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Copeland's Employment & Opportunity Sites

Copeland Borough Council
September 2020

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Plans are also available on the Copeland Borough Council website at:
<https://www.copeland.gov.uk/content/copeland-local-plan>

1.0 Introduction

- 1.1 The purpose of this report is to provide a provisional assessment of employment sites and opportunity areas for potential inclusion in the 2017-2035 Copeland Local Plan. Sites have been separated into three tables: Table 1 includes a list of all employment sites taken forward as allocations in the Preferred Options Draft of the Local Plan, Table 2 is an assessment of potential employment sites and Table 3 includes an assessment of potential opportunity areas.
- 1.2 The sites have been collated from a number of sources; the 2013 to 2028 Copeland Local Plan and Development Policies DPD, saved policies from the Copeland Local Plan 2001 to 2016. Sites identified from the 2015 Preferred Options and sites submitted in the 2020 Call for Sites (non-residential)
- 1.3 The allocation of sites and opportunity areas for employment and economic use will be further assessed and consulted upon once we better understand the existing available sites in terms of amount and suitability and future employment/economic need across the Borough that will be identified through the Employment Development Needs Assessment (EDNA) and Employment Land Availability Study (ELAS). The studies will be commissioned prior to the next stage of plan production. In the interim, a draft EDNA has been produced that provides the position at 2018 and includes a chapter setting out the key changes and challenges up to 2020 that will be reflected upon in detail in the later study.
- 1.4 Sites within this report have been assessed to identify constraints and their suitability subject to future employment need. In terms of opportunity areas sites have been assessed to identify constraints and whether they have been developed out. All sites considered suitable will need to be assessed in more detail to identify matters including; availability, highways access, viability and flood risk. Figure 3 below expands on how the 'suitability' of employment sites have been determined:
- 1.5 Policies E3PO 'West Lakes Science and Technology Park' and E4PO: 'Employment Sites and Allocations' of the 2020 Draft Preferred Options includes a provisional list of sites to be protected for employment use which are categorised under the following headings; Regionally significant science parks, Strategic business parks, Major employment sites and Local employment sites. The sites are identified in Figures 1 and 2 and further details can be found in the Economy Section of the September 2020 Draft Preferred Options DPD.

Figure 1: Westlakes Science and Technology Park (Local Plan Preferred Options Policy E3PO)

Policy E3PO: Westlakes Science and Technology Park (Regionally Significant Science Park)



The Westlakes Science and Technology Park will continue to be the focus for a knowledge campus of international significance in line with the requirements of policies DS7PO, E4PO and BE4PO with regards to uses and design standards.

Uses will be restricted to B1 and D1 use classes, although ancillary uses may be acceptable within the boundaries of the park (e.g. a gymnasium, café, crèche) to support the effective functioning of the Science Park and its employees, where a need can be demonstrated to the satisfaction of the Council.

The Council will work with the site's owners to produce a Masterplan for Westlakes to inform its future development.

Figure 2: Employment Sites and Allocations (Local Plan Preferred Options Policy E4PO)

Policy E4PO: Employment Sites and Allocations



Development within the boundaries of the following employment sites and allocations will be supported where criteria set out in policies E1PO and E2PO is met. Development is restricted to B1, B2 and B8 Use Classes.

	Site	Total Site Size (Approx - hectares)
Strategic Employment Site	Hensingham Common, Whitehaven*	30ha
	Leconfield Industrial Estate	14.4ha
Major Employment Sites	Whitehaven Commercial Park, Moresby Parks	12ha
	Bridge End, Egremont	12.5ha
Local Employment Sites	Sneckveat Rd, Whitehaven	4.9ha
	Haig Business Park, Whitehaven	2.6ha
	Furnace Row, Distington	3.1ha
	Frizington Rd, Frizington	1.6ha
	Seascale Rural Workshops	1.4ha
	Devonshire Rd, Millom	5.9ha
	Mainsgate Rd, Millom	3.4ha

2.0 Site Suitability

Figure 3: Suitability Terms

Suitability	The site is not considered to be an appropriate location for employment due to the following constraint(s):
Flood Risk	Parts of the site are at risk from flooding and are located within FRZ2 and/or FRZ3. Allocating the site, when there are suitable alternatives to enable the delivery of the Local Plan, would be contrary to the emerging LP Strategy and national policy (NPPF Para 155) which directs development away from areas of existing and future flood risk.
Amenity Impacts	If approved the site would offer a poor level of amenity to neighbouring residents.
Landscape Impacts	Development of the site is likely to have an adverse effect on recognised important landscape features identified in the Settlement Landscape Character Assessment.
Open space Impacts	The site has been recognised as an important open space in terms of value and/or quality in the Open Space Assessment. The emerging Local Plan protects such open spaces from development.
Settlement character Impacts	Development of the site would be harmful to the character of the area
Unacceptable intrusion into Open Countryside	Development of the site would constitute an unacceptable intrusion into the open countryside with the site being poorly related, and poorly connected, to the existing settlement.
Impact on Trees	The site is heavily wooded, falls within an area or ancient woodland or contains a number of trees protected by Tree Preservation Order. Allocating the site for development is likely to result in pressure for the removal of trees which will lead to a loss of biodiversity. Development of such sites, where there are alternative less constrained sites available, would be contrary to paragraph 175a of the NPPF.
Highway Impacts	It is unlikely that a suitable access can be provided to the site and/or development would have an unacceptable impact upon the highway network.
Heritage Impacts	Development is likely to have an unacceptable impact upon a heritage asset or its setting.

3.0 Site Availability

1.6 Site availability has not been actively assessed at this stage, a full assessment will be completed once we better understand employment need. The following points will then be considered:

- The site is already in an active use
- The landowner has not indicated an intention to develop or sell the site for economic use
- The site is in multiple ownerships
- There are ransom strips or existing tenancies

Table 1: Employment Land Taken Forward as an Allocation in the Local Plan Preferred Options Draft

Site Location and Name	Total Ha of Land	Location within draft strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Westlakes Science Park	63ha	N/A		Allocate as Regionally Significant Science Park	Suitable and available site
Hensingham Common, Whitehaven*	30ha	Principal Town		Determine availability of site and allocate as strategic Employment Site	This location would provide easy access to the proposed Whitehaven Relief road and is well connected to existing employment sites at Westlakes Science Park and Leconfield
Leconfield Industrial Estate, Cleator Moor	14.4ha	Key Service Centre		Allocate as Strategic Employment Site	Suitable and available site
Whitehaven Commercial Park, Moresby Parks	12ha	Sustainable Rural Village		Allocate as Major Employment site	Suitable and available site
Bridge End, Egremont	12.5ha	Key Service Centre		Allocate as Major Employment site	Suitable and available site
Sneckyeat Rd, Whitehaven	4.9ha	Principal Town		Allocate as Local Employment Site	Suitable and available site
Haig Business Park, Whitehaven	2.6ha	Principal Town		Allocate as Local Employment Site	Suitable and available site
Furnace Row, Distington	3.1ha	Local Service Centre		Allocate as Local Employment Site	Suitable and available site

Frizington Rd, Frizington	1.6ha	Local Service Centre		Allocate as Local Employment Site	Suitable and available site
Seascale Rural Workshops	1.4ha	Local Service Centre		Allocate as Local Employment Site	Suitable and available site
Devonshire Rd, Millom	5.9ha	Key Service Centre		Allocate as Local Employment Site	Suitable and available site
Mainsgate Rd, Millom	3.4ha	Key Service Centre		Allocate as Local Employment Site	Suitable and available site

Table 2: Initial Assessment of Additional Potential Employment Land (where not currently included within Draft Preferred Options Policies E3PO and E4PO)

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Beckermet						
Be013	Land adjacent Glenholme Beckermet	1.61	Open Countryside	Open countryside, separated from the settlement boundary and built up area of Beckermet. Located within floodzones 2 & 3.	Do not allocate	<ul style="list-style-type: none"> Suitability Flood Risk Unacceptable intrusion into the open countryside
Be019/a	Land West of Holm Forge Beckermet	6.02	Open Countryside	Adjacent to the settlement boundary of Beckermet. Close proximity to residential area and agricultural land. Floodzones 2 & 3 are located in part of the southern area of the site.	Do not allocate	<ul style="list-style-type: none"> Suitability Flood Risk Unacceptable intrusion into the open countryside Amenity impacts

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Be025	Beckermat Extension to Energy Coast Business Park Beckermat	1.07	Open Countryside	Open countryside location, close proximity to Haile Business Park. Surrounding area is agricultural land. Located on former Beckermat Mine HRA comments - The site comprises open fields, and as such could provide supporting habitat for bird species for which nearby SPA and Ramsar sites are designated.	Do not allocate Some potential for future inclusion as an opportunity area subjected to: <ul style="list-style-type: none"> Identified need Habitat assessment Suitability of land 	<ul style="list-style-type: none"> Further Habitat assessment Suitability of land Open countryside
Be026	Beckermat Extension to Energy Coast Business Park (2) Beckermat	1.64	Open Countryside	Open countryside location, close proximity to Haile Business Park. Surrounding area is agricultural land. Located on former Beckermat Mine HRA comments - The site comprises open fields, and as such could provide supporting habitat for bird species for which nearby SPA and Ramsar sites are designated.	Do not allocate Some potential for future inclusion as an opportunity area subjected to: <ul style="list-style-type: none"> Identified need Habitat assessment Suitability of land 	<ul style="list-style-type: none"> Further habitat assessment Suitability of land Open countryside
Bigrigg						

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Bi019	Land to rear (south west) Village Hall, Bigrigg	1.51	Open Countryside	Adjacent to the settlement boundary of Bigrigg. Pasture land located to the rear of the Village Hall. Within close proximity to a residential area and service station.	Do not allocate	<ul style="list-style-type: none"> • Suitability • Open countryside • Amenity impacts • Access • Availability • Existing use
Cleator/Cleator Moor						
CI005 (part)	Cleator Mills, and surrounding area. Cleator	2.21	Local Service Centre	Located within the settlement boundary of Cleator. The site is located in floodzones 2 and 3. A range of vacant and derelict mill buildings stand within the site. Ennerdale Hall a listed building is located adjacent to the site.	De- allocate Include as part of a wider opportunity area	Any future redevelopment of the site should come forward as part of a masterplan to include sites: C1005, CI006, CI018, CI007 and will be subject to mitigation and alleviation of flooding, and preservation of the existing mill buildings.

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Cm086 (E7)	Leconfield Extension	5.28	Key Service Centre	Located adjacent to Leconfield Industrial site. This area of land remains undeveloped, separated from the industrial estate by a footpath and banking. In addition the land is at a lower level than the industrial estate and access is difficult.	De- allocate	<ul style="list-style-type: none"> • Suitability • Access
Distington						
Di031	Rear of Central Garage, Distington	1.38	Open Countryside	The site is located to the rear of a car sales garage, and otherwise surrounded by open countryside. Part of the site falls within flood zone 2.	Do not allocate	<ul style="list-style-type: none"> • Flood risk • Unacceptable intrusion into the open countryside • Access
Egremont						
Eg056	Begargill Quarry North, Egremont	11.93	Open Countryside	The site is a former quarry and historic landfill site. It is separated from the Key Service Centre of Egremont by the A595. The site now includes open fields and is a county wildlife site	Do not allocate	<ul style="list-style-type: none"> • Suitability • Unacceptable intrusion into the open countryside • Potential landscape and impact to habitat

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Eg057	Begargill Quarry South, Egremont	12.44	Open Countryside	The site is a former quarry and historic landfill site. It is separated from the Key Service Centre of Egremont by the A595. The site now includes open fields and is a county wildlife site	Do not allocate	<ul style="list-style-type: none"> Suitability Unacceptable intrusion into the open countryside Potential landscape and impact to habitat
Eg066	Land at Florence Mine, Egremont	2.76	Open Countryside	The site is north of Bergargill Quarry and is separated from the Key Service Centre of Egremont by the A595. It is the location of a former mine, a museum, gallery and workshop is located within the site. The remainder of the site is comprised of open fields and a potential area for habitat.	Do not allocate Potential reserve site	<p>The site has some potential in light of its former use and access off of the A595.</p> <p>Any future allocation would be subject to:</p> <ul style="list-style-type: none"> Availability Need Further habitat assessment
Haverigg						
Ha005	Land to the East of Moor Moss Lane, Haverigg	7.63	Open Countryside	The site is located adjacent to a caravan park and open fields. It Falls completely within flood zones 2 and 3.	Do not allocate	<ul style="list-style-type: none"> Suitability Flood risk Amenity impact

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
						<ul style="list-style-type: none"> Unacceptable intrusion into the open countryside
Kirkland						
Ki009	Kirkland House Farm, Kirkland	1.52	Part open countryside, Part within the rural village	The site is located adjacent to the built up area of Kirkland, the farm house is located within the site. Open fields are situated to the north of the site.	Do not allocate	<ul style="list-style-type: none"> Suitability Amenity impacts Settlement character impacts
Millom						
Mi029	Foundry Road Garage, King Street, Millom	0.77	Key Service Centre	The brownfield site is located within an employment area, with residential development to the south west and open fields to the north. The site is	Do not allocate	<ul style="list-style-type: none"> Flood risk

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
				completely within flood zones 2 and 3		
Mi039	Mainsgate Road, Millom	3.22	Part open countryside Part key service centre	The site is currently vacant land that lies to the south of a group of existing residential properties, and to the east of commercial premises. The majority of the site is located within flood zone 2.	Do not allocate	<ul style="list-style-type: none"> Flood risk
Mi042	Millom Pier, Millom	3.09	Key Service Centre	The site is located adjacent to Morecombe Bay and Duddon Estuaries SPA and Ramsar and may offer supporting habitat for any bird species for which the SPAs and Ramsar sites are designated. The site is partly within flood zone 2 and is located within an industrial and coastal setting.	De-allocate Any future redevelopment of the site will be subject to mitigation and alleviation of flooding, and further assessment of habitation.	<ul style="list-style-type: none"> Flood risk Habitats

