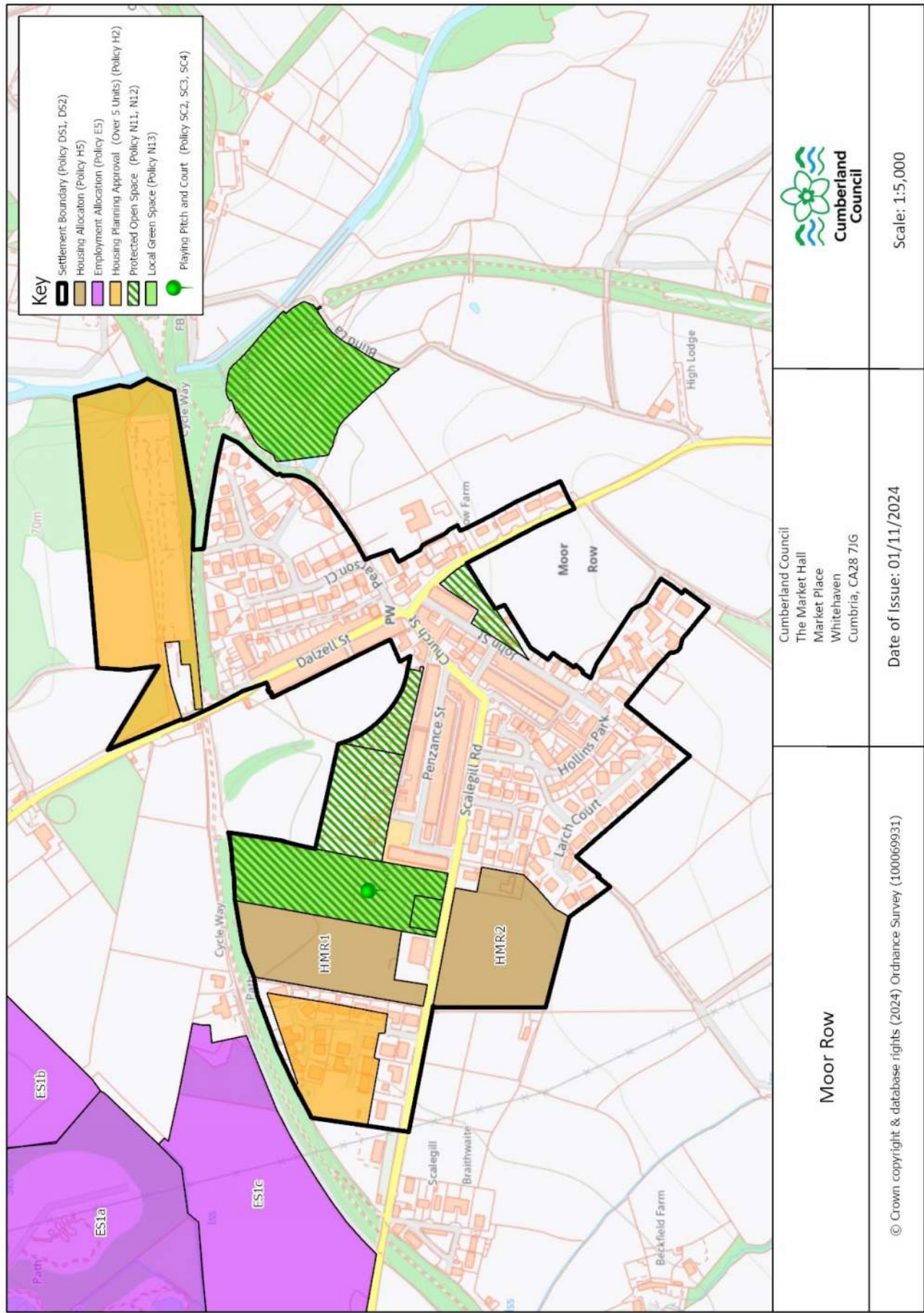




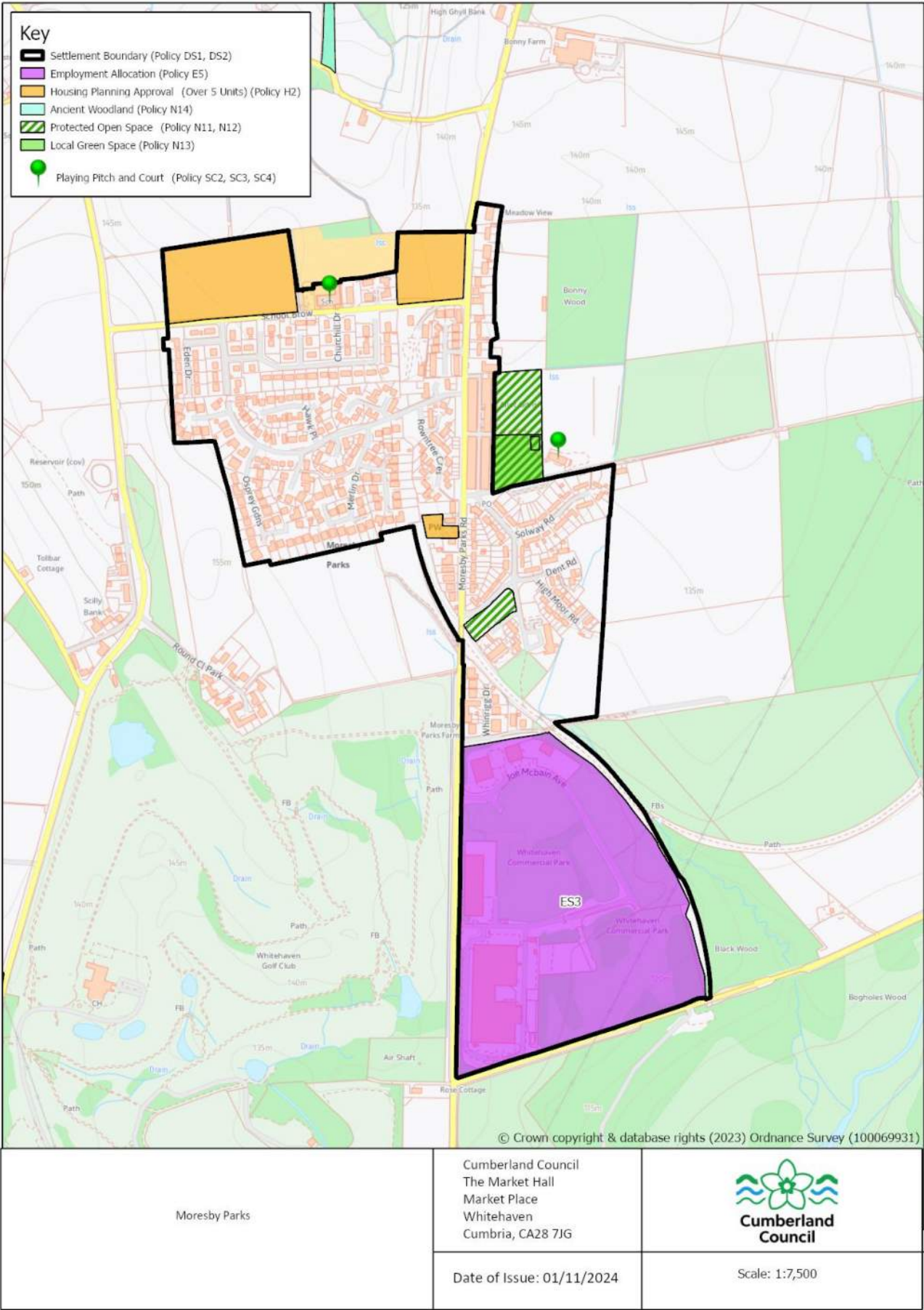


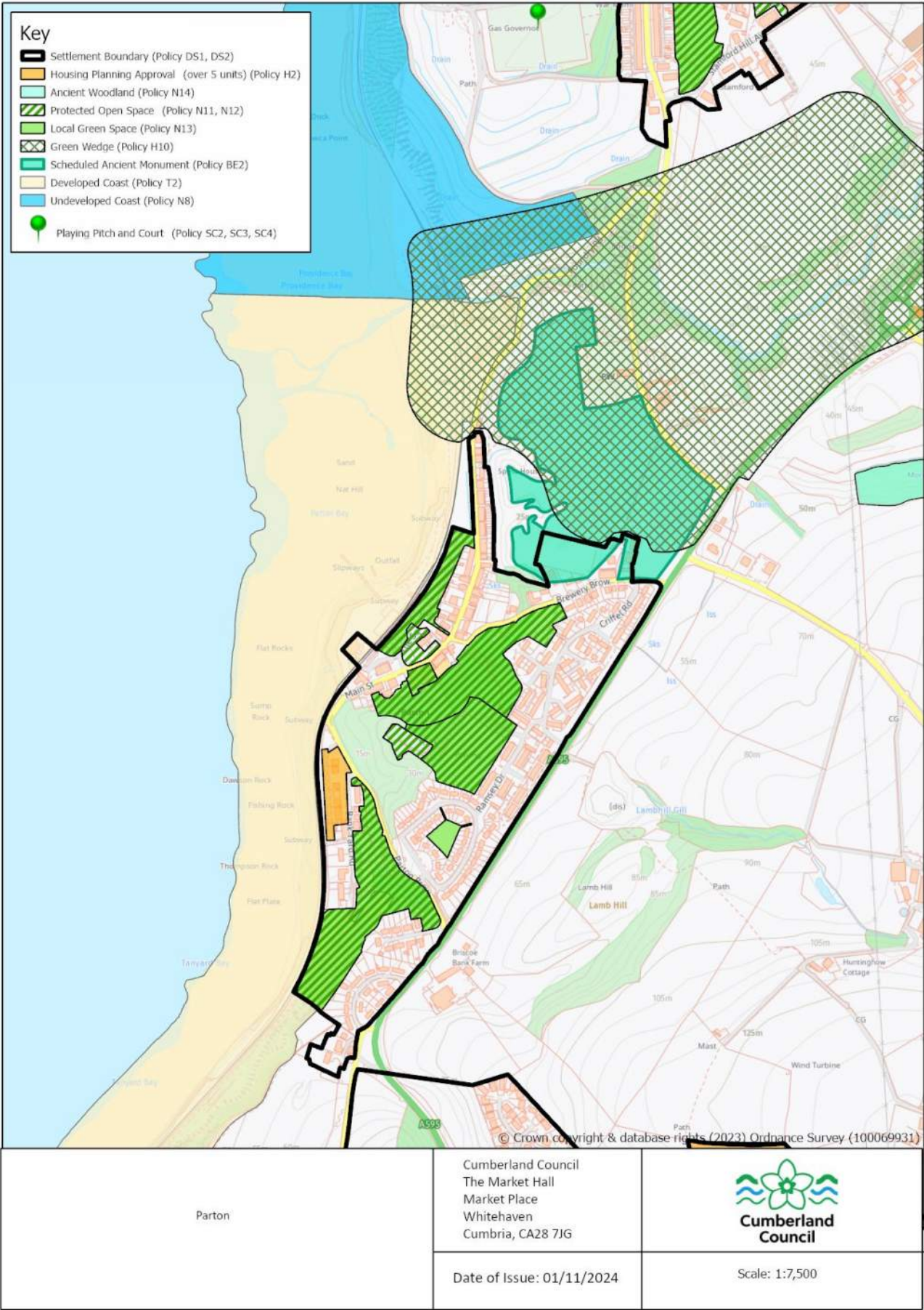


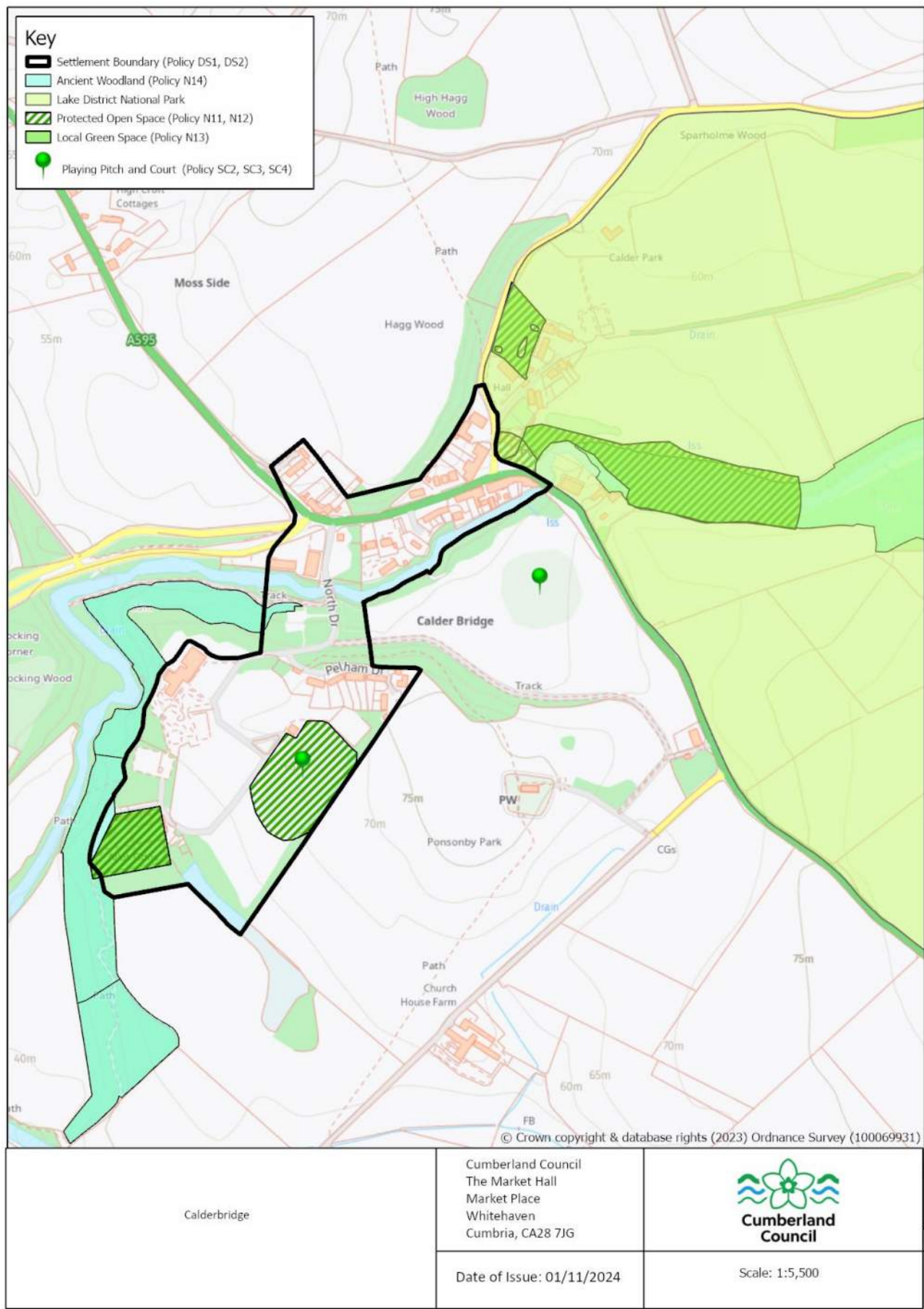


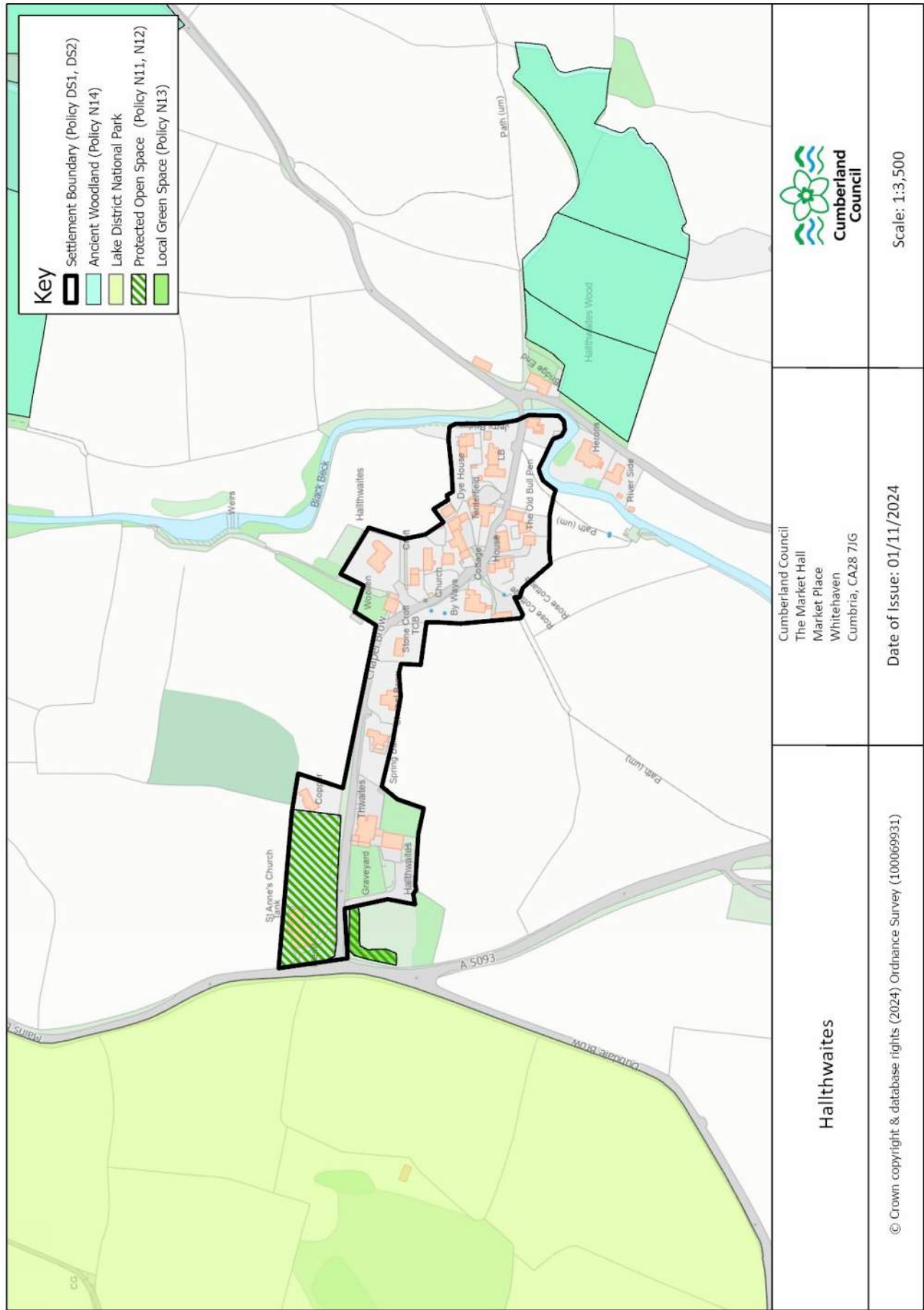


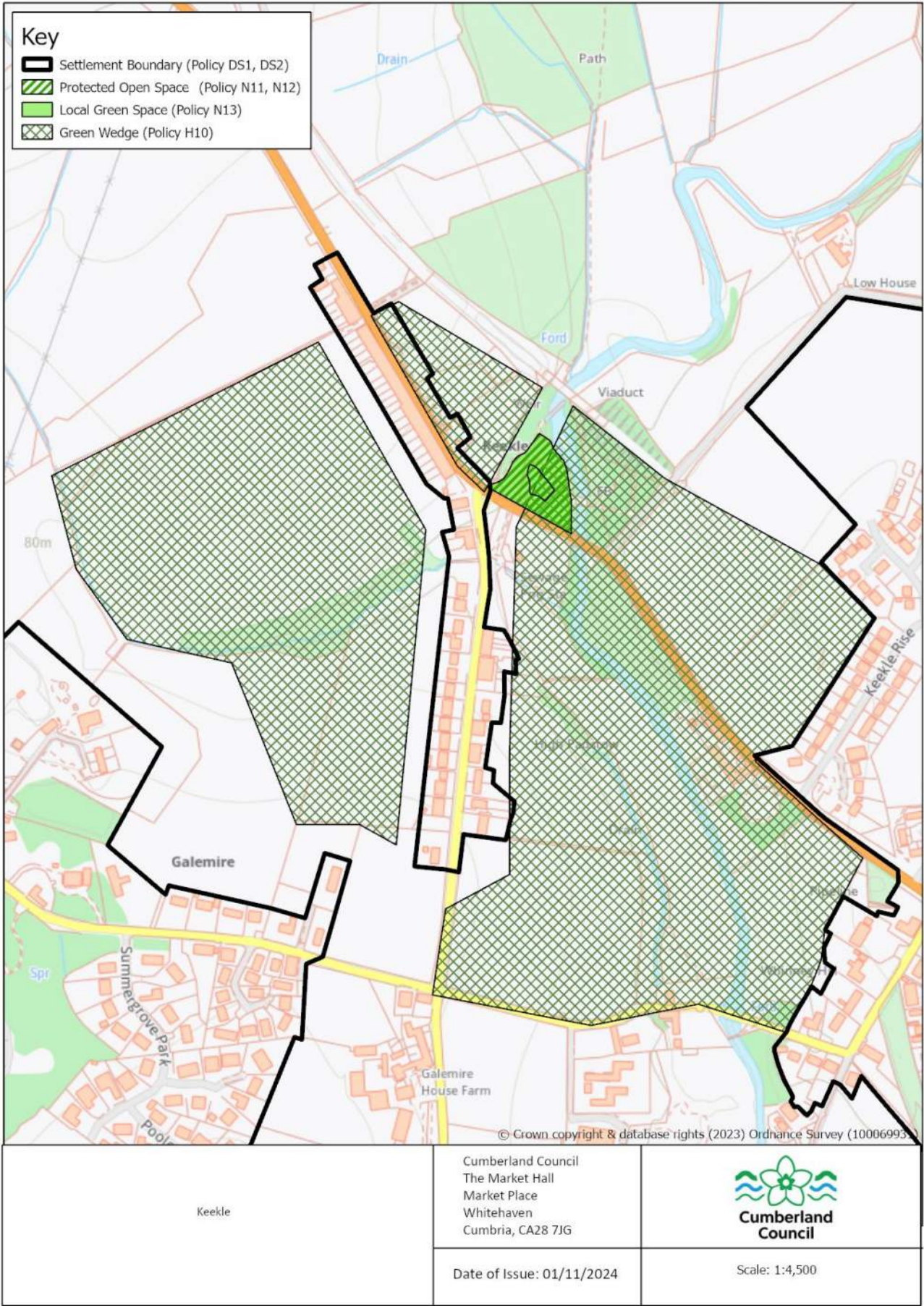
Copeland Local Plan 2021-2039: Appendix B – Settlement and Sellafield Planning Boundary Maps

