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Copeland Local Plan 2021- 2038

Discounted Site Profiles Update

Copeland Borough Council

May 2022

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1 Introduction

- 1.1. This report contains details of sites that have not been selected as residential allocations in the Local Plan 2021-2038 Publication Draft. It updates the previous version of the report (produced in December 2021) by adding an additional site, the remainder of Bi002 that has not been allocated as part of HB12.
- 1.2. This report should be read alongside the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA can be viewed at the following link:
<https://www.copeland.gov.uk/content/copeland-local-plan-2021-2038-evidence-base>
- 1.3. These sites have all been considered deliverable or developable (unless otherwise stated), and would be suitable for future development in principle. Most of these sites have been promoted by either a landowner or developer during the Local Plan process.
- 1.4. Reasons why they have not been selected as allocations include the following:
 - A sufficient level amount of land has already been allocated in the settlement or settlement tier. In these cases, the land that has been allocated is generally less constrained
 - The site has achieved planning permission and therefore there is not a need to allocate it
 - The site has received an objection from a statutory consultee or from Cumbria County Council as Highways Authority and Lead Local Flood Authority.
- 1.5. In some cases, Copeland Borough Council have proposed sites for allocation at earlier stages of the Local Plan process. However, as more information has come forward about the constraints surrounding the site, and therefore deliverability, they have been removed.
- 1.6. A number of sites have been promoted at every stage of the Local Plan production. Please note, where a site is undevelopable, the details have been included in the SHLAA. This report only contains the reasonable alternative sites that have been previously considered for allocation as potentially deliverable sites.

2. How to use this document:

- 2.1. The sites within this paper are divided by settlement and are listed in order of the Publication Draft Settlement Hierarchy, with the sites in the Borough's four towns (Principal Town and Key

Service Centres) first, followed by those within the Local Service Centres, Sustainable Rural Villages and Other Rural Villages. The full settlement hierarchy can be viewed in policy DS3PU of the Local Plan Publication Draft.

2.2. Maps of every site are included within this document and can also be seen on the Council's web mapping page.

2.3. Each discounted site has an individual table explaining the reasons for exclusion. The tables include the following:

- **SHLAA Reference:** More detail about each site can be found within the SHLAA
- **Site Size** in hectares
- **Indicative Yield:** This is a figure based on a 25 dwelling per gross hectare basis (unless otherwise stated) to show the potential number of dwellings a site could provide
- **Adjacent uses:** This identifies where the adjacent uses may be incompatible with residential development or have an impact on the delivery of new dwellings. This may contribute towards the overall reason for exclusion.
- **Reasons for discounting**
- **Consultee comments:** Contains any recent comments from key stakeholders which support our reasons for excluding the site, where relevant. Other consultee comments which aren't relevant to the decision not to take the site forward are not listed.

3. The Principal Town: Whitehaven

Egremont Road Extension Area	
SHLAA Reference: We022	
Site Size: 3.69ha	Indicative Yield: 92 dwellings
Adjacent uses: Residential to the west and open countryside to the north, east and south. West Cumberland Hospital is located to the North West of the site.	
Reasons for discounting: Site is located outside of the proposed settlement boundary for Whitehaven and would act as an unnatural extension to the settlement on its own. Access is uncertain, and it is likely this would need to be provided from Egremont Road. However, there is potential for the site to come forward in the long term as part of the Homewood broad location, linked to the Council's ambition for the development of a Whitehaven relief road. The potential Broad Location is identified in the Local Plan Publication Draft.	
Consultee Comments: N/A	

Land rear of 108 Victoria Road



SHLAA Reference: Wn003 (includes Wn004)

Site Size: 1.82

Indicative Yield: 46

Adjacent uses:

Residential to the north and west, Surrounded by agricultural/ open countryside to the east and south.

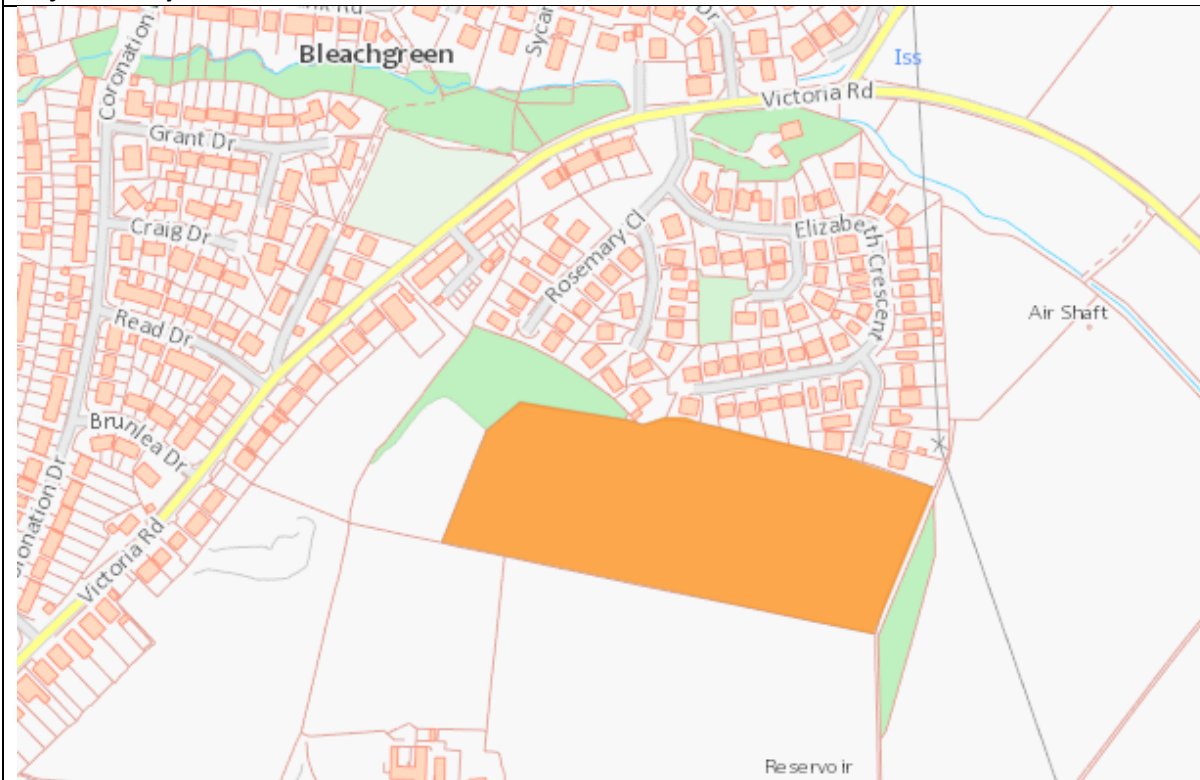
Reasons for discounting:

Site is outside of the settlement boundary and would act as an unnatural extension to the settlement on its own. However, there is potential for the site to come forward as part of the Harras Farm Broad Location which is identified in the Local Plan Publication Draft. Potential topography, drainage, overlooking and heritage impacts in this area would make development difficult and access is uncertain.