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Moor Row						
Mo013	Land Adjacent Moor Row and Westlakes, Moor Row	0.66	Open Countryside	The site that is currently in use as agricultural land, located to the north west of a residential area and adjacent to West Lakes Science and Technology Park.	Proposed Allocation	<ul style="list-style-type: none"> • Allocate as part of a larger extension to include Mo029 and Mo030) subject to: • Availability • Identified need
Mo028	Land to Southwest of Summer-groves, Moor Row	8.51	Open Countryside	The site that is currently in use as agricultural land, located to the south west of a residential area and adjacent to West Lakes Science and Technology Park.	De- allocate	<ul style="list-style-type: none"> • No identified need at this location • Proposed alternate use • Availability
Mo029	Scalegill Hall Farm, Moor Row	1.52	Open Countryside	The site that is currently in use as agricultural land, located to the west of a residential area and adjacent to West Lakes Science and Technology Park.	Proposed Allocation	<ul style="list-style-type: none"> • Allocate as part of a larger extension to include Mo013 and Mo030) subject to: • Availability • Identified need
Mo030	Land Adjacent to Scalegill, Moor Row	9.14	Open Countryside	The site that is currently in use as agricultural land, located to the north of a residential area and adjacent to West Lakes Science and Technology Park.	Proposed Allocation	<ul style="list-style-type: none"> • Allocate as part of a larger extension to include Mo013 and Mo029 subject to: • Availability • Identified need

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
Seascale						
Se027	Land adjacent Seascale Workshop, Seascale	2.73	Open Countryside	The site is in agricultural use and is adjacent to a small employment area to the north east of the site. The surrounding area is agricultural	Do not allocate	<ul style="list-style-type: none"> • Suitability • Settlement character • Unacceptable intrusion into the open countryside
Se029	Land at Yottenfews North of CNC Dog Training Facility, Sellafield	1.56	Open Countryside	The site is in existing use as a dog training centre and in close proximity to the Sellafield site	Do not allocate	<ul style="list-style-type: none"> • Suitability • Availability • Need
Thornhill						
To001	Land North of Cop Lane, Thornhill	7.41	Open Countryside	The site is located amongst agricultural land, separated from the built form of the Thornhill.	Do not allocate	<ul style="list-style-type: none"> • Suitability • Settlement character impacts • Unacceptable intrusion into the open countryside
Whitehaven						

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
We013	Moresby Parks Road, Whitehaven	0.59	Principal Town	The site is located directly off Moresby Road, located within an employment area. The site is currently in horticultural use, with pylons located within the site boundaries.	Do not allocate	<ul style="list-style-type: none"> The site is in existing use Change of use can be determined through the planning process, as the site falls within the settlement boundary.
We032	Land at West Cumberland Hospital & Snekyeat Road, Hensingham, Whitehaven	4.26	Principal Town	The site is located within the grounds of West Cumberland Hospital. Some of the former hospital buildings have now been demolished. Other surrounding uses are residential and playing fields.	Do not allocate	<ul style="list-style-type: none"> Suitability Access Alternate Use Proposed
We041	Land off Snekyeat Road, Whitehaven	2.04	Open Countryside	Agricultural land, with landscape impact –open hillside	Do not allocate	<ul style="list-style-type: none"> Landscape Impact Unacceptable intrusion into the open countryside
Wh021	Red Lonning, Whitehaven	0.57	Principal Town	The site is adjacent to Red Lonning Industrial Estate and is in active employment use	De allocate	The site is in existing employment use and location and does not need to be allocate.
Ws020	Former night club Meadow	0.44	Principal Town	Former night club, planning permission has now been	Do not allocate	<ul style="list-style-type: none"> Availability

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Employment Land Allocation)	Reasoning for Draft Decision
	Road, Whitehaven			approved for a residential development		<ul style="list-style-type: none"> • Alternate use proposed

Table 3: Opportunity Areas

Reference	Site Name and Location	Total HA of Land	Location within Draft Strategy	Description of the Site and Surrounding Area. Site Constraints and HRA comments (where applicable)	Draft Proposal (Regeneration Site/Opportunity Area)	Reasoning for Draft Decision
Cleator						
CI005 (part)	Cleator Mills, and surrounding area. Cleator	2.21	Local Service Centre	Located within the settlement boundary of Cleator. The site is located in floodzones 2 and 3. A range of vacant and derelict mill buildings stand within the site. Ennerdale Hall a listed building is located adjacent to the site.	Include within draft policy E5PO (opportunity sites)	Any future redevelopment of the site should come forward as part of a masterplan to include sites: C1005, CI006, CI018, CI007 and will be subject to mitigation and alleviation of flooding, and preservation of the existing mill buildings.
Egremont						
EEOS1 (Eg054 and Eg064)	Land at Chapel Street, Egremont	0.88	Key Service Centre	Depot and car park, located within the commercial area of Egremont	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> • Suitable

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Eg067	Former Red Lion PH Main Street Egremont		Key Service Centre	Former public house	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable
Whitehaven						
WEOS1	Old Dawn Fresh Factory Site	1.41	Principal Town	Part developed and in active use (Boat yard) The remainder of the site (car park area) remains available	Include the undeveloped area within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable
WEOS2	Jacksons Timber Yard	0.47	Principal Town	Active use as a timber yard	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable-subject to availability
WEOS3	Preston Street Garage	0.44	Principal Town	In active use as a car and motorcycle repair garage	Include within draft policy E5PO opportunity sites)	<ul style="list-style-type: none"> Suitable –subject to availability
WEOS4	BT Depot Preston Street	0.93	Principal Town	In active use as a BT depot	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable –subject to availability
WEOS5	Land at Ginns	2.97	Principal Town	Part of the site is in active use as a temporary car park	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable

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WEOS6	Land at Coach Road	0.63ha	Principal Town	Some existing buildings on the site, that may be in active use	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable –subject to availability
Wp005	Meadow View Coach Road	5.67	Principal Town	Greenfield/telecommunication masts. Majority of site is grassed agricultural land. Much of the site falls within flood zones 2 and 3.	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable –subject to appropriate flood mitigation measures
WTC1 (Wt030)	Quay Street Car Park	0.15	Principal Town	Active use as a car park	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable –subject to availability
WTC2 (WT013)	Former Mark House	0.16	Principal Town	Active use a temporary car park	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable
WTC4	Former bus depot and garage	0.17	Principal Town	Part of the site is currently being developed (Buzz station) and the remainder is in temporary use a storage compound	Include the undeveloped area within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable
Wt019	Gough Street	0.08	Principal Town	Active use work shop and car park	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable-subject to availability
OS2 (Wt020)	Pow Beck	11.97	Principal Town	Part of the site is located with flood zone 2	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> Suitable –subject to appropriate flood mitigation measures

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Wt021	Cockpit	0.2	Principal Town	Active use as a temporary car park	Include within draft policy E5PO (opportunity sites)	<ul style="list-style-type: none"> • Suitable
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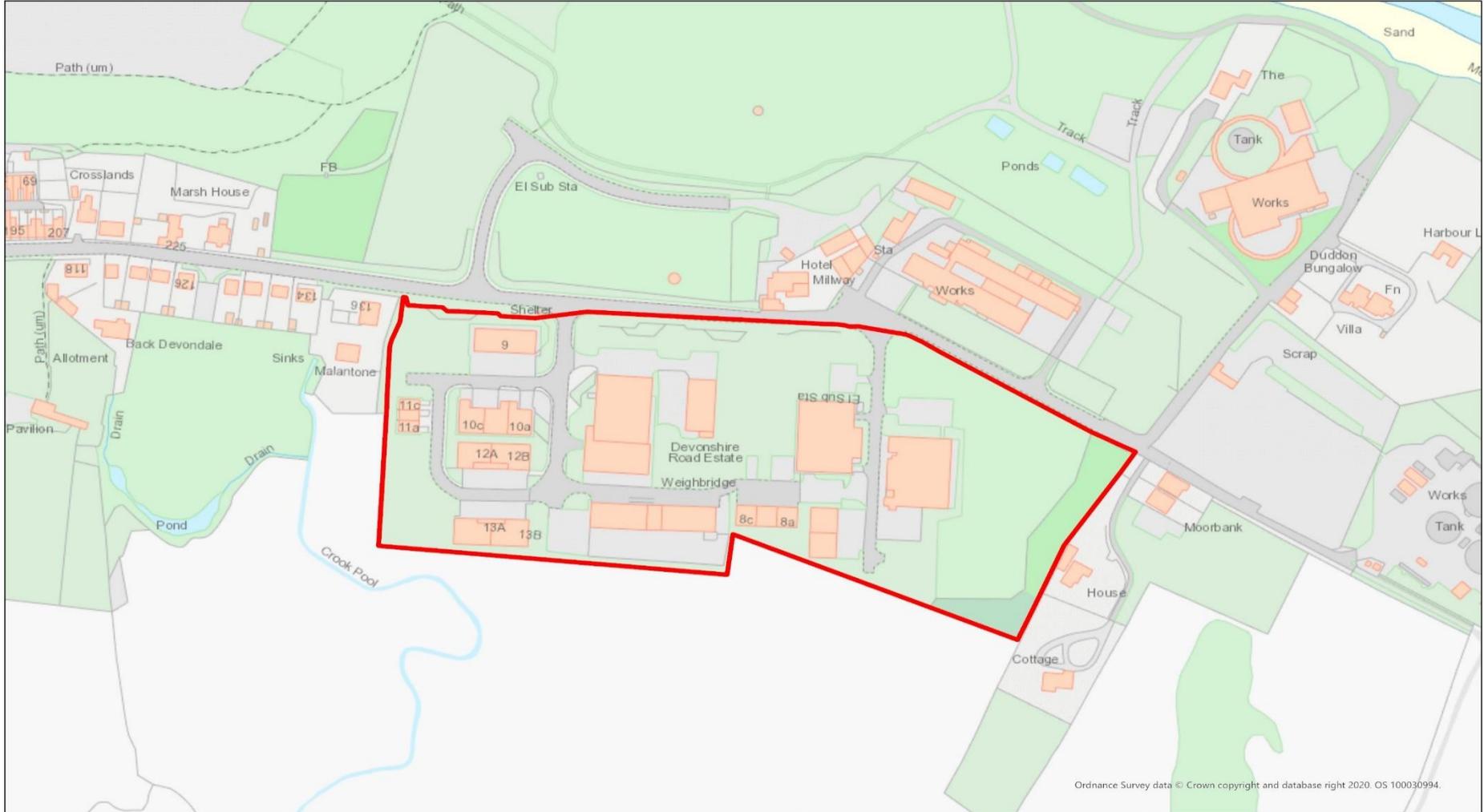
Appendix A

Maps of Potential Employment Land

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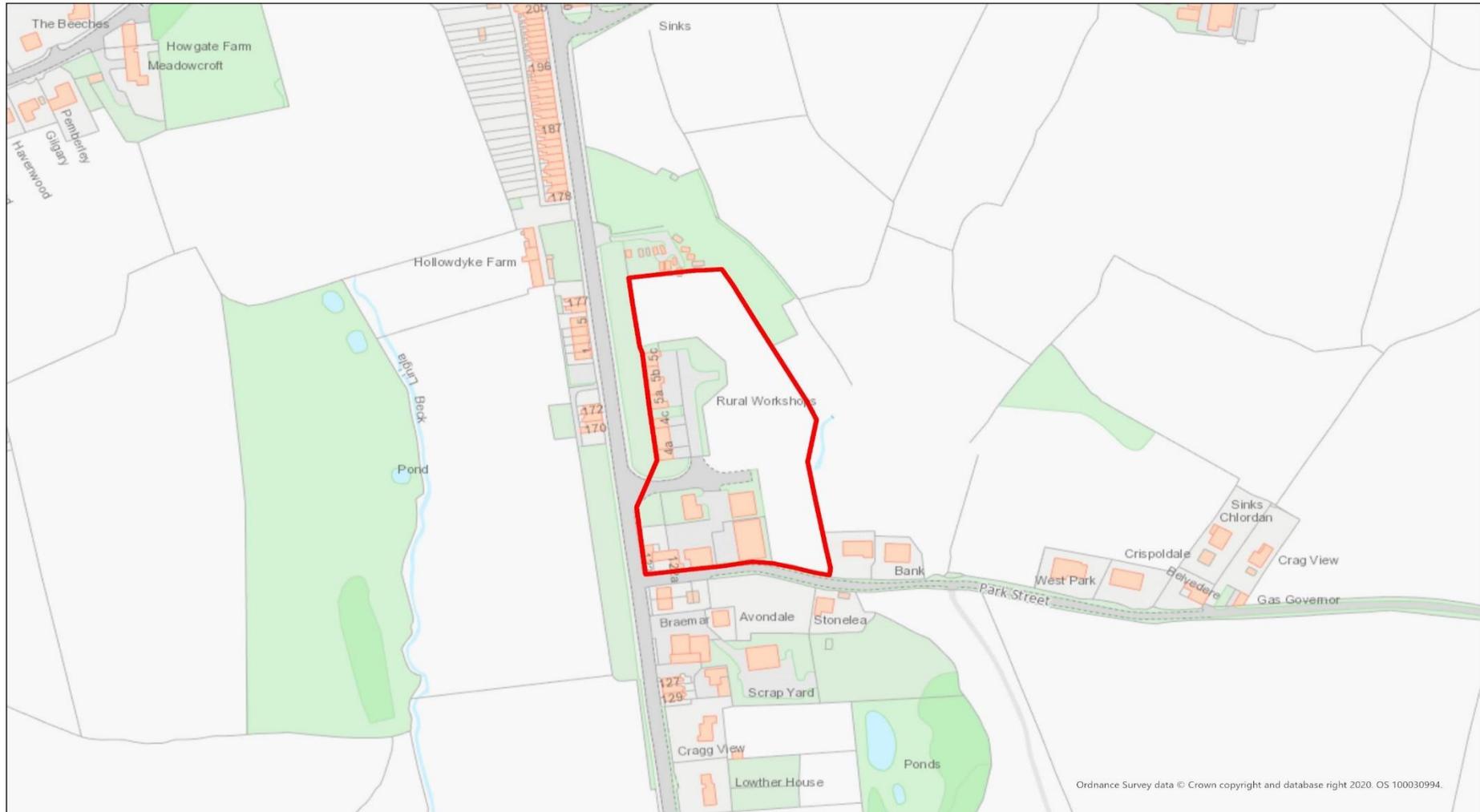