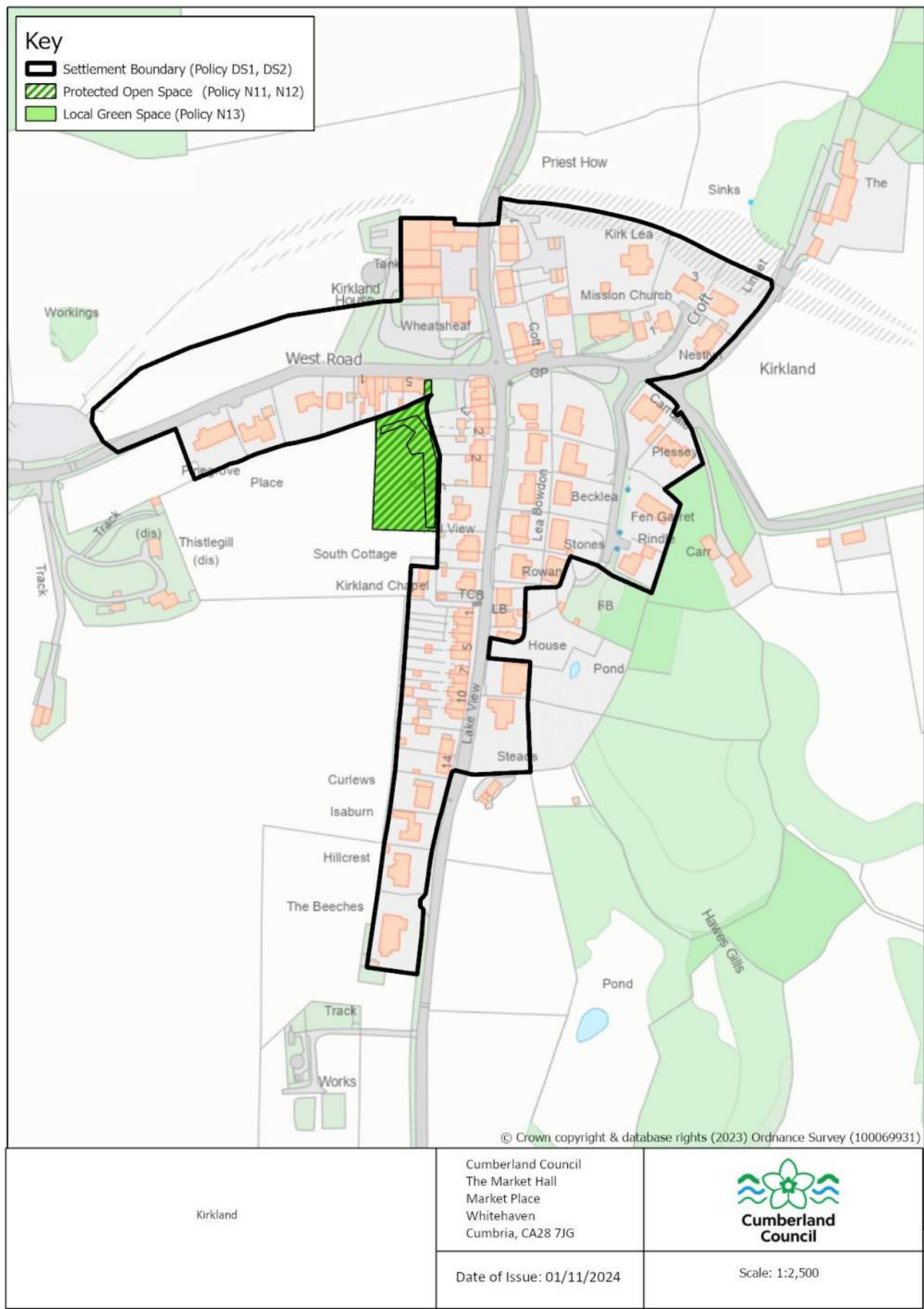


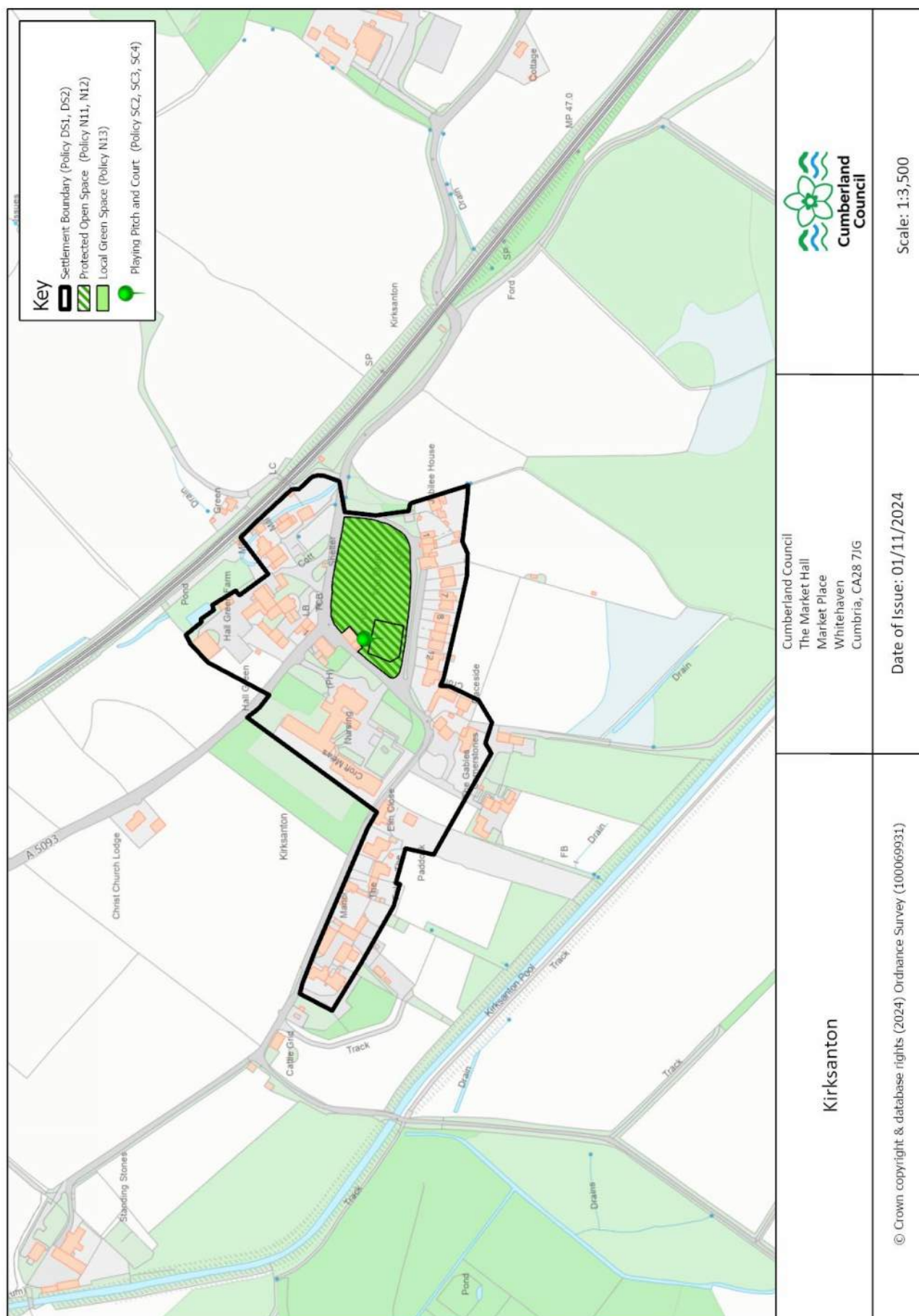


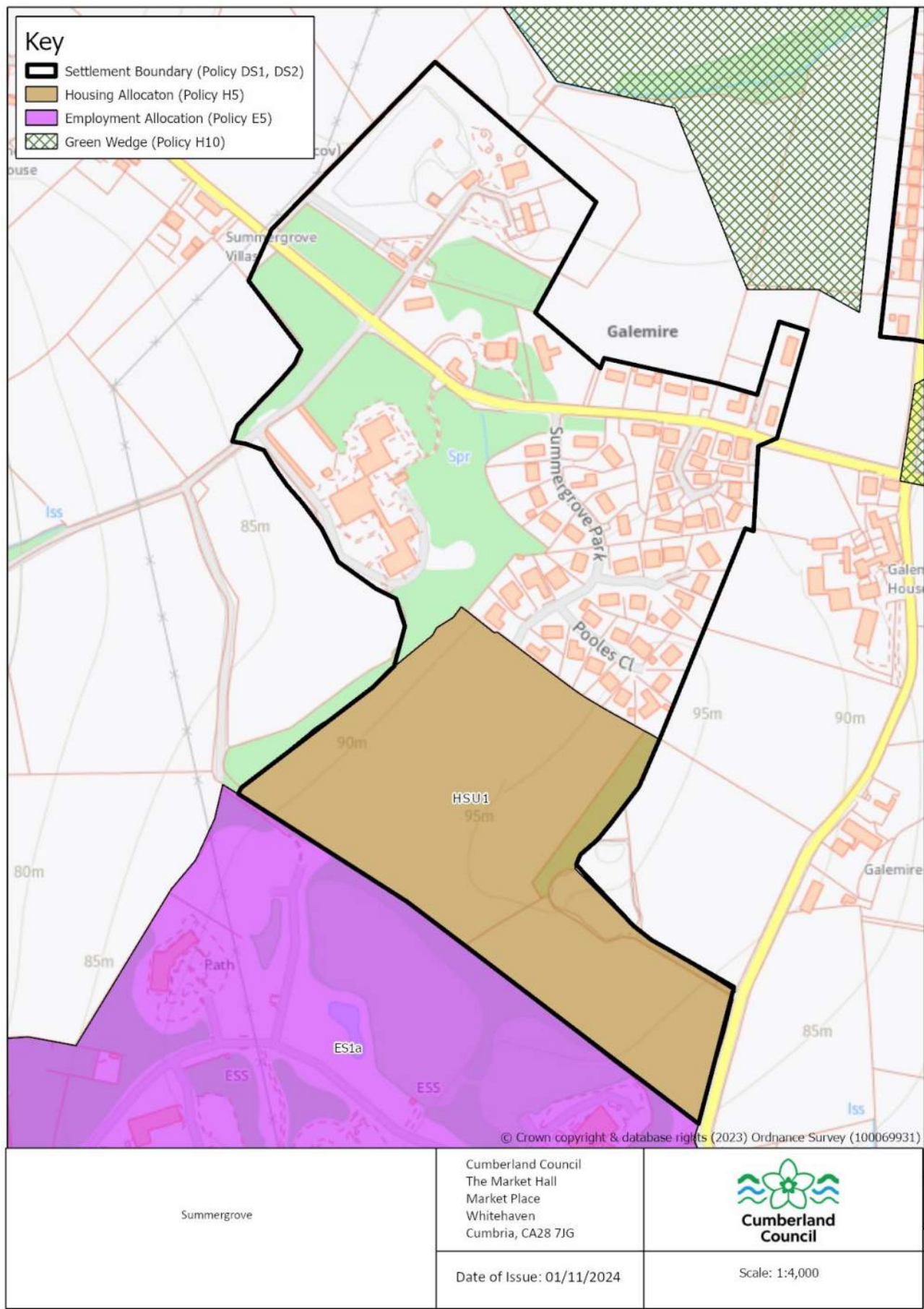


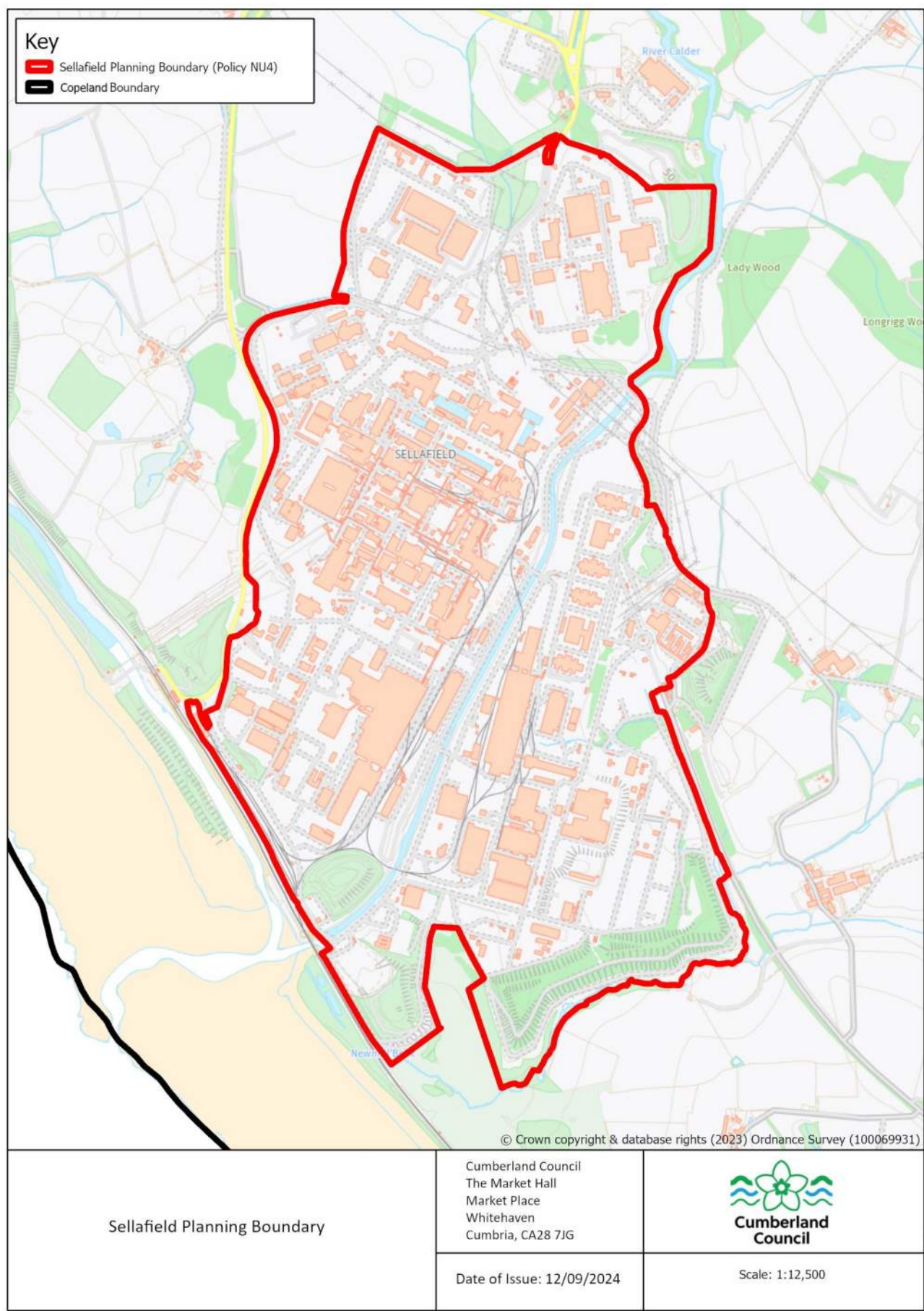












Appendix C

Opportunity Sites

Appendix C: Opportunity Sites

The following tables outline the suitable and preferred uses for each of the Opportunity Sites identified in the *Copeland Local Plan 2021-2039*.

Local Plan Ref.	Site Name	Settlement	Area (ha)	Suitable/Preferred Uses	Use Classes
Whitehaven					
OWH01	Old Dawnfresh Factory	Whitehaven	1.23	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH02	Jacksons Timber Yard	Whitehaven	0.47	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH03	Preston St Garage	Whitehaven	0.45	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH04	BT Depot	Whitehaven	0.92	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH05	Land at Ginns	Whitehaven	2.98	All town centre uses. Also suitable for employment uses	B, C, E, F and Sui Generis (town centre appropriate) uses
OWH06	Land at Coach Road (former Jewsons)	Whitehaven	0.63	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses*
OWH07	Marlborough Street	Whitehaven	0.08	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses*
OWH08	Pow Beck	Whitehaven	11.97	Commercial and employment uses	B, E (except E(a)), F and Sui Generis (town centre appropriate) uses
OWH09	Car Park Quay Street East	Whitehaven	0.15	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses*
OWH10	Quay Street West	Whitehaven	0.35	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses

* The Level 1 Strategic Flood Risk Assessment (SFRA) did not specifically test Opportunity Sites for residential use (a More Vulnerable use). A Level 2 SFRA would be required in order to confirm risk, and the suitability for residential use within the allocation, due to them being partly located in higher flood risk areas (Flood Zone2/3). As a Level 2 SFRA has not been produced any proposals that include residential use on all or part of the site will need to meet the sequential and exception tests in line with Policy DS8 b) and c).

Copeland Local Plan 2021-2039: Appendix C – Opportunity Sites

Local Plan Ref.	Site Name	Settlement	Area (ha)	Suitable/Preferred Uses	Use Classes
OWH11	Mark House & Park Nightclub	Whitehaven	0.25	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses*
OWH12	Former Bus Garage, Bransty Row	Whitehaven	0.18	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OWH13	Marchon South	Whitehaven	31.50	<p>A large scale opportunity site suitable for a range and mix of uses including office, industrial and associated warehousing, residential, tourism associated development. Can also provide community spaces, biodiversity and public open spaces.</p> <p>The Council's preferred use for Marchon site is the "Woodhouse Colliery". However, due to the uncertainties surrounding this development, the Council considers it appropriate to consider a broad array of uses. The nature of the site entails the Council would require a comprehensive approach to development.</p>	B, C, E, F and some Sui Generis uses

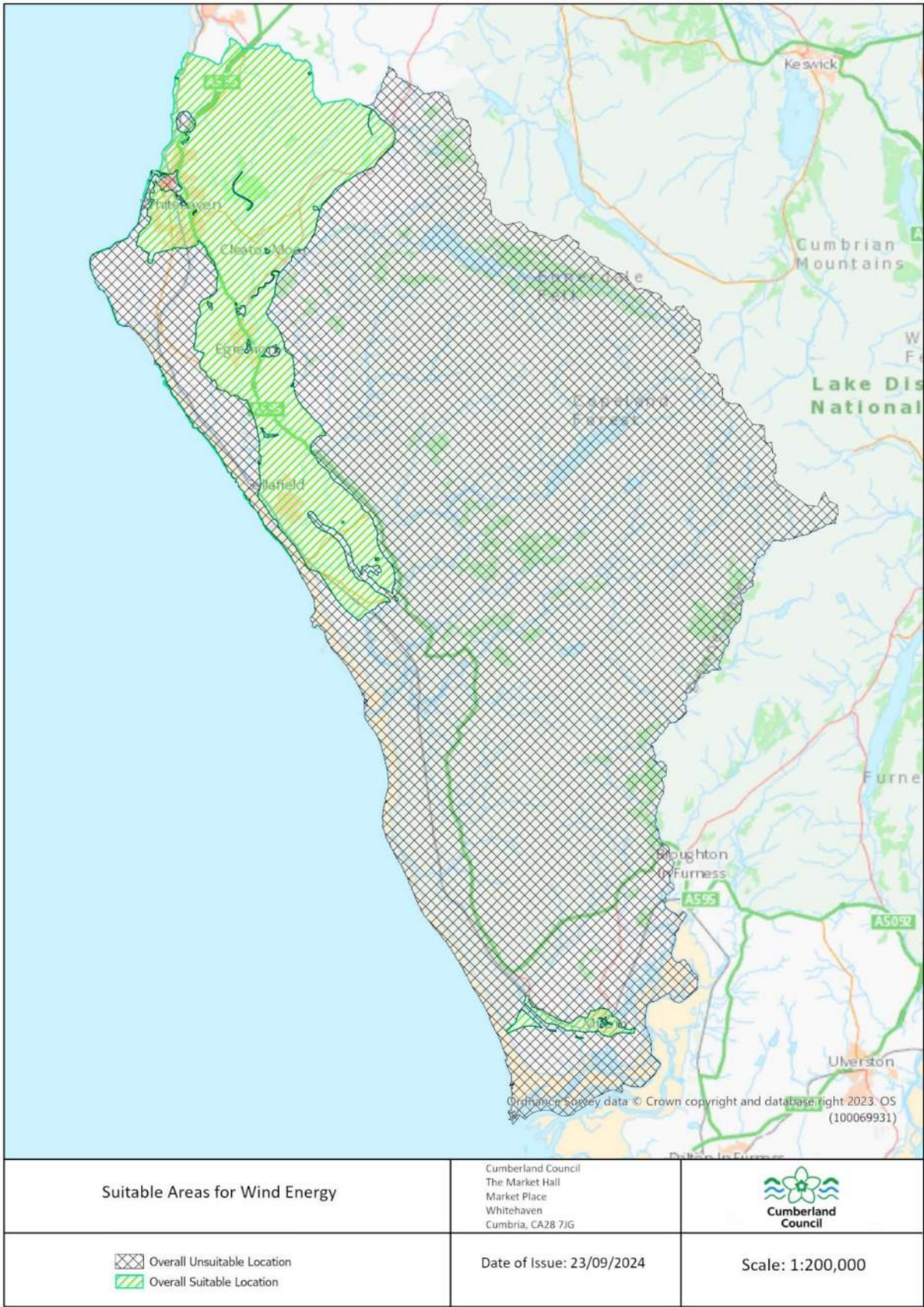
* The Level 1 Strategic Flood Risk Assessment (SFRA) did not specifically test Opportunity Sites for residential use (a More Vulnerable use). A Level 2 SFRA would be required in order to confirm risk, and the suitability for residential use within the allocation, due to them being partly located in higher flood risk areas (Flood Zone2/3). As a Level 2 SFRA has not been produced any proposals that include residential use on all or part of the site will need to meet the sequential and exception tests in line with Policy DS8 b) and c).

Copeland Local Plan 2021-2039: Appendix C – Opportunity Sites

Local Plan Ref.	Site Name	Settlement	Area (ha)	Suitable/Preferred Uses	Use Classes
Cleator Moor/Cleator					
OCL01	Cleator Mills	Cleator	9.90	Mixed use development of commercial with potential for some residential is preferred. Site is in area of high flood risk and subject to a Level 2 SFRA; development proposals will need to consider flood measures for the whole site. Any planning application will require a project-level HRA and most likely an Appropriate Assessment as the site is adjacent to the River Ehen.	B, C2 (college and training centre), C3, E(g), F1(a) uses
Egremont					
OEG01	Chapel Street	Egremont	0.83	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OEG02	Former Red Lion PH, Main Street	Egremont	0.04	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OEG03	East Road Garage	Egremont	0.62	Commercial and employment uses are preferred for this site, but residential may also appropriate.	B, C, E(g) and some Sui Generis uses
Millom					
OMI01	Millom Pier	Millom	3.09	This site is suitable for employment uses, and may also be suitable for tourism/visitor uses due to its coastal location, and possible environmental opportunities linked to the Local Nature Reserve.	B, F and some Sui Generis uses

Appendix D

Suitable Area for Wind Energy



Appendix E

Housing Trajectory

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Introduction

- 1.1 The Housing Trajectory identifies how much housing is likely to be delivered in Copeland annually over the 2021-2038 plan period and on which sites. It also identifies how much housing is planned within each settlement and within which tier of the settlement hierarchy.
- 1.2 The document has a base date of 31st March 2022. This means that any planning permission granted, or any dwelling completed after this date will not be taken into account unless it relates to a site that had outline planning permission at the base date.
- 1.3 The trajectory considers the following types of sites:
 - (1) Allocations: Allocated housing sites within the emerging Local Plan.
 - (2) Extants 5 and Under: Sites with planning permission (full or reserved matters) for 5 dwellings or less¹.
 - (3) Extants Over 5: Sites with extant planning permission (full or reserved matters) for over 5 dwellings¹.
 - (4) Outlines: Sites with extant outline planning permission for housing².
 - (5) Windfalls: Sites that have not yet been specifically identified through the Local Plan process where housing will come forward over the plan period including those that fall under the size threshold for allocation. This includes larger sites that are currently subject of pre-application discussions and smaller sites, such as conversions etc.
 - (6) Demolitions: An allowance has been made for future demolitions. Further information is included in Table 1 below.
- 1.4 The trajectory is based upon the latest estimates of delivery from developers where provided³. This has been reviewed and “sense checked” during the Local Plan Hearing sessions. The estimates are non-binding and simply give an indication of when a development is likely to commence and how many homes will be built on site each year. Where this data is not available, assumptions have been made as set out below.

¹ Where a site has stalled and no activity has taken place for a number of years the site has not been included in the supply unless recent evidence suggests re-commencement is likely.

² In some cases, a site has an outline planning permission but individual plots have been sold on as self-build plots. Where a plot has a reserved matters or full application it is included in the Extants 5 and Under category and the number of units listed in the outlines table has been reduced accordingly.

³ Where such information is available this is indicated within the relevant table.

Assumptions

- 1.5 Where delivery timeframes haven't been provided by the developer the following assumptions have been applied. This is based upon the generic delivery assumptions set out in the Five year Housing Land Supply which have, in the main, been agreed by the development industry.

Table 1: Delivery Assumptions

Development Start	<p>Where development has commenced it has been assumed that completions will be delivered on site from year one unless evidence suggests development has stalled.</p> <p>Where development has not yet started, but permission has been granted, completions are assumed to come forward in years 2 and 3 at the earliest dependent upon whether the approval is outline or full/reserved matters, the complexity of any constraints/conditions, whether there is developer interest etc.</p> <p>Where a site is allocated but does not benefit from an extant permission, completions have been assumed from years 4 at the earliest. Each allocation has been considered individually through the Local Plan hearing sessions and the most likely start year has been identified.</p>
Delivery Rates	<p>A cautious approach has been taken and an assumed completion rate of 10 dwellings per year has been applied, unless delivery rates have been provided by the developer. This assumed rate is based upon the <i>lowest</i> of the delivery rates provided by developers across sites of 5 units or more.</p>
Windfall allowance	<p>The Five Year Land Supply Statement (HLS) provides compelling evidence to show that windfall developments have formed a significant part of the housing supply in previous years and will continue to do.</p> <p>An allowance has been made for 30 dwellings per year on small sites (5 and under). This is based on previous trends which show that on average 34 dwellings per annum have been delivered on such sites since 2013⁴</p> <p>The projected figures have been reduced by 10% (from 34 to 30) to take into account garden sites as is common practice. A cautious approach has been taken and a windfall allowance is only included for years 3+ to avoid double counting as windfall developments that come forward in the earlier years are likely to already benefit from planning permission.</p>

⁴ Please see the Five-Year Housing Land Statement for more information regarding previous delivery on windfall sites

	<p>Previous trends show that 93 dwellings have been delivered on larger windfall sites on average each year since 2013⁵. The Council is also aware of a number of larger sites (5 units+) that have gained planning permission or have been the subject of pre-application discussions post the trajectory base date of 1st April 2022. No windfall allowance for larger sites has been included here however as developers are likely to be focussed on delivering the Local Plan allocations and completing sites that are already under construction.</p> <p>This approach differs to that taken in the Five Year Housing Land Supply Statement which includes a windfall allowance for larger sites instead of including housing allocations.</p>
Housing Allocations	<p>All housing allocations have been included in the trajectory and a number have received planning permission post the trajectory base date. To avoid double counting, allocations that received full planning permission prior to the base date have been deleted. Where delivery rates have been provided by the developer this has been noted. Where this information has not been available, or where the site does not benefit from planning permission, an assumption that 10 dwellings per year will be completed annually has been applied. The first completions are anticipated in years 4 or 5 of the plan period⁶ at the earliest depending on whether the site has planning permission or not at present.</p>
Demolitions⁷	<p>The HLS shows that since 1st April 2013 there have been, on average, two homes demolished each year. This excludes demolitions⁸ between 1st April 2020 and 31st March 2022 which were a result of a single housing market renewal development at Queens Park, Millom. There is no evidence to suggest this level of demolition will occur again over the plan period.</p>

- 1.6 Table 2 shows that the Local Plan requirement over the plan period 2021-2038 of 2,482 dwellings can be met comfortably, with the identified sources of sites providing up to **4,343** dwellings. It also shows that the aspirational growth target of 3,400 dwellings can also be met comfortably.
- 1.7 It must be noted however that, whilst all sites are considered to be deliverable, they may not all be delivered. Allocating over and above the highest target allows for flexibility and helps improve the range and choice of housing in the borough. The actual delivery rate will depend upon a number of factors including market forces and demand, wider economic signals and the progress with local projects affecting the growth scenarios, and capacity within the sector locally.

⁵ It should be noted that the Council has not allocated any new housing sites since 2006.

⁶ Year 5 of the plan period relates to year 4 of the Five year supply period as each projects forward from a different date.

⁷ Please see the Five Year Housing Land Supply Statement for more information regarding demolition rates

⁸ 58 demolitions as part of the Queens Park redevelopment scheme in Millom, which will see a similar number of new homes replace them.

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

Table 2: Annual Completions by source⁹

	(Yr 1) 21/22	(Yr 2) 22/23	Yr 3 23/24	Yr 4 24/25	Yr 5 25/26	Yr 6 26/27	Yr 7 27/28	Yr 8 28/29	Yr 9 29/30	Yr 10 30/31	Yr 11 31/32	Yr 12 32/33	Yr 13 33/34	Yr 14 34/35	Yr 15 35/36	36/37	37/38	Total in Plan Period
Allocations¹⁰ See table 4	6	0	0	60	155	286	289	330	319	277	207	184	161	88	85	83	71	2601
Windfall Completions	138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138
Extants 5 and under - not commenced See table 5	-	8	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73
Extants 5 and under – under construction	-	157	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	159
Extants 6+ - not commenced See table 6	-	35	87	24	20	16	45	35	35	35	35	35	35	20	0	0	0	457
Extants 6+ - under construction	-	131	81	42	16	10	10	10	10	10	10	1	0	0	0	0	0	331
Outlines See table 7	-	9	12	61	29	15	15	15	15	10	10	5	0	0	0	0	0	196
Windfalls¹¹	-	0	0	30	30	30	30	30	30	30	30	30	30	30	30	30	30	420
Demolitions	0	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-32
Totals	144	338	245	215	248	355	387	418	407	360	290	253	224	136	113	111	99	4343

⁹ Figures for 21/22 are actual figures and the remainder are projections

¹⁰ Allocations in Local Plan 2021-2038 except for 21/22 which relates to allocations in the Core Strategy or 2001 Local Plan

¹¹ Sites of 5 units or less. Please see the Five Year Housing Land Statement for more information regarding the small sites windfall allowance

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

Figure 1: Annual Net Additional Dwellings

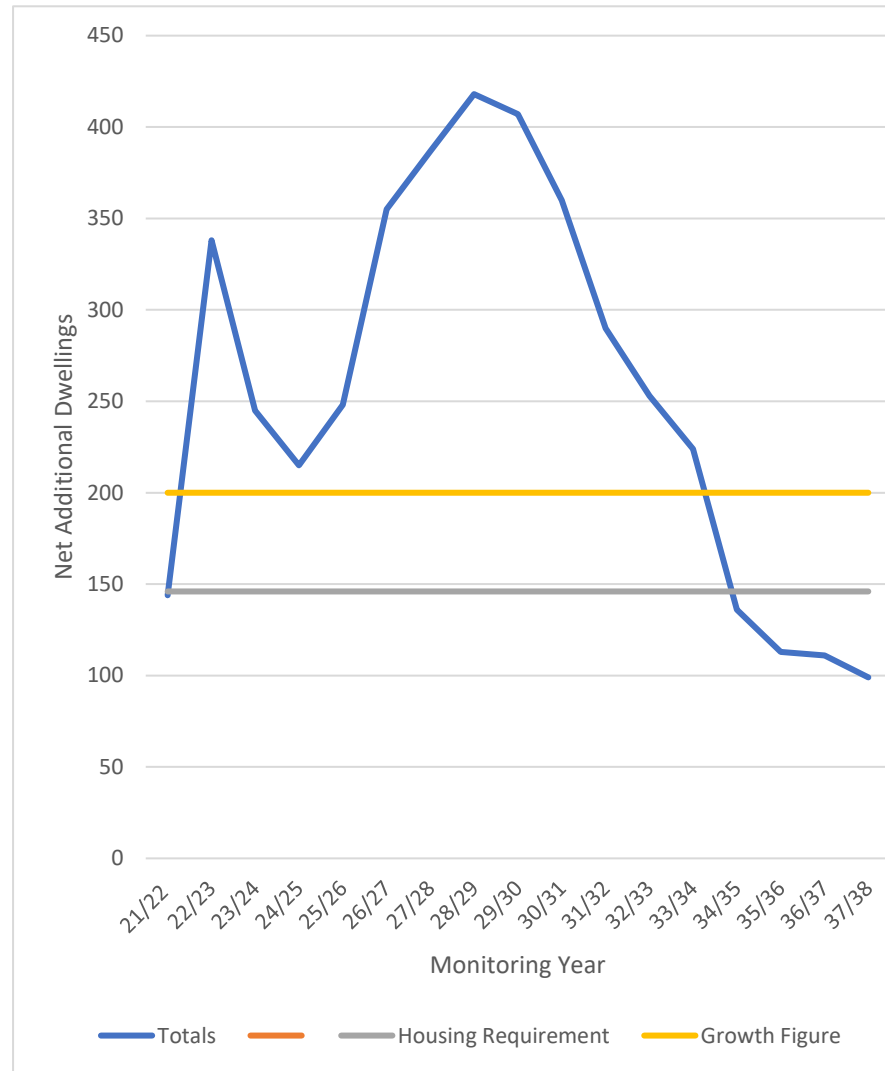
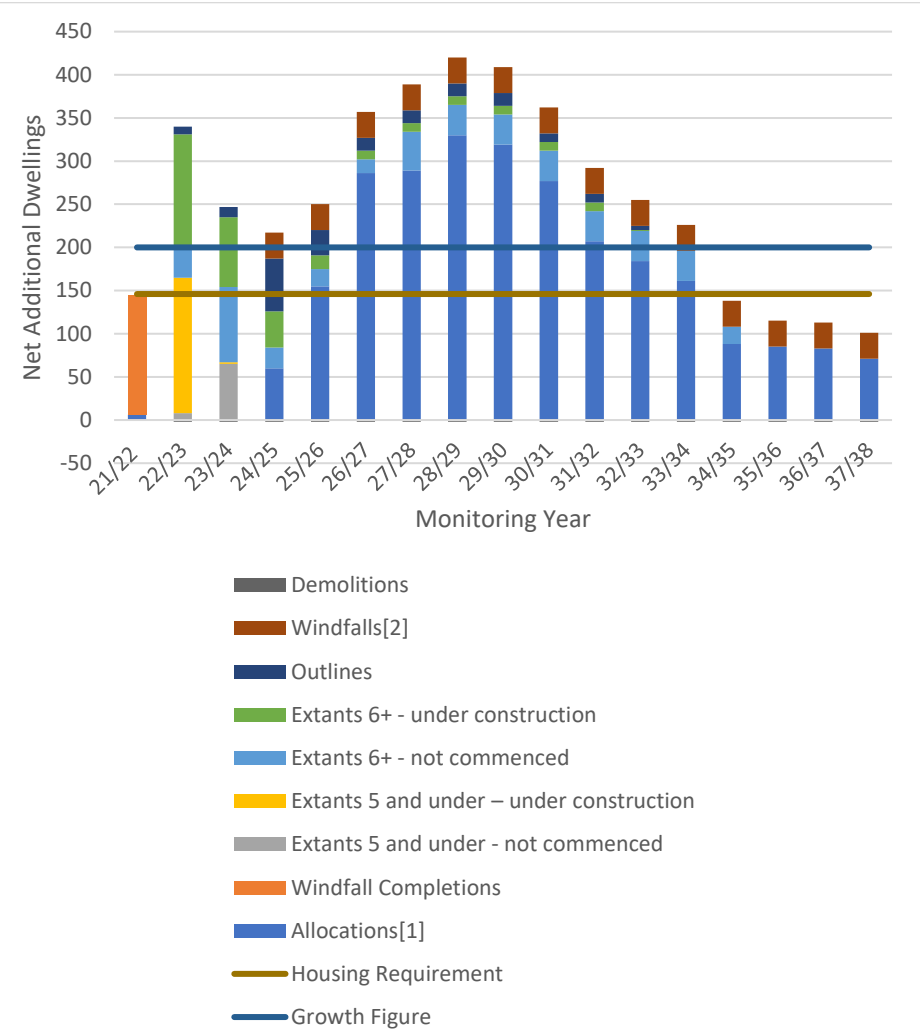


Figure 2: Annual Completions by Source



- 1.8 Figure 2 shows that sites that have planning permission at present (full or reserved matters) form the largest part of the supply in the early years of the plan period; these are replaced in the later years by dwellings on allocated sites.
- 1.9 The majority of homes over the full plan period (2,595) will be delivered on sites allocated in the Copeland Local Plan 2021-2038. Development on windfall sites will also continue to make up a significant proportion of the supply, particularly those that benefit from a current planning permission in the earlier years.
- 1.10 Housing delivery will reach its peak in 2028/29 as there will be completions coming forward on sites that have planning permission at present and delivery will be increasing on allocated sites as many will have gained planning permission by this point.
- 1.11 Housing delivery is projected to drop below the housing requirement in the last four years of the plan period, however a number of Local Plan Reviews will have been carried out by this point which will ensure needs are met. This may be through the allocation of additional sites and/or the inclusion of Broad Locations. It may also be that issues outside the Council's control such as the availability of materials, tradespeople and Covid-19 impact upon delivery rates resulting in a steadier rate of delivery rather than the peak and trough type trajectory shown.
- 1.12 Table 3 breaks the trajectory down by settlement hierarchy tier and summarises tables 4-7. It shows each tier within the hierarchy is able to deliver the amount of housing needed to meet its required needs. Each tier is also able to provide enough dwellings to meet its growth aspirations, with the exception of the Rural Villages and Local Service Centres tiers. This is not however considered to be a problem, or a reason to increase the amount of housing allocated within the tier, as it is likely that a number of windfall developments will take place within the Rural Villages tier over the plan period which will increase supply.
- 1.13 It should also be noted that the following table does not include developments on future windfall sites (which is why the figures differ with those in Table 2 which includes a windfall allowance). The windfall allowance set out in Table 2 is not attributed to any particular settlements. Table 3 also does not account for future demolitions.

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Table 3: Breakdown of Housing Supply by Settlement Tier¹²

Tier	Settlement	Previous actual completions 21/22	Completions on Allocated Sites over plan period (Table 4)	Extant PP - Sites with 5 units or less – Not commenced (Table 5)	Extant PP – Sites with 5 units or less – Under construction (Table 6)	Extant PP – Sites with 6+ units – Not commenced (Table 7)	Extant PP – Sites with 6+ units – Under construction (Table 8)	Completions on sites with outline planning permission over plan period (All sizes) (Table 9)	Total Supply	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
										100%	3400	2482
Principal Town	Whitehaven	63	970	10	29	423	60	94	1649	40% Min	1360	990
Key Service Centre	Cleator Moor	41	1005	24	41	20	106	52	1289	30% Min	1020	745
	Egremont											
	Millom											
Local Service Centre	Arlecdon & Rowrah	37	243	28	48	14	135	12	517	17%	578	422
	Cleator											
	Distington											
	Frizington											
	Haverigg											
	Seascale											
	St Bees											
	Thornhill											

¹² This table does not take into account projected demolitions. Please see table 2 for full breakdown.