Consultee Comments:

- Cumbria County Council: Currently cannot demonstrate a viable access. Clarity of suitable access required before assessment can be made.
- CBC Conservation Officer: Impact on setting of NDHAs on Victoria Road. Site of former George Pit colliery

Adjacent Bay Vista



SHLAA Reference: Wn006

Site Size: 3.26ha

Indicative Yield: 82

Adjacent uses:

Residential to the north, agricultural use to the east and south. To the west is site Wn003, which has also been discounted.

Reasons for discounting:

Site is outside of the settlement boundary and would act as an unnatural extension to the settlement on its own. However, there is potential for the site to come forward as part of the Harras Farm Broad Location which is identified in the Local Plan Publication Draft. Site was subject to a planning refusal in 2017 on access grounds and an appeal dismissed in 2021 (APP/Z0923/W/21/3277409).

Consultee Comments:

- United Utilities: Significant main pressurised 12in.

Land at Edgehill Park



SHLAA Reference: Ws008/a

Site Size: 14.1ha

Indicative Yield: 335 dwellings (based on Planning permission for 4/20/2474/OR1)

Adjacent uses:

Residential to the north and south, Open countryside to the west and Draft allocation HWH3 to the east.

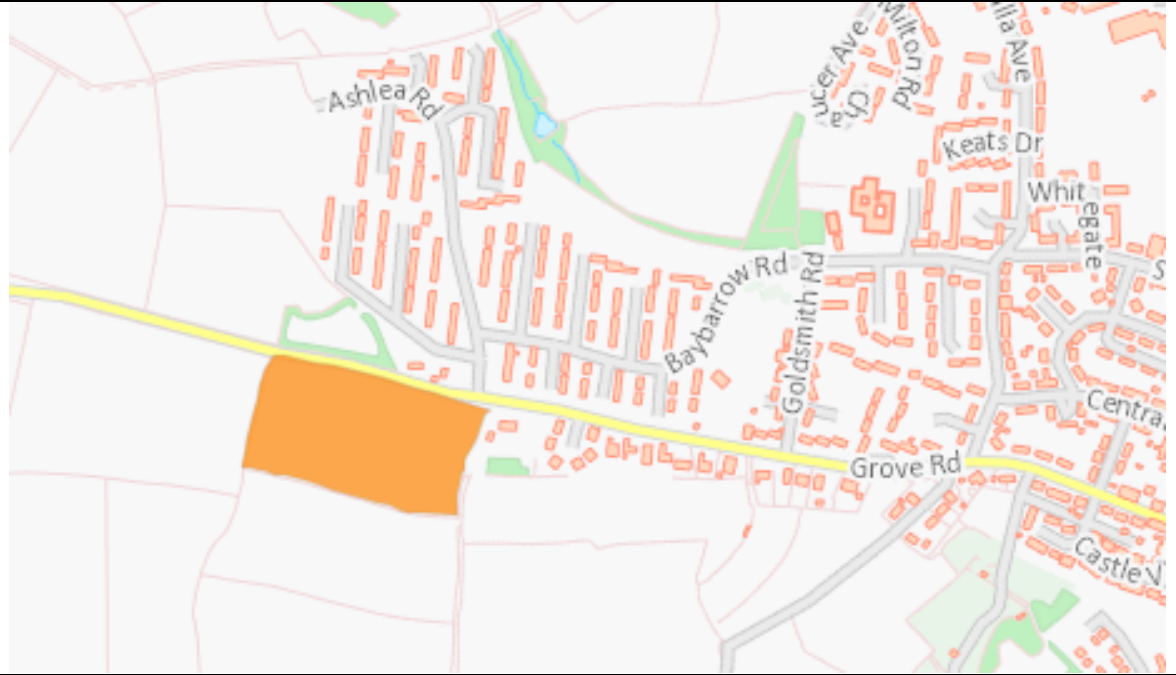
Reasons for discounting:

Site has been granted Reserved Matters planning permission since the Preferred Options Draft, the principal of development has therefore been accepted. Therefore, it has been removed from draft allocation HWH3, with the adjacent site Ws013 remaining, to avoid double counting when calculating housing supply.