 Draft Employment Sites	Bridge End Industrial Estate Egremont	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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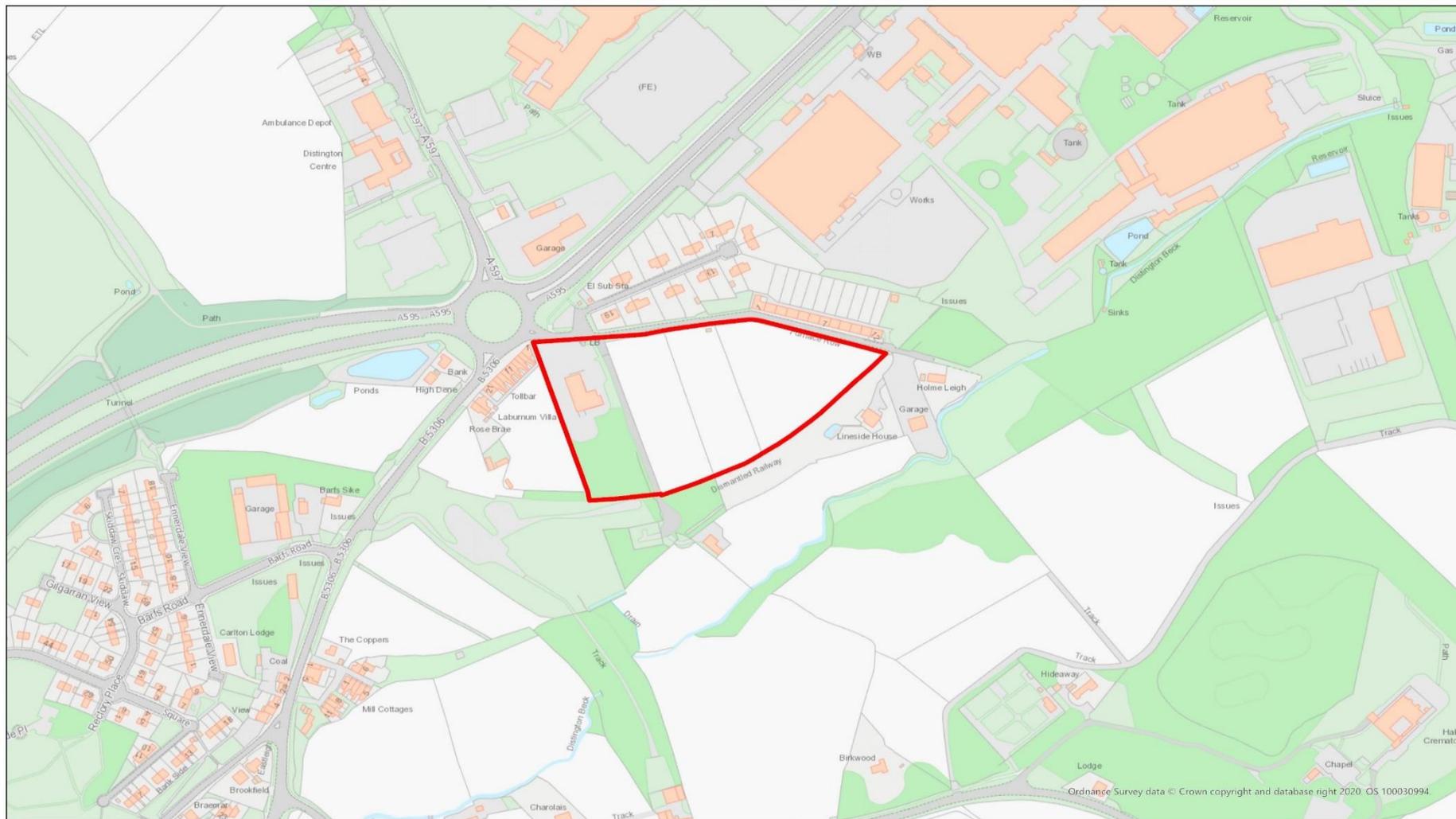
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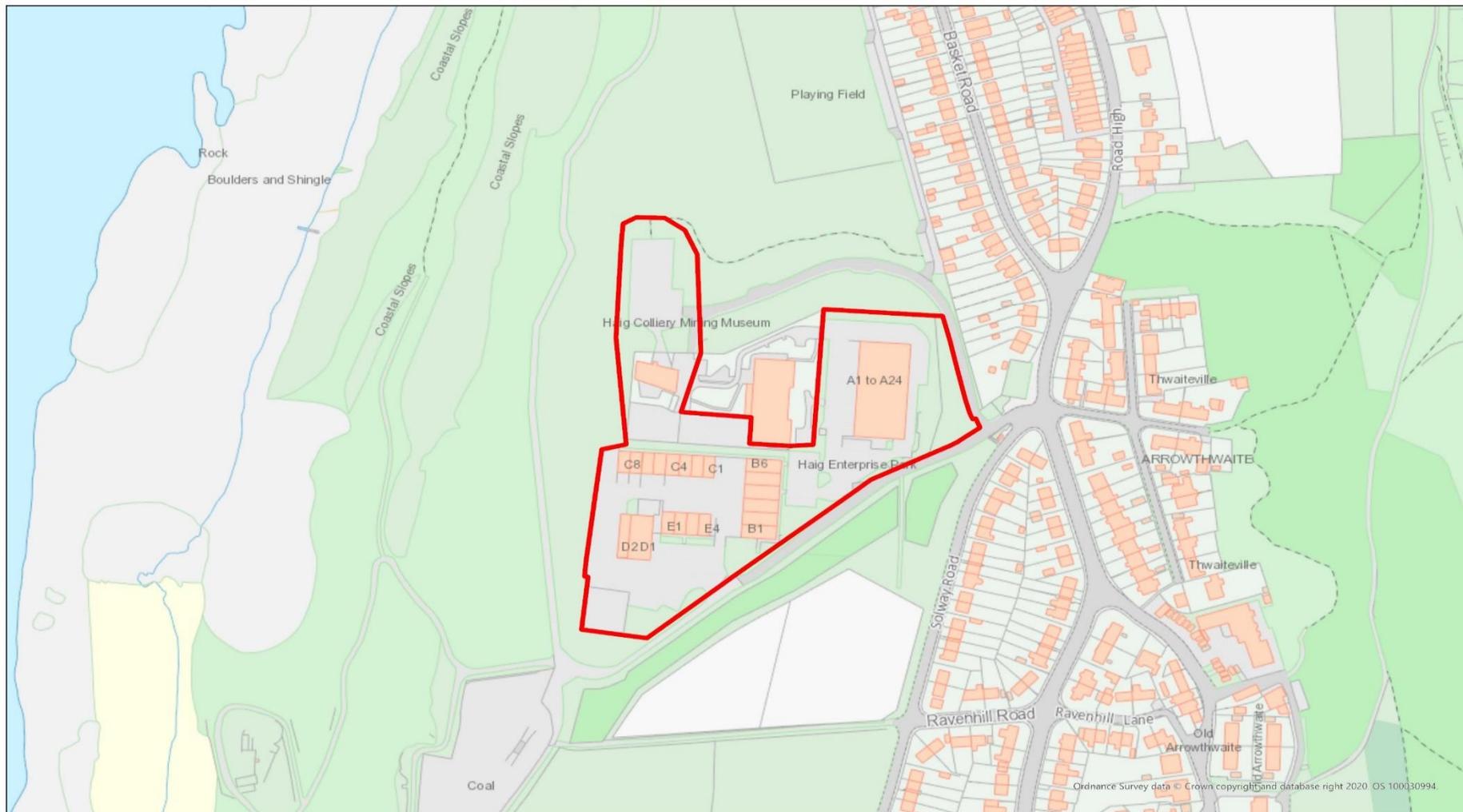
 Draft Employment Sites	Frizington Industrial Estate Frizington	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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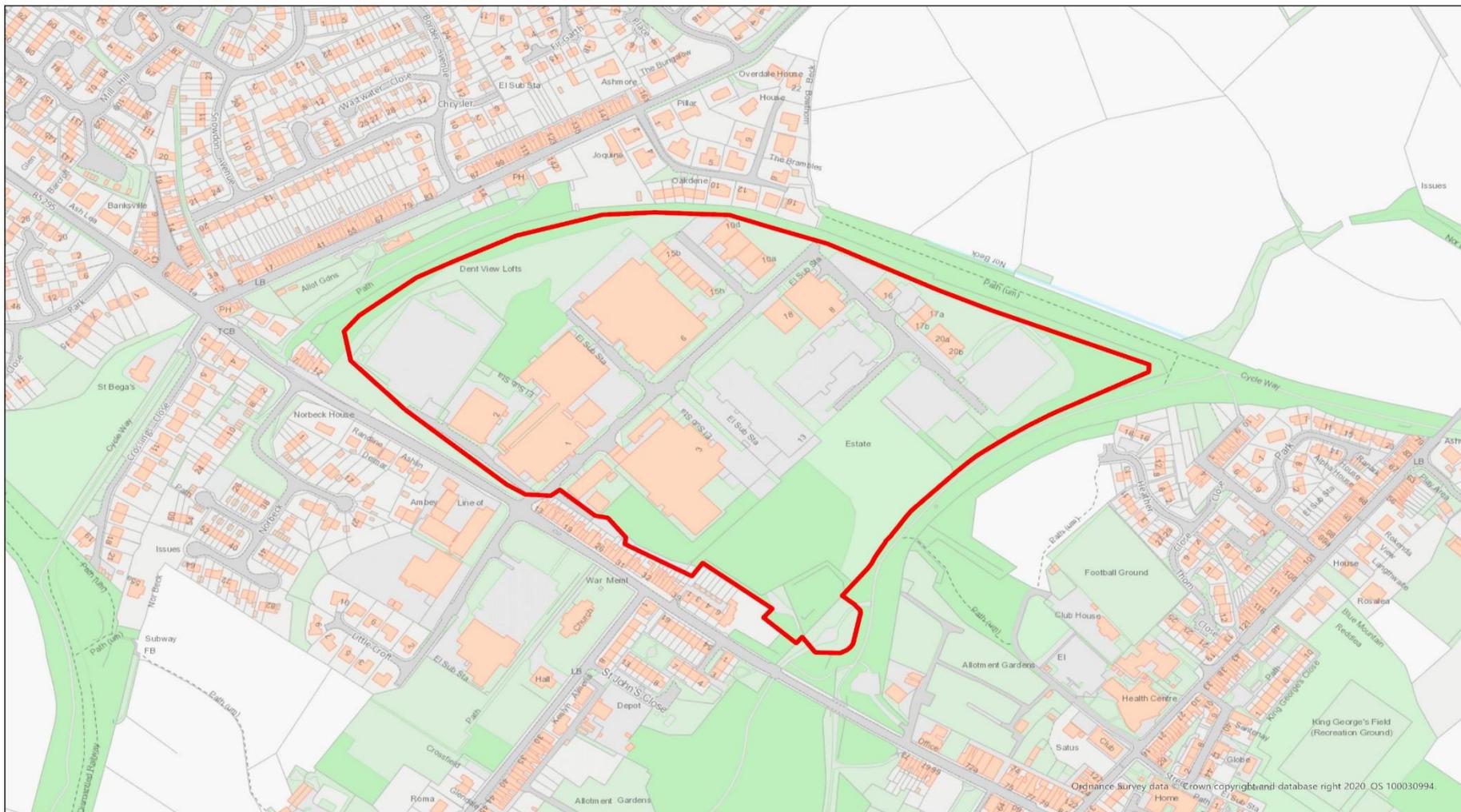
 Draft Employment Sites	Furnace Row Distington	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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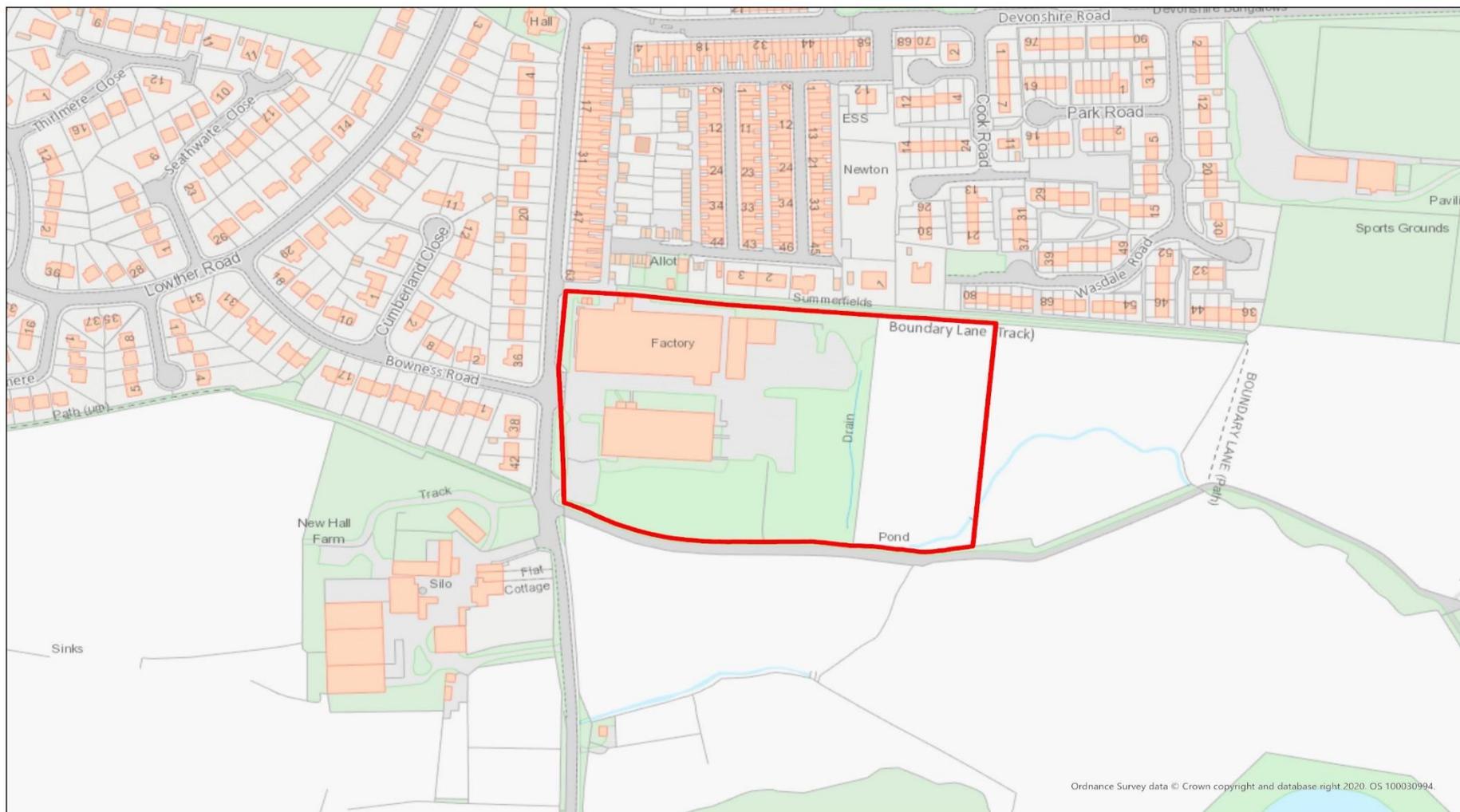
 Draft Employment Sites	Haig Business Park Whitehaven	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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 Draft Employment Sites	Leconfield Industrial Estate Cleator Moor	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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 Draft Employment Sites	Mainsgate Road Millom	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