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Tier	Settlement	Previous actual completions 21/22	Completions on Allocated Sites over plan period (Table 4)	Extant PP - Sites with 5 units or less – Not commenced (Table 5)	Extant PP – Sites with 5 units or less – Under construction (Table 6)	Extant PP – Sites with 6+ units – Not commenced (Table 7)	Extant PP – Sites with 6+ units – Under construction (Table 8)	Completions on sites with outline planning permission over plan period (All sizes) (Table 9)	Total Supply	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
Sustainable Rural Villages	Beckermert	1	297	2	21	0	0	37	358	10%	340	249
	Bigrigg											
	Drigg											
	Holmrook											
	Ennerdale Bridge											
	Moresby Parks											
	Moor Row											
	Lowca											
	Parton											
Rural Villages	Calderbridge	0	80	5	5	0	0	1	91	3%	102	75
	Hallthwaites											
	Keekle											
	Kirkland											
	Kirksanton											
	Summergrove											
	The Green											

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Tier	Settlement	Previous actual completions 21/22	Completions on Allocated Sites over plan period (Table 4)	Extant PP - Sites with 5 units or less – Not commenced (Table 5)	Extant PP – Sites with 5 units or less – Under construction (Table 6)	Extant PP – Sites with 6+ units – Not commenced (Table 7)	Extant PP – Sites with 6+ units – Under construction (Table 8)	Completions on sites with outline planning permission over plan period (All sizes) (Table 9)	Total Supply	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
Open countryside	N/A	2	0	4	15	0	30	0	51	N/A	N/A	N/A
TOTALS		144	2595	73	159	457	331	196	3955	100%	3400	2482

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Table 4: Annual Delivery on Allocated Sites in the Copeland Local Plan 2021-2038

Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ¹³	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Principal Town																								
Whitehaven	HWH1	Land at West Cumberland Hospital and Homewood Rd	6+ years	46	0	0	0	0	0	0	0	0	10	10	10	10	6	0	0	0	0	46	0	970
	HWH2	Red Lonning and Harras Moor ¹⁴	6+ years	370	0	0	0	0	0	26	36	56	72	72	36	36	36	0	0	0	0	370	0	
	HWH3	Land at Edgehill Park Phase 4 ¹⁵	0-5 years	109	0	0	0	35	35	35	4	0	0	0	0	0	0	0	0	0	0	109	0	
	HWH4	Land south and west of St Mary's School	0-5 years	60	0	0	0	0	10	10	10	10	10	10	0	0	0	0	0	0	0	60	0	

¹³ Actual Completions

¹⁴ Annual delivery rates provided by developer in 2021. Planning permission refused in Sept 2022 therefore delivery now expected in years 6+ to allow for the determination of an appeal

¹⁵ Planning application for 109 dwellings on site 4/22/2332/0F1 submitted and currently under consideration. Annual delivery rates provided by developer.

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ¹³	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
	HWH5	Former Marchon Site North ¹⁶	6+ years	532	0	0	0	0	0	0	35	35	35	35	35	35	35	35	35	35	35	385	147	
Key Service Centres																								
Cleator Moor	HCM1	Land at Jacktrees Road	0-5 years	127	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	10	7	127	0	1005
	HCM2	Land north of Dent Road	6+ years	119	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	9	119	0	
	HCM3	Former Ehenside School	6+ years	40	0	0	0	0	0	0	0	0	10	10	10	10	0	0	0	0	0	40	0	
	HCM4	Land at Mill Hill (0-5 years	65	0	0	0	10	10	10	10	10	10	5	0	0	0	0	0	0	0	65	0	
Egremont	HEG1	Land north of Ashlea Road	6+ years	108	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	8	0	108	0	
	HEG2	Land at Gulley Flatts	6+ years	170	0	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	110	60	
	HEG3	Land to south of Daleview Gardens	0-5 years	141	0	0	0	0	20	20	20	20	20	20	20	1	0	0	0	0	0	141	0	

¹⁶ Annual delivery rates provided by developer in 2021. Commencement date has been pushed back due to the fact that the current planning application has stalled.

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ^[13]	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Millom	HMI1	Land west of Grammerscroft	6+ years	107	0	0	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	100	0	
	HMI2	Moor Farm	6+ years	195	0	0	0	0	0	24	24	24	24	24	24	24	24	3	0	0	0	195	0	
Local Service Centres																								
Arlecdon	HAR01	Land East of Arlecdon Road	6+ years	37	0	0	0	0	0	10	10	10	7	0	0	0	0	0	0	0	0	37	0	243
Distington	HDI1	Land south of Prospect Works	6+ years	30	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	30	0	
	HDI2	Land south west of Rectory Place	6+ years	32	0	0	0	0	0	10	10	10	2	0	0	0	0	0	0	0	0	32	0	
St Bees	HSB1	Land adjacent Abbots Court ¹⁷	0-5 years	40	0	0	0	0	15	15	5	0	0	0	0	0	0	0	0	0	0	40	0	
	HSB3	Fairladies extension	6+ years	30	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	30	0	

¹⁷ Annual delivery rates provided by developer in 2021

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ¹³	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Seascale	HSE2	Fairways Extension ¹⁸	6+ years	22	0	0	0	0	0	12	10	0	0	0	0	0	0	0	0	0	0	22	0	
	HSE3	Town End Farm East	6+ years	32	0	0	0	0	0	0	0	10	10	10	2	0	0	0	0	0	0	32	0	
Thornhill	HTH1	Land South of Thornhill	6+ years	20	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	20	0	
Sustainable Rural Villages																								
Bigrigg	HBI1	Land north of Springfield Gardens ¹⁹	0-5 years	65	0	0	0	0	30	30	5	0	0	0	0	0	0	0	0	0	0	65	0	297
	HBI2	Land west of Jubilee Gardens	6+ years	35	0	0	0	0	0	10	10	10	5	0	0	0	0	0	0	0	0	35	0	

¹⁸Annual delivery rates provided by developer in 2021

¹⁹ Annual delivery rates provided by developer in 2021

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ¹³	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Beckermet	HBE1	Land north of Crofthouse Farm	6+ years	46	0	0	0	0	0	0	0	10	10	10	10	6	0	0	0	0	0	46	0	
	HBE2	Land adjacent to Mill Fields	6+ years	27	0	0	0	0	0	0	10	10	7	0	0	0	0	0	0	0	0	27	0	
Drigg	HDH2	Wray Head, Station Road	6+ years	22	0	0	0	0	0	0	10	10	2	0	0	0	0	0	0	0	0	22	0	
Holmrook	HDH3	Hill Farm Holmrook	6+ years	20	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	20	0	
Moor Row	HMR1	Land to north of social club	0-5 years	19	0	0	0	0	10	9	0	0	0	0	0	0	0	0	0	0	0	19	0	
	HMR2	Land to south of Scalegill Road	6+ years	41	0	0	0	0	0	10	10	10	10	1	0	0	0	0	0	0	0	41	0	
Lowca	HLO1	Solway Road	6+ years	22	0	0	0	0	0	0	0	0	0	10	10	2	0	0	0	0	0	22	0	

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ^[13]	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Rural Villages																								
Summergrove	HSU1	Land to South West of Summergrove ²⁰	0-5 years	80	0	0	0	15	15	15	15	15	5	0	0	0	0	0	0	0	0	80	0	80
Totals					0	0	0	60	155	286	284	330	319	277	207	184	161	88	85	83	71	2595	265	2595

²⁰ Planning application submitted on part of the site for 30 dwellings currently under consideration. Delivery timeframes provided by developer in 2021.

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Table 5: Annual Delivery on Sites with Extant Planning Permission for 5 units or Less – Development not commenced at 31st March 2022

Note: No completions anticipated post 2026-2027 as all sites in this list will be built out by 2026/27.

U = Under construction, N = Not started

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²¹	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Principal Town													
Land Adjacent To 16 Loop Road South, Whitehaven	Whitehaven	4/16/2453/0o1 4/17/2363/0R1	11-Dec-17	N	1	0	1		1				10
Land near Pool Cottage, Sandwith, Whitehaven	Whitehaven	4/20/2007/0F1	02-Mar-20	N	1	0	1	1					
Plot 1, Land to West Of Casa-Mia, Harras Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2170/0R1	31-Jan-20	N	1	0	1	1					
Plot 8, West of Casa Mia, Harras Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2305/0R1	04-Mar-20	N	1	0	1	1					
Plot 9, Harras Moor Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2364/0R1	10-Mar-20	N	1	0	1	1					
Plot 6, Harras Moor Road, Harras Moor, Whitehaven	Whitehaven	4/18/2347/0o1 4/20/2025/0R1	12-Mar-20	N	1	0	1	1					
Land Adjacent To 1 Crossbarn, Sneckyeat Road, Whitehaven	Whitehaven	4/21/2043/0R1	29-Apr-21	N	1	0	1		1				
Land Adjacent To Casa Mia, Harras Road, Harras Moor, Whitehaven	Whitehaven	4/21/2268/0R1	11-Aug-21	N	1	0	1		1				
Land Adjoining 101 Woodhouse Road, Whitehaven	Whitehaven	4/21/2441/0F1	09-Jun-21	N	2	0	2		2				

²¹ At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²¹	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Key Service Centres													
Plot 3, Cleator Gate, Jacktrees Road, Cleator	Cleator Moor	4/21/2239/0F1	09-Aug-21	N	1	0	1		1				24
Plots 56 & 57, Ennerdale View, Birks Road Cleator Moor	Cleator Moor	4/21/2081/0R1	19-Apr-21	N	2	0	2		2				
Dentholme, Cragg Road, Cleator Moor	Cleator Moor	4/21/2477/0F1	13-Jan-22	N	2	0	2		2				
3 Market Street, Cleator Moor	Cleator Moor	4/21/2402/0F1	11-Nov-21	N	3	0	3		3				
Grove Court Hotel, Cleator	Cleator Moor	4/21/2434/0F1	20-Dec-21	N	1	0	1		1				
14 Main Street, Egremont	Egremont	4/17/2172/0f1	22-Jan-18	N	1	0	1		1				
Ghyll Farmhouse, Egremont	Egremont	4/18/2237/0f1	24-Jul-18	N	1	0	1	1					
Plot 1, Clarack Drive, Moor Row	Egremont	4/21/2130/0R1	15-Jun-21	N	1	0	1		1				
Plot 12, Rusper Drive, Moor Row	Egremont	4/21/2122/0R1	15-Jun-21	N	1	0	1		1				
22-23 Market Place, Egremont	Egremont	4/21/2442/0F1	05-Aug-21	N	1	0	1		1				
4-5 Dalzell Street, Moor Row	Egremont	4/22/2009/0F1	22-Oct-21	N	1	0	1		1				
Moorleys, Egremont	Egremont	4/22/2005/0F1	12-Nov-21	N	1	0	1		1				
Old Castle Cinema, Egremont	Egremont	4/14/2465/0o1 4/18/2039/0r1	02-May-18	N	4	0	4		4				
Land Adjacent To Thornlea, Carleton, Egremont	Egremont	4/19/2026/0o1 4/21/2563/0R1	28-Mar-19	N	1	0	1		1				
41 Wellington Street, Millom	Millom	4/19/2037/0f1	28-Mar-19	N	1	0	1	1					
47 Holborn Hill, Millom	Millom	4/18/2425/0F1	16-Apr-19	N	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²¹	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Land Adj To Poolside/Whitriggs Drive, Poolside, Haverigg	Millom	4/21/2109/OR1	10-Dec-21	N	1	0	1		1				
Local Service Centres													
Land At Arlecdon Road, Arlecdon	Arlecdon	4/21/2469/OO1	28-Jan-22	N	1	0	1		1				28
Land Adjacent To Thorn Bank, Arlecdon Road, Arlecdon	Arlecdon	4/21/2283/OR1	08-Sep-21	N	1	0	1		1				
Stork Hotel, Rowrah Road	Arlecdon	4/21/2479/OF1	21-Dec-21	N	1	0	1		1				
Land At Barwise Row, Arlecdon	Arlecdon	4/21/2084/OR1	24-May-21	N	1	0	1		1				
Plot 1, Cleator Gate, Cleator	Cleator	4/22/2039/OF1	22-Mar-22	N	1	0	1		1				
Former Public House, Hall And Food Takeaway, 30 Main Street, Distington	Distington	4/20/2042/OF1	20-Jul-21	N	4	0	4		4				
Plot 4, West End, Rheda Park, Frizington	Frizington	4/21/2101/OF1	10-Jun-21	N	1	0	1		1				
5 West End, Rheda Park, Frizington	Frizington	4/21/2298/OF1	18-Nov-21	N	1	0	1		1				
Land At Lindow Street, Frizington,	Frizington	4/21/2164/OF1		N	5	0	5		5				
Moss Side, Waingate Bridge, Haverigg	Haverigg	4/19/2051/OF1	08-Apr-19	N	1	0	1		1				
Drummore, Drigg Road, Seascale	Seascale	4/21/2430/OF1	31-Mar-22	N	1	0	1		1				
Land To Rear Of 8 Railway Terrace, Seascale	Seascale	4/19/2396/OF1	07-May-21	N	3	0	3		3				
Station House, The Banks, Seascale	Seascale	4/21/2532/OF1	22-Jun-21	N	2	0	2		2				
Redundant Farm Buildings, Rottington Hall Estate, Rottington	St. Bees	4/21/2349/OF1	10-Feb-22	N	2	0	2		2				

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²¹	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
St Bees Post Office, 122 Main Street, St Bees	St. Bees	4/21/2497/0F1	27-Apr-21	N	3	0	3		3				
Sustainable Rural Villages													
Plot 1, Land at Scalegill Road, Egremont, Moor Row	Moor Row	4/22/2029/0R1	07-Mar-22	N	1	0	1		1				2
26 Scalegill Road, Moor Row	Moor Row	4/22/2054/0F1	27-Jan-22	N	1	0	1		1				
Rural Villages													
Hall Green Farm, Kirksanton	Kirksanton	4/18/2481/0f1	31-Jan-19	N	4	0	4		4				5
Field At Raceside, Kirksanton, Millom	Kirksanton	4/21/2175/0R1	07-Dec-21	N	1	0	1		1				
Open Countryside													
Millfields, Lamplugh	Lamplugh	4/20/2267/0F1	08-Dec-21	N	1	0	1		1				4
Land To North East Of Seabreeze Lodge, Nethertown	Nethertown	4/21/2190/0R1	18-Mar-22	N	1	0	1		1				
Land To The North East Of Seabreeze Lodge, Nethertown	Nethertown	4/18/2465/0o1 4/21/2041/0R1	18-Mar-22	N	1	0	1		1				
Lane Head Gardens, Lane Head, Sandwith	Sandwith	4/21/2503/0F1	10-Jan-22	N	1	0	1		1				
Totals					73	0	73	8	65	0	0	0	73

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Table 6: Annual Delivery on sites of 5 units or less - Under Construction at 31st March 2022

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Principal Town													
Garden Of 30 Drive Park, Midgley, Whitehaven	Whitehaven	4/11/2334/0f1	21-Nov-11	U	1	0	1	1					29
Garden Land Of 16 Loop Road South, Whitehaven	Whitehaven	4/17/2363/0r1	11-Dec-17	U	1	0	1	1					
79 King Street, Whitehaven	Whitehaven	4/14/2137/0f1	02-Jun-14	U	2	0	2	2					
Builders Store, Old Arrowthwaite, Kells, Whitehaven	Whitehaven	4/15/2282/0f1	19-Aug-15	U	1	0	1	1					
The Surgery, Catherine Street, Whitehaven	Whitehaven	4/15/2374/0f1	13-Oct-15	U	3	0	3	3					
22 Chapel Street, Whitehaven	Whitehaven	4/16/2144/0f1	30-Jun-16	U	2	0	2	2					
49a Roper Street, Whitehaven	Whitehaven	4/17/2202/0f1	09-Aug-17	U	1	0	1	1					
Former Friends Meeting House Scotch Street Whitehaven	Whitehaven	4/17/2085/0f1	02-May-17	U	2	0	2	2					
7 Hensingham Road, Whitehaven	Whitehaven	4/18/2189/0f1	28-Jun-18	U	1	0	1	1					
1 Church Street, Whitehaven	Whitehaven	4/18/2117/0f1	06-Aug-18	U	1	0	1	1					
75 Lowther Street, Whitehaven	Whitehaven	4/19/2048/0f1	28-Mar-19	U	1	0	1	1					
61 Roper Street, Whitehaven	Whitehaven	4/18/2331/0f1	05-Oct-18	U	1	0	1	1					

²² At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Land Between Asda And Veterinary Surgery (Known As Church Car Sales) Preston Street, Whitehaven	Whitehaven	4/18/2196/0f1	27-Jun-18	U	2	0	2	2					
The Surgery, Catherine Street, Whitehaven	Whitehaven	4/18/2328/0f1	25-Sep-18	U	3	0	3	3					
79 Lowther Street, Whitehaven	Whitehaven	4/16/2044/0f1	15-Apr-16	U	4	1	3	3					
Plot 4, Former White School, Kells, Whitehaven	Whitehaven	4/19/2239/0F1	09-Oct-19	U	1	0	1	1					
53/54 Market Place, Whitehaven	Whitehaven	4/19/2313/0F1	20-Nov-19	U	4	3	1	1					
76-77 Lowther Street, Whitehaven	Whitehaven	4/21/2207/0F1	11-Aug-21	U	1	0	1	1					
Plot 13, Colliers Way, Whitehaven	Whitehaven	4/21/2350/0F1	14-Oct-21	U	1	0	1	1					
Key Service Centres													
1 Whitehaven Road, Cleator Moor	Cleator Moor	4/16/2370/0f1	08-Dec-16	U	1	0	1	1					41
Former Ewe And Lamb Inn, Padstow, Keekle, Cleator Moor	Cleator Moor	4/18/2082/0f1	17-Apr-18	U	1	0	1	1					
Plot 2, 53 Crossfield Road, Cleator Moor	Cleator Moor	4/17/2076/0o1, 4/18/2512/0f1	22-May-17	U	1	0	1	1					
Plot 1, Adjacent To 53 Crossfield Road, Cleator Moor	Cleator Moor	4/17/2076/0o1 4/19/2395/0F1	19-Dec-19	U	1	0	1	1					
Land At Mill Hill, Cleator Moor	Cleator Moor	4/17/2431/0f1	14-Mar-18	U	2	0	2	2					
Burton House, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2258/0o1, 4/18/2527,0R1, 4/18/2064/0F1	06-Aug-18	U	1	0	1	1					
Galemire Sawmill, Galemire, Cleator Moor	Cleator Moor	4/18/2431/0f1	07-Dec-18	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Grounds Of Burton House, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2527/0r1	27-Feb-19	U	1	0	1	1					
New House, Bowthorn Farm, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2433/0f1	29-Nov-18	U	1	0	1	1					
58 Main Street, Egremont	Egremont	4/14/2041/0f1	21-Mar-14	U	1	0	1	1					
Plot At 2 Wyndham Place, Egremont	Egremont	4/15/2422/0f1	26-Nov-15	U	1	0	1	1					
Ghyll Farm, Egremont	Egremont	4/15/2403/0f1	19-Nov-15	U	1	0	1	1					
West Lakeland Veterinary Group, St Bridgets Lane, Egremont	Egremont	4/16/2069/0f1	20-May-16	U	2	0	2	2					
Land Behind No 10/10a Market Place, Egremont	Egremont	4/17/2151/0f1	29-Sep-17	U	1	0	1	1					
Ellerbeck Manor, 5 Ellerbeck Barns, Egremont	Egremont	4/18/2204/0f1	03-Jul-18	U	1	0	1	1					
Sandybank, Coulderton, Egremont	Egremont	4/18/2168/0f1	05-Sep-18	U	1	0	1	1					
1 & 2 St Bridgets Lane, Egremont	Egremont	4/19/2385/0F1	17-Dec-19	U	2	0	2	2					
Land Adjacent To, Cross House Farm (Bay View Close), Millom	Millom	4/07/2761/0	06-Feb-08	U	4	0	4	4					
Former Central Dairy, Holborn Hill, Millom	Millom	4/13/2373/0f1	29-Oct-13	U	1	0	1	1					
63 Queen Street & 15 Nelson Street, Millom	Millom	4/11/2237/0f1	08-Jun-11	U	2	0	2	2					
Garage/Allotment Site, Richmond Street, Millom	Millom	4/15/2152/0o1, 4/17/2376/0F1	17-Aug-15	U	1	0	1	1					
Land Adjacent To Calderfield, Castle View, Millom	Millom	4/15/2330/0f1	14-Oct-15	U	1	0	1	1					
84 Wellington Street, Millom	Millom	4/17/2052/0f1	31-Mar-17	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Age Concern, Millom Road, Millom	Millom	4/17/2108/0f1	28-Sep-17	U	1	0	1	1					
Land Adjacent To Calderfield, Castle View, Millom	Millom	4/17/2225/0f1	28-Sep-17	U	1	0	1	1					
Allotment Gardens, Richmond Street, Millom	Millom	4/17/2376/0f1	02-Feb-18	U	1	0	1	1					
Royal British Legion Club, 86 Wellington Street, Millom	Millom	4/17/2053/0f1	06-Apr-17	U	3	0	3	3					
High Lowscales Farm, Millom	Millom	4/17/2117/0f1	04-May-17	U	3	0	3	3					
Land Adjacent To 2 Silverdale Street, Haverigg	Millom	4/21/2038/0F1	21-Jan-22	U	2	0	2	2					
Local Service Centres													
Brownrigg Barn, Arlecdon,	Arlecdon	4/17/2055/0f1	29-Sep-15	U	1	0	1	1					48
Agricultural Land At Barwise Row, Arlecdon	Arlecdon	4/17/2028/0o1, 4/18/2017/0R1	22-Nov-17	U	1	0	1	1					
Land Adjacent to Thorn Bank, Arlecdon Road, Arlecdon	Arlecdon	4/19/2141/0o1 4/19/2399/0R1	07-Jan-20	U	1	0	1	1					
9 Rowrah Road, Rowrah	Rowrah	4/15/2307/0f1	17-Aug-15	U	1	0	1	1					
Land At Ehen Hall Gardens, Cleator	Cleator	4/17/2310/0f1	01-Dec-17	U	1	0	1	1					
Plot 5, Cleator Gate, Cleator	Cleator	4/15/2304/0o1 4/19/2280/0F1	25-Sep-19	U	1	0	1	1					
Plot 3, Cleator Gate, Jacktrees Road, Cleator	Cleator	4/15/2304/0o1 4/19/2432/0F1	19-Mar-20	U	1	0	1	1					
The Reading Rooms, Main Street, Distington	Distington	Oct-01	15-Dec-10	U	1	0	1	1					
102/104 Main Street, Distington	Distington	4/15/2497/0f1	19-Jan-16	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Beckside Farm, Distington	Distington	4/18/2014/0f1	28-Mar-18	U	1	0	1	1					
Plot 1, Land At Kilnside, Distington	Distington	4/18/2195/0f1	24-Sep-18	U	1	0	1	1					
Beckside Farm, Distington	Distington	4/21/2143/0F1	10-Jun-21	U	1	0	1	1					
Old Masonic Hall, Frizington Road, Frizington	Frizington	4/14/2530/0f1	11-Feb-15	U	4	0	4	4					
239 Frizington Road, Frizington	Frizington	4/17/2008/0f1	01-Mar-17	U	4	0	4	4					
26 Main Street, Frizington	Frizington	4/16/2014/0f1	09-Mar-16	U	1	0	1	1					
Land Adjacent To West Park, Park Street, Frizington	Frizington	4/19/2253/0F1	13-Sep-19	U	1	0	1	1					
Plot 3, West End, Rheda Park, Frizington,	Frizington	4/21/2102/0F1	06-Jul-20	U	1	0	1	1					
126 Main Street, Haverigg	Haverigg	4/17/2437/0f1	12-Feb-18	U	1	0	1	1					
The Rising Sun, 38 Main Street, Haverigg	Haverigg	4/17/2342/0f1	04-Dec-17	U	1	0	1	1					
Town Head Farm, 75 Main Street, Haverigg	Haverigg	4/19/2036/0f1	25-Mar-19	U	1	0	1	1					
Land Adjacent 3 Sandham Lane, Haverigg	Haverigg	4/18/2364/0f1	02-Nov-18	U	1	0	1	1					
Poolside Barn, Haverigg Road, Haverigg	Haverigg	4/18/2113/0f1	01-May-18	U	1	0	1	1					
Moorhouse Byre, Moorhouse Farm, Calderbridge, Seascale	Seascale	4/15/2366/0f1	07-Oct-15	U	1	0	1	1					
Land To Rear Of 55 Gosforth Road, Seascale	Seascale	4/16/2437/0f1	07-Feb-17	U	1	0	1	1					
Whingarth, The Banks, Seascale	Seascale	4/16/2048/0f1	27-May-16	U	2	0	2	2					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Scawfell Hall, Albert Street, Seascale	Seascale	4/16/2356/0f1	13-Feb-17	U	3	0	3	3					
Brookville, 8 South Parade, Seascale	Seascale	4/17/2433/0f1	30-Jan-18	U	1	0	1	1					
Lonnings, Cross Lanes, Seascale	Seascale	4/18/2352/0o1 4/19/2147/0R1	18-Jul-19	U	1	0	1	1					
Lonnings, Cross Lanes, Seascale	Seascale	4/18/2352/0o1, 4/19/2147/0R1	20-Dec-18	U	1	0	1	1					
Land Adjacent To Glencairn, Gosforth Road, Seascale	Seascale	4/16/2096/0f1	07-Jul-16	U	3	1	2	2					
St Cuthberts Church Hall, The Banks, Seascale	Seascale	4/18/2175/0f1	21-Jun-18	U	1	0	1	1					
Silver How Farm, Seascale	Seascale	4/18/2020/0o1 4/19/2266/0R1	15-Jan-20	U	1	0	1	1					
Town Head Farm, Main Street, St Bees	St Bees	4/15/2471/0f1	04-Jul-16	U	2	0	2	2					
The Knoll, High House Road, St Bees	St Bees	4/13/2074/0f1	21-May-13	U	1	0	1	1					
116a Main Street, St Bees	St. Bees	4/19/2082/0F1	14-May-19	U	1	0	1	1					
St Bees Methodist Church, Main Street, St Bees	St. Bees	4/21/2324/0F1	11-Oct-21	U	2	0	2	2					
Sustainable Rural Villages													
Springfield Stores (Ground Floor), Springfield Road, Bigrigg	Bigrigg	4/17/2298/0f1	22-Nov-17	U	1	0	1	1					21
Land North Of High House Farm, Holmrook	Holmrook	4/19/2341/0O1		U	1	0	1	1					
Glenlea Guest House, Stramford Hill, Lowca	Lowca	4/10/2229/0F1	30-Jun-10	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Lowca Methodist Church, East Croft Terrace, Lowca	Lowca	4/17/2284/0f1	03-Nov-17	U	1	0	1	1					
Croft Head Farm, Lowca,	Lowca	4/17/2233/0f1	31-Jan-18	U	1	0	1	1					
Montreal Farm, Moor Row	Moor Row	4/13/2484/0f1	04-Sep-14	U	3	0	3	3					
Barn Adjacent To Shaw Farm, Moor Row	Moor Row	4/16/2314/0f1	04-Nov-16	U	1	0	1	1					
Plot 23, Rusper Drive, Moor Row	Moor Row	4/16/2206/0o1 4/19/2185/0R1	19-Jul-19	U	1	0	1	1					
Moresby Post Office/Store, Moresby Parks Rd	Moresby	4/11/2537/0f1	16-Dec-11	U	2	1	1	1					
Barn At Canada Farm, Moresby Parks	Moresby	4/18/2293/0f1	24-Aug-18	U	2	0	2	2					
Canada Farm, Moresby Parks	Moresby Parks	4/17/2121/0f1	24-May-17	U	1	0	1	1					
Adjacent To, The Lowther Arms, Main St, Parton	Parton	4/16/2094/0f1	16-May-16	U	2	0	2	2					
49 Main Street, Parton	Parton	4/16/2178/0f1	01-Jul-16	U	1	0	1	1					
Land at Bank Yard Road, Parton (Plot 7)	Parton	4/17/2022/0O1, 4/17/2416/0R1	23-Nov-17	U	1	0	1	1					
Land at Bank Yard Road, Parton (Plot 4)	Parton	4/17/2022/0O1 4/18/2388/0R1	07-Nov-18	U	1	0	1	1					
Land at Bank Yard Road, Parton (plot 1)	Parton	4/17/2022/0o1 4/18/2048/0R1	20-Apr-18	U	1	0	1	1					
Land at Bank Yard Road, Parton (plot 6)	Parton	4/17/2022/0o2 4/17/2415/0R1	23-Nov-17	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Rural Villages													
Barn At Bridge End, Hallthwaites	Hallthwaites	4/16/2064/Of1	18-Apr-16	U	1	0	1	1					5
Black Combe House, Kirksanton	Kirksanton	4/16/2073/Of1	28-Apr-16	U	1	0	1		1				
Mill Farm, The Green	The Green	4/15/2340/0g1	05-Oct-15	U	1	0	1	1					
Punch Bowl Inn, The Green	The Green	4/15/2257/Of1	01-Sep-15	U	1	0	1	1					
Land Opposite Mill Park, The Green	The Green	4/18/2397/Of1	25-Mar-19	U	1	0	1	1					
Open Countryside													
Land at Asby Road, Asby	Asby	4/18/2486, 4/19/2441/OR1	18-Feb-20	U	2	0	2	2					15
Holm Croft Farm, Braystones	Braystones	4/14/2523/Of1	04-Feb-15	U	2	0	2	1	1				
Stackwood Gilgarran	Gilgarran	4/18/2332/Of1	26-Sep-18	U	1	0	1	1					
Orchard Brow Barn, Haile	Haile	4/16/2163 4/18/2021/Of1	05-Jul-18	U	1	0	1	1					
Gate House Lodge, Haile	Haile	4/19/2008/Of1	27-Feb-19	U	1	0	1	1					
Ghyll Brow, Low Moresby	Low Moresby	4/10/2413/0F1, 4/16/2447/0F1	25-Oct-10	U	1	0	1	1					
Site At Low Moresby, Low Moresby	Low Moresby	4/19/2019/Of1	14-Mar-19	U	1	0	1	1					
Newmill Farm, Ponsonby	Ponsonby	4/16/2229/Of1	08-Sep-16	U	1	0	1	1					
Rottington Hall Estate, Rottington	Rottington	4/18/2122/Of1	03-May-18	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Barn Adjacent To Bell House Farm, Sandwith,	Sandwith	4/17/2361/0f1	07-Dec-17	U	1	0	1	1					
Tarn Flatt Hall Cottage, Sandwith	Sandwith	4/15/2181/0f1	14-Jul-15	U	1	0	1	1					
Newtown Barn, Sandwith	Sandwith	4/19/2189/0F1	30-Jul-19	U	1	0	1	1					
Part Barn Adjacent To Bell House Farm, Sandwith	Sandwith	4/17/2361/0f1	07-Dec-17	U	1	0	1	1					
Totals					165	6	159	157	2	0	0	0	159

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Table 7: Annual Delivery on Sites with Extant Planning Permission for 6+ units – Development not commenced at 31st March 2022

U = Under construction, N = Not started

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²³	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier in plan period
Principal Town																										
70 Lowther Street, Whitehaven	Whitehaven	4/21/2174/0 F1	17-Jun-21	N	8	0	8		8															8	0	423
Jefferson Park, Whitehaven	Whitehaven	4/21/2339/0 F1	25-Nov-21	N	14	0	14		10	4														14	0	
Former Romar Factory, Ivy Mill, Main Street, Hensingham, Whitehaven	Whitehaven	4/20/2334/0 R1 / 4/17/2143/0 o1	17-Nov-21	N	26	0	26			10	10	6												26	0	
Land South of Waters Edge Close, Kells, Whitehaven	Whitehaven	4/20/2455/0 F1	30-Mar-22	N	40	0	40			10	10	10	10											40	0	
Phase 3, Edgehill Park, Whitehaven ²⁴	Whitehaven	4/20/2474/0 R1	27-Apr-21	N	335	0	335	35	35	0	0	0	35	35	35	35	35	35	35	20				335	0	