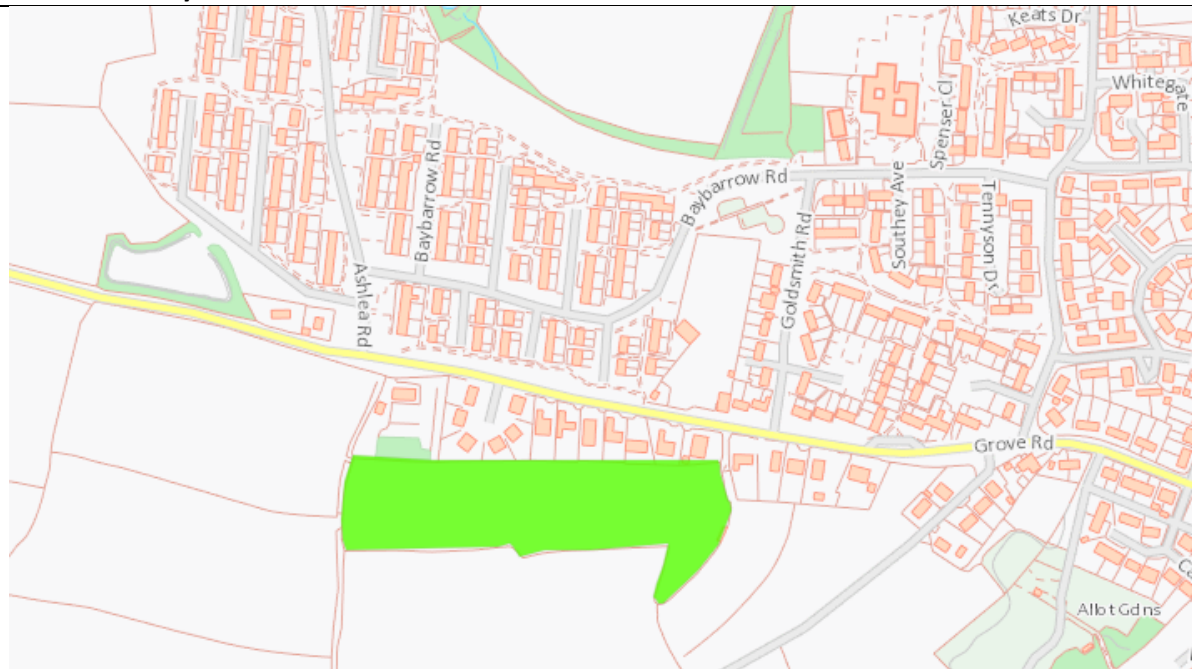
Consultee Comments: See RM application

4. Key Service Centres:

Egremont

Land at Melrose	
	
SHLAA Reference: Eg003	
Site Size: 2.93ha	Indicative Yield: 73 dwellings
Adjacent uses: Residential to the north, open countryside to the south and west.	
Reasons for discounting: There is sufficient land allocated in Egremont in more preferable locations which would have less of an impact on the character of the approach into the town. There is also evidence of a disused quarry. The revised settlement boundary for Egremont has been drawn around Eg003 to allow for future windfall development.	
Consultee Comments: N/A	

Land south Baybarrow Road



SHLAA Reference: Eg040

Site Size: 2.23ha

Indicative Yield: 56 dwellings

Adjacent uses:

Residential to north, open countryside to south, east and west.

Reasons for discounting:

Site is back land in character and access would be difficult to achieve. There are enough more suitable allocations in Egremont to meet the housing requirement.

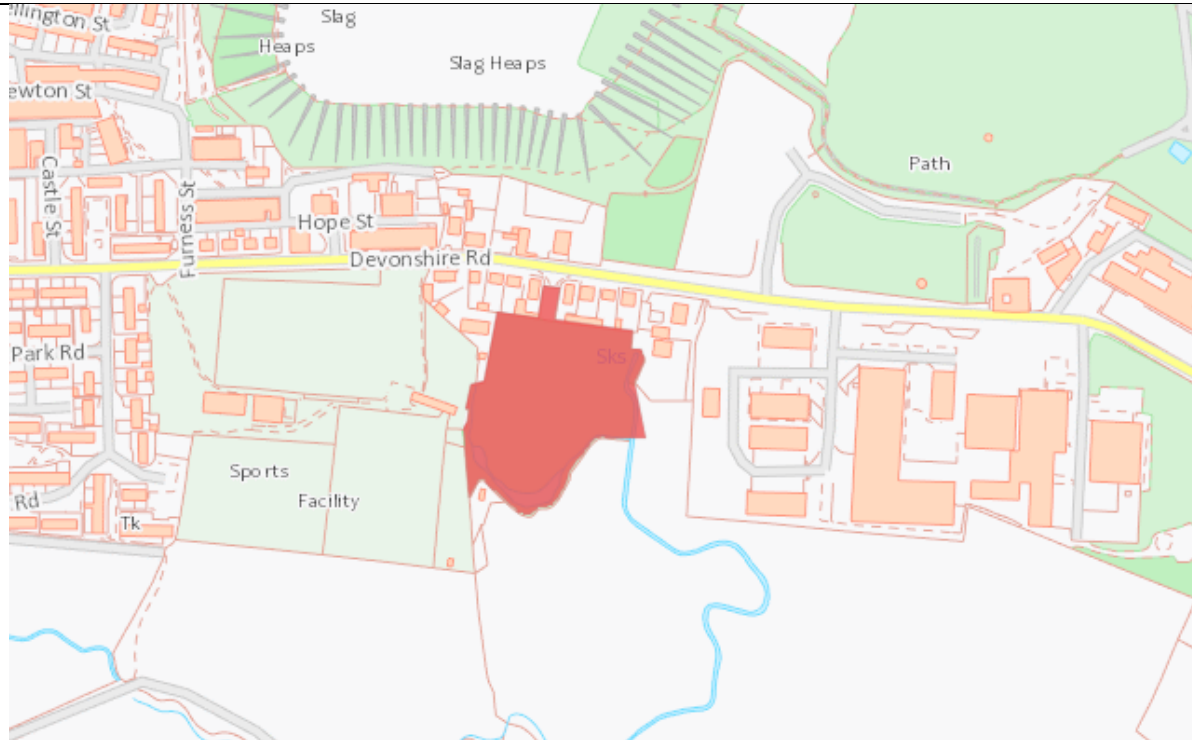
Consultee Comments:

- United Utilities: An easement exists running north-south through the centre of the site. This will need to be given due consideration during the site masterplanning and build. We wish to emphasise the importance of investigating the surface water hierarchy and preference for foul only connections in accordance with national policy.
- Cumbria County Council: The development of the site in highways terms is not acceptable due inadequate access.