 Draft Employment Sites	Seascale Rural Workshops Seascale	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	<small>© Crown copyright & database rights (2019) Ordnance Survey (100019619).</small>	Date of Issue: 08/09/2020	Scale: 1:2,000

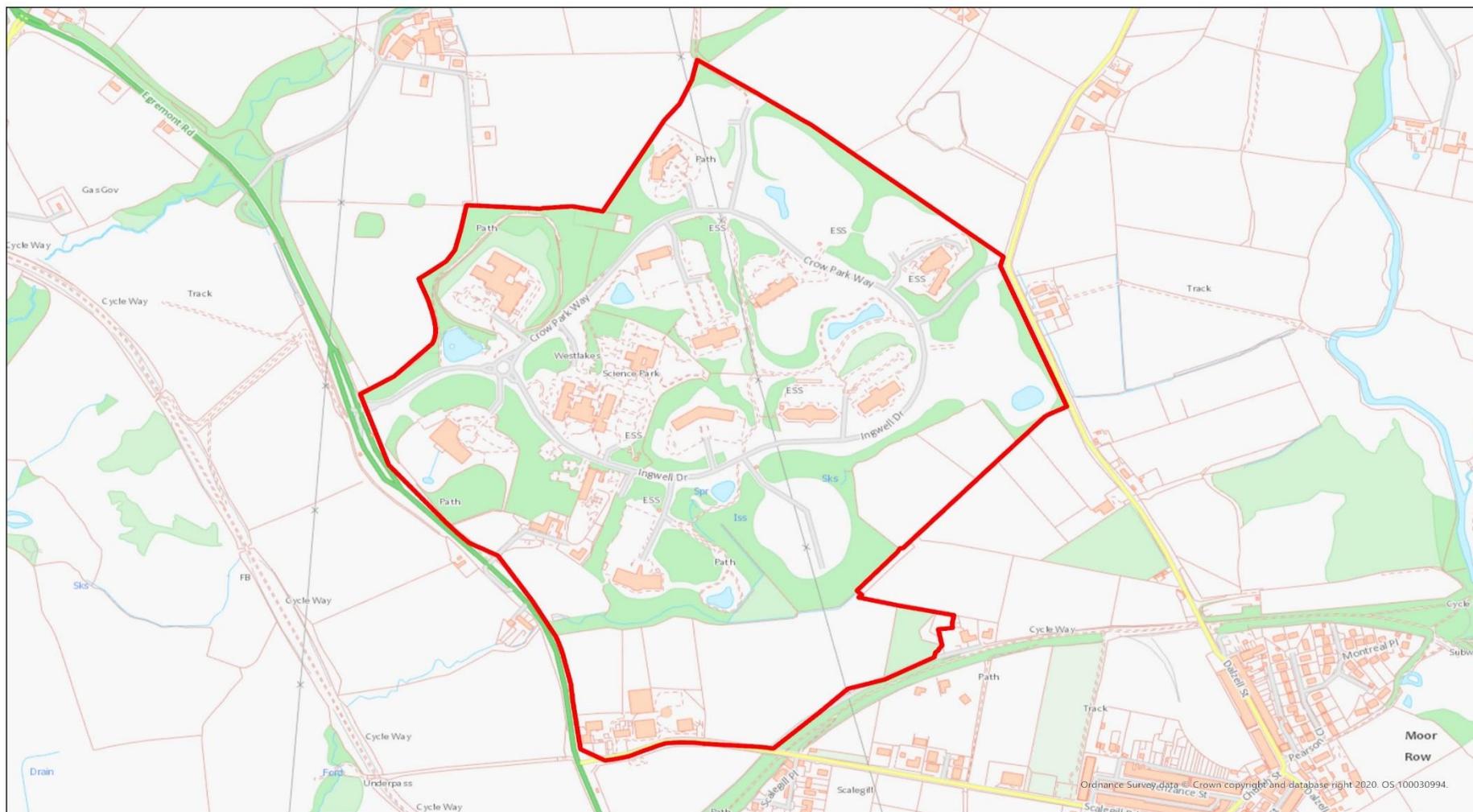
September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



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 Draft Employment Sites	Sneckyeat Industrial Estate Whitehaven	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	<small>© Crown copyright & database rights (2019) Ordnance Survey (100019619).</small>	Date of Issue: 08/09/2020	Scale: 1:2,000

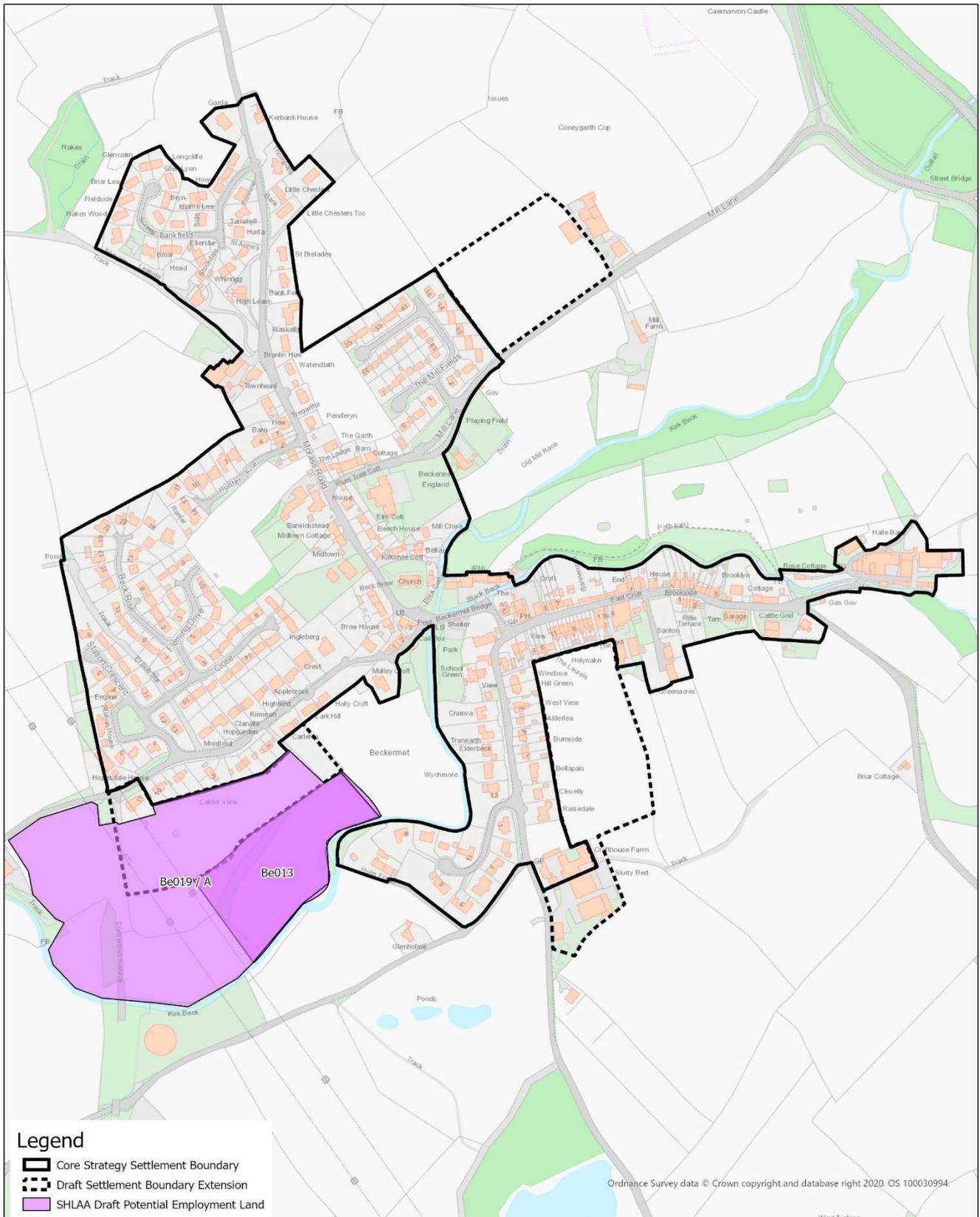
September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



Draft Employment Sites	Westlakes Science Park Moor Row	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	<small>© Crown copyright & database rights (2019) Ordnance Survey (100019619).</small>	Date of Issue: 08/09/2020	Scale: 1:5,000

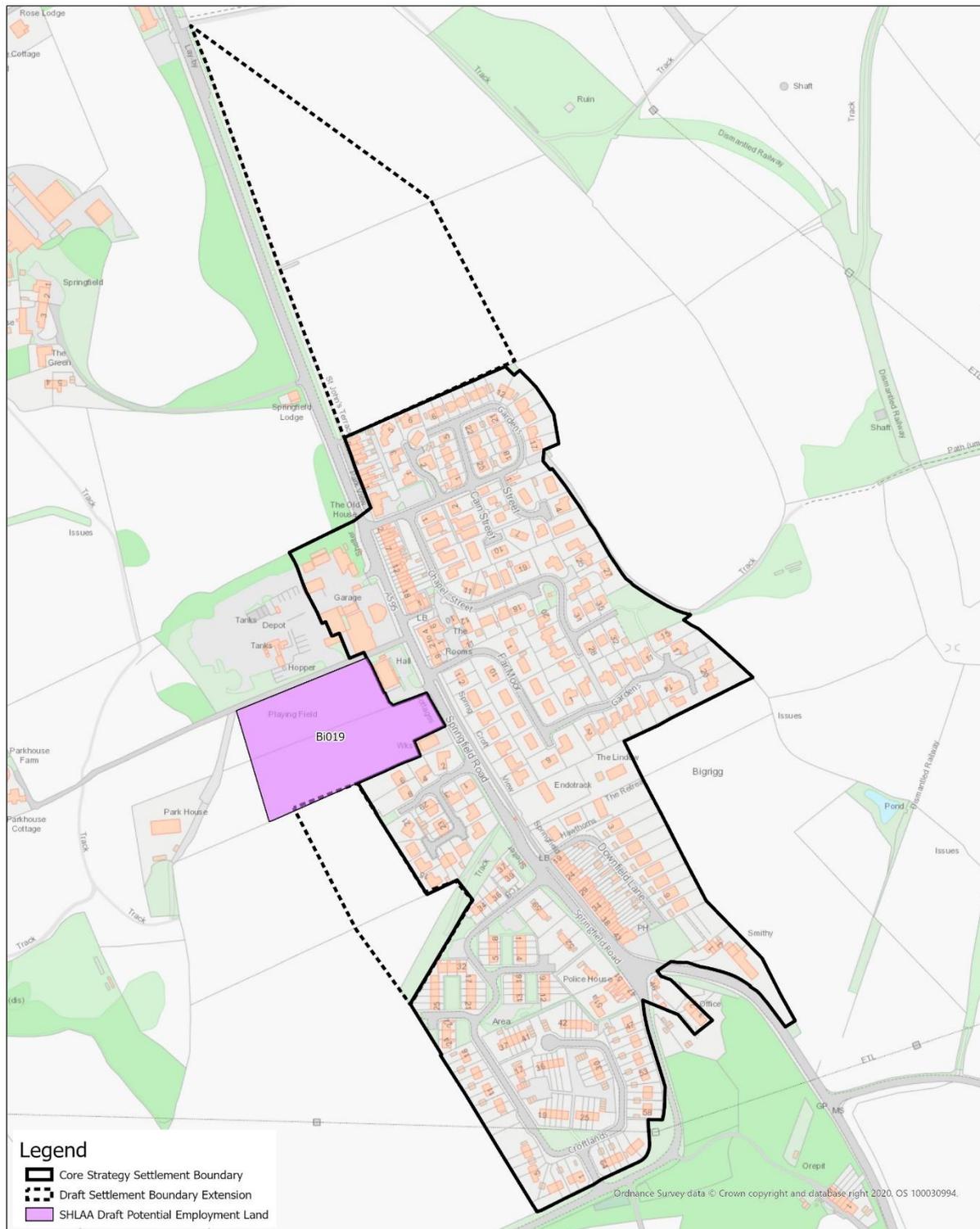
Appendix B Employment Sites under Consideration