²³ At 1st April 22

²⁴ Delivery timeframes received from developer in 2022

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²³	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier in plan period
Key Service Centres																										
Land at Bowthorn Farm, Bowthorn Road, Cleator Moor	Cleator Moor	4/17/2252/0 o1 4/19/2003/0 R1	25-Apr-19	N	6	0	6		6															6	0	20
Former Clinic, Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2278/0 F1	20-Aug-21	N	7	0	7		7															7	0	
12 Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2459/0 F1	17-Jan-22	N	7	0	7		7															7	0	
Local Service Centres																										
Land To North Of Cross Grove, Cross Grove, Cleator	Cleator	4/14/2214 4/20/2218/0 R1	27-Oct-17	N	7	0	7		7															7	0	14
Land To Rear Of Trafalgar House, Yeathouse Road, Frizington	Frizington	4/21/2273/0 F1	20-Aug-21	N	7	0	7		7															7	0	
Totals							457	35	87	24	20	16	45	35	35	35	35	35	35	20	0	0	0	457	0	457

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Table 8: Annual Delivery on sites with extant planning permission for 6+ units - Under construction at 31st March 2022

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²⁵	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier
Principal Town																										
The Mount	Whitehaven	4/20/2179/0 F1	20-Aug-20	U	8	6	2	2																2	0	60
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Whitehaven Phase 1	Whitehaven	4/13/2235/0 O1 4/14/0170/1	20-May-14	U	30	29	1	1																1	0	
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Whitehaven Phase 3/4*	Whitehaven	4/13/2235/0 o1, 4/17/2103/0 R1, 4/18/2304/0 F1	13/03/2014 , 5-Jul-17, 5-Sep-19	U	96	78	18	10	8															18	0	
Land At Edgehill, Whitehaven	Whitehaven	4/19/2124/0 F1	07-Aug-19	U	9	0	9		9															9	0	

²⁵ At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²⁵	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier
Cumberland Cold Storage Ltd, Hensingham, Whitehaven ²⁶	Whitehaven	4/16/2433/0 R1	27-Oct-14	U	25	0	25	10	10	5														25	0	
Plots 51, 52, 53, 54, 43, 44, 36 & 37 Jollows close, Whitehaven	Whitehaven	4/20/2034/0 F1	31-Mar-20	U	8	3	5	5																5	0	
Key Service Centres																										
Land off Hopedene, Mill Hill, Phase 6, Cleator Moor	Cleator Moor	4/16/2181/0 R1	06-Jul-16	U	6	4	2	2																2	0	106
Plots 46-59, 59a and 60 Keekle Meadows, Cleator Moor	Cleator Moor	4/12/2259/0 o1 4/18/2075/0 R1	11-Apr-18	U	16	2	14	10	4															14	0	
Plots 59 To 65 Keekle Meadows, Cleator Moor	Cleator Moor	4/12/2259/0 o1 4/18/2069/0 R1	11-Apr-18	U	7	6	1	1																1	0	
Mill Hill, Cleator Moor (phase 2)	Cleator Moor	4/16/2409/0 o1 4/19/2158/0 R1	15-Jan-20	U	9	8	1	1																1	0	

²⁶ Delivery timeframes received from developer in 2021

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[illegible]

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²⁵	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier
Land at Birks Road, Cleator Moor (Phase 3 - 19,19a,20,22,23,52, 52a,53,54)	Cleator Moor	4/16/2315/0 o1 4/19/2359/0 R1	15-Jan-20	U	9	0	9		3	3	3													9	0	
Land Adjacent To Fell View Drive, Egremont	Egremont	4/19/2143/0 F1	31-Jan-20	U	29	11	18	10	8															18	0	
Council Yard, Holborn Hill, Millom	Millom	4/14/2214/0 o1	29-Jan-18	U	7	2	5	5																5	0	
Adjacent Station Yard, Salthouse Road, Millom	Millom	4/04/2620/0	13-Oct-04	U	6	4	2	2																2	0	
Local Service Centres																										
Agricultural field adjacent to Church St, Cleator	Cleator	4/15/2278/0 R1	15-Feb-16	U	8	1	7	3	3	1														7	0	13 1
Land Adjacent to Cleator Gate, Cleator	Cleator	4/16/2351/0 R1	05-Sep-17	U	6	1	5	5																5	0	

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²⁵	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier	
Rhedha Park, Frizington	Frizington	90/0876	25-Sep-90	U	24	22	2	2																2	0		
Land To The West Of Rheda Park, Frizington	Frizington	4/16/2393/0 o1	15/02 /2017	U	9	1	8	4	4															8	0		
Land at North Park, Rheda, Frizington	Frizington	4/18/2426/0 o1 4/19/2261/0 R1	19-Mar-20	U	55	30	25	10	10	5														25	0		
Poolside, Port Haverigg	Haverigg	Oct-26	10/11 /2010	U	81	0	81			10	10	10	10	10	10	10	10	1						81	0		
Adams Recreation Site, St Bees	St Bees	07/2346	22-Aug-07	U	12	11	1	1																1	0		
Adams Recreation Site, St Bees	St Bees	4/12/2541/0 F1	23-Sep-13	U	8	2	2	2																2	0		
Open Countryside																											
Land Adjacent To Mill Howe,	Lamplugh	4/17/2182/0 F1	28-Mar-17	U	27	1	26	10	10	6														26	0	30	

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ²⁵	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier
Millfields, Lamplugh																										
Town Head Farm Sandwith	Sandwith	4/14/2194/0 o1 (plot 1: 4/13/2396/0 f1, plot 3: 4/15/2488/0 f1, plot 8: 4/15/2054,0 f1)	01- Jul-14	U	7	3	4	4																4	0	
Totals							330	131	81	42	16	10	10	10	10	10	10	1	0	0	0	0	0	331	0	331

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

Table 9: Annual Delivery on Sites with Outline Planning Permission²⁷

Note: The following figures have been reduced to take into account where part of the site had reserved matters approval at 31st March 2022 including where parts of the site are being developed as self-build plots. In such cases the dwellings with reserved matters approval are counted in Table 5.

Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ²⁸	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by Tier
Principal Town																									
Land to the North of Island View, 1 Low Kells, Whitehaven	Whitehaven	4/19/2370/001	09-Jan-20	1	0	1			1														1	0	94
Harras Dyke Farm, Harras Dyke, Whitehaven	Whitehaven	4/21/2001/001	15-Apr-21	1	0	1			1														1	0	
Land Adjacent Distressed Sailors Inn, Egremont Road, Whitehaven	Whitehaven	4/21/2201/001	30-Jun-21	2	0	2			2														2	0	
Land To Frontage Of Harras Road, Harras Moor, Whitehaven, Phase 1	Whitehaven	4/16/2416/0o1	02-Aug-17	5	0	5		5															5	0	
Land At Harras Moor, Whitehaven, Phase 2	Whitehaven	4/16/2415/0o1	02-Aug-17	85	0	85			10	10	10	10	10	10	10	10	5						85	0	

²⁷ This list is more expansive than the list of outline permissions contained within the Five Year Housing Land Supply document.

²⁸ At 1st April 22

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ²⁸	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by Tier
Key Service Centres																									
Land At Mill Hill, Cleator Moor	Cleator Moor	4/15/2273 /001	21-Aug-15	26	24	2	2																2	0	52
Keekle Meadows, Cleator Moor	Cleator Moor	4/16/2409 /0o1	03-Feb-17	65	25	40	5	5	5	5	5	5	5	5									40	0	
Land Adjacent Belvedere, Wath Brow, Cleator	Cleator Moor	4/21/2202 /001	30-Sep-21	1	0	1			1														1	0	
Former Aldby Coal Yard, Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2070 /001	11-May-21	2	0	2			2														2	0	
Land Adjacent To Tanglin, Jacktrees Road, Cleator Moor	Cleator Moor	4/21/2120 /001	18-Jun-21	3	0	3			3														3	0	
Land At Scalegill Road, Moor Row	Egremont	4/21/2099 /001	06-May-21	2	0	2			2														2	0	
Allotment Site, Argyle Street/Back Surrey Street/Back Mainsgate Road, Millom	Millom	4/17/2408 /0o1	29-Jan-18	1	0	1			1														1	0	
Land To Rear Of Holborn Hill, Millom	Millom	4/21/2470 /001	20-Dec-21	1	0	1			1														1	0	

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

[illegible]

Copeland Local Plan 2021-2039: Appendix E – Housing Trajectory

Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ²⁸	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by Tier
Sustainable Rural Villages																									
Land Rear to Rusper Drive ²⁹	Moor Row	4/16/2206 /001	15-Aug-17	26	12	14			10	4													14	0	37
Two Pieces Of Land To North Of School Brow,	Moresby Parks	4/16/2175 /0o1	10-Aug-20	20	0	20			10	10													20	0	
Land at Bank Yard Road, Parton ³⁰	Parton	4/17/2022 /001	15-Mar-17	7	0	3	1	1	1														3	0	
Rural Villages																									
Field at Raceside (Adjacent To Elm Close), Kirksanton, Millom	Kirksanton	4/19/2314 /001 / 4/21/2175 /OR1	28-Nov-19	1	0	1			1														1	0	1
Totals ³¹				337	97	196	9	12	61	29	15	15	15	15	10	10	5	0	0	0	0	0	196	0	

²⁹ Remaining figures exclude those dwellings with reserved matters approval

³⁰ Remaining figures exclude those dwellings with reserved matters approval

³¹ Totals in first three columns don't tally exactly as a number of dwellings have been removed due to them now having reserved matters approval

Appendix F

Housing Allocation Site Profiles

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Abbreviations

CBC – Copeland Borough Council
CCC – Cumbria County Council
DHA – Designated Heritage Asset
ECoW – Ecological Clerk of Works
EVA – Emergency Vehicle Access
GCN – Great Crested Newt
Ha – Hectares
HeIA – Heritage Impact Assessment
HRA – Habitat Regulations Assessment
HSI – Habitat Suitability Index
IDP – Infrastructure Delivery Plan
LCA – Landscape Character Assessment
LLFA – Lead Local Flood Authority
LPA – Local Planning Authority
MfS – Manual for Streets
NCN – National Cycle Network
NDHA – Non-designated Heritage Asset
NE – Natural England
NVC – National Vegetation Classification
PRoW – Public Right of Way
SAA – Site Access Assessments
SAC – Special Area of Conservation
SAM – Scheduled Ancient Monument
SFRA – Strategic Flood Risk Assessment
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
TRO – Traffic Regulation Order
UU – United Utilities
WwTW – Wastewater Treatment Works

Introduction

Background

- 1.1 This appendix provides additional information regarding each of the housing allocations identified in the Copeland Local Plan 2021-2038.
- 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 delay. 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
 - Site Access Assessments 2021
 - Transport Improvement Study 2021
 - Ecological Assessments 2021
 - Playing Pitch Strategy 2021
 - Strategic Flood Risk Assessment 2021
 - Heritage Impact Assessments 2022
- 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 The Council's 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 Local Flood Authority)
 - United Utilities
 - Electricity North West
 - Northern Gas (for sites in North Copeland)
 - Cadent Gas (for sites in South Copeland)
 - Sport England
 - Town and Parish Councils
 - Copeland Borough Council's Flood and Coastal Defence Engineer
 - Copeland Borough Council's Heritage Officer
 - Copeland Borough Council's Environmental Health Officer

How to use this document

- 1.7 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 Villages and Rural Villages. The full settlement hierarchy can be viewed in Policy DS1 of the Local Plan.
- 1.8 Maps and aerial photographs of every site are included within this document and can also be seen on the Council’s web mapping page.
- 1.9 The document contains indicative timeframes. This is the timeframe when we expect the first housing completions coming forward on a 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.
- 1.10 A full detailed delivery timetable (housing trajectory) is contained within the Local Plan which indicates how many dwellings are expected to be completed on the site per year. This has been informed through discussions with developers where possible.
- 1.11 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).
- 1.12 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 during the 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.
- 1.13 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 allocation was introduced in the Local Plan process.
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 is 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 Area or a Minerals Safeguarding Zone. Further information regarding both can be found within the Cumbria Minerals and Waste Local Plan 2015-2030.
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 electricity 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 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 HIA 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 Road, Whitehaven
-------------------	--

Site Area:	1.90 hectares	Land Type:	Mixed
Stage introduced:	Local Plan Preferred Options		
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:	6+ years
Indicative Yield:	46 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):	<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">Utilities infrastructure present on site. 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:	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. <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; and Invasive plant survey. <p><u>Pre-construction checks</u></p> <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"> No impact on Heritage Assets.
Additional Considerations:	



HWH1	Cumberland Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 Cumberland Council
	Date of Issue: 24/09/2024	Scale: 1:2,500

Local Plan Allocation Reference: HWH2

SHLAA Ref: WH011a



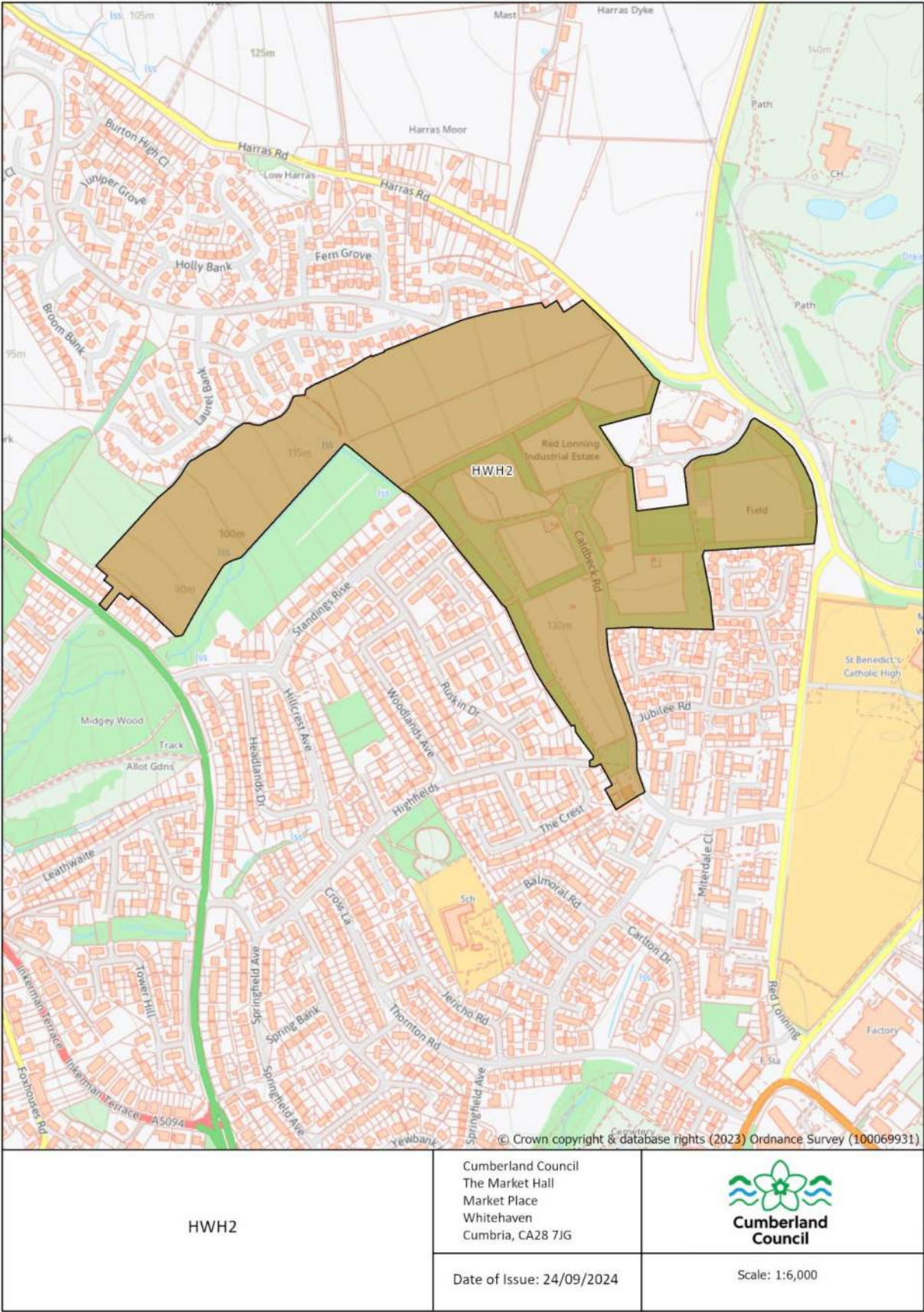
General Site Information

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 ¹		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility Issues (please see the Copeland TIS and SAA for more details):	<ul style="list-style-type: none">Not assessed through the Transport Improvement Plan or Site Access Assessments as highways and access constraints considered through the determination of 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 considered through the planning application 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. <p>For more information please see the full HeIA report.</p>		
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 be mitigation in place to replace the playing field and comply with		

¹ Based upon planning application submitted

	paragraph 97 of the NPPF (2021) and Sport England’s Playing Fields Policy.
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Local Plan Allocation Reference: HWH3

SHLAA Ref: WS013

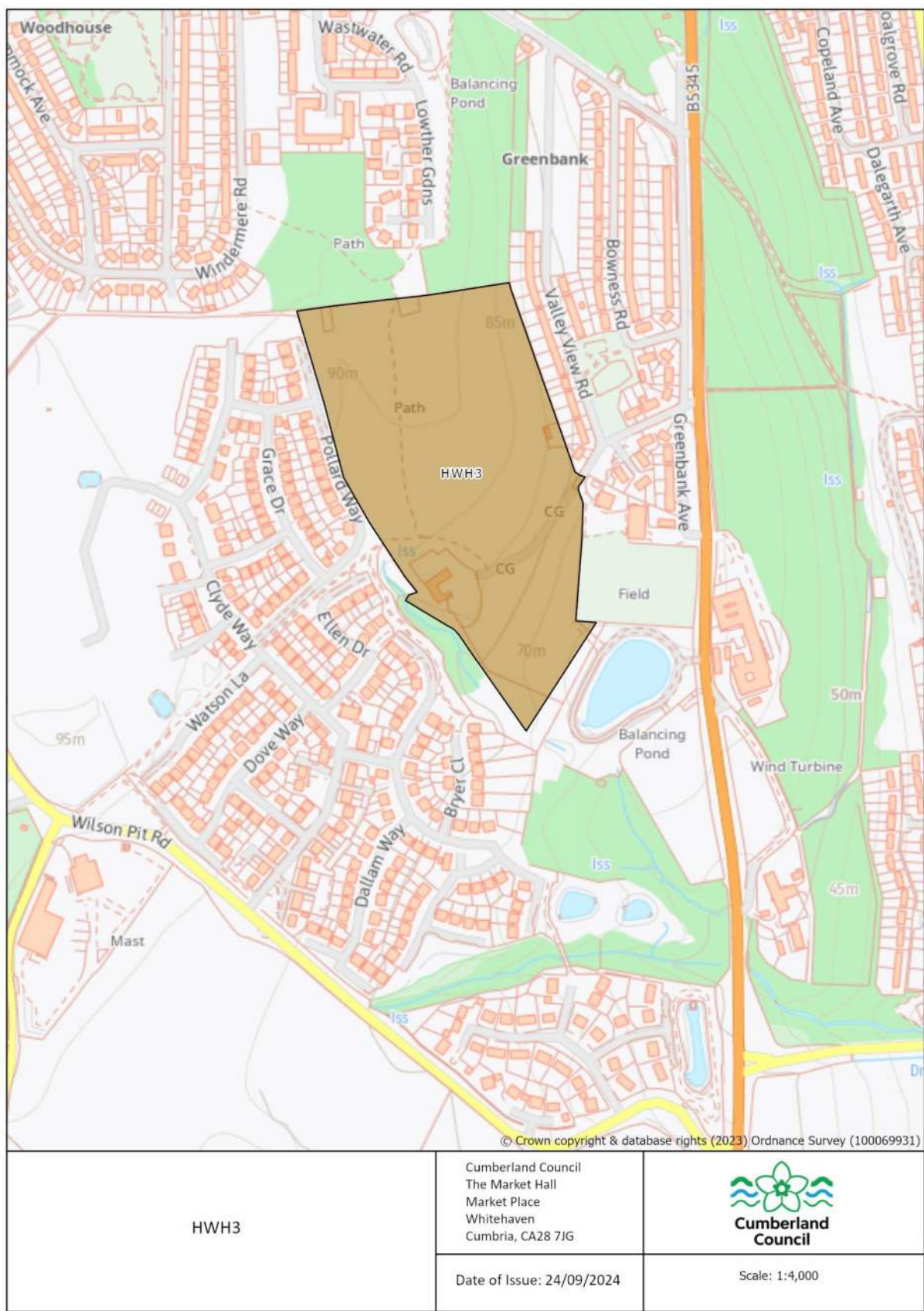


General Site Information

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:	109 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):	<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 Gumeriggs 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. <p>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.</p>		
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.		
Landscape Issues:			
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. <p>For more information please see the full HeIA report.</p>
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 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 (2021) applies.



Local Plan Allocation Reference: HWH4

SHLAA Ref: WW018/WW022

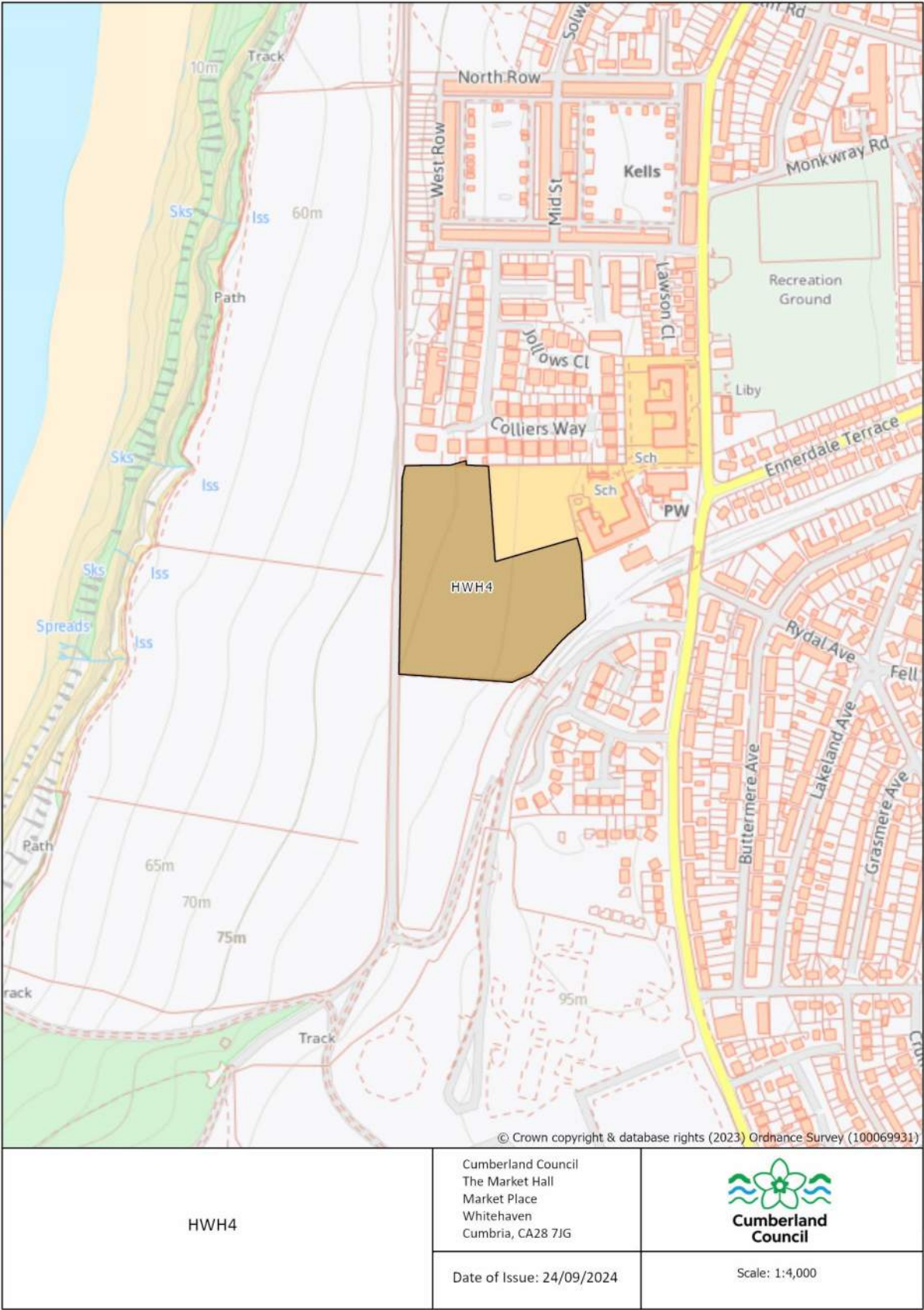


General Site Information

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):	<ul style="list-style-type: none">Suggested primary access in SAA is currently unadopted and would require upgrading to CCC design guide 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 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 strip.Full 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 Area.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><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. <p>For more information please see the full HeIA report.</p>
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 (2021) applies.



Local Plan Allocation Reference: HWH5

SHLAA Ref: WW014



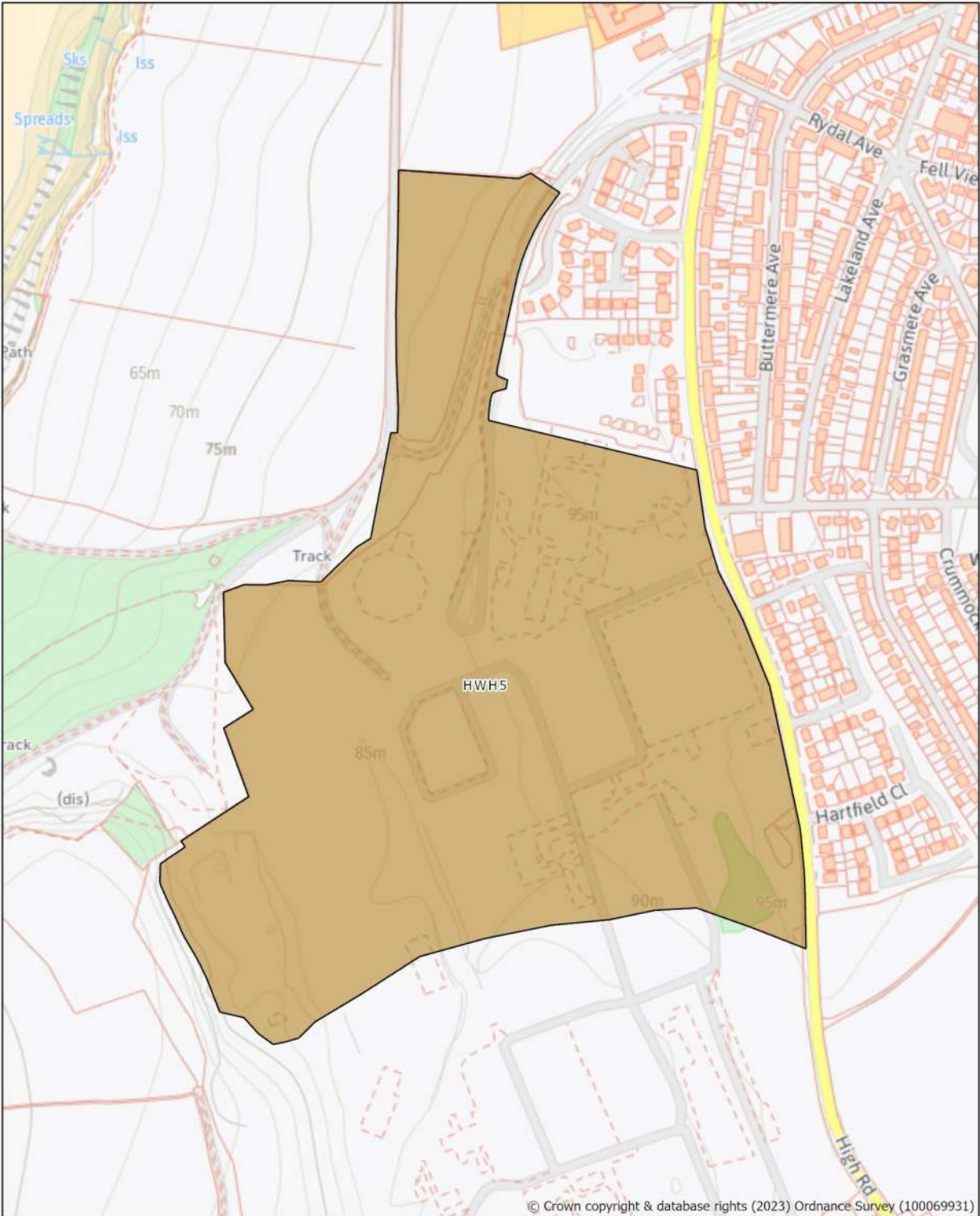
General Site Information


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):	<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">Utilities infrastructure present on site. 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 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.		

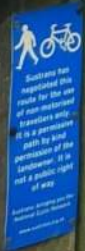
	<ul style="list-style-type: none"> • A suitable landscape buffer is required between the site and the proposed metallurgical mine to the south with safe pedestrian routes through for access.
Ecology Issues:	<ul style="list-style-type: none"> • Project specific HRA required to demonstrate avoidance of 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. <p>For more information please see the full HeIA report.</p>
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.