Land south Derwentwater Close	
SHLAA Reference: Mi008	
Site Size: 1.53ha	Indicative Yield: 38
Adjacent uses: Residential to the north, open countryside and agricultural use to the south.	
Reasons for discounting: Development would be considered as backland, access may be difficult to achieve, and availability is uncertain. There are potential environmental and heritage issues with development of the site which would require mitigation (see below).	
Consultee Comments: <ul style="list-style-type: none"> • CCC LLFA: The Council objects to the inclusion of Land south of Derwentwater Close into the Millom settlement boundary. The location of the land and its general layout means that all the water originating from the south runs towards the settlement (Bowness road and Cumberland road). Water can pool at these locations which connect into the UU sewer system and could cause inundation. The overland flows through this area would cause some significant concerns in relation to ability of the site to accommodate these flows whilst adhering to SuDS principals for drainage of the site itself. Providing any confidence that the site would be suitable for housing development would undermine the advice we have provided Copeland Borough Council with for this site previously. • CBC Environmental Health Officer: Close to large working farm (New Hall Farm), risk of noise and odour nuisance. • CBC Flood and Coastal Defence Engineer: All Flood Zone 1, but potential surface water issues. I understand that there may be a culvert within or near this plot. The surface water from this site must be kept separate from any existing systems. Whilst Crook Pool is close by, there are problems with this watercourse, which are likely to have contributed to flooding, so this may not be suitable for surface water discharge. Design of the site can protect it from a repeat of the recent flooding in Millom, but surface water disposal from site could be a problem. 	

- CBC Conservation Officer: Harm to setting of New Hall Farm NDHA (medium risk)

Crook Field



SHLAA Reference: Mi027

Site Size: 1.31ha

Indicative Yield: 33

Adjacent uses:

Residential to the north, Devonshire Road Industrial Estate to the east and Millom Rugby League Club to the west. To the south of the site is open countryside.

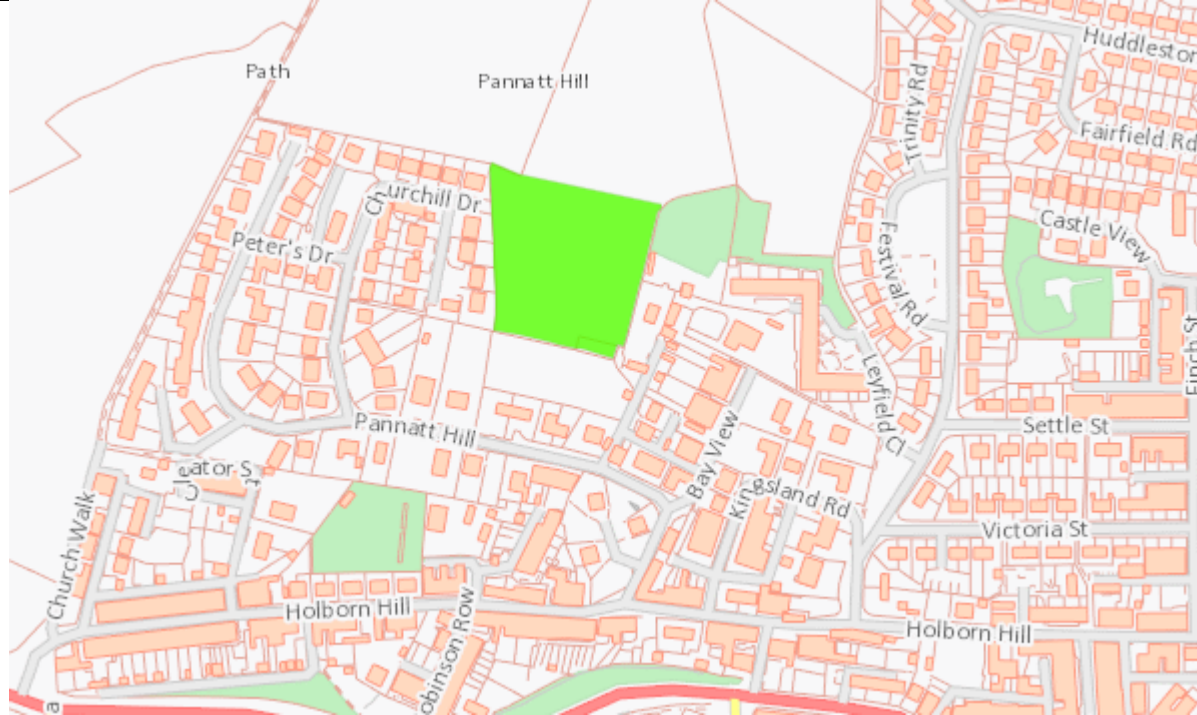
Reasons for discounting:

CBC had proposed to include this site in the settlement boundary for Millom at the Pre-publication focussed consultation stage of the plan. However, additional evidence has come forward to suggest the site is in flood zone 2 and could have the potential to significantly increase flood risk in the area. There is also the potential for amenity issues relating to the close proximity of the site to the Industrial Estate and potential prejudicial impacts relating to the adjacent Rugby Club. Access is available to the site, however, nearby gardens have compromised visibility.

Consultee Comments:

- Cumbria County Council: The Council's objects to the inclusion of the Crook Field site into the Millom settlement boundary. This section of Millom lies within Environment Agency flood zone 2. In accordance with chapter 14 of the National Planning Policy Framework on 'meeting the challenge of climate change, flooding and coastal change' (paragraph 161, p47) all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property."

Land north Back Bay View



SHLAA Reference: Mi031

Site Size: 1.04ha

Indicative Yield: 25 dwellings

Adjacent uses:

Residential to south, east and west, open countryside to the north.

Reasons for discounting:

Development of this site would be considered backland. Access to the site is unsatisfactory and there are potential landscape and visual impacts resulting from development with the Settlement Landscape Character Assessment identifying the site as forming part of an area of protected Green Infrastructure. Millom has sufficient land allocated to meet the housing requirement.