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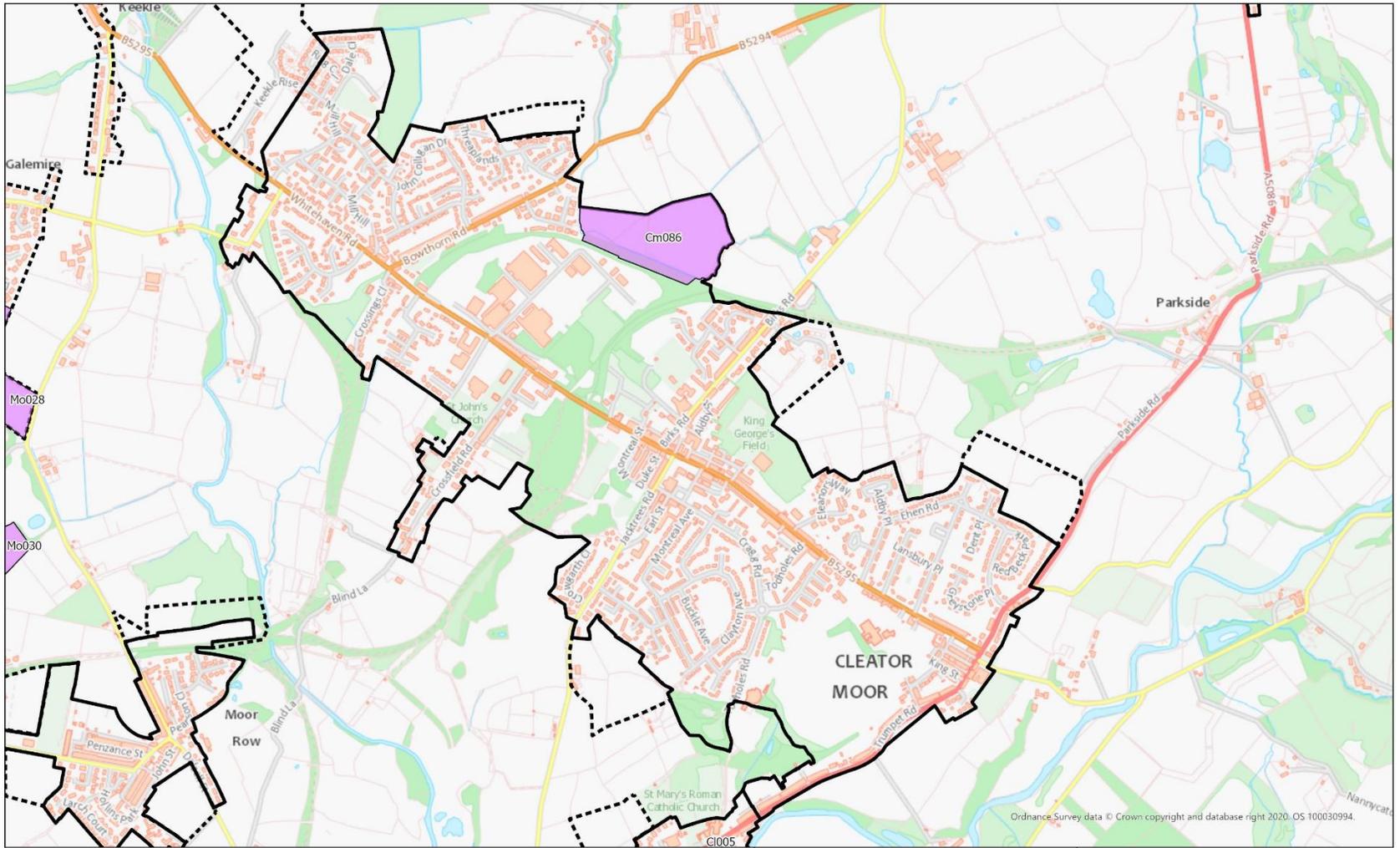


<p>Beckermat</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:3,500</p>

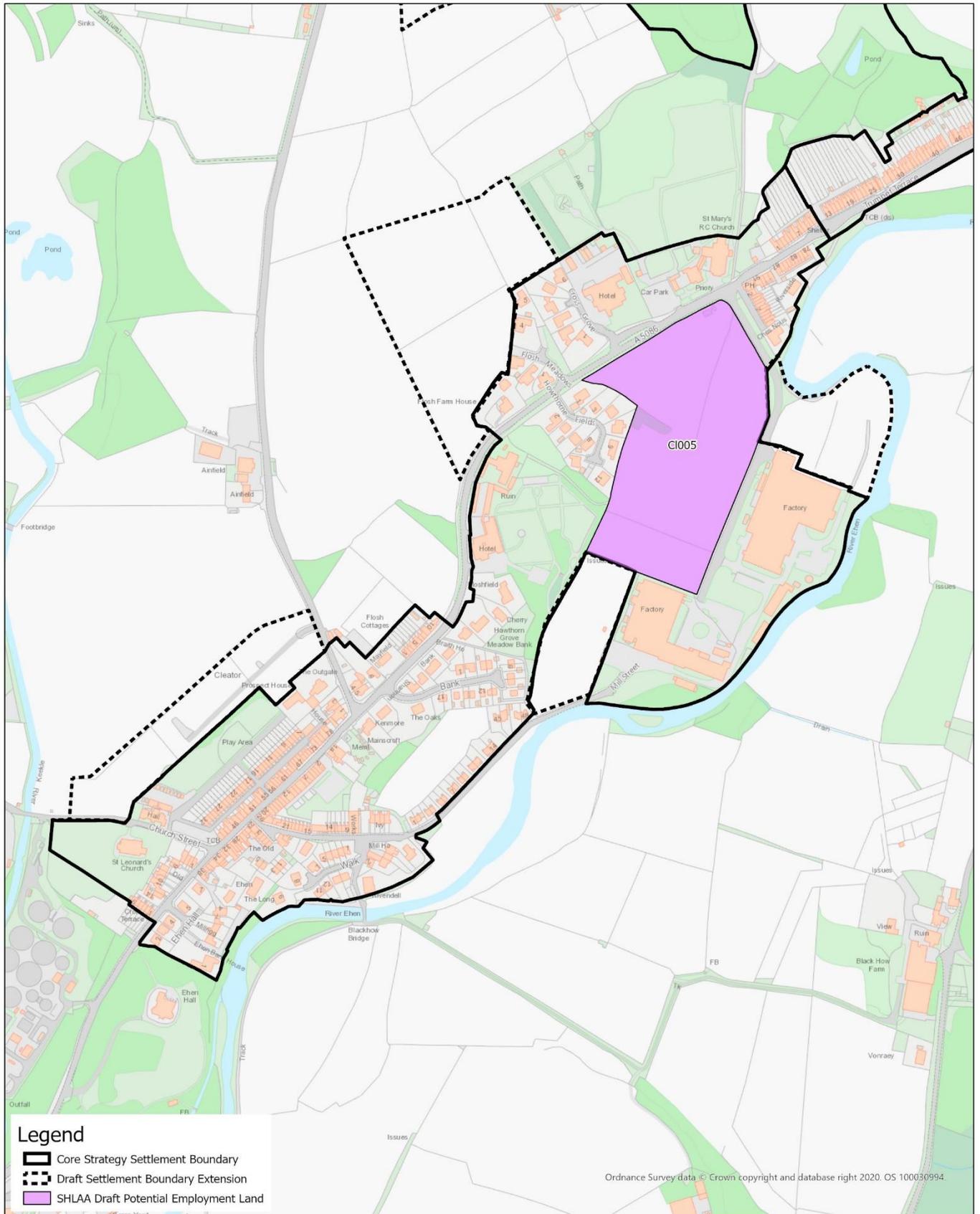
September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



<p>Bigrigg</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:3,000</p>

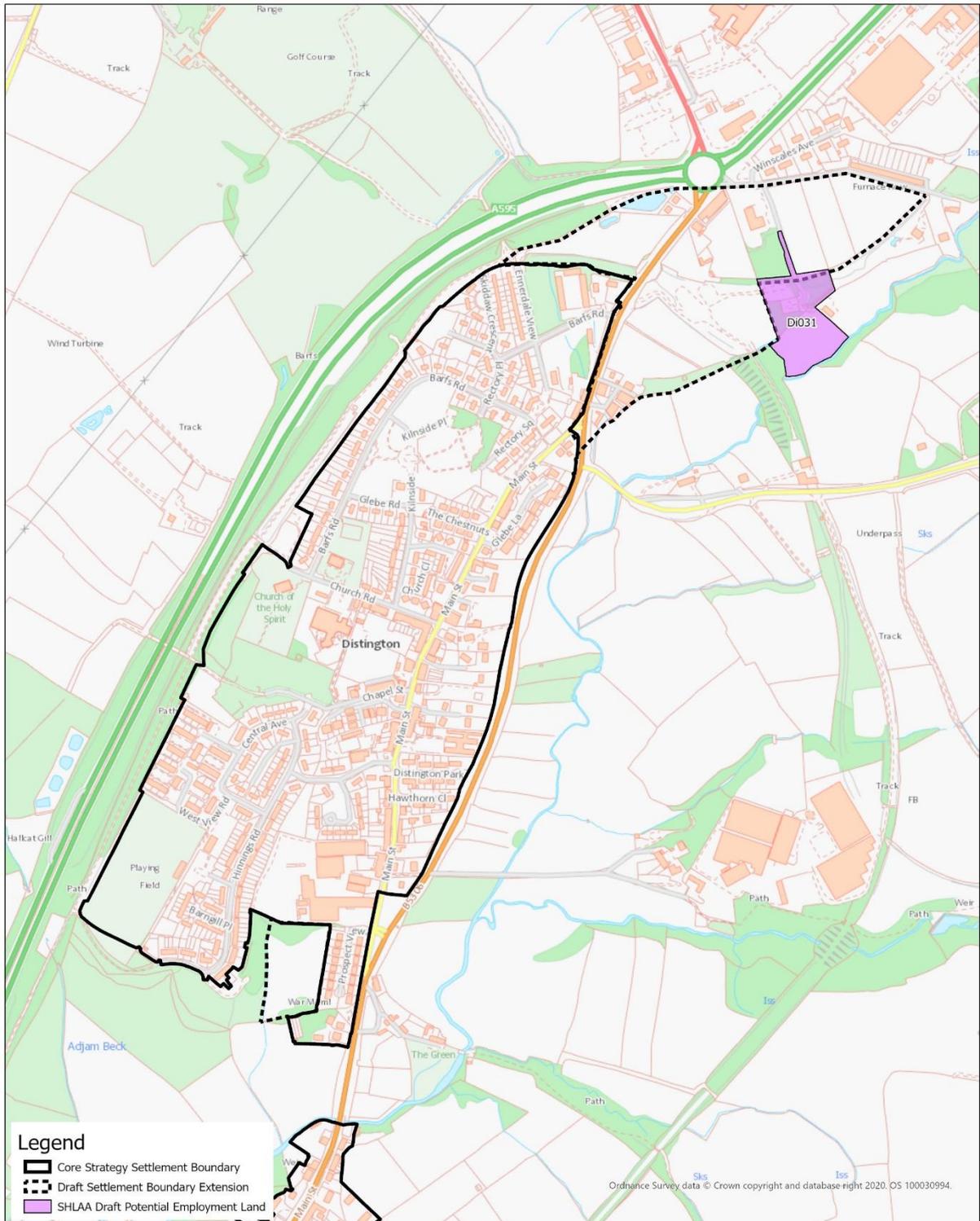


<p>Legend</p> <ul style="list-style-type: none"> SHLAA Draft Potential Employment Land Core Strategy Settlement Boundary Draft Settlement Boundary Extension 	<p>Cleator Moor</p> <p style="font-size: small;">© Crown copyright & database rights (2020) Ordnance Survey (100029619).</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p> <p>Date of Issue: 18/09/2020</p>	<div style="text-align: center;">  <p style="font-size: x-small;"><i>Proud of our past. Energised for our future.</i></p> </div> <p style="text-align: center;">Scale: 1:9,000</p>
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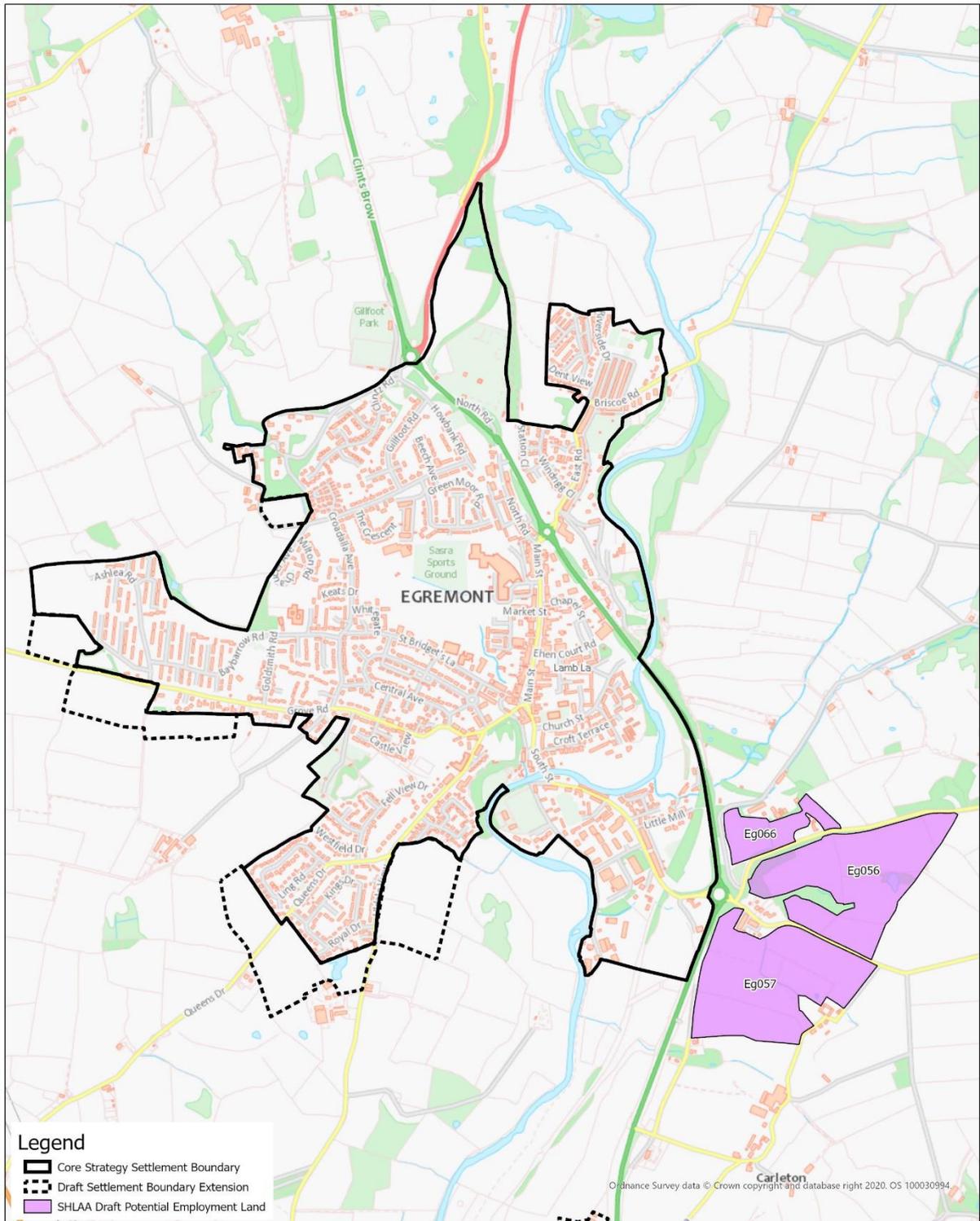