	<ul style="list-style-type: none">• Full consideration must be given to the setting of the St Bees and Whitehaven Heritage Coast.
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HWH5	Cumberland Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 Cumberland Council
	Date of Issue: 24/09/2024	Scale: 1:4,000

Moor



Local Plan Allocation Reference: HCM1

SHLAA Ref: CM028/CM038

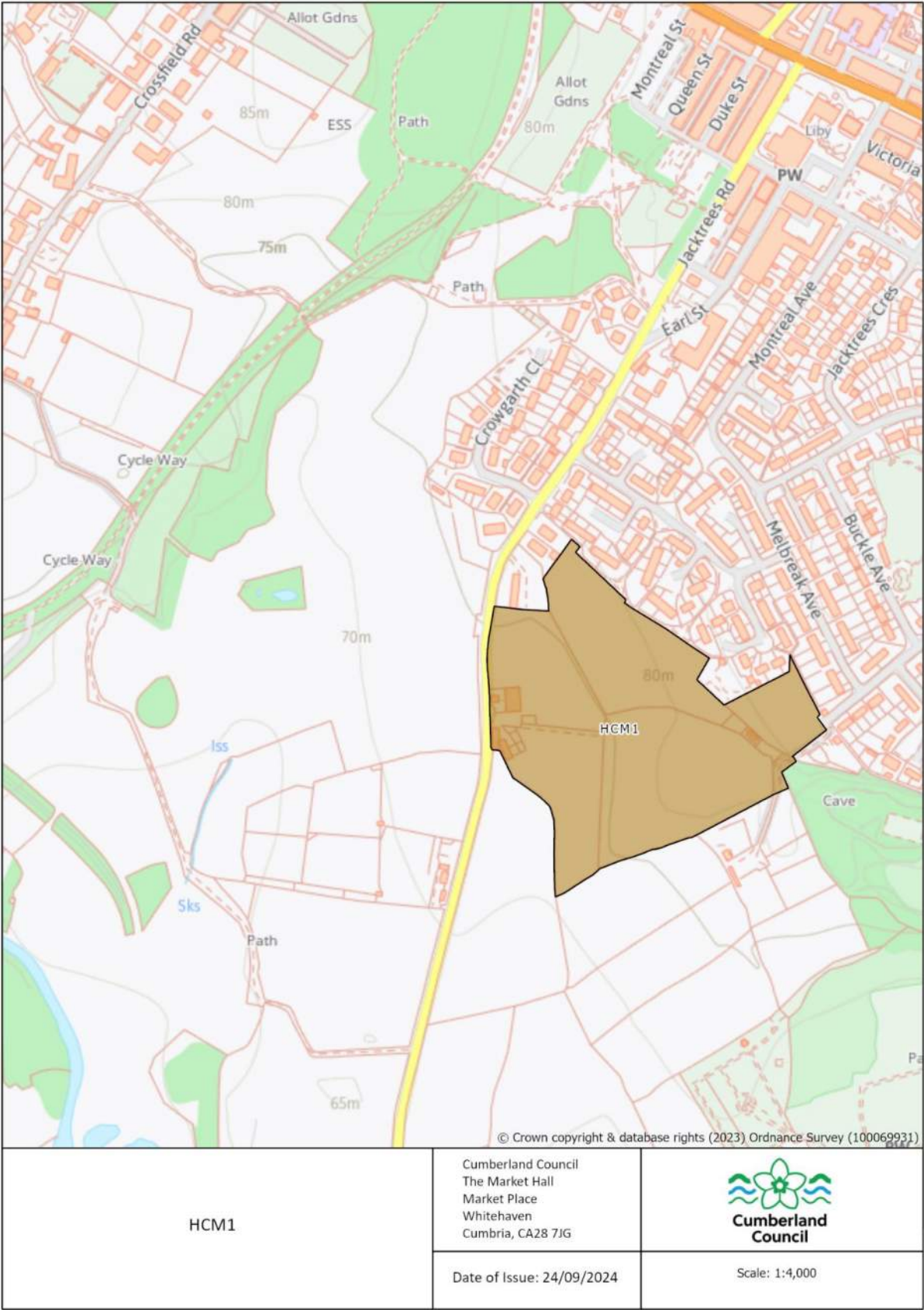


General Site Information

Site Name:	Land at Jacktrees Road, 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 details):	<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:	<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 survey;• Bat roost assessment of trees and buildings, followed by emergence surveys as required;		

	<ul style="list-style-type: none"> NVC of the upper northern field grassland. <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. <p><u>Summary of Main Ecological Constraints to Development</u></p> <p>Hedgerows with habitat suitable for breeding birds. Potential for bats in trees, buildings and foraging along hedgerows.</p> <p><u>Opportunities for Biodiversity Enhancement</u></p> <p>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.</p> <ul style="list-style-type: none"> 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. <p>For more information please see the full HeIA report.</p>
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.



Local Plan Allocation Reference: HCM2

SHLAA Ref: CM082a

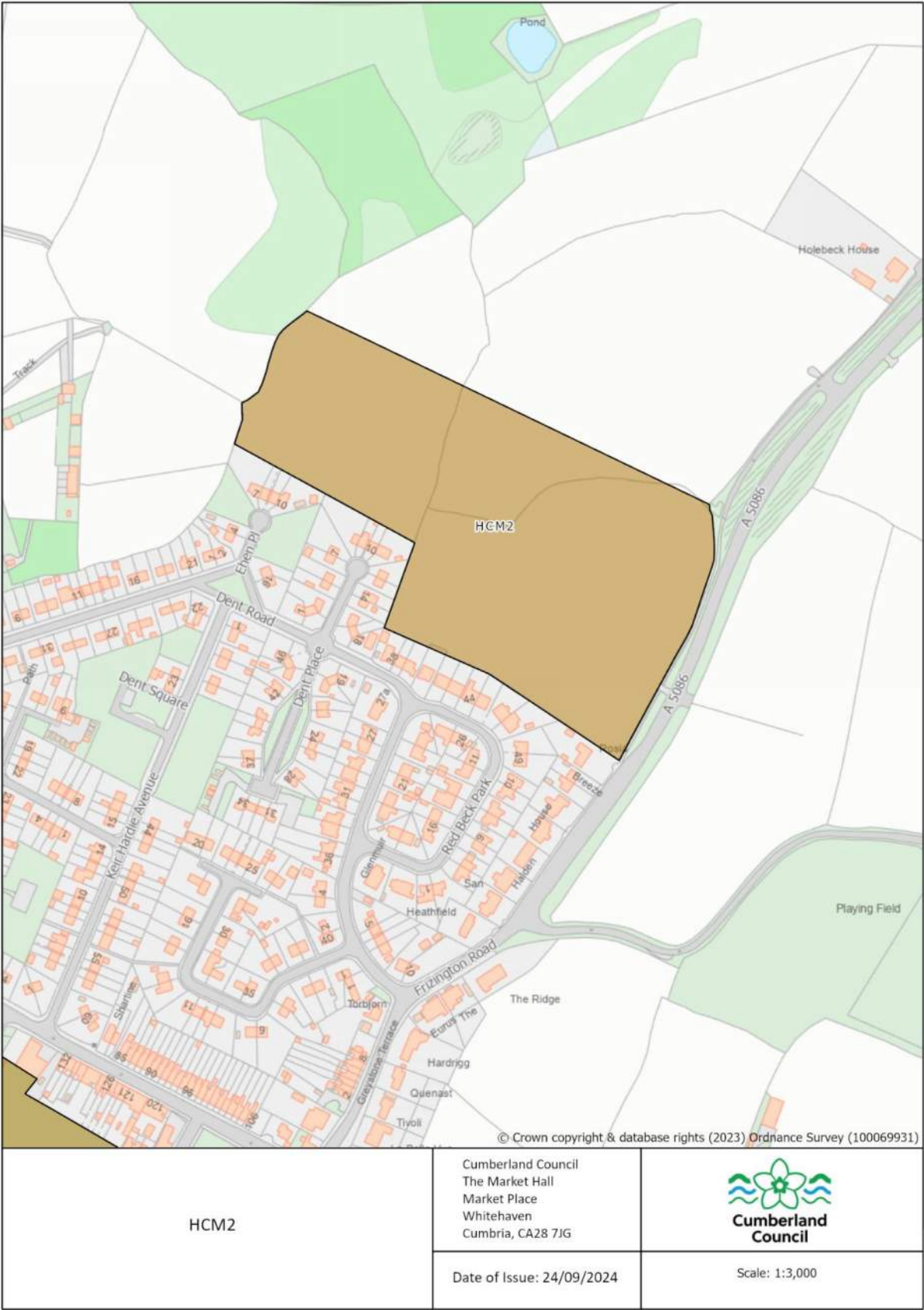


General Site Information

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:	119 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):	<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 a 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> <ul style="list-style-type: none">GCN survey (at least 4 ponds within 500m of the site, of which 2 are within 250m).		

	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Development has the potential to impact upon the Lake District World Heritage Site. • Mitigated Impact: low. <p>For more information please see the full HeIA report.</p>
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



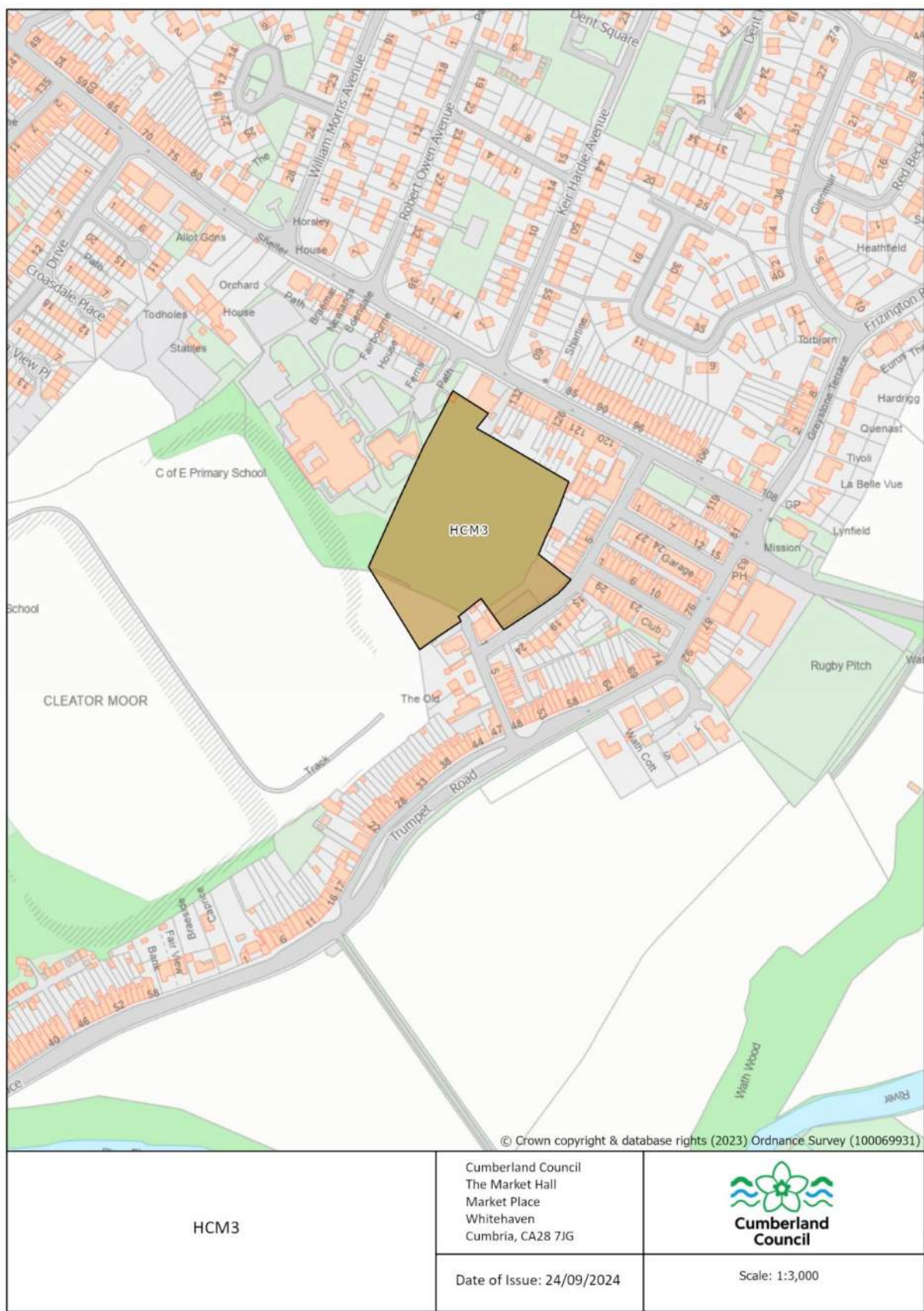
General Site Information

Site Name:	Former Ehenside School, Cleator Moor		
Site Area:	1.11 hectares	Land Type:	Brownfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Cumberland Council		
Adjoining uses:	To the north west is Montreal Church of England 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 FRZ 3a		
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 details):	<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. The assessment recommends that prior to development, site layout and design must be considered, or surface water must be considered through a full drainage strategy.		
Utilities:	<ul style="list-style-type: none">Utilities infrastructure present on site. 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:	<p>Project specific HRA required to demonstrate avoidance of water pollution and urbanisation effects.</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>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 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>
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	<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>
<p>Heritage Impact Assessment Summary:</p>	<ul style="list-style-type: none"> • Development has the potential to impact upon 121-128 Ennerdale Road and the former congregational chapel. • Mitigated Impact: low <p>For more information please see the full HeIA report.</p>
<p>Additional Considerations:</p>	<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

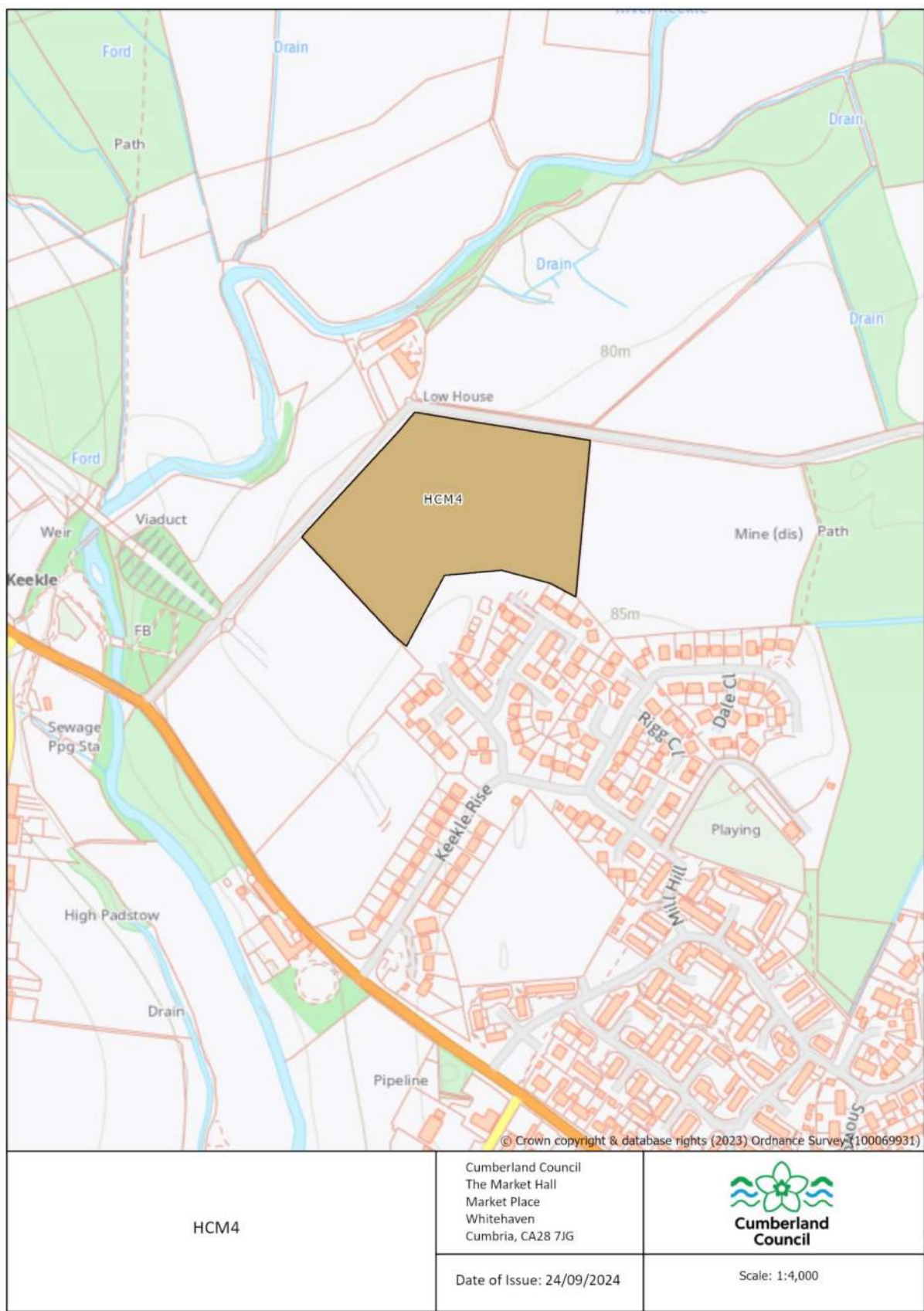
SHLAA Ref: CM025a



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:	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):	<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">Utilities infrastructure present on site. 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 west.Development 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:	<ul style="list-style-type: none">No impact on heritage assets.		
Additional Considerations:	<ul style="list-style-type: none">Within 30m of a watercourse.The opportunities for pedestrian links between the site and existing development to the south should be taken.		



Egremont



Local Plan Allocation Reference: HEG1

SHLAA Ref: EG014/EG036/EG050

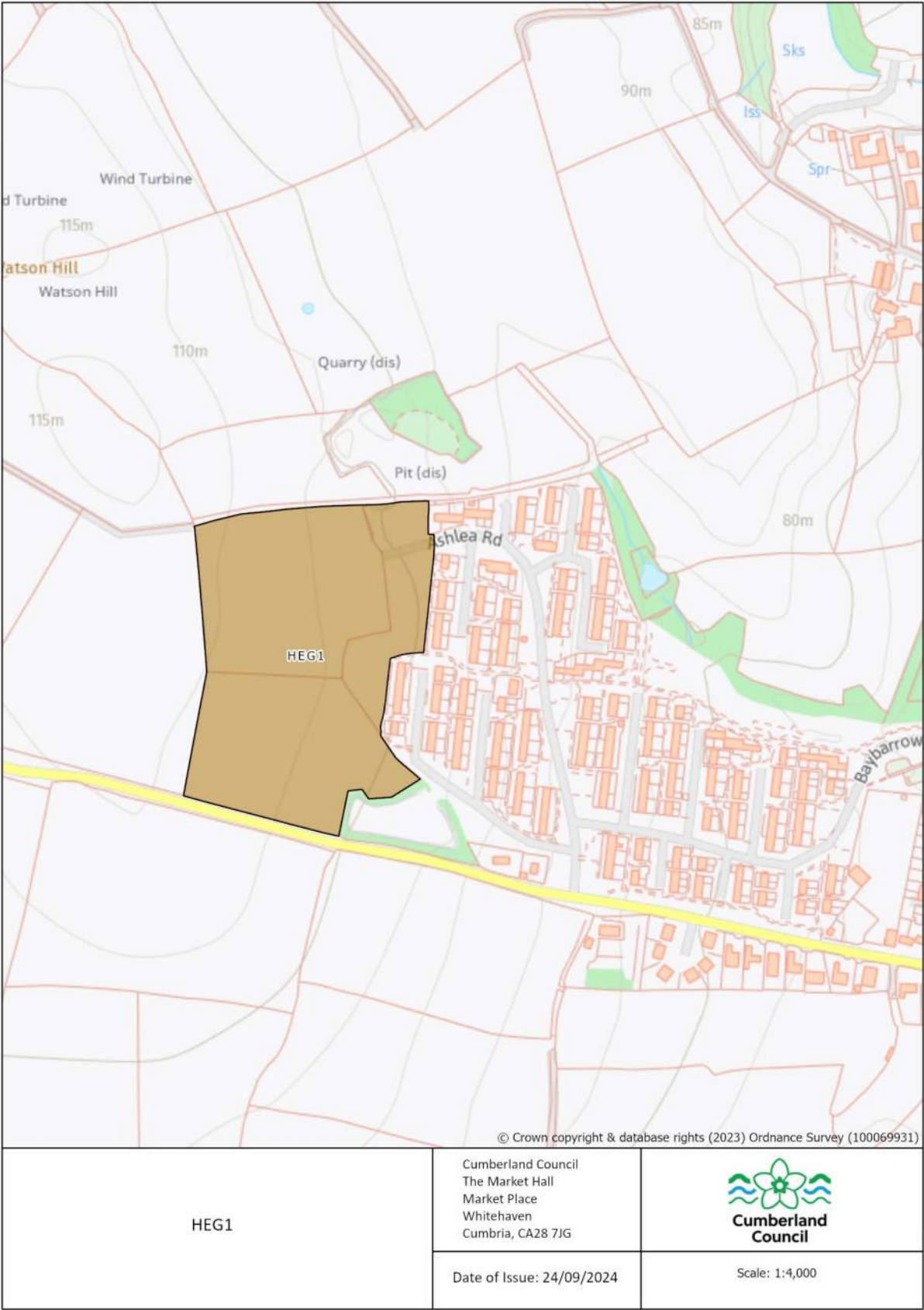


General Site Information

Site Name:	Land north of Ashlea Road, Egremont		
Site Area:	5.2 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Part private ownership (EG036), part Cumberland 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:	6+ 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):	<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:	<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 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:	<ul style="list-style-type: none"> 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 new development 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 93 of the NPPF (2021) and Sport England's Playing Fields Policy. The site lies adjacent to the site of a possible prehistoric stone circle 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.



Local Plan Allocation Reference: HEG2

SHLAA Ref: EG008/EG025/EG032



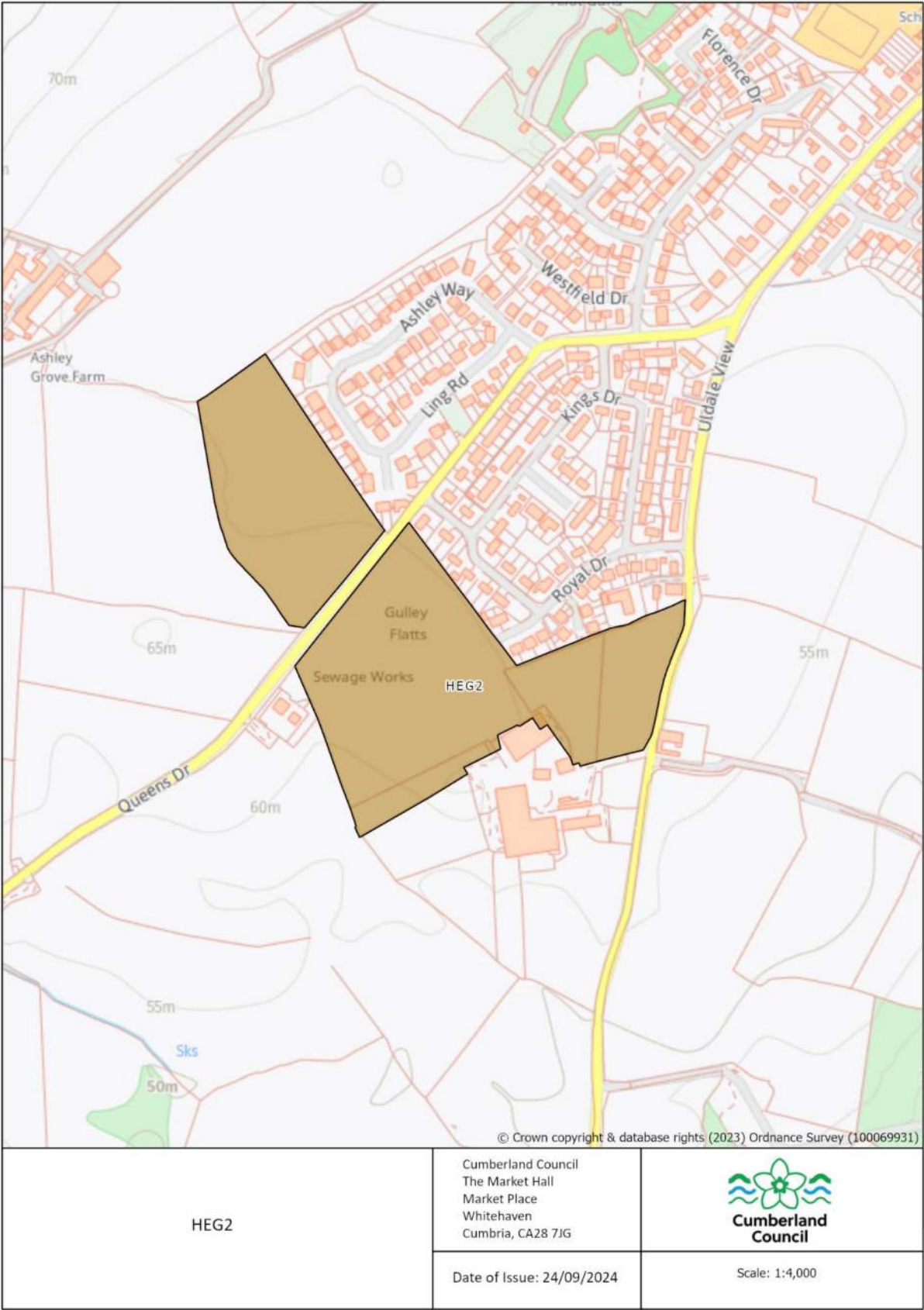
General Site Information

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:	6+ 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):	<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, 2 and 3 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 Plan 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. Please seek further guidance with United Utilities at pre-application stage.		

<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. <p>For more information please see the full HIA report.</p>
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 Flatts Borehole. Please seek further guidance from the Local Planning Authority and United Utilities at pre-application stage.



Local Plan Allocation Reference: HEG3

SHLAA Ref: EG007

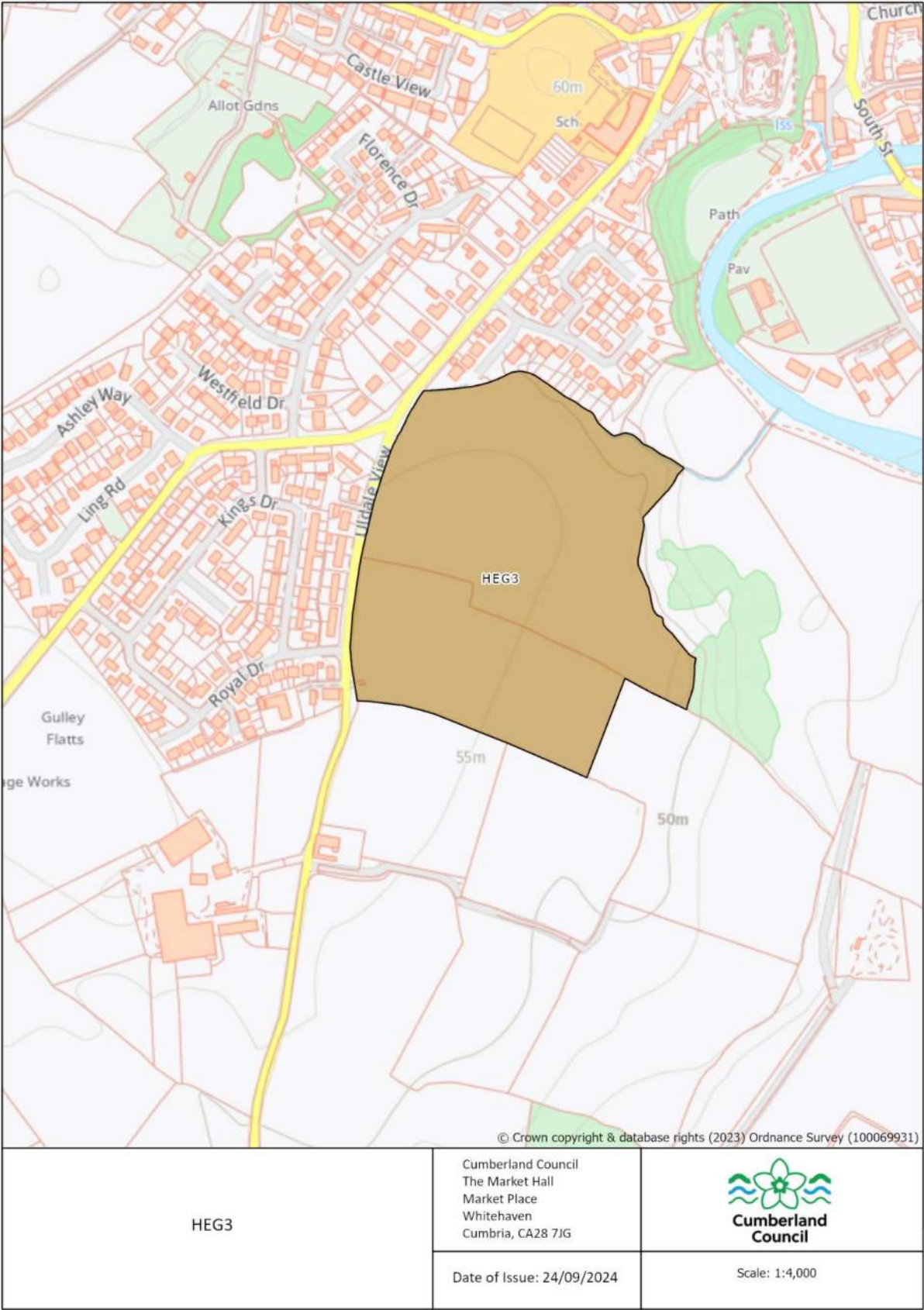


General Site Information

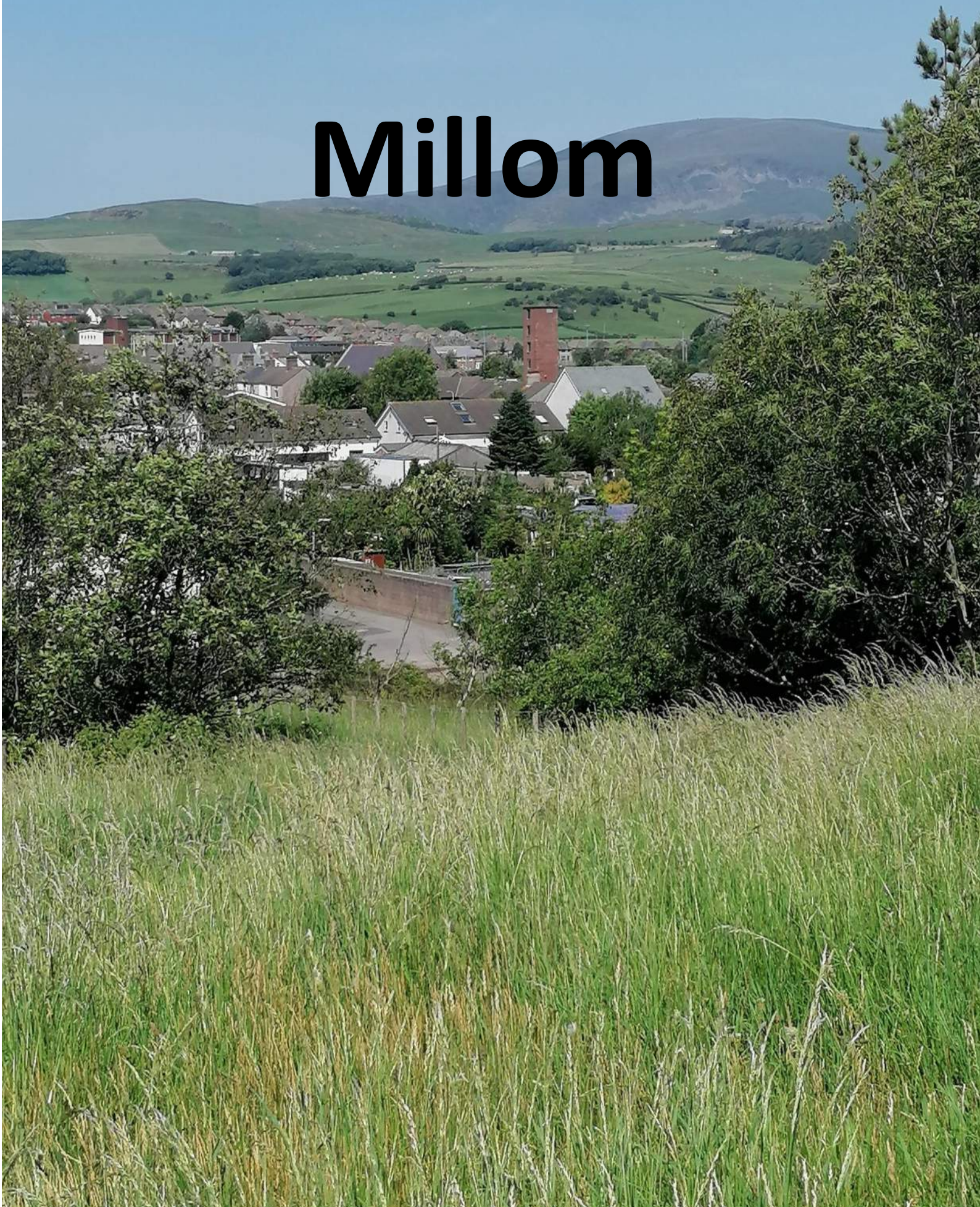
Site Name:	Land to south of Daleview Gardens, Egremont		
Site Area:	7.69 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	The site is bounded to the north and west by residential properties and open countryside to the 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 details):	<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">• Utilities infrastructure and land interests present on site. 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.		
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"> 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>
Heritage Impact Assessment Summary:	<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. <p>For more information, please see the full HeIA.</p>
Additional Considerations:	<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

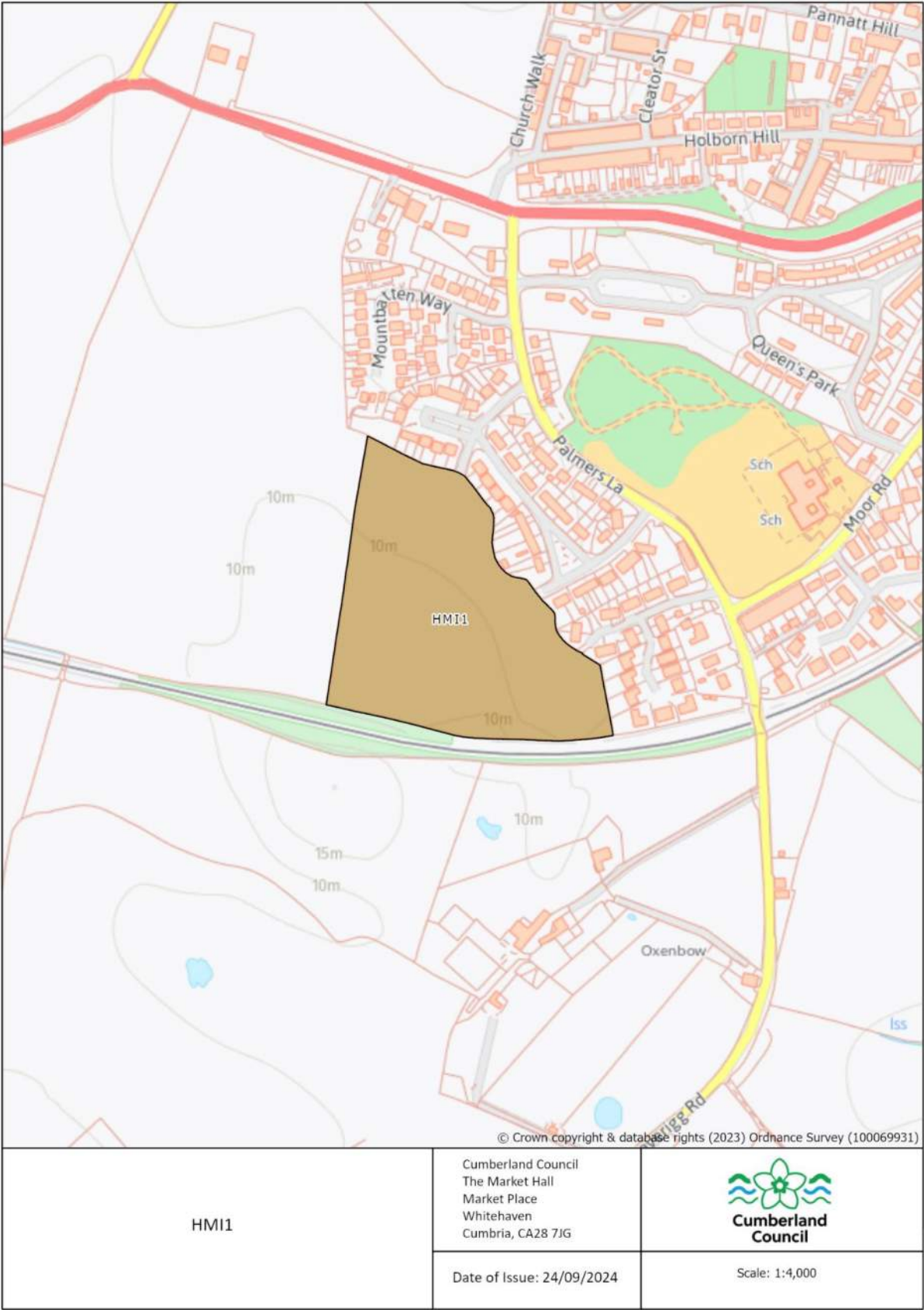


General Site Information

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 1		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	0-5 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):	<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 application.Some 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> <ul style="list-style-type: none">Invasive plants.GCN/natterjacks in ponds within 500m.		