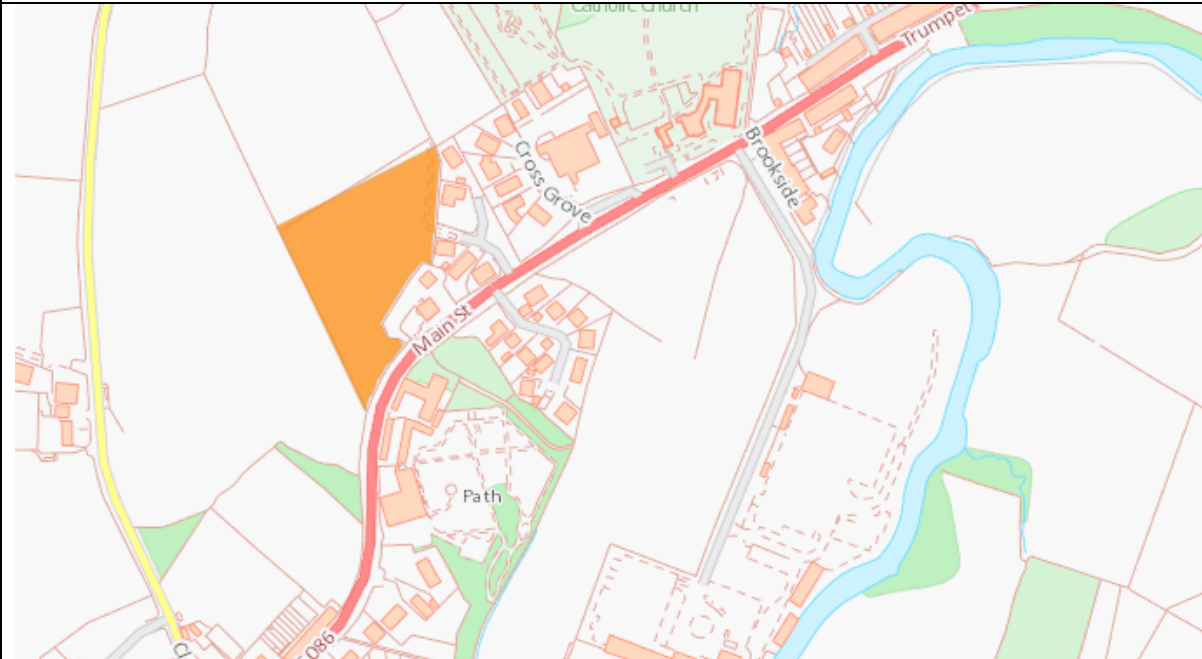
Consultee Comments: N/A

5. Local Service Centres


Arlecdon and Rowrah

Park Road	
<p>The map shows a residential area in Arlecdon. A road labeled 'A 5086' runs horizontally across the middle. To the north of this road are several residential plots, some numbered (e.g., 1, 13, 20, 25, 31, 37, 45, 52, 58). A 'Primary School' is located to the north of the road. To the south of the road, there is a large orange-shaded area labeled 'Park, the Waite'. Other landmarks include 'Hound Inn (PH)', 'Station House', 'Wynfield', 'Bridgefoot', 'Underpass', 'Sinks', and 'Parks'. The area is surrounded by green spaces and other buildings.</p>	
SHLAA Reference: Ar018	
Site Size: 0.38ha	Indicative Yield: 10 dwellings
Adjacent uses: Residential to the north, east and south.	
Reasons for discounting: Site has been removed as an allocation as it has been granted outline planning permission (4/18/2504/001) to avoid double counting when calculating housing land supply.	
Consultee Comments: See responses made to planning application above.	

Cleator

Flosh Meadows	
	
SHLAA Reference: CI004	
Site Size: 1.20ha	Indicative Yield: 30 dwellings
Adjacent uses: Residential to the east. Site is opposite the Kangol factory site.	
Reasons for discounting: Site obtained Planning Permission in 2017 and will remain in the settlement boundary for Cleator. The site is not being taken forward as an allocation to avoid double counting when calculating the housing land supply.	
Consultee Comments: N/A	

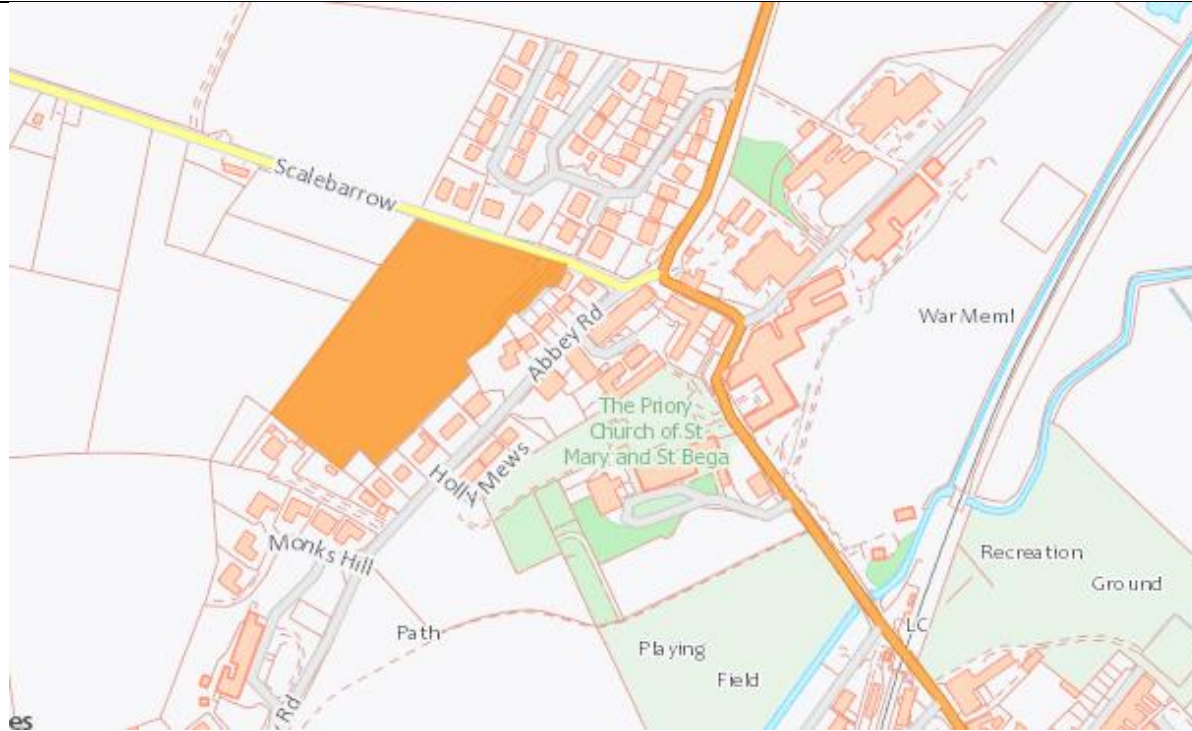
Distington

Land south Greenacres, Main Street	
	
SHLAA Reference: Di025	
Site Size: 1.98ha	Indicative Yield: 50 dwellings
Adjacent uses: Residential to the north of site. To the north is also draft Local Plan allocation HDI1 (Di013/a). To the south of the site is a beck.	
Reasons for discounting: The southern portion of the site is in food zone 3. The site is also identified within the Settlement Landscape Character Assessment as being in a green wedge. Development of this site would result in the merging of Distington and Common End.	
Consultee Comments: <ul style="list-style-type: none"> • CCC: Flood Zone 2 and 3 to the south of the site. Part of the site is identified as a flood risk to the extent that development of the site is not feasible. • UU: Main combined gravity sewers and a pressurised treated water distribution main passes through the site. These will need to be given due consideration during the site masterplanning and build. We wish to emphasise the importance of investigating the surface water hierarchy and preference for foul only connections in accordance with national policy. 	