<p>Cleator</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
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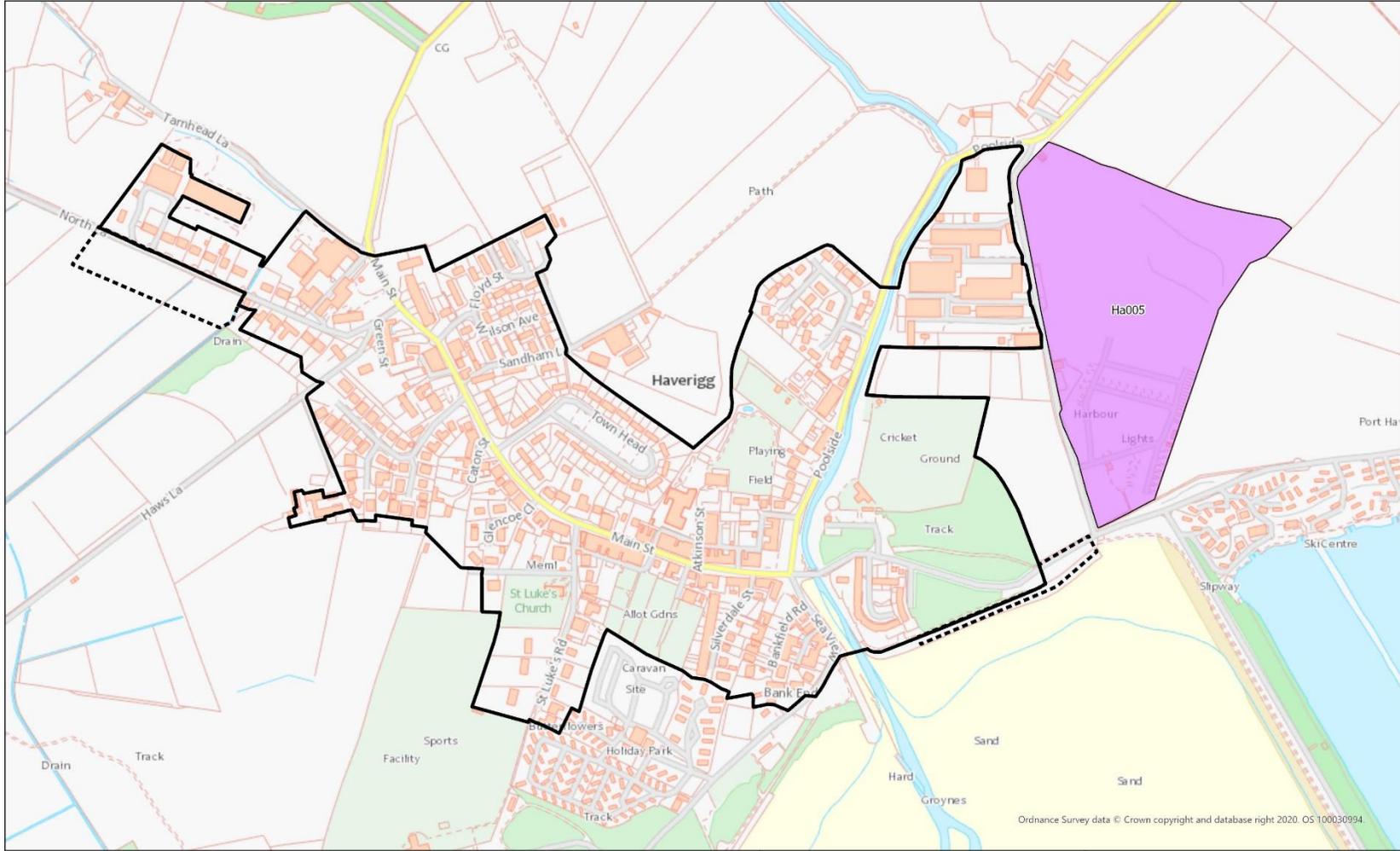
September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



<p>Distington</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:5,000</p>

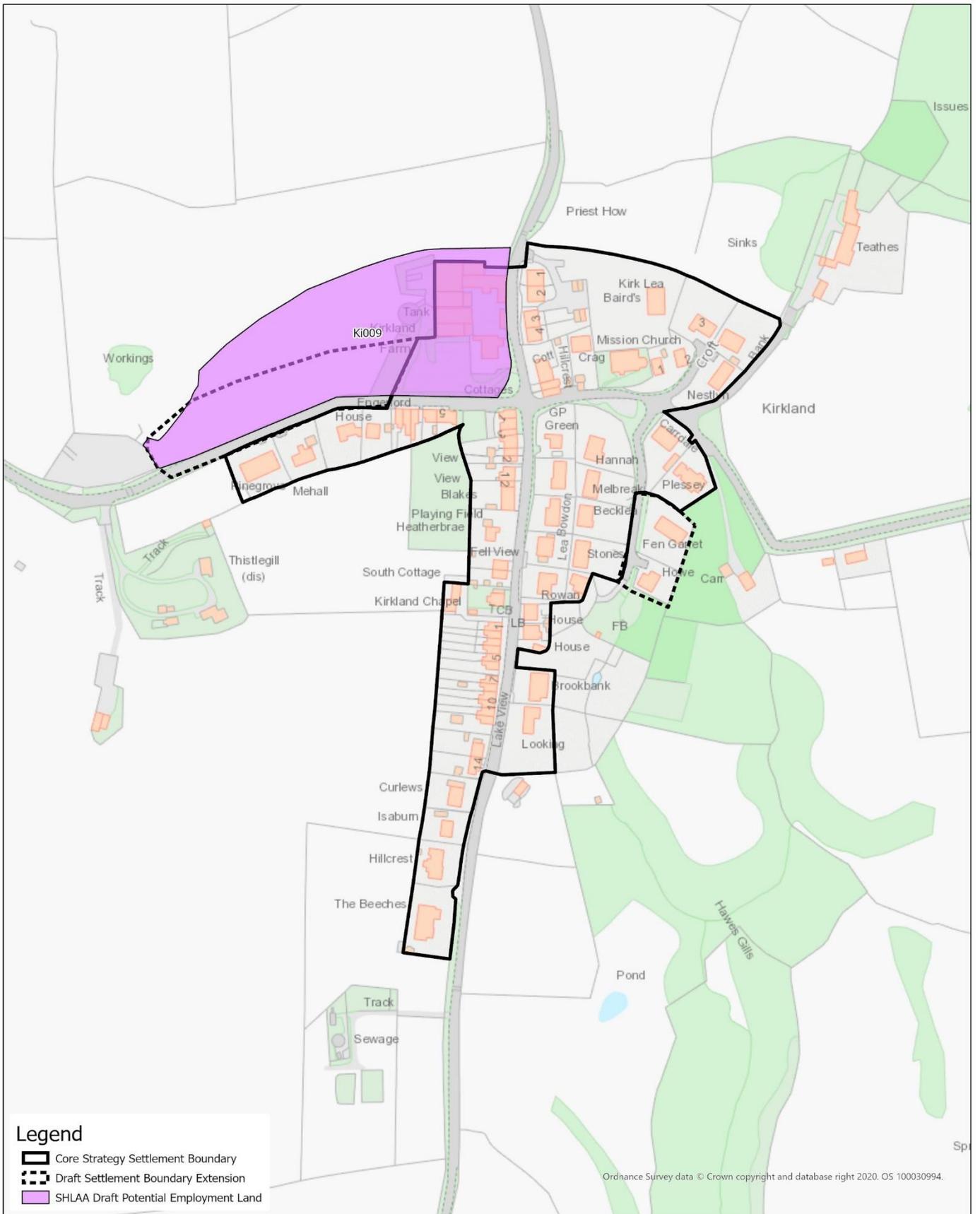


<p>Egremont</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:9,500</p>



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<p>Legend</p> <ul style="list-style-type: none"> SHLAA Draft Potential Employment Land Core Strategy Settlement Boundary Draft Settlement Boundary Extension 	<p>Haverigg</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
<p>© Crown copyright & database rights (2020) Ordnance Survey (100019619).</p>		<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:4,000</p>



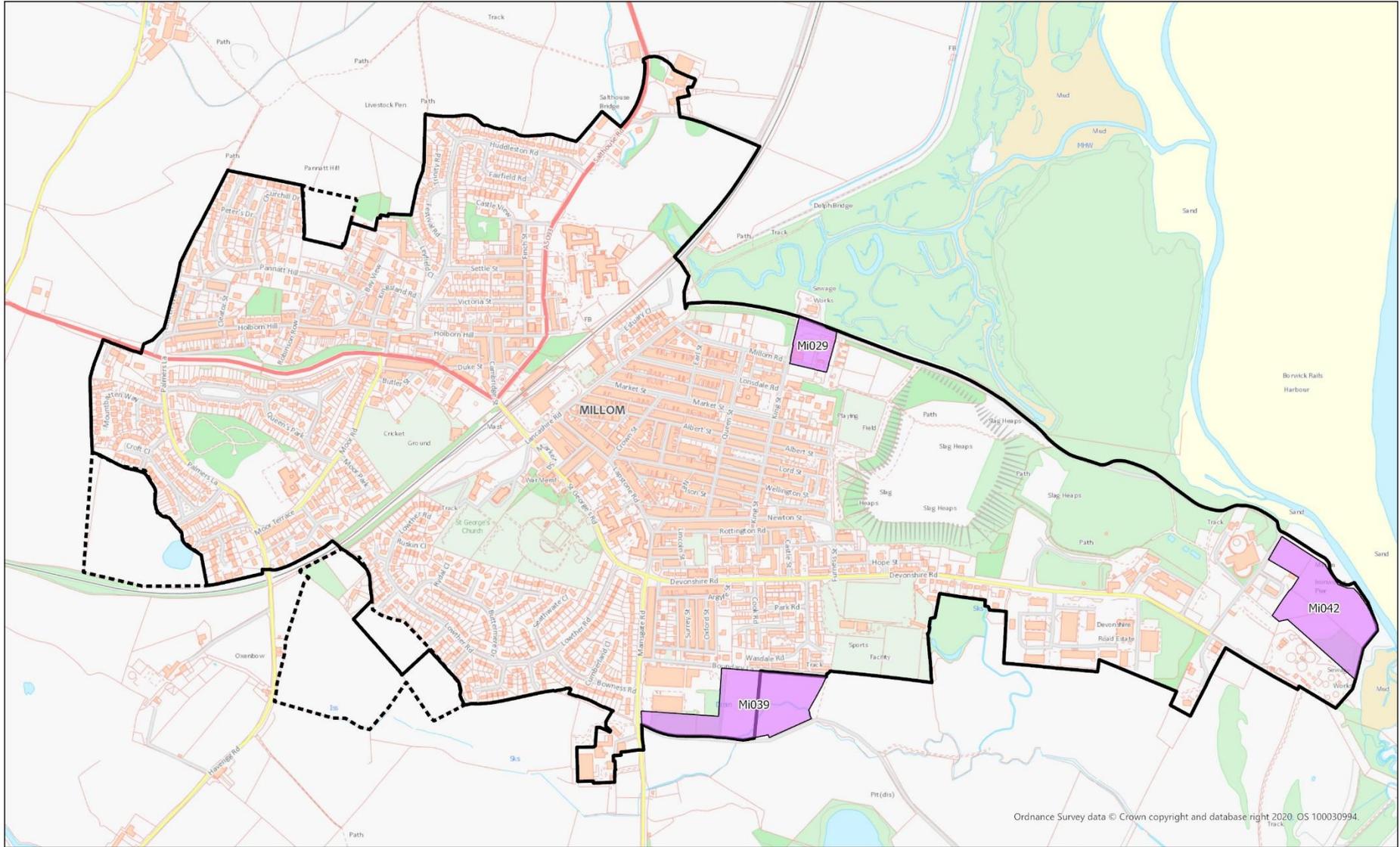
Kirkland

Copeland Borough Council
 The Market Hall
 Market Place
 Whitehaven
 Cumbria, CA28 7JG



Date of Issue: 18/09/2020

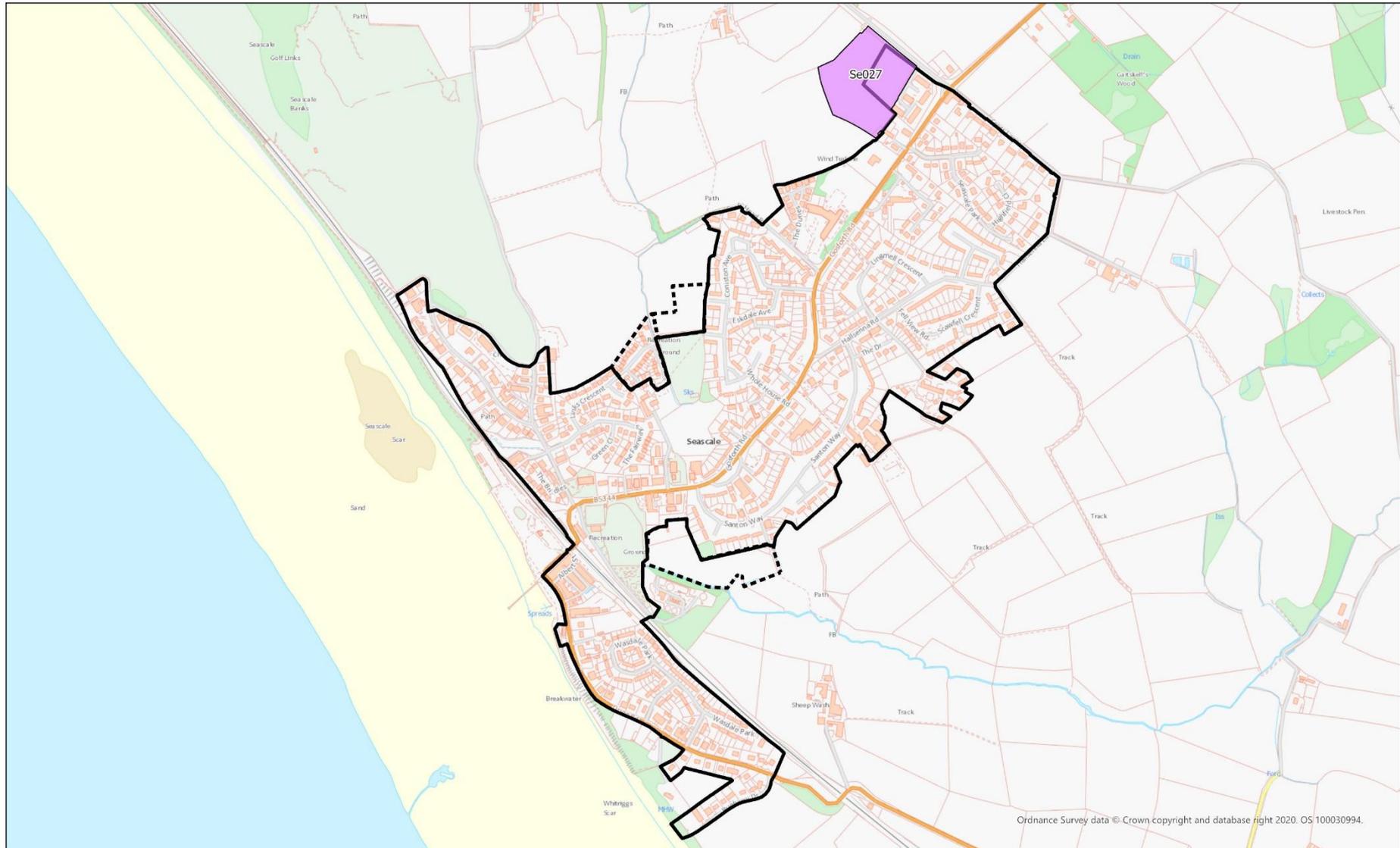
Scale: 1:2,000



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<p>Legend</p> <ul style="list-style-type: none"> SHLAA Draft Potential Employment Land Core Strategy Settlement Boundary Draft Settlement Boundary Extension 	<p>Millom</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>© Crown copyright & database rights (2020) Ordnance Survey (100019619).</p>	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:7,000</p>