	<ul style="list-style-type: none"> • 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. <p>For more information please see the full HeIA report.</p>
Additional Considerations:	<ul style="list-style-type: none"> • Appropriate screening will be required between the development and the railway line.



Local Plan Allocation Reference: HMI2

SHLAA Ref: MI022/MI026



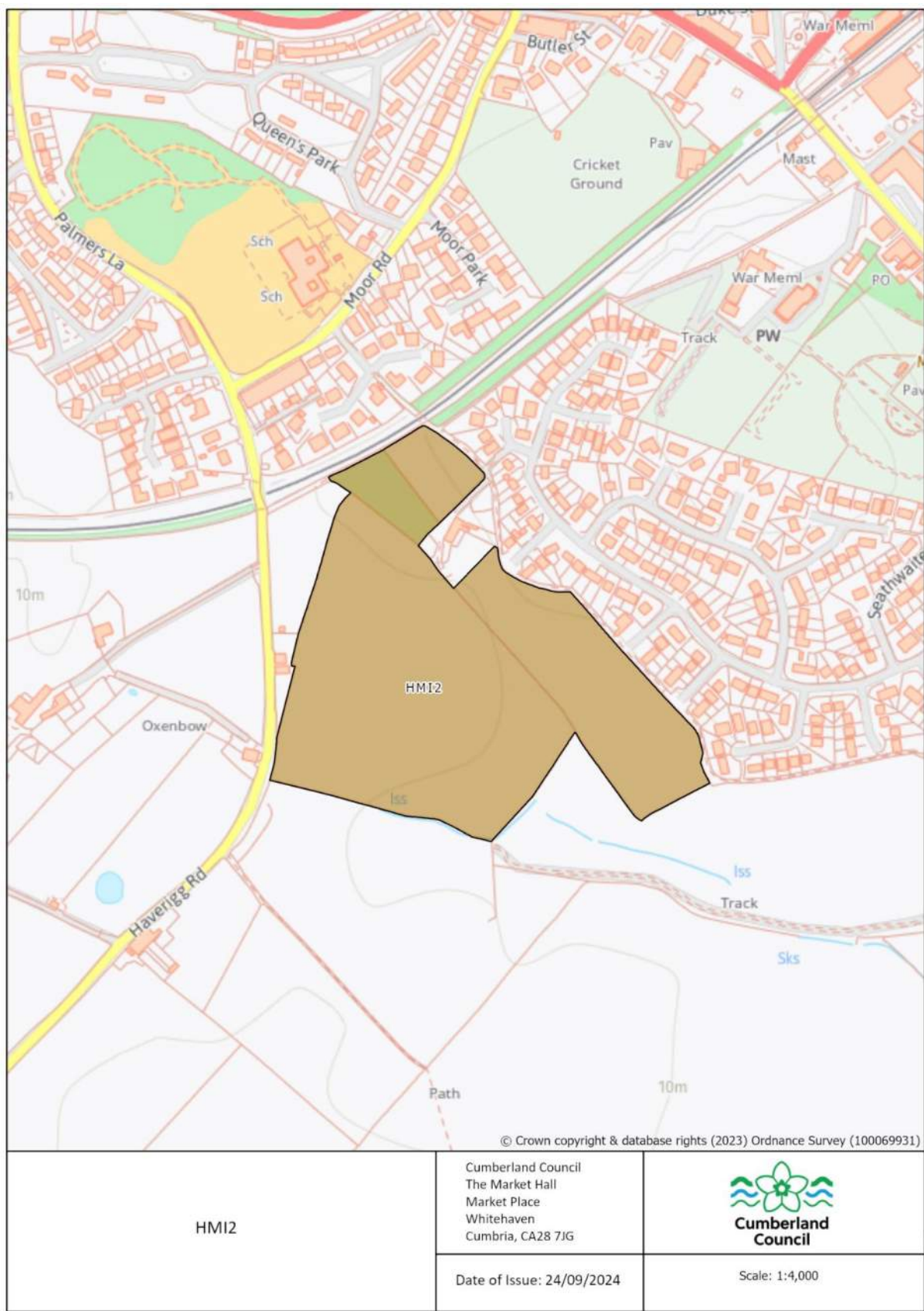
General Site Information

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):	<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 a 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">• Utilities infrastructure and land interests present on site. 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		

	<ul style="list-style-type: none"> • 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 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 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 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.</p>

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. <p>For more information please see the full HeIA report.</p>
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: HAR01

SHLAA Ref: AR009/AR020



General Site Information

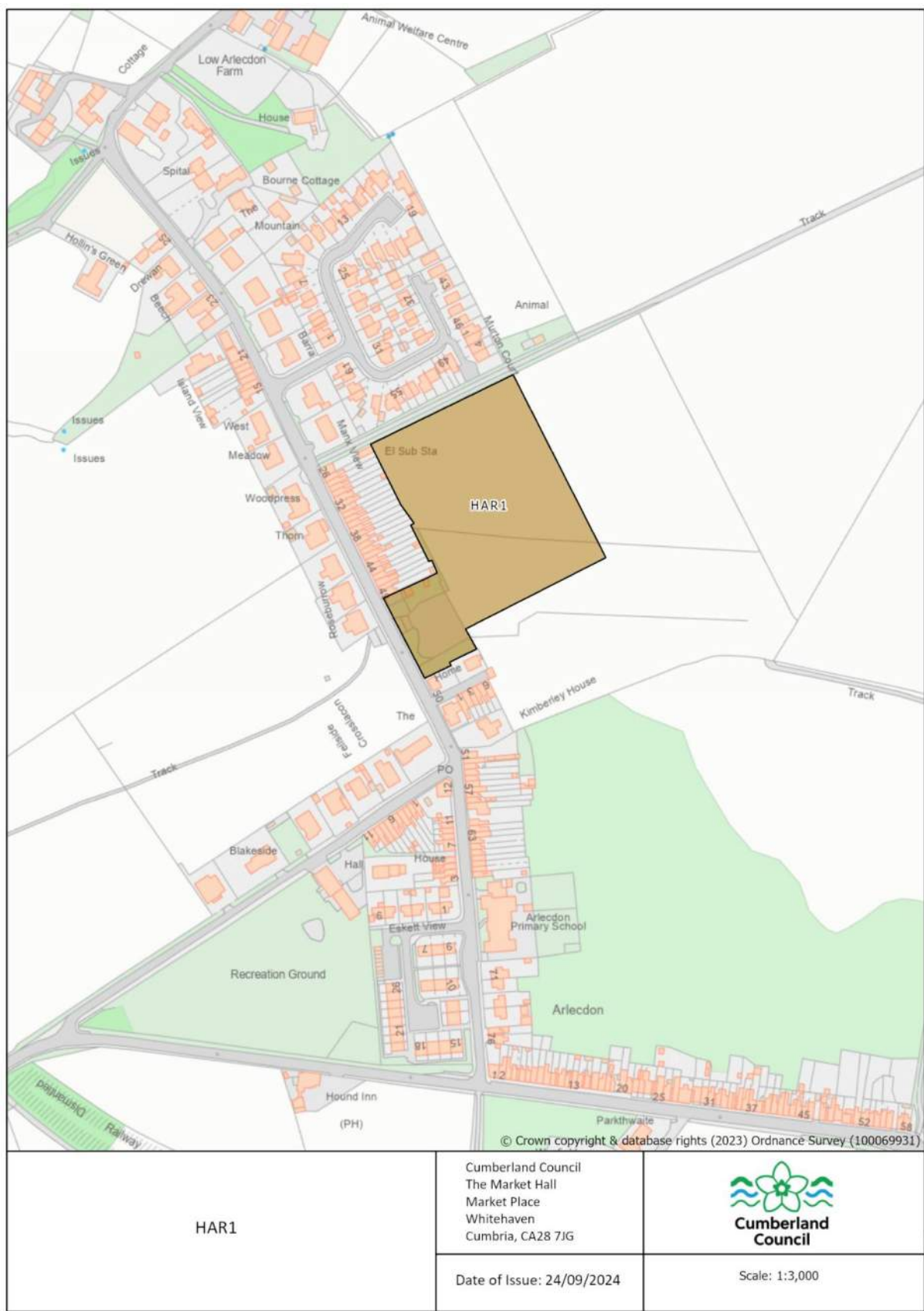
Site Name:	Land east of Arlecdon Road, Arlecdon		
Site Area:	1.73 hectares	Land Type:	Mixed
Stage introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Residential areas to the north, south and west, open countryside to the south and east		
Flood Risk Zone:	FRZ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

Housing Delivery

Developer Interest:	Unknown	Commencement Timescale:	6+ years
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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):	<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 wide minimum footways at least along the site frontage.The 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 application.United Utilities Thirlmere to West Cumbria water pipeline runs through the site.		
Utilities:	<ul style="list-style-type: none">Electrical infrastructure may need reinforcement.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 that future development does not have an adverse impact on utility provision.		
Landscape Issues:			
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.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 <p>For more information please see the full HeIA report.</p>
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: DI013a



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:	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):	<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 applicationUU 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.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. 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. <p>For more information please see the full HeIA report.</p>
Additional Considerations:	<ul style="list-style-type: none"> • In proximity to listed WW1 memorial and milestone.



Local Plan Allocation Reference: HDI2

SHLAA Ref: DI033



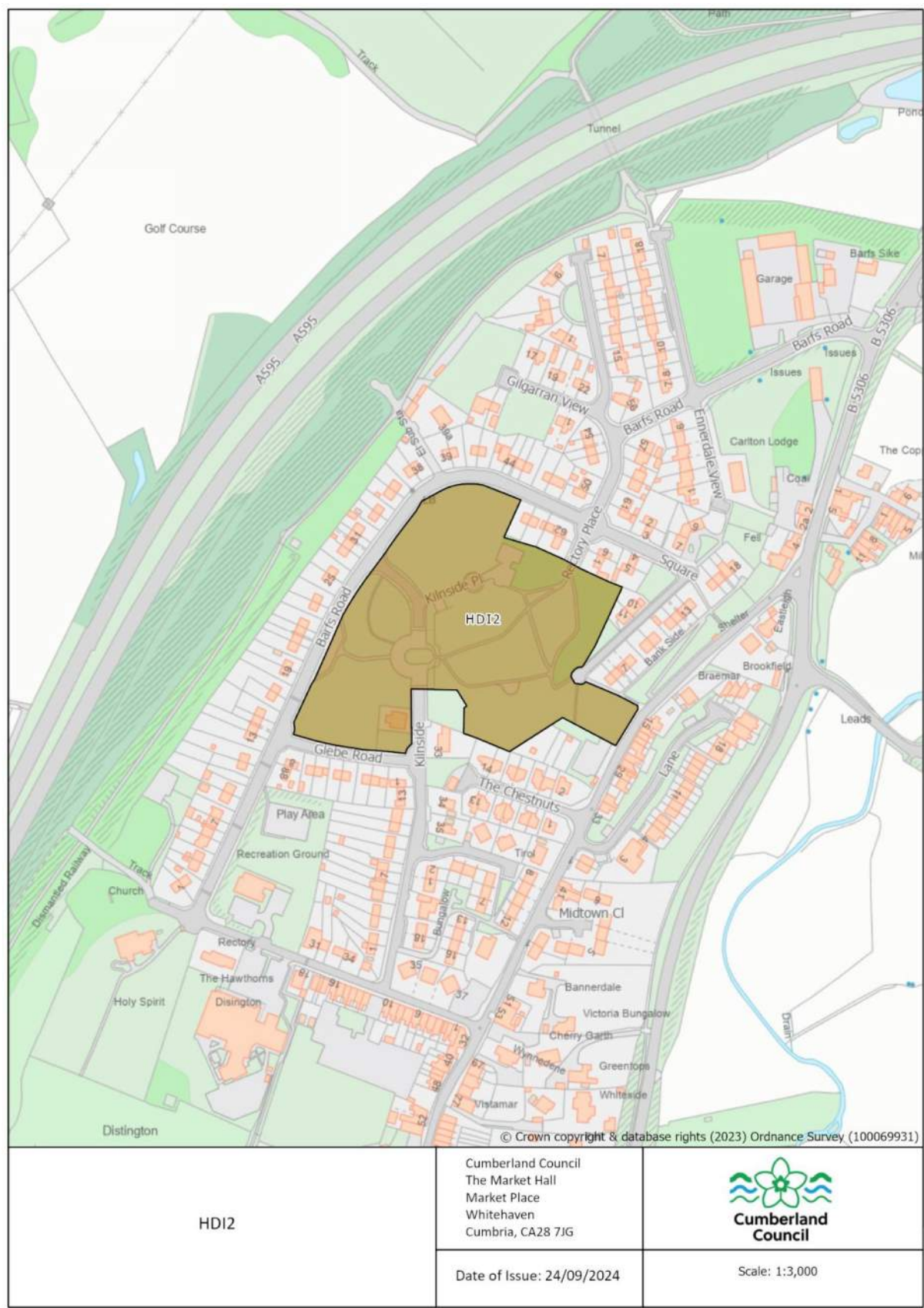
General Site Information

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 ²		
Known Constraints			
Mineral Safeguarding Zone	No	Mineral Consultation Area	No
Highways and accessibility issues (please see the Copeland TIS and SAA for more details):	<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:			
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		

² 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

	<p>April to September – this will form the basis for any more detailed survey work.</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 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>
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • No impact on heritage assets.
Additional Considerations:	<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.



Local Plan Allocation Reference: HSB1

SHLAA Ref: SB001

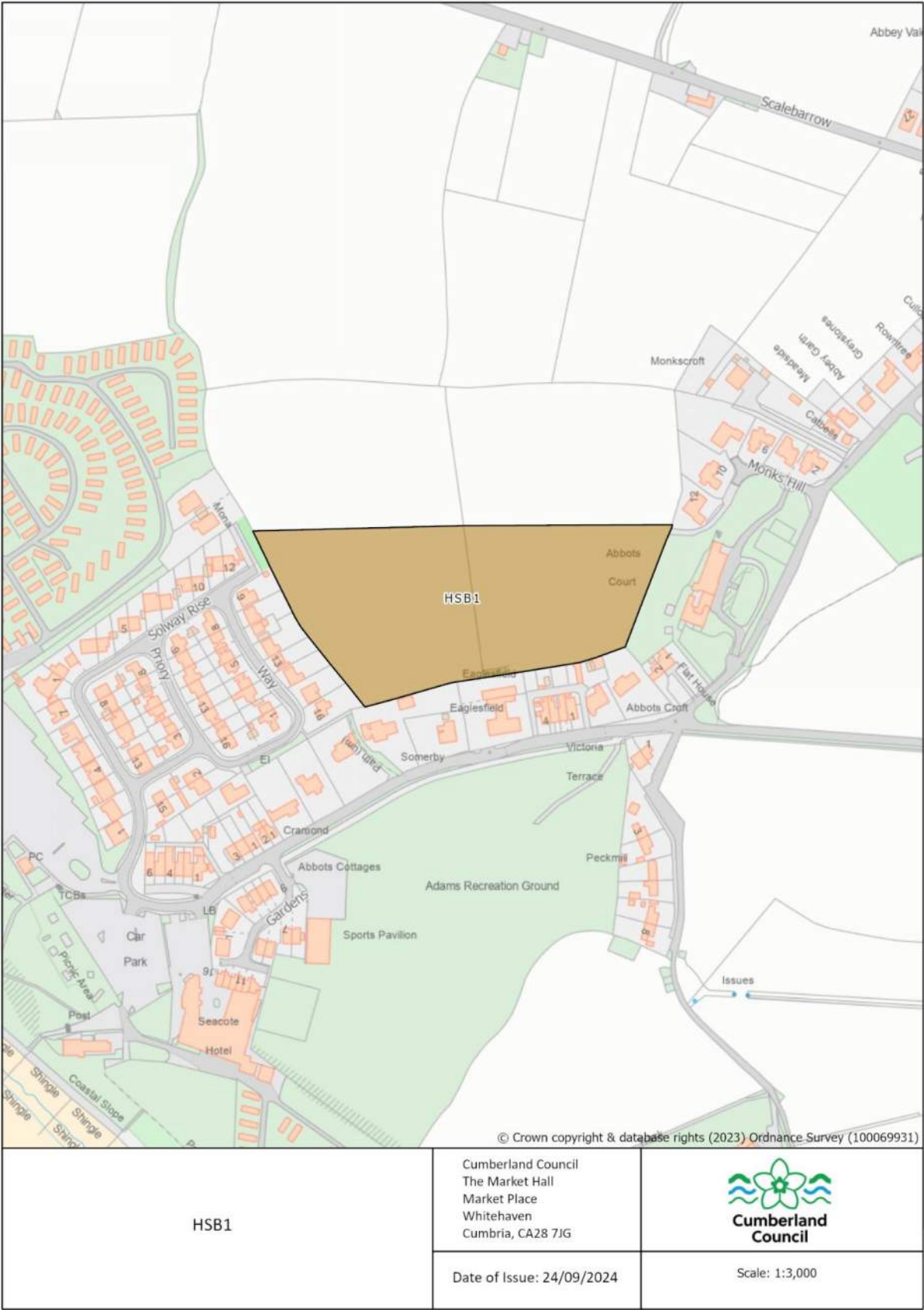


General Site Information

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 Adam's Recreation Ground.		

Flood Risk Zone:	FRZ 1		
Housing Delivery			
Developer Interest:	Yes	Commencement Timescale:	0-5 years
Indicative Yield:	40 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):	<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 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. <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 <p>For more information please see the full HeIA report.</p>
Additional Considerations:	<ul style="list-style-type: none"> • Given the sensitive nature of the site in terms of its proximity to heritage assets, the developer will be required to produce a masterplan which shows how the potential impacts listed within the Heritage Impact Assessment will be mitigated.



Local Plan Allocation Reference: HSB3

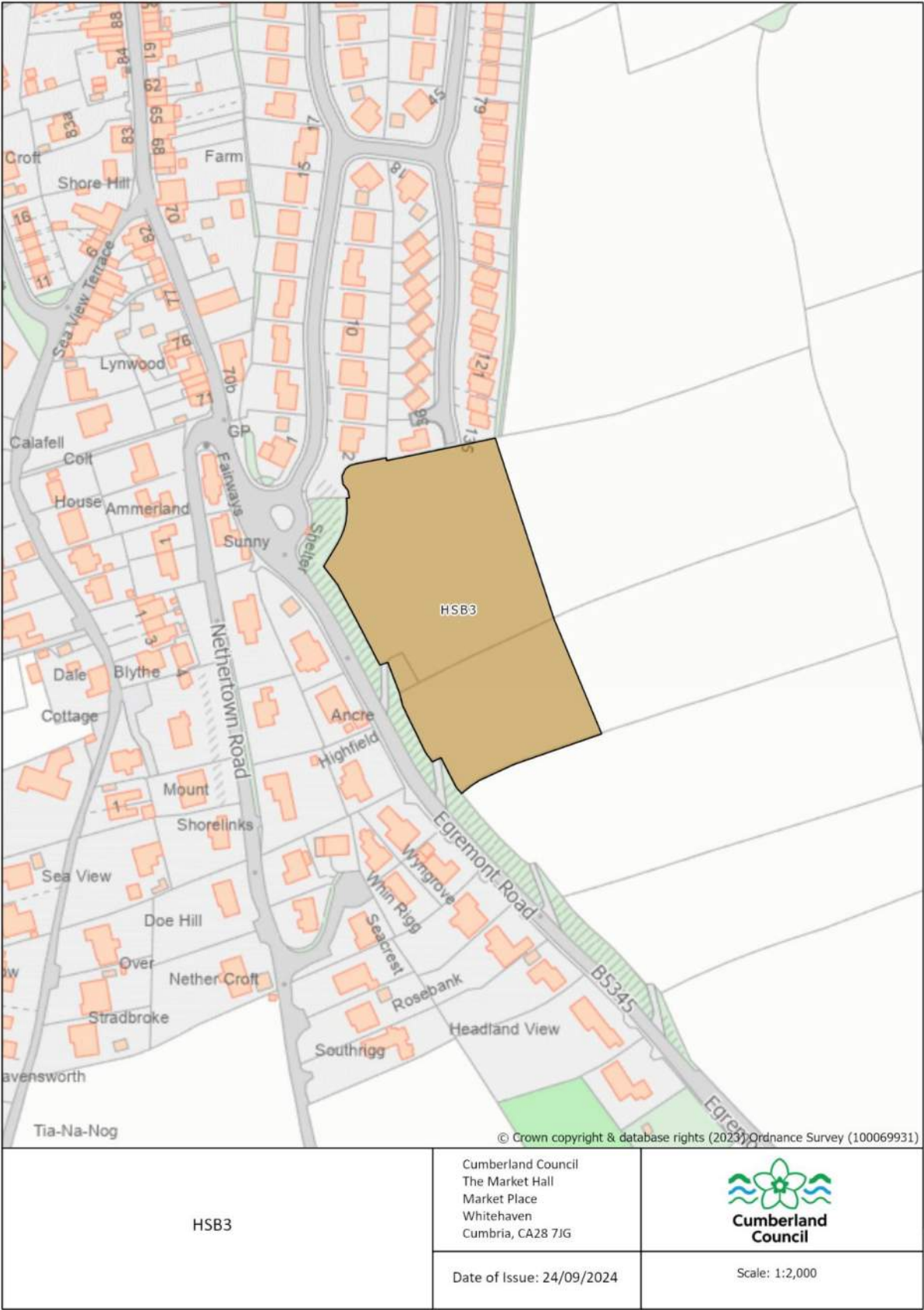
SHLAA Ref: SB018 and part SB028



General Site Information

Site Name:	Land Adjacent Fairladies, St Bees		
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):	<ul style="list-style-type: none">The SAA identifies potential issues relating to gradient and speed surrounding the site.A 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">Utilities infrastructure present on site which are not currently in use. 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:			
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">No impact on heritage assets.		
Additional Considerations:	<ul style="list-style-type: none">Potential topography issues relating to different levels of site.		



Local Plan Allocation Reference: HSE2

SHLAA Ref: SE024



General Site Information

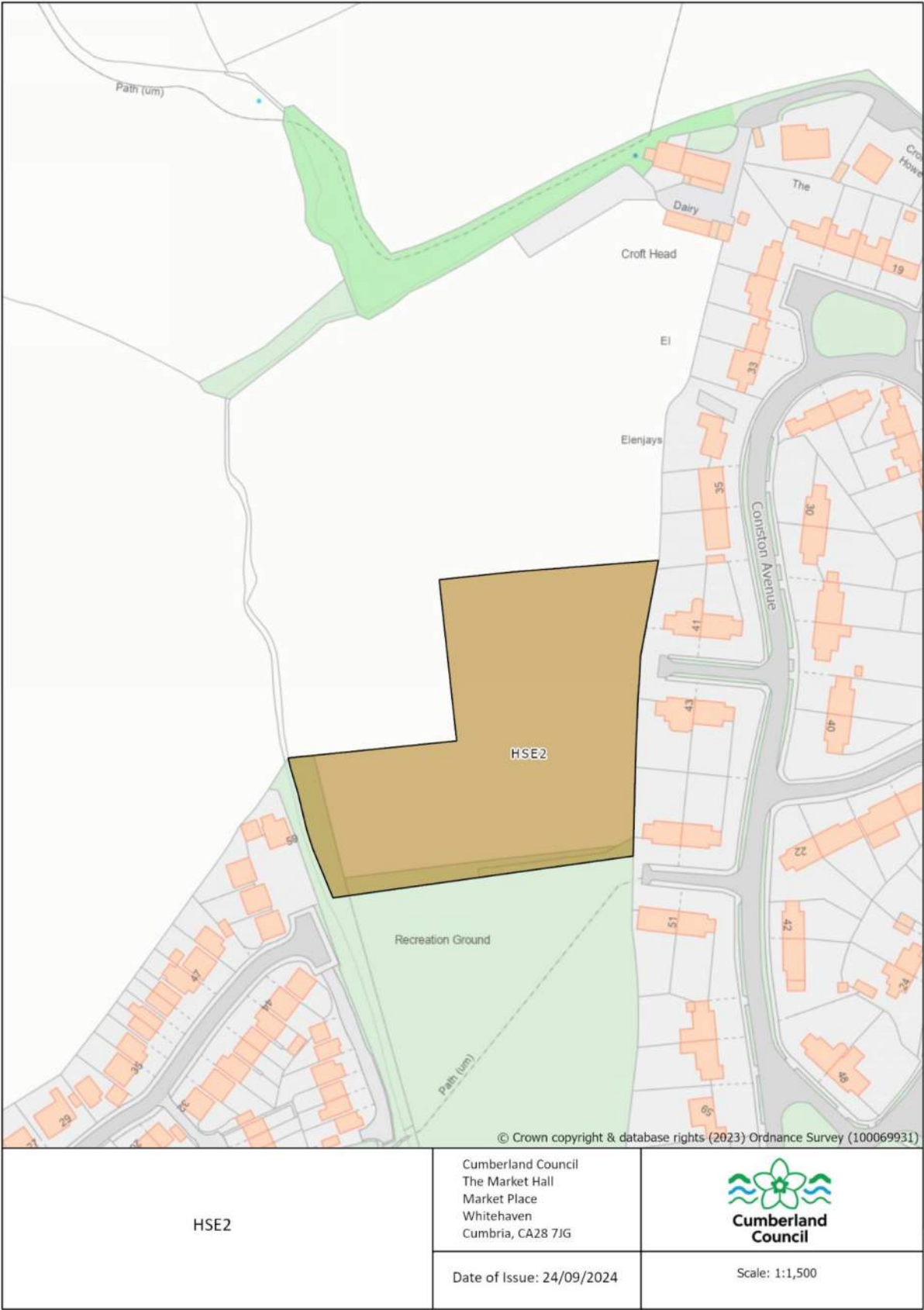
Site Name:	Fairways extension, Seascale		
Site Area:	0.88 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		
Adjoining uses:	Recreation ground with playing field to the south, housing to the east and south west and open countryside to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

Housing Delivery

Developer Interest:	Yes	Commencement Timescale:	6+ years
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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):	<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:			
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.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.</p>		

	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.
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • 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 (2021) applies.



Local Plan Allocation Reference: HSE3

SHLAA Ref: SE006



General Site Information

Site Name:	Town End Farm East, Seascale		
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):	<ul style="list-style-type: none">The 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 measuresSite has been subject to a phase 2 SAA, 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. The assessment recommends that prior to development, site layout and design must be considered, or surface water must be considered through a full drainage strategy.		
Utilities:	<ul style="list-style-type: none">Electrical infrastructure will require reinforcement.		
Landscape Issues:			
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.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: low.
Additional Considerations:	<ul style="list-style-type: none"> • Smaller developable area due to potential prejudicial impact on adjacent playing field and the need to provide an appropriate buffer.