Frizington


Land at Griffin Close	
SHLAA Reference: Fr043	
Site Size: 1.24ha	Indicative Yield: 31 dwellings
Adjacent uses: Medical centre to the east of site, residential to south and open countryside to the north.	
Reasons for discounting: Topography of site would make development difficult, site is lower than adjacent land where the surgery is situated and slopes steeply downwards towards the road. There are also constraints surrounding access given the narrowness of the road. Site has been kept in the settlement boundary to allow development should an acceptable and deliverable application come forward.	
Consultee Comments: N/A	

Land west of Santon Way	
SHLAA Reference: Se030	
Site Size: 2.31ha	Indicative Yield: 58 dwellings
Adjacent uses: Seascale recreation ground to the west of site, residential to the north and east and Seascale wastewater Treatment works to the south.	
Reasons for discounting: Objection from Cumbria County Council on flood risk grounds (see below). In close proximity to wastewater treatment works, which could result in potential amenity issues. Development would be considered as backland. A buffer would be required between the site and the adjacent pitches to the west which could impact further upon viability.	
Consultee Comments: <ul style="list-style-type: none"> Cumbria County Council: Object to the inclusion of the site as large portion is within Flood Zone 3, and development in this area could see increased risk of flooding downstream. 	

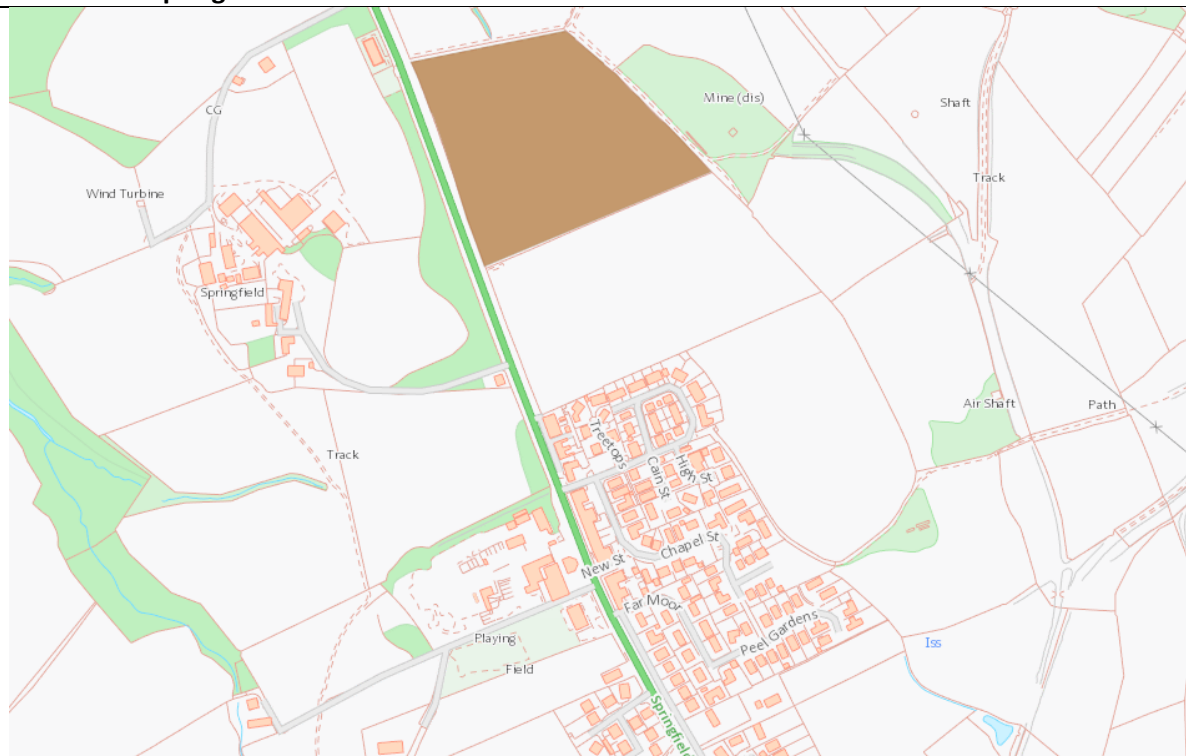
Land north east Abbey Road	
	
SHLAA Reference: Sb005	
Site Size: 1.57ha	Indicative Yield: 39 dwellings
Adjacent uses: Residential to the north, south and east, open countryside to the west.	
Reasons for discounting: Objection from CCC surrounding accessibility of site (see below).	
Consultee Comments: <ul style="list-style-type: none"> • CBC Conservation Officer: Harm to setting of conservation area • Cumbria County Council: The development of the site in highways terms is not acceptable- road too narrow to accommodate development traffic and allow pedestrians. 	

6. Sustainable Rural Villages:

Beckermet

Land north west Holme Forge	
	
SHLAA Reference: Be019	
Site Size: 1.21ha	Indicative Yield: 30 dwellings
Adjacent uses: Residential to north, open countryside to east, south and west of site.	
Reasons for discounting: Development would be backland in character and an objection has been received from Cumbria County Council on access grounds. Development would also result in some landscape and visual impacts.	
Consultee Comments: Cumbria County Council - The development of the site in highways terms is acceptable for no more than five dwellings due to challenges with accessing the highway.	

Land north Springfield Gardens



SHLAA Reference: Bi009

Site Size: 4.5ha

Indicative Yield: 113 dwellings

Adjacent uses:

Open countryside. To the south of the site is draft allocation HBI1.