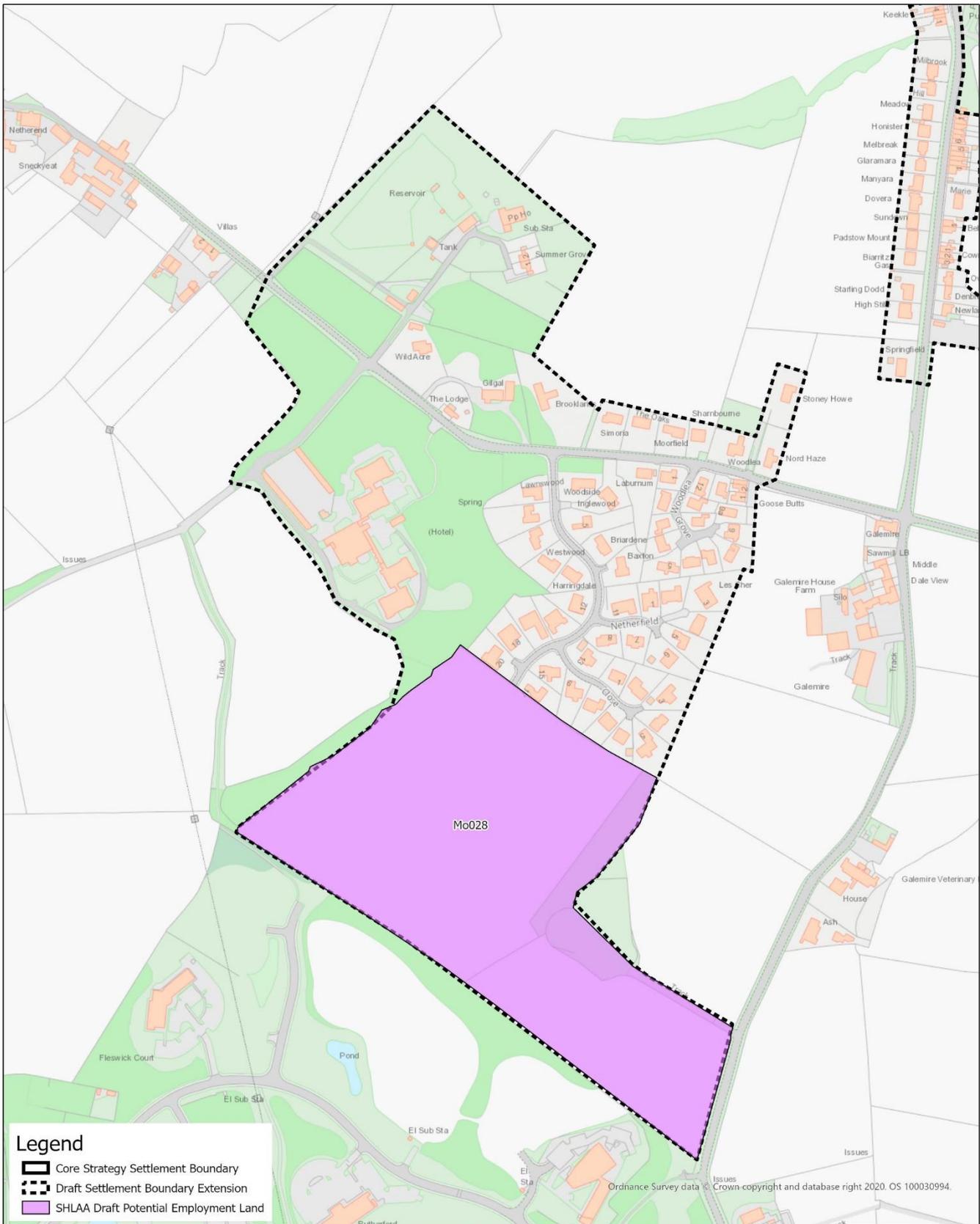
September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



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<p>Legend</p> <ul style="list-style-type: none"> SHLAA Draft Potential Employment Land Core Strategy Settlement Boundary Draft Settlement Boundary Extension 	<p>Seascale</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p>Copeland borough council <i>Proud of our past. Energised for our future.</i></p>
	<p>© Crown copyright & database rights (2020) Ordnance Survey (100019619).</p>	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:7,000</p>

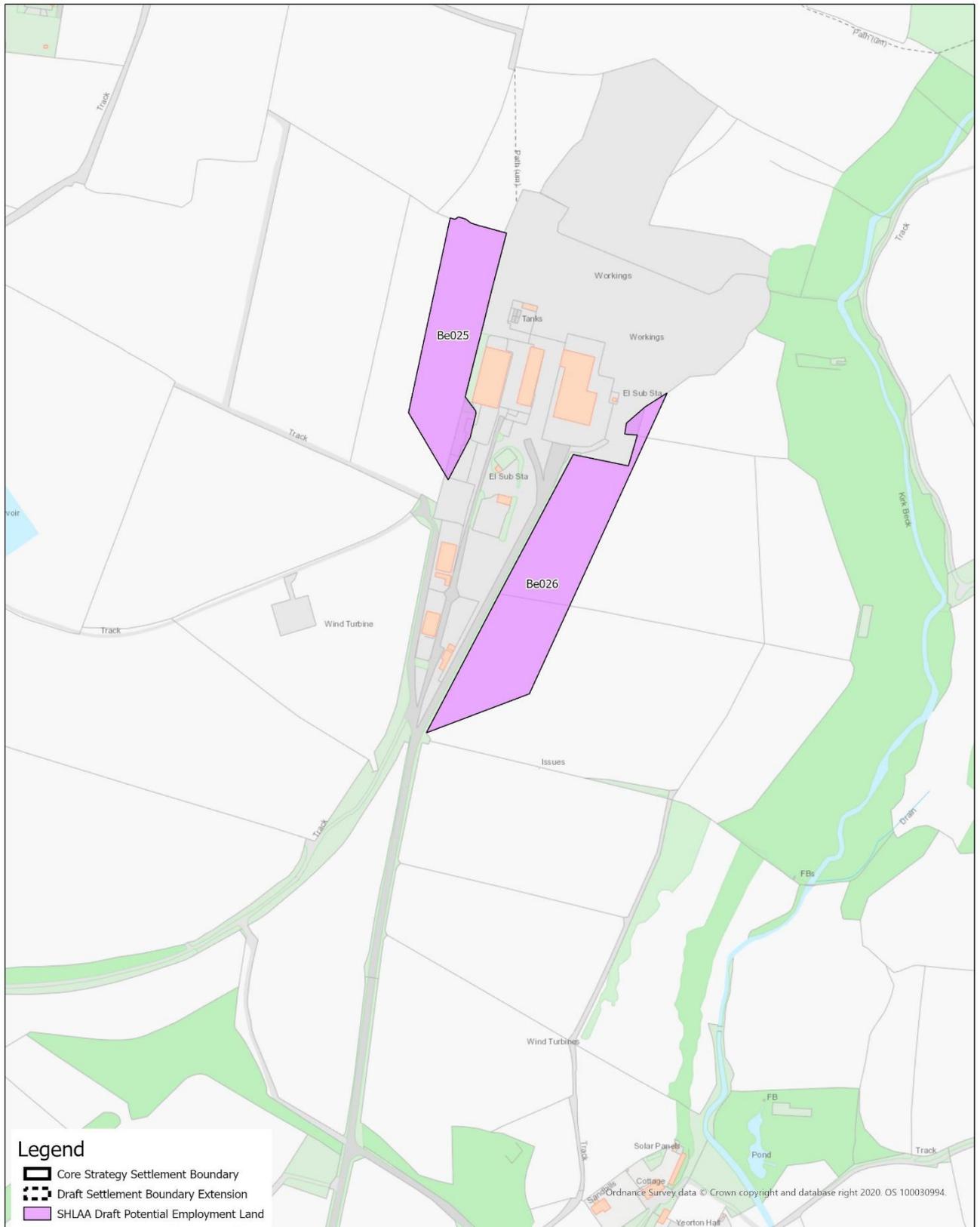
September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



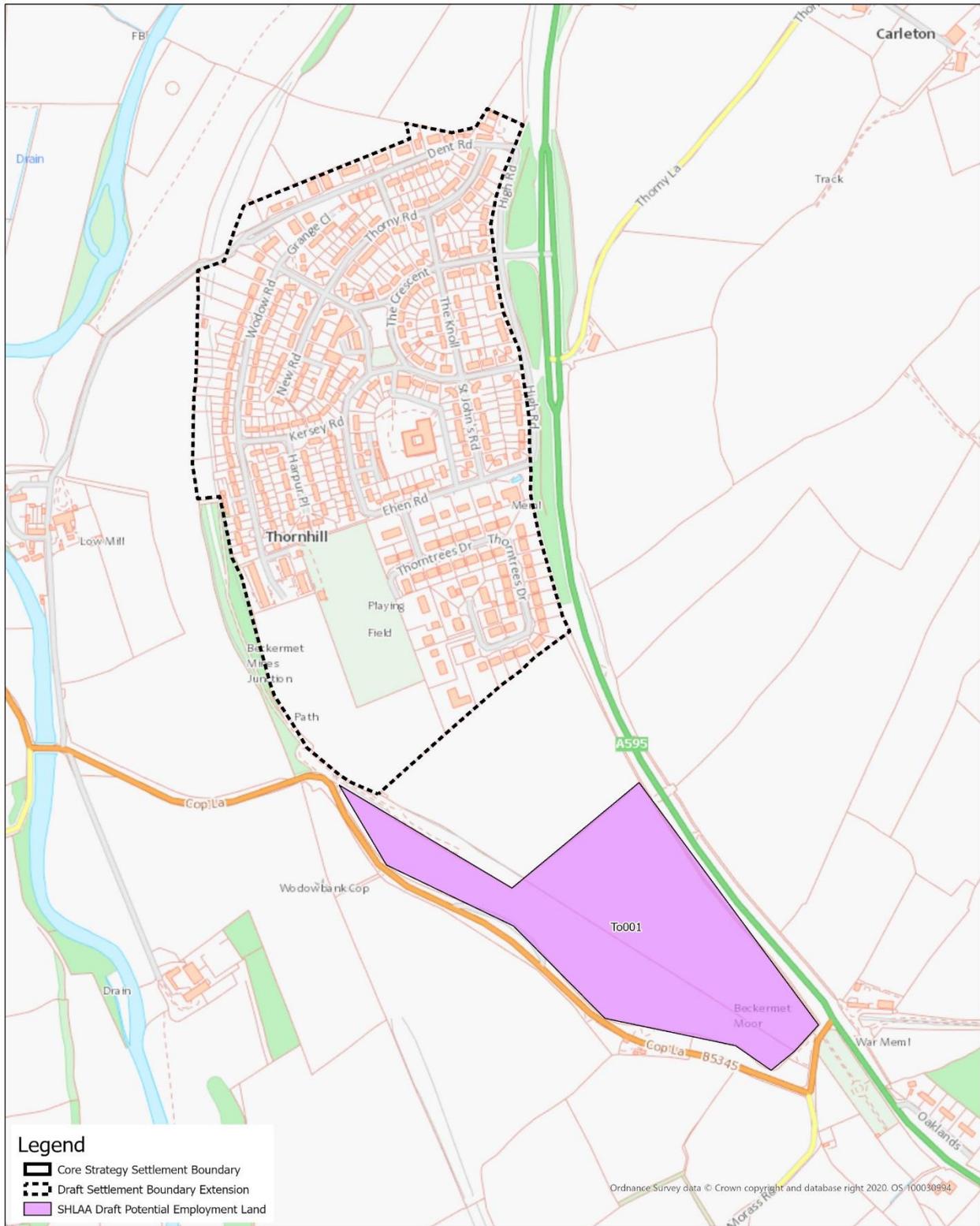
Legend

- Core Strategy Settlement Boundary
- Draft Settlement Boundary Extension
- SHLAA Draft Potential Employment Land