Local Plan Allocation Reference: HTH1

SHLAA Ref: TO002a



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 a playing field to the east. To the south and west is open countryside.		
Flood Risk Zone:	FRZ 1		

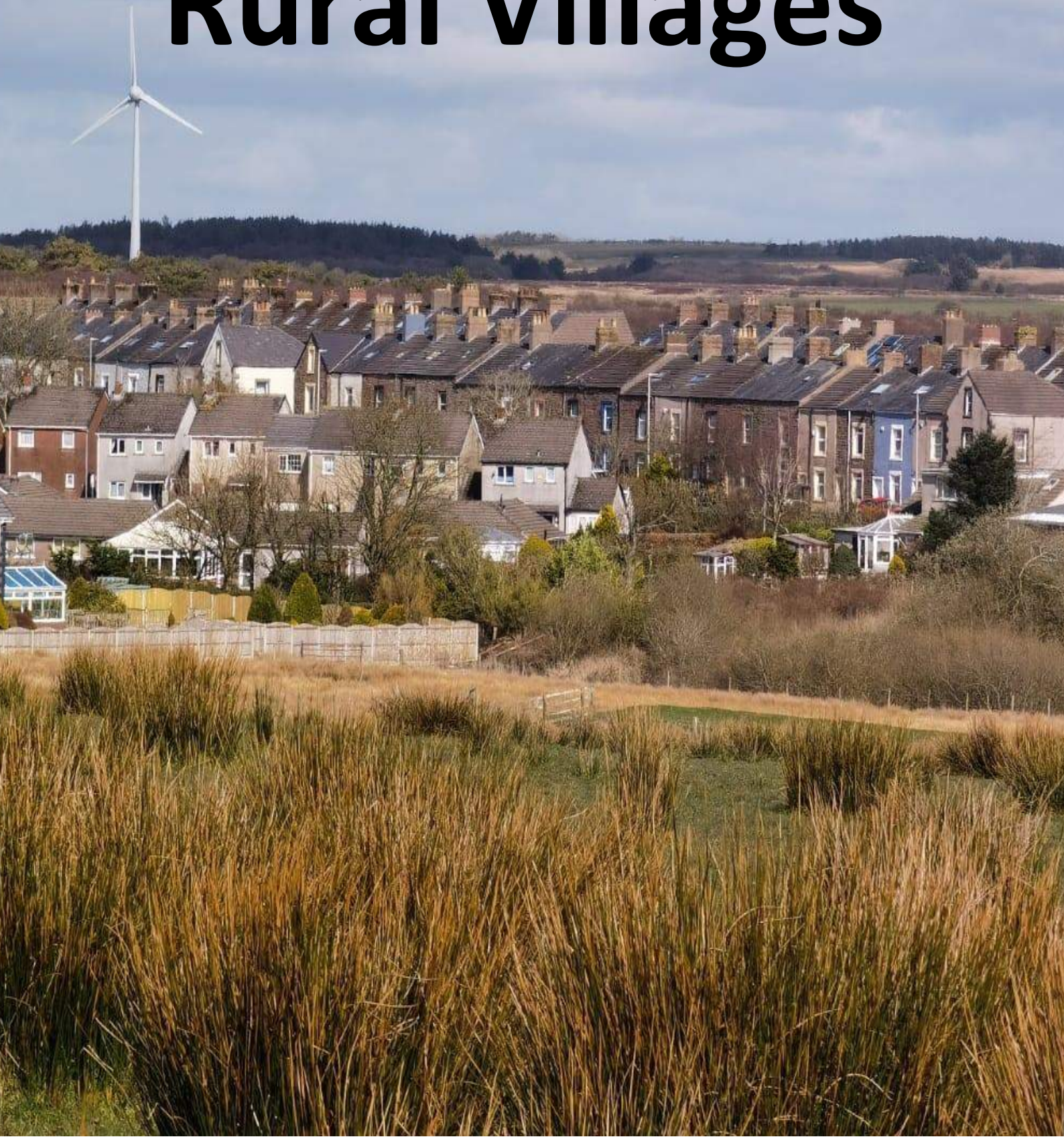
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescales:	6+ years
Indicative Yield:	20 dwellings ³		
Known Constraints			
Mineral Safeguarding Zone	Yes	Mineral Consultation Area	Yes
Highways and accessibility issues (please see the Copeland TIS and SAA for more details):	<ul style="list-style-type: none">The SAA has shown that no secondary access can be achieved to the site. Therefore, the site yield has been reduced to 20 dwellings.The 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 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.SLCA 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. <p><u>Pre-construction checks</u></p>		

³ Yield has been reduced to reflect recommendations from the Site Access Assessment

	<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. <p>For more information please see the full HeIA report.</p>
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 (2021) applies. Smaller developable area due to potential prejudicial impact on adjacent playing field and the need to provide an appropriate buffer.



Sustainable Rural Villages



Local Plan Allocation Reference: HBE1

SHLAA Ref: BE003/BE023

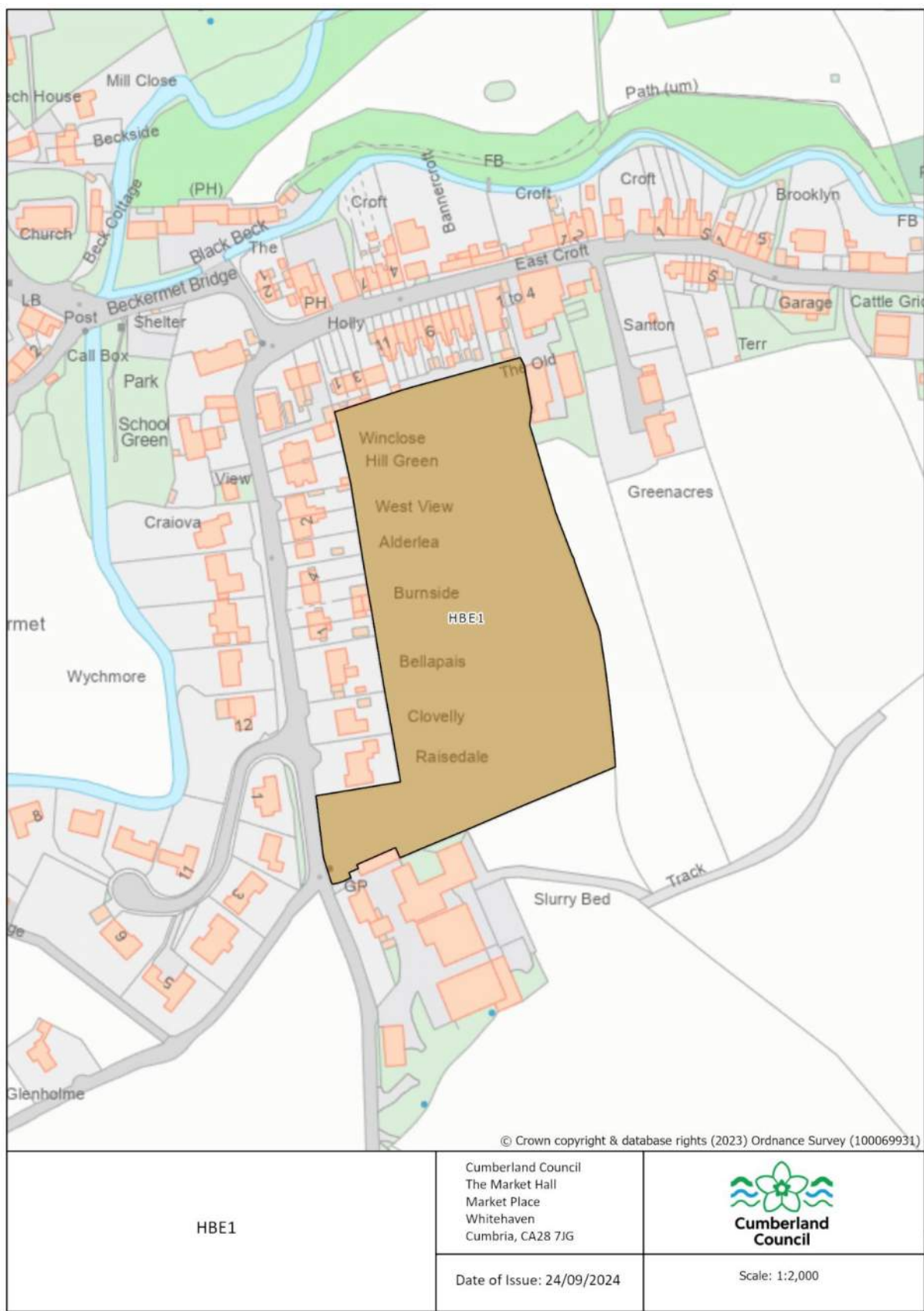


General Site Information

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:	6+ 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 details):	<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">The SLCA identifies the isolated farmstead on the edge of the village (Croft House Farm), and development would need to respect the setting of this 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. <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 the barn at Croft End Farm, 2-11 Hollyoak Terrace and 1-4 Holly View • Mitigated Impact: low. <p>For more information please see the full HeIA report.</p>
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 Beckermest 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

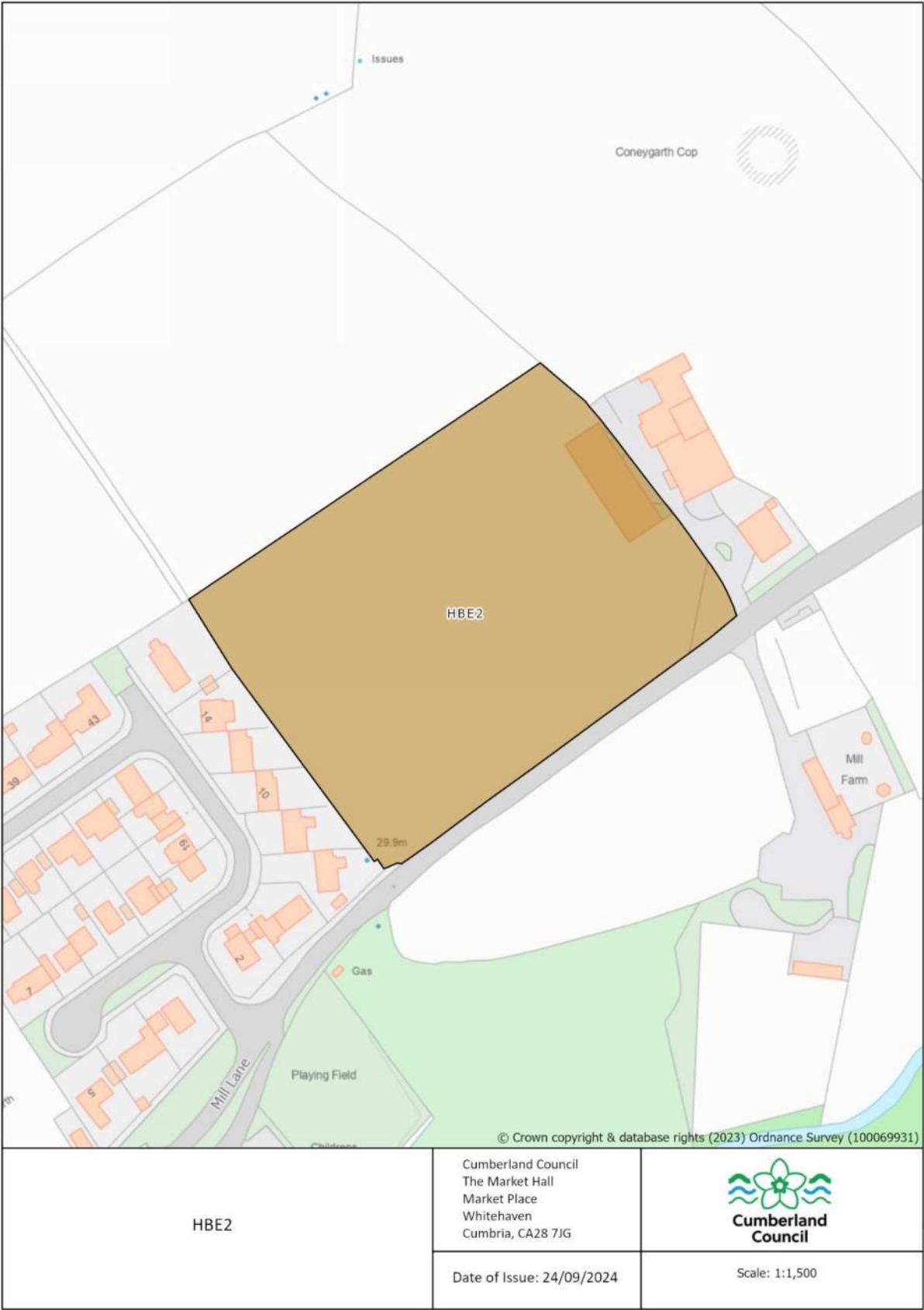


General Site Information

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 FRZ 1)		
Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	6+ 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):	<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 extent 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:			
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.		

	<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 Farmhouse. Mitigated Impact: low. <p>For more information please see the full HeIA report.</p>
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.



Local Plan Allocation Reference: HBI1

SHLAA Ref: BI001

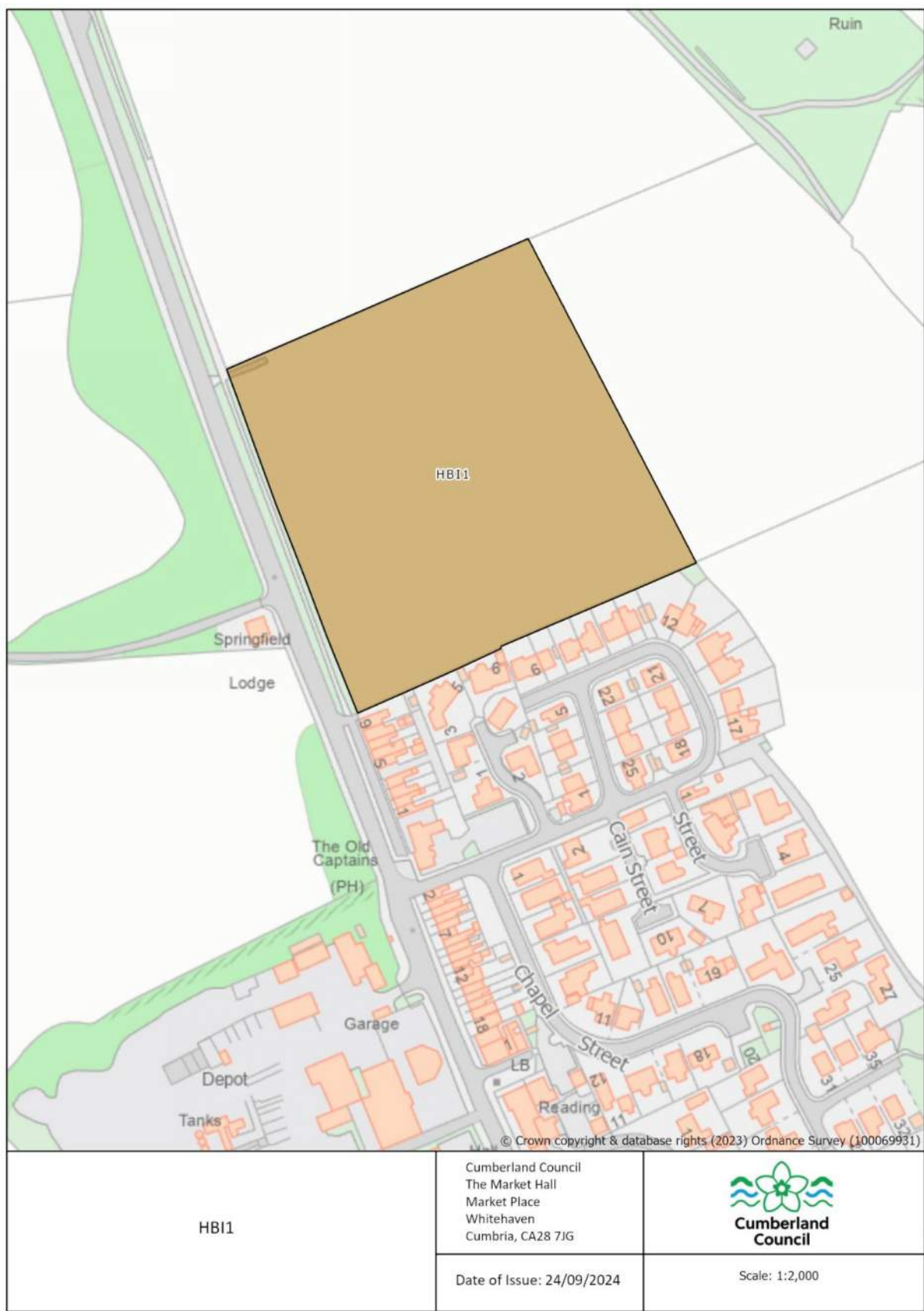


General Site Information

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):	<ul style="list-style-type: none">It is recommended that the speed limit gateway is relocated north of this site.It 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 simplify 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 site access 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:			
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		

	<p>be removed should be checked immediately prior to felling for bird nests.</p> <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. <p>For more information please see the full HeIA report.</p>
Additional Considerations:	<ul style="list-style-type: none"> • Development should avoid creating a hard settlement edge.



Local Plan Allocation Reference: HBI2

SHLAA Ref:BI002a

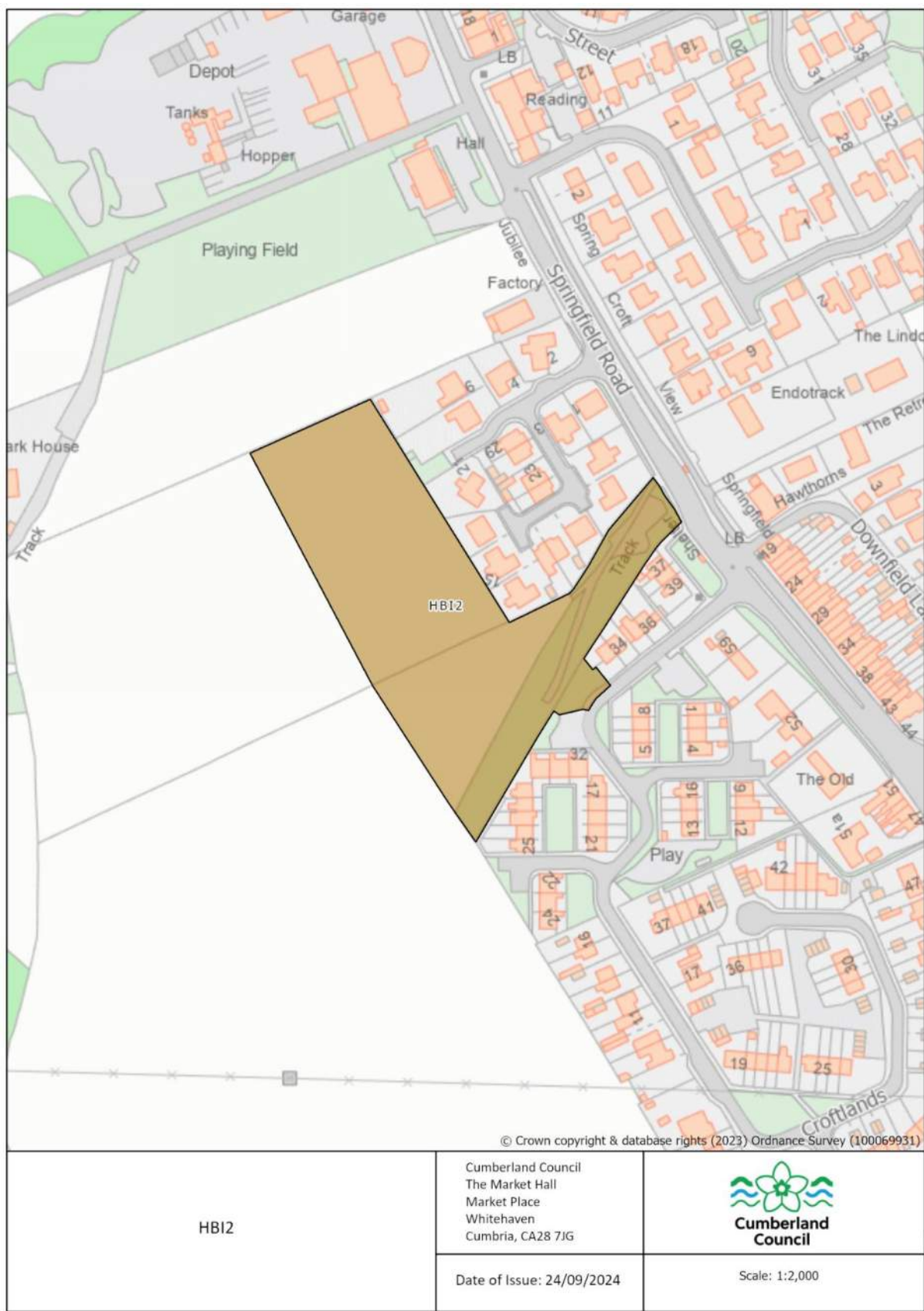


General Site Information

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:	6+ 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):	<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 NCN 72.		
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:			
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 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.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"> • No impact on heritage assets.
Additional Considerations:	<ul style="list-style-type: none"> • Western edge of site overlaps Pit 1 Parkhouse Mine.



Local Plan Allocation Reference: HDH2

SHLAA Ref: DH012

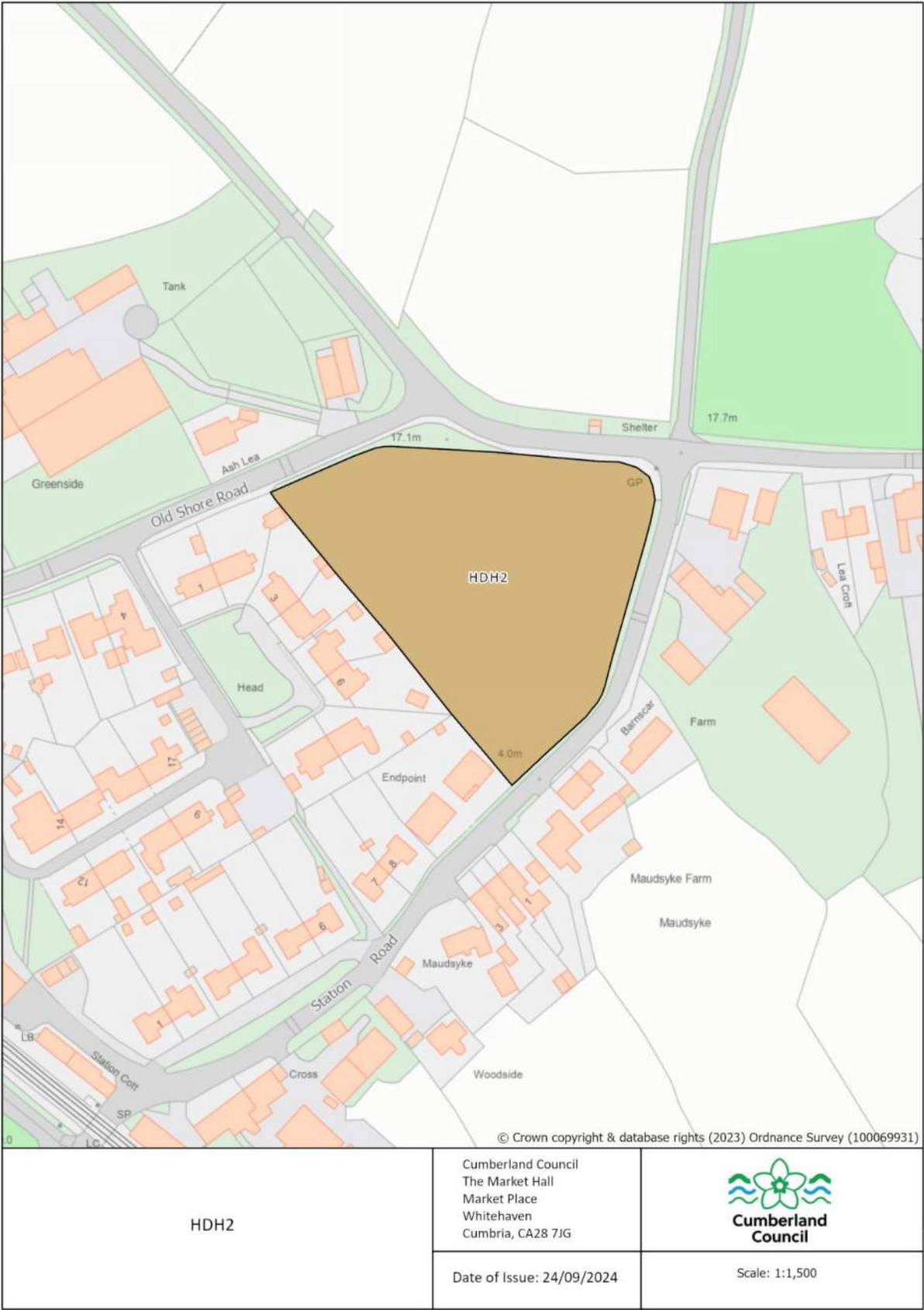


General Site Information

Site Name:	Wray Head, Station Road, 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:	6+ 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):	<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 the 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> <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		

	<p>be removed should be checked immediately prior to felling for bird nests.</p> <ul style="list-style-type: none"> • 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. <p>For more information please see the full HeIA report.</p>
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.



Local Plan Allocation Reference: HDH3

SHLAA Ref: DH007a

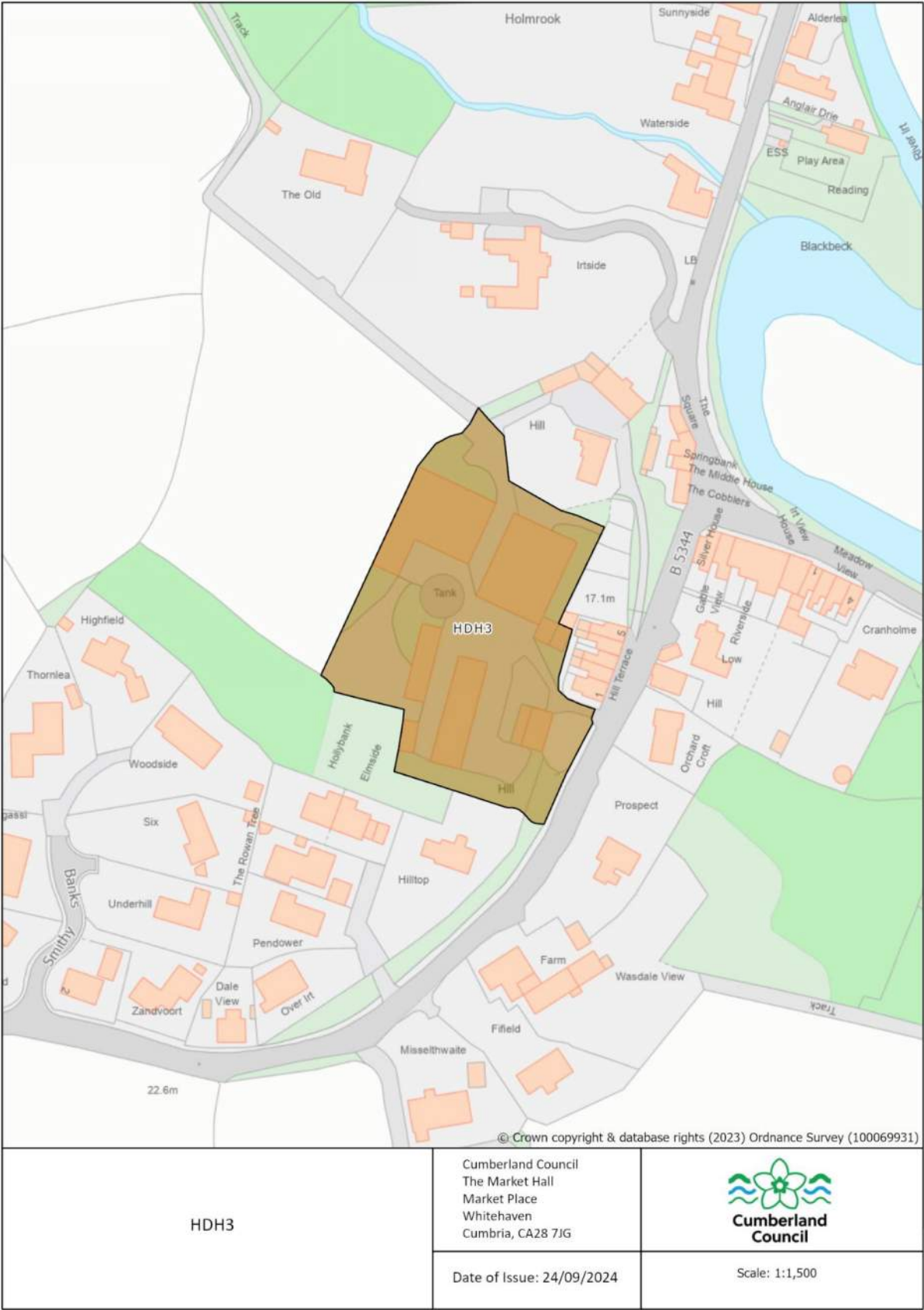


General Site Information

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):	<ul style="list-style-type: none">SAA identifies that existing pedestrian infrastructure is poor and would require improvement.Potential issues surrounding visibility splays.Site 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 application.Some 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:			
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.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. 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. <p>For more information please see the full HeIA report.</p>
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:	19 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):	<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 a 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 road.In 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">Utilities infrastructure and land interests present on site. 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 to be removed should be checked immediately prior to felling for bird nests if this is undertaken in the breeding season.		

	<ul style="list-style-type: none"> 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"> 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 (2021) applies.