Reasons for discounting:

This site was included in part as a draft allocation at Preferred Options Stage (HBI3). However, since Preferred Options, Bigrigg has moved down a tier in the settlement hierarchy and is now classed as a Sustainable Rural Village. As a result of this, there was an overprovision of housing allocations in Bigrigg, resulting in the removal of this site. This site is less well related to the settlement than the housing sites being taken forward.

Consultee Comments: See comments made at Preferred Options stage.

Western Extension- Jubilee Gardens



SHLAA Reference: Bi002

Site Size: 2.48ha

Indicative Yield: 44 (excluding allocated land at Bi002/a)


Adjacent uses: Draft housing allocation and residential development to the east, open countryside to the north, south and west

Reasons for discounting: Site bi002 is listed as part developable in the SHLAA. Part of the site has been allocated, (bi002/a), forming part of HBI2. The remainder of the site is considered to be undevelopable due to it being contrary to the development strategy and having adverse impacts on settlement character. It is also considered that the existing access from Springfield Road may not be appropriate for development of this level. Bigrigg is listed as a Sustainable Rural Village in the Settlement Hierarchy and already has a sufficient supply of suitable housing allocations to meet the identified need, therefore additional land here is not necessary.

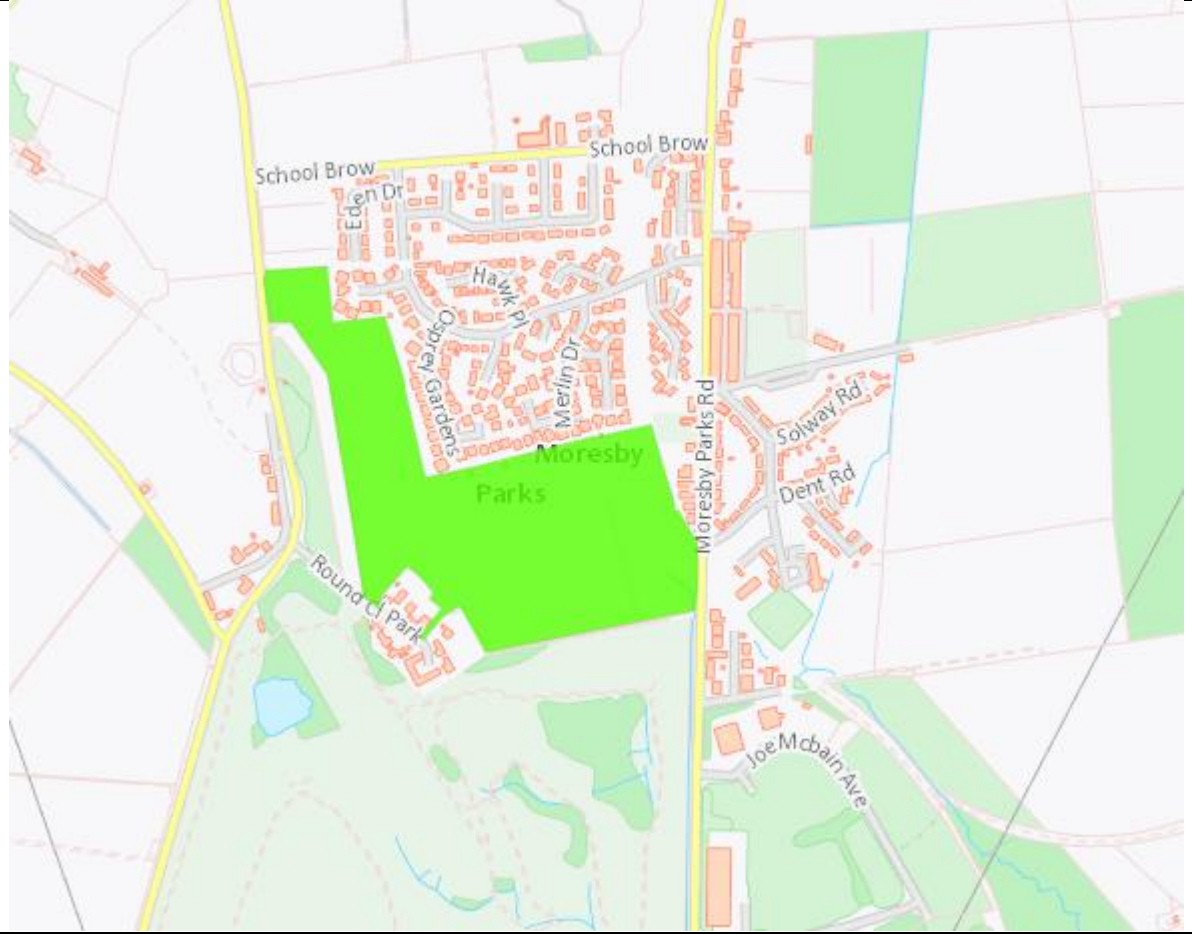
Consultee Comments: N/A

Land north Meadowbrook	
SHLAA Reference: Dh004	
Site Size: 1.30ha	Indicative Yield: 33 dwellings
Adjacent uses: Residential to the south, primarily open countryside to the north, east and west	
Reasons for discounting: Issues surrounding surface water flooding and drainage. Objection received from Cumbria County Council as Lead Local Flood Authority. Planning application for residential development on the site withdrawn in 2021 (4/19/2240/0o1).	
Consultee Comments: <ul style="list-style-type: none"> • Surface water 1 in 100. Surface water system in this area is considered under capacity and during rain events localised flooding occurs. The development of the site in LLFA terms is not acceptable. Further information is required to assess the acceptability of the site- Survey of local drainage system to assess condition and capacity with a further scheme to improve the outfall downstream of the site 	

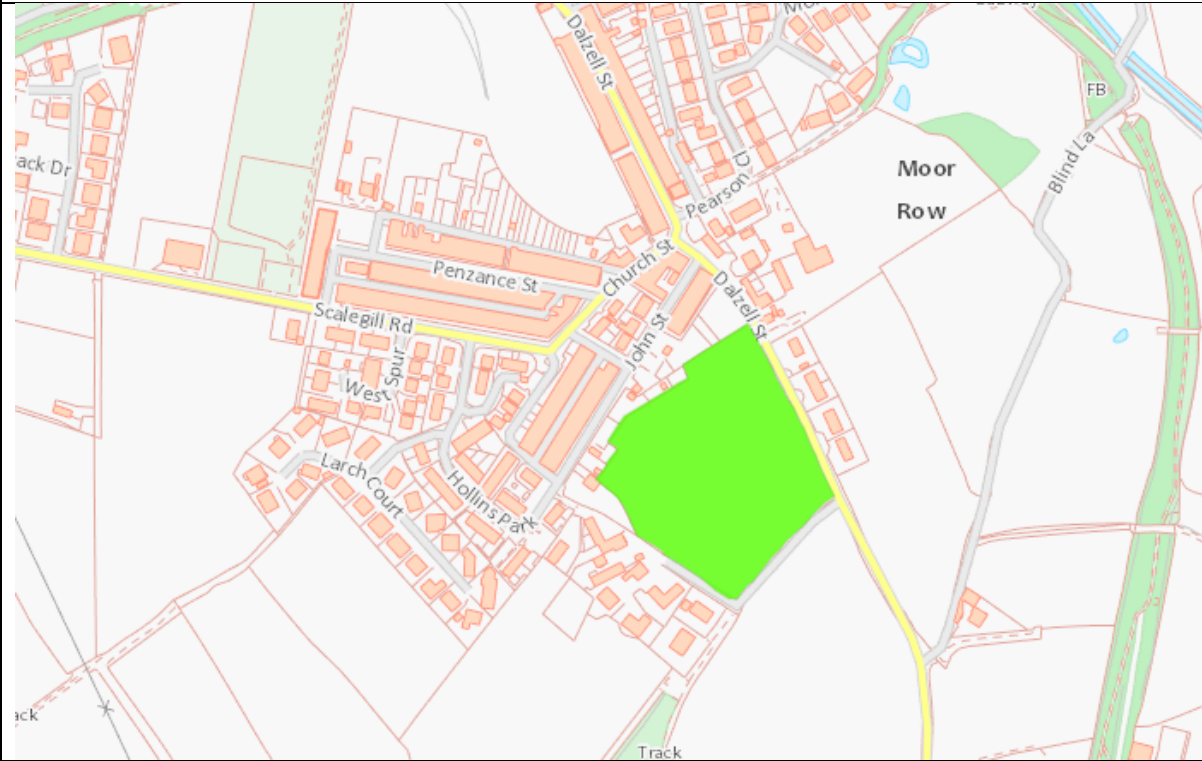
Ennerdale Bridge

Land behind Vicarage Lane	
	
SHLAA Reference: En001	
Site Size: 1.16ha	Indicative Yield: 29 dwellings
Adjacent uses: Residential to the south and east, open countryside to the north and west.	
Reasons for discounting: The site has infrastructure constraints, including sewer capacity connection issues and a lack of Gas infrastructure. There are surface water and drainage issues, as well as ecological constraints. Extract from the Ecological Assessments 2021:	
<u>Summary of Main Ecological Constraints to Development</u> The site supports a range of biodiverse habitats including wet pools and rivulets, unimproved grassland, marshy grassland, tall ruderal etc. As such it is of considerable ecological value and appears to be unsuitable for development, both in terms of its ecological value and due to the wet terrain and steeply sloping plot. It is also very close to the River Ehen SAC and its tributaries so any drainage from the site during and following development would pose risk of pollution to the watercourse. There is potential for many protected species to make use of this site and therefore many surveys will need to be completed to check for these.	
<u>Opportunities for Biodiversity Enhancement</u> The site is of biodiversity value as it is and therefore to develop the land and also include Biodiversity Net Gain on site is unlikely to be realistic unless off site compensation could be provided.	
Consultee Comments: <ul style="list-style-type: none"> • Cumbria County Council - the site has overland flow flood issues which development could ameliorate. 	

Moresby Parks

Round Close Farm	
	
SHLAA Reference: Mp010	
Site Size: 12.26ha	Indicative Yield: 306
Adjacent uses: Residential to the north and east. Open countryside to the west. In close proximity to Whitehaven Commercial Park.	
Reasons for discounting: Development, even at a smaller scale, would be contrary to the strategy and the scale of development required within the village given that there are already large sites with extant permission within the village. There are also sufficient, less constrained sites within the Sustainable Rural Villages tier to enable housing needs to be met. Development may also result in landscape impacts if development wasn't sensitively designed and connectivity to the rest of the village may be difficult given on site constraints.	
Consultee Comments: N/A	

Moor Row

Land at Moor Row	
	
SHLAA Reference: Mo026	
Site Size: 2.20	Indicative Yield: 55 dwellings
Adjacent uses: Residential to north and west. Open countryside to the south east.	
Reasons for discounting: Potential access issues. There are already two residential allocations in Moor Row, and additional allocation beyond that would result in a scale of development inappropriate for a Sustainable Rural Village.	
Consultee Comments: N/A	

7. Rural Villages

Kirksanton

Former Nursery Garden	
SHLAA Reference: N/A (new site)	
Site Size: 0.49ha	Indicative Yield: 12 dwellings
Adjacent uses: Nursing home to the east of the site, open countryside to the west and north.	
Reasons for discounting: This site was submitted to Copeland at a late stage of the plan process and was not included as part of any call for sites exercises. As a result, the appropriate assessments of the site have not been carried out, meaning there is not enough evidence to consider it at this stage. The site is heavily wooded, and it may be required to remove some trees to provide suitable access to the site. There are also sufficient deliverable sites in the rural villages' tier of the settlement hierarchy. The site will be considered further at Local plan review stage.	
Consultee Comments: N/A	

8. Open Countryside:

The Hill

Nook Meadow	
SHLAA Reference: Th001	
Site Size: 0.37ha	Indicative Yield: 9 dwellings
Adjacent uses: Surrounded by residential	
Reasons for discounting: Access to this site is very narrow and there is no public sewer. Site may be suitable for small scale windfall development providing a suitable application comes forward.	
Consultee Comments: <ul style="list-style-type: none"> • CBC flood and coastal defence engineer: No UU assets near. Surface water disposal will need to be investigated. I understand that a culvert runs through this site and that site is also the location of the drainage field of septic tanks serving surrounding properties. The site may not be developable without major renewal of existing private drainage. 	