Local Plan Allocation Reference: HMR2

SHLAA Ref: MO006a

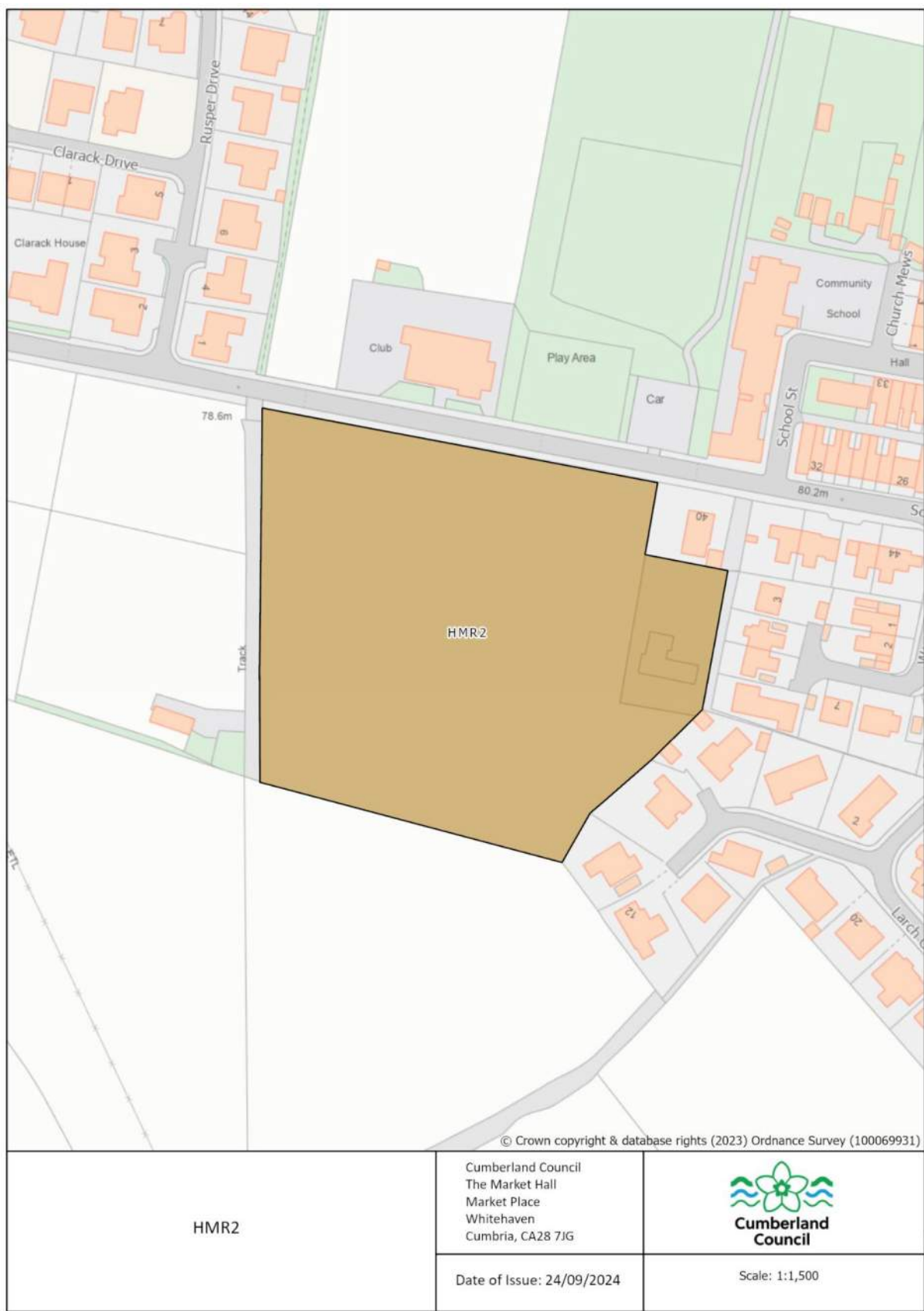


General Site Information

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:	6+ 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):	<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 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">Electricity lines run across the siteEarly engagement with United utilities required due to utilities infrastructure, including existing public sewers present on site. 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> <p>Hedgerows with habitat for breeding birds.</p> <p><u>Opportunities for Biodiversity Enhancement</u></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.
Heritage Impact Assessment Summary:	<ul style="list-style-type: none"> • No impact on heritage assets.
Additional Considerations:	



Local Plan Allocation Reference: HLO1

SHLAA Ref: LO004

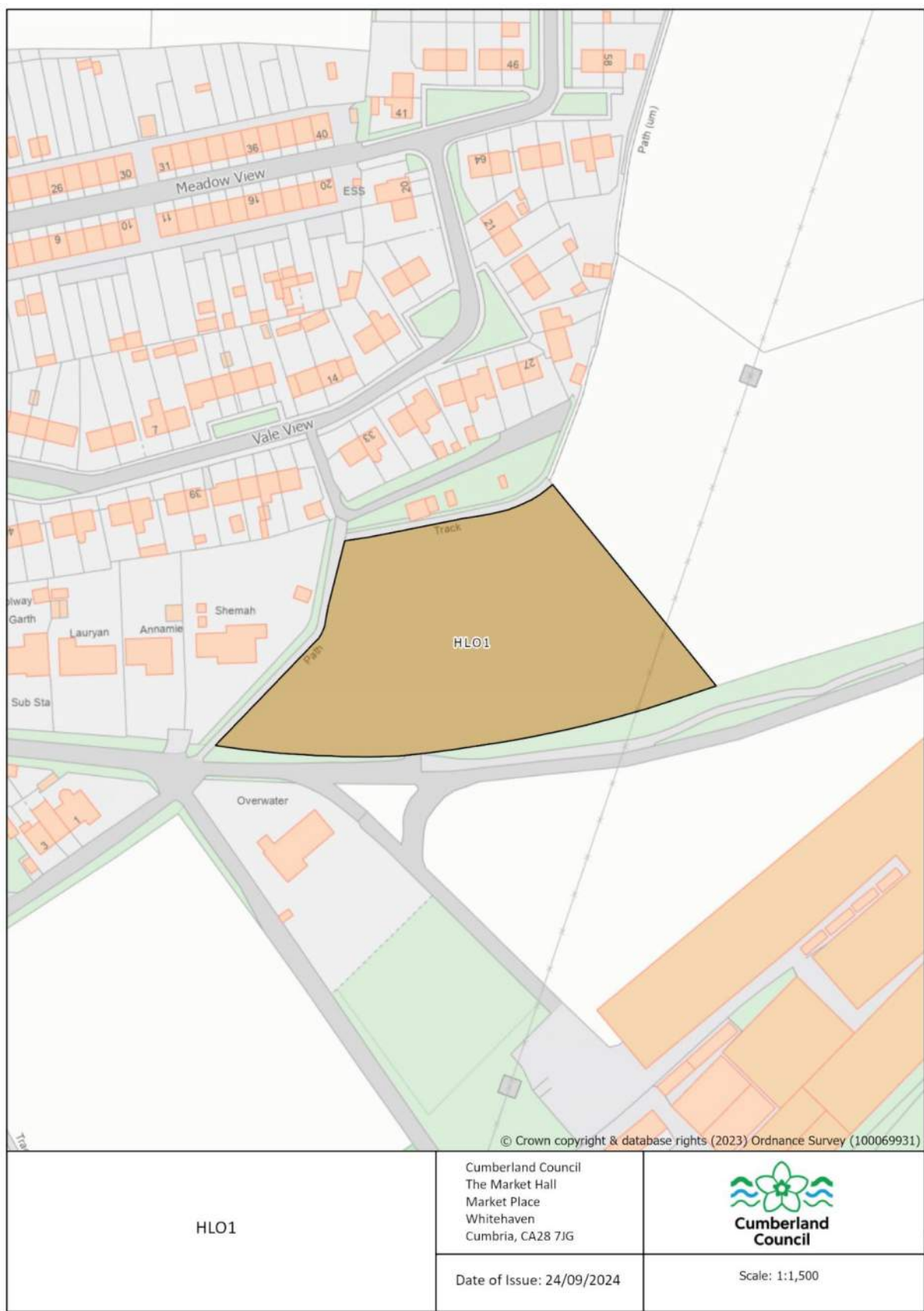


General Site Information

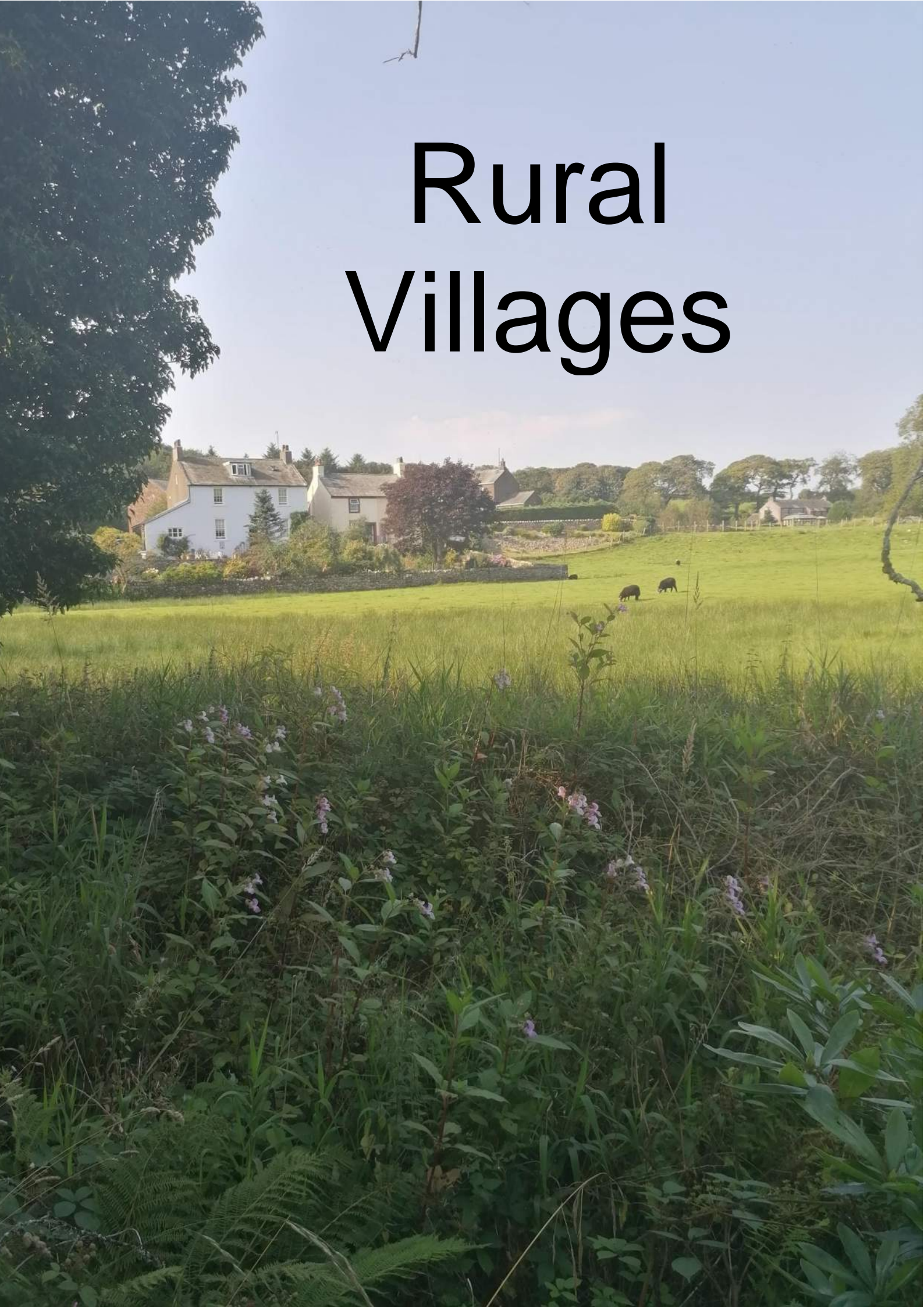
Site Name:	Solway Road, Lowca		
Site Area:	0.90 hectares	Land type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership	Private ownership		
Adjoining uses:	Residential areas to north and west, plant nursery to south-east, open countryside to east. Cycle path along southern boundary.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

Housing Delivery			
Developer Interest:	Unknown	Commencement Timescale:	6+ 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):	<ul style="list-style-type: none">Unadopted Solway Road likely to require upgrading.It 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 site.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 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> <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		

	<p>hedgerows to be removed should be checked immediately prior to felling for bird nests.</p> <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. <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 associated assets, and Parton Roman Fort. • Mitigated Impact: low. <p>For more information please see the full HeIA report.</p>
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

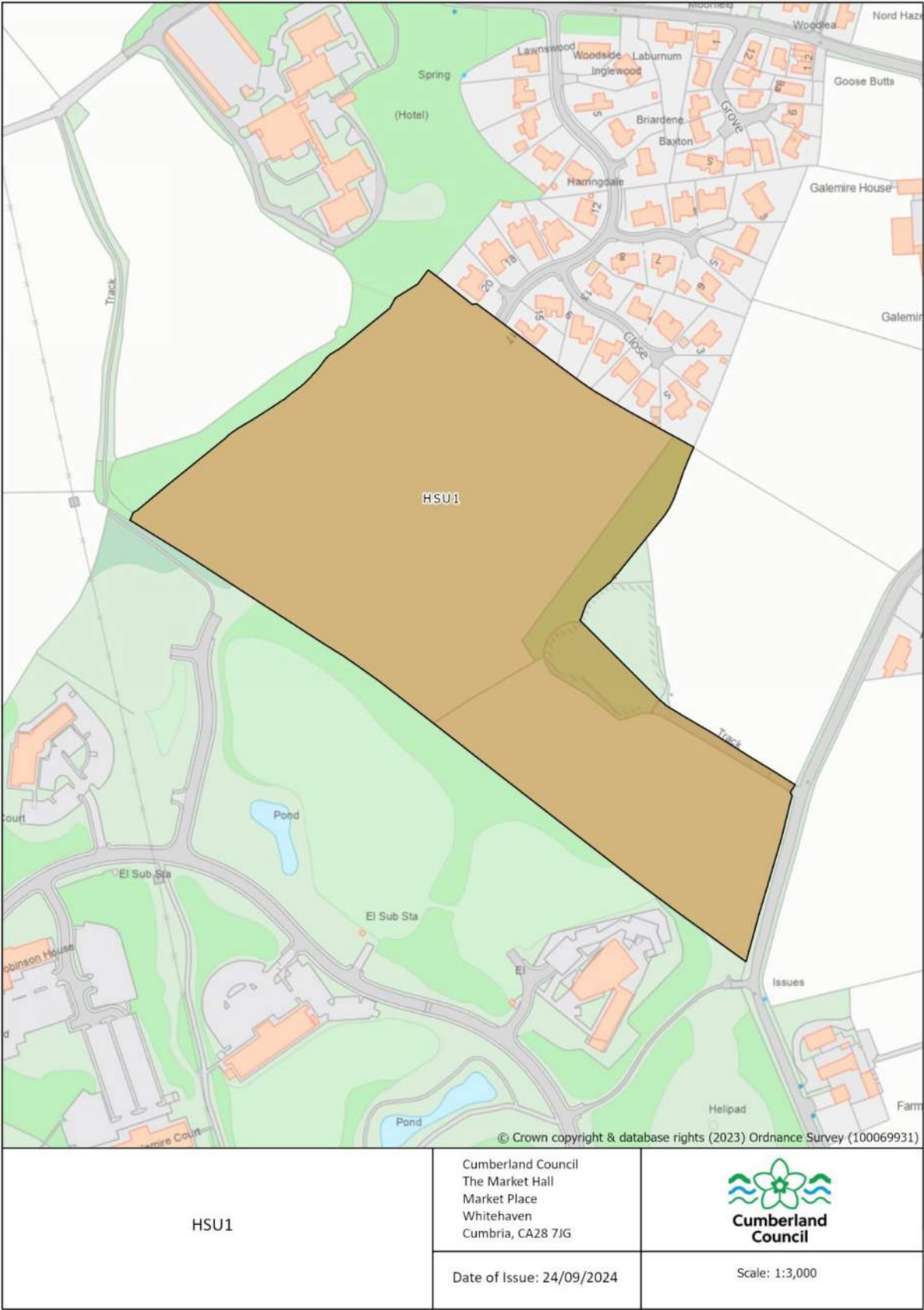


General Site Information

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 details):	<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.A high-quality landscaping buffer should be created between new and existing development.		
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:		

	<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. Bat roost potential for any trees to be felled; bat activity surveys. <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 provenance.</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. <p>For more information please see the full HeIA report.</p>
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



Appendix G

Nature Designations

Appendix G – Nature Designations¹

The following tables list and describe the nature designations within Copeland that are discussed in section 15.3 of the Copeland Local Plan 2021-2039.

Table 1: NSN and Ramsar Sites

Site	Designation	Habitat and Key Species
Duddon Mosses	SAC	Bogs, marshes, water fringed vegetation, fens
Lake District High Fells	SAC	Inland water bodies (standing and running water), bogs, marshes, Slender Green Feather-Moss, water fringed vegetation, fens, heath, scrub, maquis and garrigue, phygrana, dry grassland, steppes, humid grassland, mesophile grassland, alpine and sub-alpine grassland, broad-leaved deciduous woodland, inland rocks, screes, sands, permanent snow and ice
Drigg Coast	SAC	Tidal rivers, estuaries, mud flats, sand flats, lagoons (including saltwork basins), salt marshes, salt pastures, salt steppes, coastal sand dunes, sand beaches, machair, shingle, sea cliffs, islets
Wast Water	SAC	Inland water bodies (standing water, running water), dry grassland, steppes
Morecambe Bay	SAC	Estuaries, mudflats and sandflats not covered by seawater at low tide, large shallow inlets and bays, perennial vegetation of stony banks, Salicornia and other annuals colonizing mud and sand, Atlantic salt meadows (Glauco-puccinellietaliamaritimae), shifting dunes along the shoreline with Ammophila arenaria ('white dunes'), fixed dunes with herbaceous vegetation ('grey dunes'), humid dune slacks. Great Crested Newts.
River Derwent & Bassenthwaite Lake	SAC	Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea. Marsh fritillary butterfly, Sea Lamprey, Brook Lamprey, River Lamprey, Atlantic Salmon, Otter, Floating Water-plantain.
Morecambe Bay and Duddon Estuary	SPA/Ramsar	Estuaries, mudflats and sandflats not covered by seawater at low tide, large shallow inlets and bays, perennial vegetation of stony banks. Salicornia and other annuals colonising mud and sand, Atlantic salt meadows (Glauco-puccinellietaliamaritimae), shifting dunes along the shoreline with Ammophila arenaria ('white dunes'), fixed

Further information regarding the conservation objectives for each of the European Sites can be found at: [Natural England Access to Evidence - Conservation objectives for European Sites: North West](#)¹

Copeland Local Plan 2021-2039: Appendix G – Nature Designations

Site	Designation	Habitat and Key Species
		dunes with herbaceous vegetation ('grey dunes'), humid dune slacks, sandbanks which are slightly covered by sea water all the time, coastal lagoons. Reefs. Tidal rivers, estuaries, mudflats, sandflats, lagoons (including saltwork basins), salt marshes, salt pastures, salt steppes, coastal sand dunes, sand beaches, machair. Supports over 31,505 wildfowl and Great Crested Newts.
River Ehen	SAC	Inland water bodies (standing water, running water), broad leaved deciduous woodland, coniferous woodland. Freshwater Pearl Mussel and Atlantic Salmon.
Solway Firth	SPA	Estuarine/marine site, extensive areas of intertidal mudflats, fringing saltmarshes and grazing marshes. Supports a significant number of important species.

Table 2: Sites of Scientific Interest in Copeland (Habitats)

Source: <https://designatedsites.naturalengland.org.uk/SiteList.aspx?siteName=&countyCode=9&responsiblePerson=&DesignationType=SSSI>

Site Name	Main Habitat	Condition - % favourable or unfavourable recovering
Duddon Valley Woodlands	Broadleaved, mixed and yew woodland – upland, Dwarf shrub heath –upland,	61.85%
Stanley Ghyll	Broadleaved, mixed and yew woodland - upland	0%
Brantrake Moss & Devoke Water	Acid grassland – upland, Standing open water and canals, Dwarf shrub heath – upland, Fen, marsh and swamp -lowland	100%
Milkingstead Wood	Broadleaved, mixed and yew woodland - upland	100%
Duddon Estuary	Littoral sediment, Supralittoral sediment, Neutral grassland – lowland, Broadleaved, mixed and yew woodland – lowland, Coastal lagoon, Earth heritage	97.81%
Shaw Meadow & Sea Pasture	Dwarf shrub heath – lowland, Neutral grassland - lowland	100%
Duddon Mosses	Bogs – lowland, Fen, marsh and swamp – lowland, Broadleaved, mixed and yew woodland	58.51%
Greendale Mires	Fen, marsh and swamp - lowland	100%
Ennerdale	Standing open water and canals, Fen, marsh and swamp – lowland, Broadleaved, mixed and yew woodland – upland, Fen, marsh and swamp – lowland	98.37%
Wasdale Scree	Dwarf shrub heath – upland, Inland rock	100%
Pillar & Ennerdale Fells	Dwarf shrub heath – upland, Broadleaved, mixed and yew woodland – upland,	100%
Wast Water	Standing open water and canals, Neutral grassland - upland	0%
High Leys	Neutral grassland - upland and lowland	100%
Yeathouse Quarry	Earth Heritage	100%
Black Moss	Bogs – lowland, neutral grassland - lowland	21.31%
Silver Tarn, Hollas and Harnsey Mosses	Fen, marsh and swamp – lowland	18.8%
Florence Mine	Earth heritage	0%
St Bees Head	Earth heritage, supralittoral rock	100%

Copeland Local Plan 2021-2039: Appendix G – Nature Designations

Site Name	Main Habitat	Condition - % favourable or unfavourable recovering
Haile Great Wood	Broadleaved, mixed and yew woodland - lowland	79.16%
Hallsenna Moor	Dwarf shrub heath – lowland, broadleaved mixed and yew woodland – lowland	0%
Low Church Moss	Unknown	100%
Parts River Derwent & Tributaries	Rivers and streams, standing open water and canals, fen, marsh and swamp – lowland	45.26%

Table 3: Sites of Scientific Interest (Geology)

Site Name	Type	Condition: % favourable or unfavourable recovering
Water Crag	Earth Heritage	100%
Bowness Knott	Earth Heritage	100%
Buckbarrow Beck	Earth Heritage	100%
Annaside and Gutterby Banks	Earth Heritage	100%
Waberthwaite Quarry	Earth Heritage	100%
Beckfoot Quarry	Earth Heritage	100%
Nab Gill Mine	Earth Heritage	100%
Yeathouse Quarry	Earth Heritage	100%
River Calder Section	Earth Heritage	100%
Florence Mine	Earth Heritage	0%
St Bees Head	Earth Heritage, Supralittoral Rock	100%

Table 4: County Wildlife Sites

Source: Copeland Core Strategy

High Park (nr Arlecdon)	Redness Point
Gilgarran Plantation	Andrews Gill
Studfold Willow Patch	Cunning Point and Cat Gill
Sandbeds Meadow	Castle Park Wood
Low Leys	Midgey Gill
Meadow Hunterhow Mire	Woodhouse Quarry
High Leys Meadow	Roska Park and Bellhouse Gill Wood
Rowrah Hall Quarry	Stanley Pond
Salter Wood	Rottington Common
Yeathouse Quarry	Brown Bank Mire
Parkside Pond	Longlands Lake
Birkhouse Pond	River Ehen Pond
Rheda South Park	Fish Hatcheries
Dub Beck	Oxenriggs Pond
Moresby Moss	Carlton Moor Wood
Bonnywood	Gibb Tarn
Braystones Coast	Brownbank Moss
Starling Castle	Silver How Bog
Sellafield Tarn	Panope Bog
Terrace Bank Wood	Seascale
Ponsonby Tarn	River Irt Grassland
Seascale Dunes and Foreshore	Kirksanton Moss
Bleawath Bog	Brocklebank Wood

Copeland Local Plan 2021-2039: Appendix G – Nature Designations

Gaitskell Wood	Bleamoss (Dunningwell)
Fox's Wood	Hole House Wood
Lowscates Bank	Sheephouse Wood
Nicle Wood	Beck Wood (Millom)
Butts Foot Wood	Millom Marsh
High Brow Meadows (The Hill)	Raylands Wood

Appendix H

HRA Requirements for Allocated Sites

Appendix H: HRA Requirements for Allocated Sites

Introduction

The following table contains extracts from the Habitats Regulations Assessment (HRA) Report that supports *the Copeland Local Plan 2021-2039*. It identifies where there is potential for development to have negative effects on National Site Network sites (formerly known as Natura 2000 sites) and Ramsar sites. It sets out what will be required from developers at planning application stage to further assess impacts and provide necessary mitigation. For further information, please see the full HRA accompanying the Copeland Local Plan.

Affected Allocations	HRA Recommendation/Requirement
<i>Affected Protected Site/Species and potential pathway: River Ehen SAC – Water Quality</i>	
<p>Housing: HCM1, HCM2, HCM3, HCM4, HEG2, HEG3, HBE1, HBE2,</p> <p>Employment: Westlakes Science and Technology Park, Leconfield Areas 1-3, ES7, ES9</p> <p>Opportunity Sites: East Rd Garage (OEG03/E9) Cleator Mills (OCL01/CL005) Chapel St (OEG01/EEOS1)</p>	<p><i>Development will only be supported where a project-specific HRA is undertaken that will include:</i></p> <p><i>A Construction Environmental Management Plan (CEMP) that addresses risk assessment of potentially damaging construction activities; practical measures (both physical measures and sensitive working practices) to avoid impacts during construction; location and timing of sensitive works to avoid harm; responsible persons and lines of communication. This would need to cover safe storage of vehicles, plant and materials containing potential pollutants (e.g. fuel, oil, chemicals) to avoid pollution through spills and run-off; and protocols for dealing with any accidental spillages including provision of spill kits.</i></p> <p><i>A drainage strategy that must be in place prior to first occupation. This will need to include provision for disposal of waste water and sewerage such that this is directed into approved and contained waste water systems whereby the effluent will not enter the catchment of the River Ehen SAC. The drainage strategy must also include details of how any surface water run-off will be managed, for example, if necessary through the provision of Sustainable Drainage Systems (SuDS) that would detain run-off and direct run-off away from the catchment of the SAC.'</i></p>

Affected Allocations	HRA Recommendation/Requirement
<i>Affected Protected Site/Species and potential pathway: River Ehen SAC - urbanisation</i>	
Housing: HCM1, HCM2, HCM3	<p><i>No development shall take place until a project specific Habitats Regulations Assessment has been undertaken to demonstrate that the project can demonstrate no Likely Significant Effect on the River Ehen SAC through urbanisation. This will include the need for a waste management strategy that addresses the need for facilities to be provided that will minimize the risk of fly tipping, in particular of garden waste, oils, fuels, and chemicals. The development will need to be supported by the provision of appropriate facilities or access to facilities such that it is clear that occupants of the new developments will have sufficiently straightforward ability to dispose of any materials that could lead to LSE on the River Ehen SAC.</i></p>
<i>Affected Protected Site/Species and potential pathway: SPA species including Harrier Hen – loss of or disturbance to off-site supporting habitats</i>	
Employment: ES3	<p><i>No development shall take place until a project-specific Habitat Regulations Assessment is undertaken that includes a project-level assessment of the proposed development area and surrounding habitats, taking into account the proposals for construction and operation that will include</i></p> <ul style="list-style-type: none"> <i>• An assessment of the suitability of the habitats to support relevant species</i> <i>• If then necessary, a desk-based assessment to determine known use of the site and surroundings by these species; and</i> <i>• Bird surveys undertaken at an appropriate time of year and for an appropriate duration to determine presence or likely absence of such species.</i> <p><i>Where the results of these studies cannot determine lack of Likely Significant Effects, then mitigation would be required such that no LSE on the relevant NSN or Ramsar site (LSE) would remain, for example provision of alternative habitat for use by bird species and which would need to be shown to be utilised prior to determination of any application.</i></p>

Affected Allocations	HRA Recommendation/Requirement
<i>Affected Protected Site/Species and potential pathway: Morecambe Bay SAC, Morecambe Bay and Duddon Estuaries SPA and Duddon Estuary Ramsar – air quality (in combination)</i>	
Employment: ES11, ES12	<i>No development shall take place until a project specific Habitat Regulations Assessment has been undertaken to demonstrate that the project can demonstrate no Likely Significant Effect on the Morecambe Bay SAC, Morecambe Bay and Duddon Estuary SPA and Duddon Estuary Ramsar through reduced air quality in combination with other plans and projects. This will include an analysis of the potential for emissions of airborne pollutants as a result of the function of the development. Where necessary, this will then need to be supported by air quality modelling, taking into account the contribution of the proposed development in combination with other plans and projects.</i>
<i>Affected Protected Site/Species and potential pathway: Solway Firth – water quality (in combination)</i>	
<p>Housing: HWH4, HWH5, HWH6,</p> <p>Employment: ES5</p> <p>Opportunity Sites:</p> <p>Former Mark House (OWH11/WT013)</p> <p>Marlborough St (OWH07/WT019)</p> <p>Car Park, Quay St East (OWH09/Wt030)</p> <p>Quay St West (OWH10/WTC1)</p>	<p><i>Development will only be supported where a project-specific Habitat Regulations Assessment is undertaken that will include:</i></p> <p><i>A Construction Environmental Management Plan (CEMP) that addresses risk assessment of potentially damaging construction activities; practical measures (both physical measures and sensitive working practices) to avoid impacts during construction; location and timing of sensitive works to avoid harm; responsible persons and lines of communication. This would need to cover safe storage of vehicles, plant and materials containing potential pollutants (e.g. fuel, oil, chemicals) to avoid pollution through spills and run-off; and protocols for dealing with any accidental spillages including provision of spill kits.</i></p> <p><i>A drainage strategy that must be in place prior to first occupation. This will need to include provision for disposal of waste water and sewerage such that this is directed into approved and contained waste water systems whereby the effluent will not enter the catchment of protected sites. The drainage strategy must also include details of how any surface water run-off will be managed, for example, if necessary through the provision of Sustainable Drainage Systems (SuDS) that would detain run-off and direct run-off away from the catchment of the National Site Network Site or Ramsar.'</i></p>

Affected Allocations	HRA Recommendation/Requirement
Bransty Row (OWH12/WTC4)	
<i>Affected Protected Site/Species and potential pathway: Drigg Coast SAC and Morecambe Bay and Duddon Estuary Ramsar site – water quality (in combination)</i>	
Housing: HDH2, HDH3	<i>As above</i>
<i>Affected Protected Site/Species and potential pathway: Morecambe Bay SAC, Morecambe Bay and Duddon Estuary SPA and Duddon Estuary Ramsar – water quality (in combination)</i>	
Employment: ES11, ES12, ES13 Opportunity Sites: Millom Pier (OMI01/Mi042)	<i>As above</i>

Affected Allocations	HRA Recommendation/Requirement
Affected Protected Site/Species and potential pathway: Morecambe Bay and Duddon Estuary SPA, Solway Firth SPA, Duddon Estuary Ramsar and Morecambe Bay Ramsar sites - Loss of or Disturbance to Off-Site Supporting Habitats (In Combination)	
<p>Housing:</p> <p>HCM1, HCM2, HCM4, HWH2, HWH3, HWH4, HWH5, HWH6, HMI1, HBI1, HBI2, HLO1, HMR1, HMR2, HDH2</p>	<p><i>Development will only be supported where a project-specific Habitat Regulations Assessment is undertaken that will include a project-level assessment of the proposed development area and surrounding habitats, taking into account the proposals for construction and operation that will include</i></p> <ul style="list-style-type: none"> <i>• An assessment of the suitability of the habitats to support relevant species</i> <i>• If then necessary, a desk-based assessment to determine known use of the site and surroundings by these species; and</i> <i>• Bird surveys undertaken at an appropriate time of year and for an appropriate duration to determine presence or likely absence of such species.</i> <p><i>Where the results of these studies cannot determine lack of Likely Significant Effect (LSE), then mitigation would be required such that no LSE on the relevant NSN or Ramsar site would remain, for example provision of alternative habitat for use by bird species and which would need to be shown to be utilised prior to determination of any application.</i></p>
Affected Protected Site/Species and potential pathway: Morecambe Bay SAC, Morecambe Bay and Duddon Estuaries SPA and Duddon Estuary Ramsar – Coastal Squeeze (in combination)	
<p>Opportunity Area: Millom Pier (OMI01/Mi042)</p>	<p><i>Development will only be supported where a project-specific Habitat Regulations Assessment is undertaken that will include a project-level assessment of the proposed development area and surrounding habitats, that will include an assessment of the likely loss of habitat through coastal squeeze, taking into account other plans and projects.</i></p> <p><i>Where the results of these studies cannot determine lack of Likely Significant Effect (LSE), then mitigation would be required such that no LSE on the relevant NSN or Ramsar sites would remain, for example contribution to or provision of alternative habitat at a suitable location, and which would need to be shown to be secured prior to determination of any application.</i></p>