<p>Summergrove</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:3,000</p>

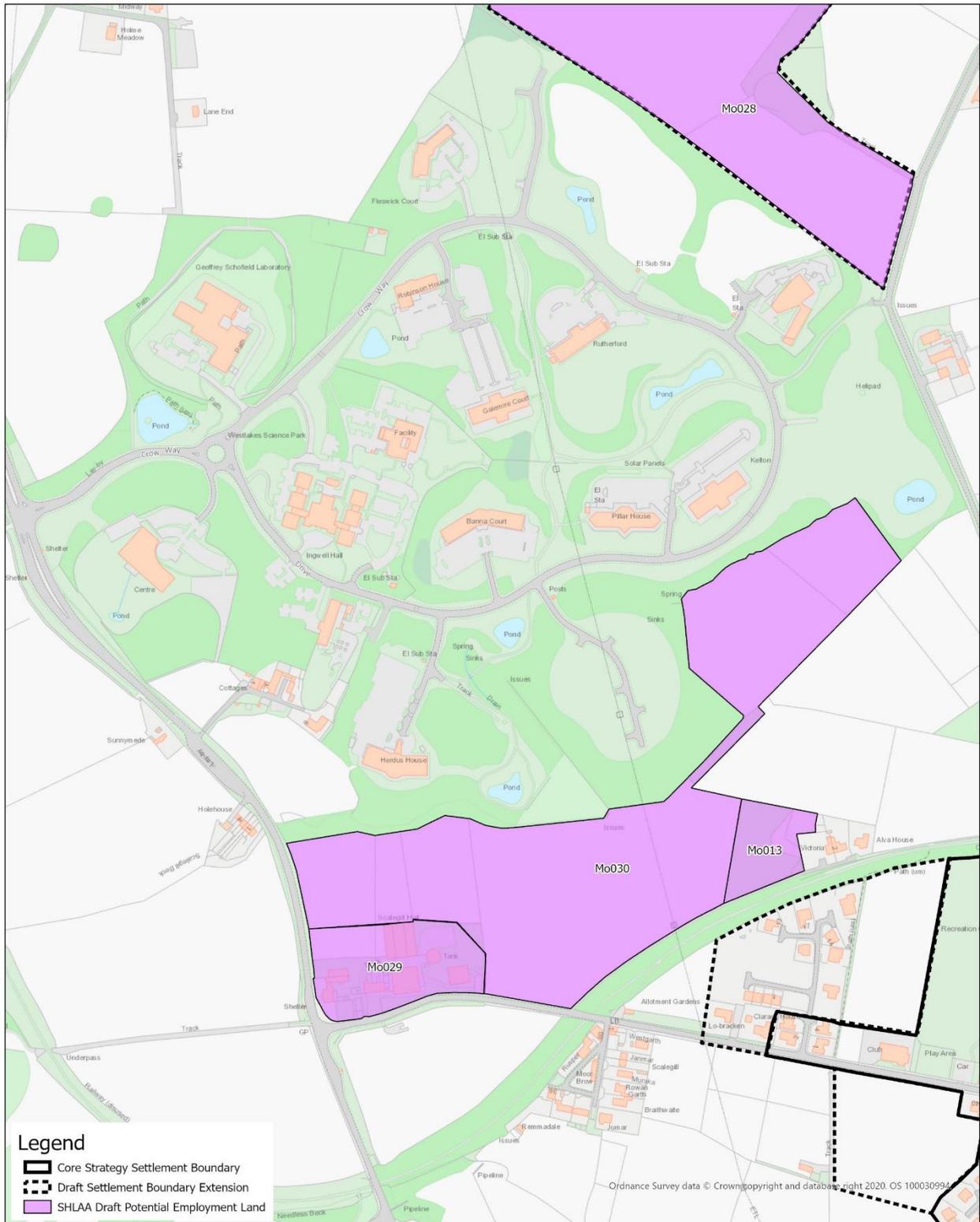


<p>The Energy Coast Business Park</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:3,000</p>



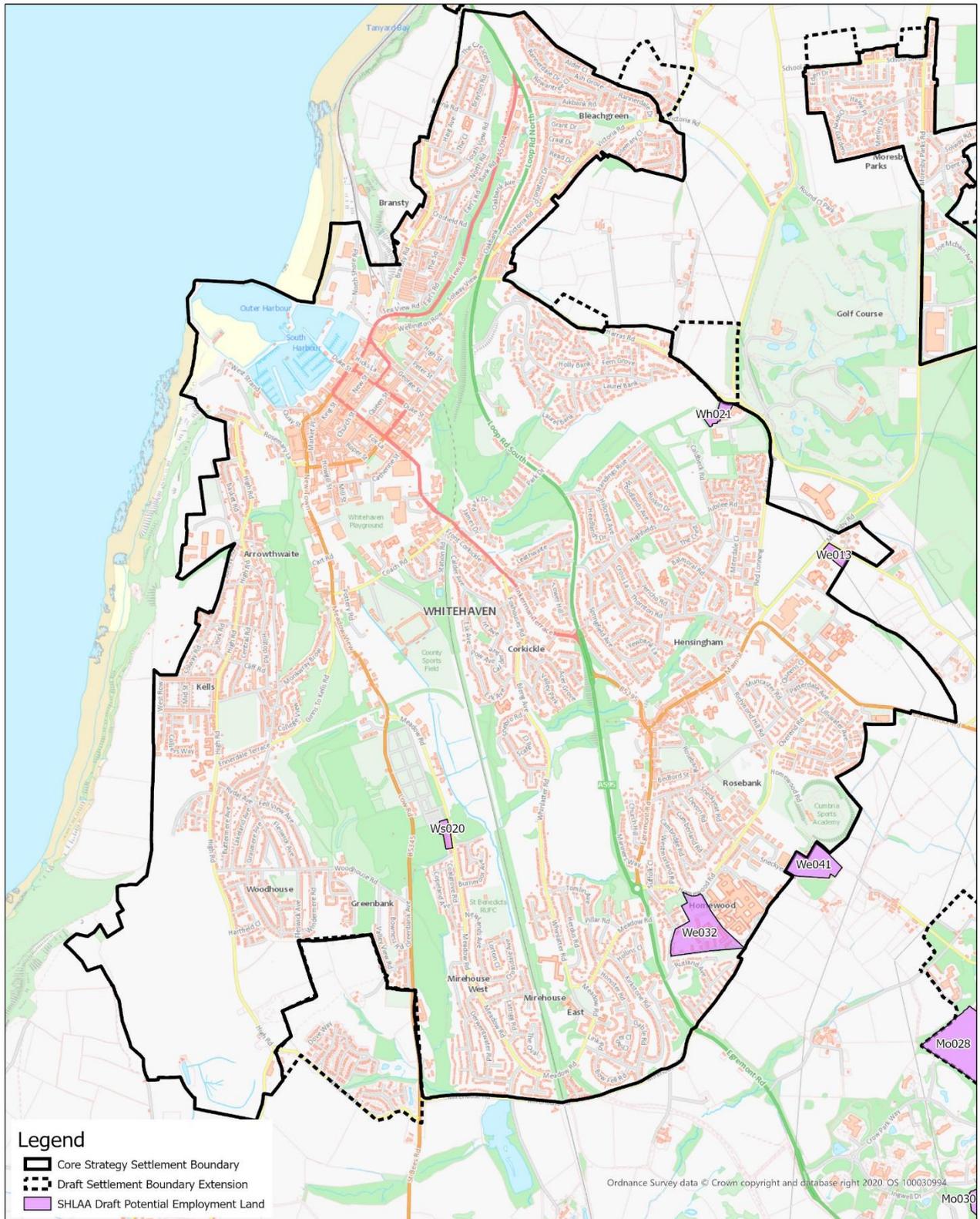
<p>Thornhill</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:4,000</p>

September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites

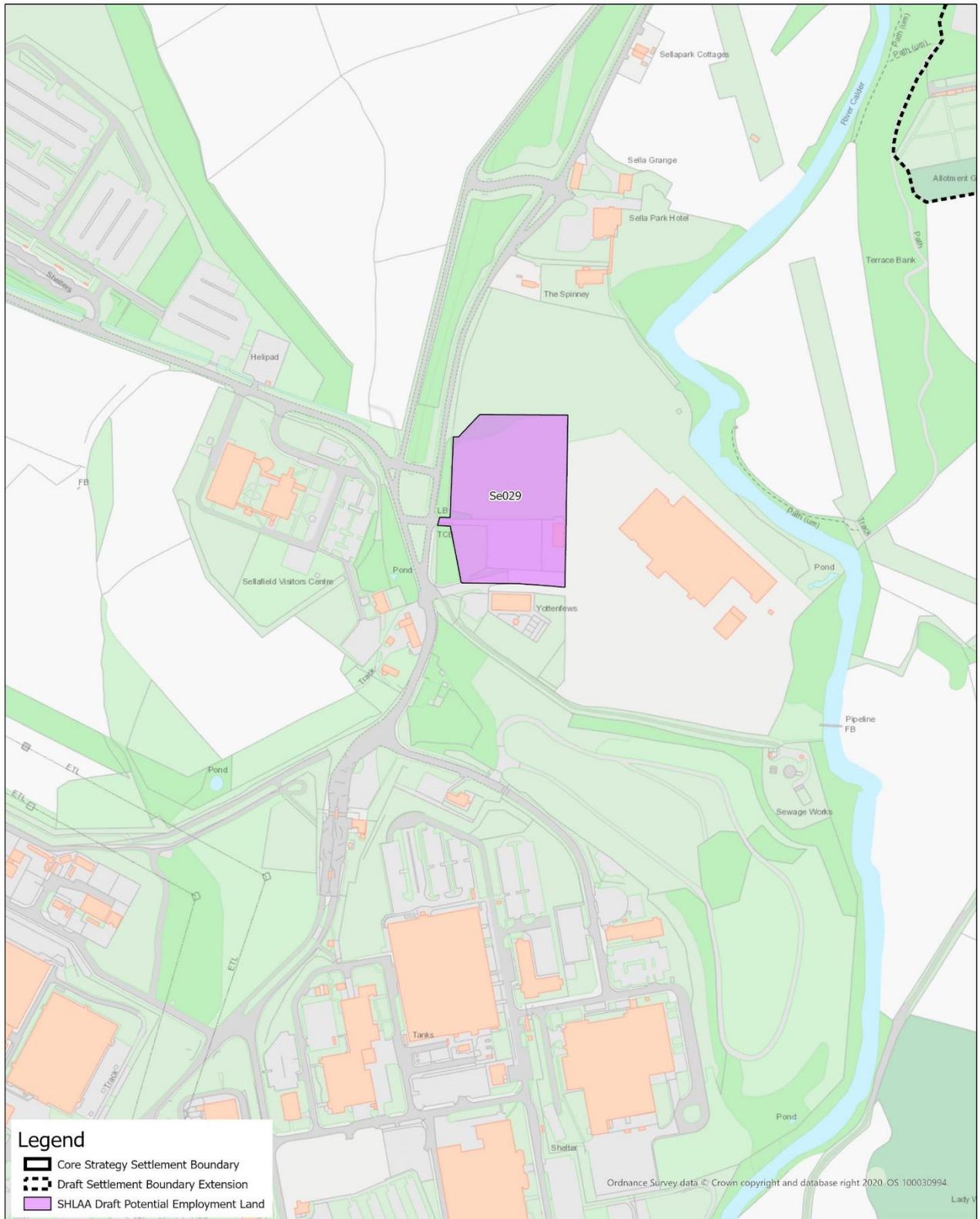


Westlakes Science Park	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 18/09/2020	Scale: 1:3,500

September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



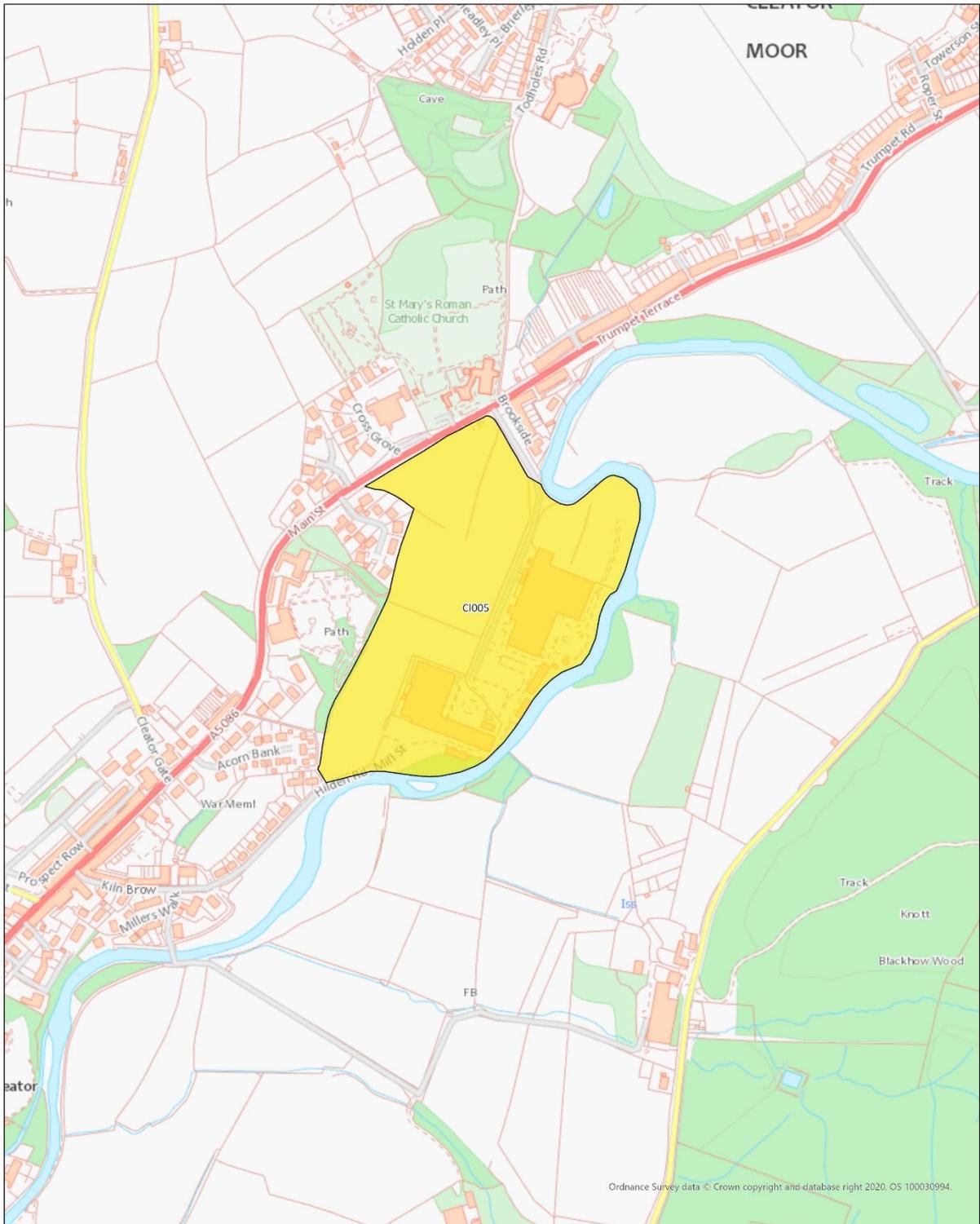
<p>Whitehaven</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:14,000</p>



<p style="text-align: center;">Yottenfews</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 18/09/2020</p>	<p>Scale: 1:3,000</p>

Appendix C

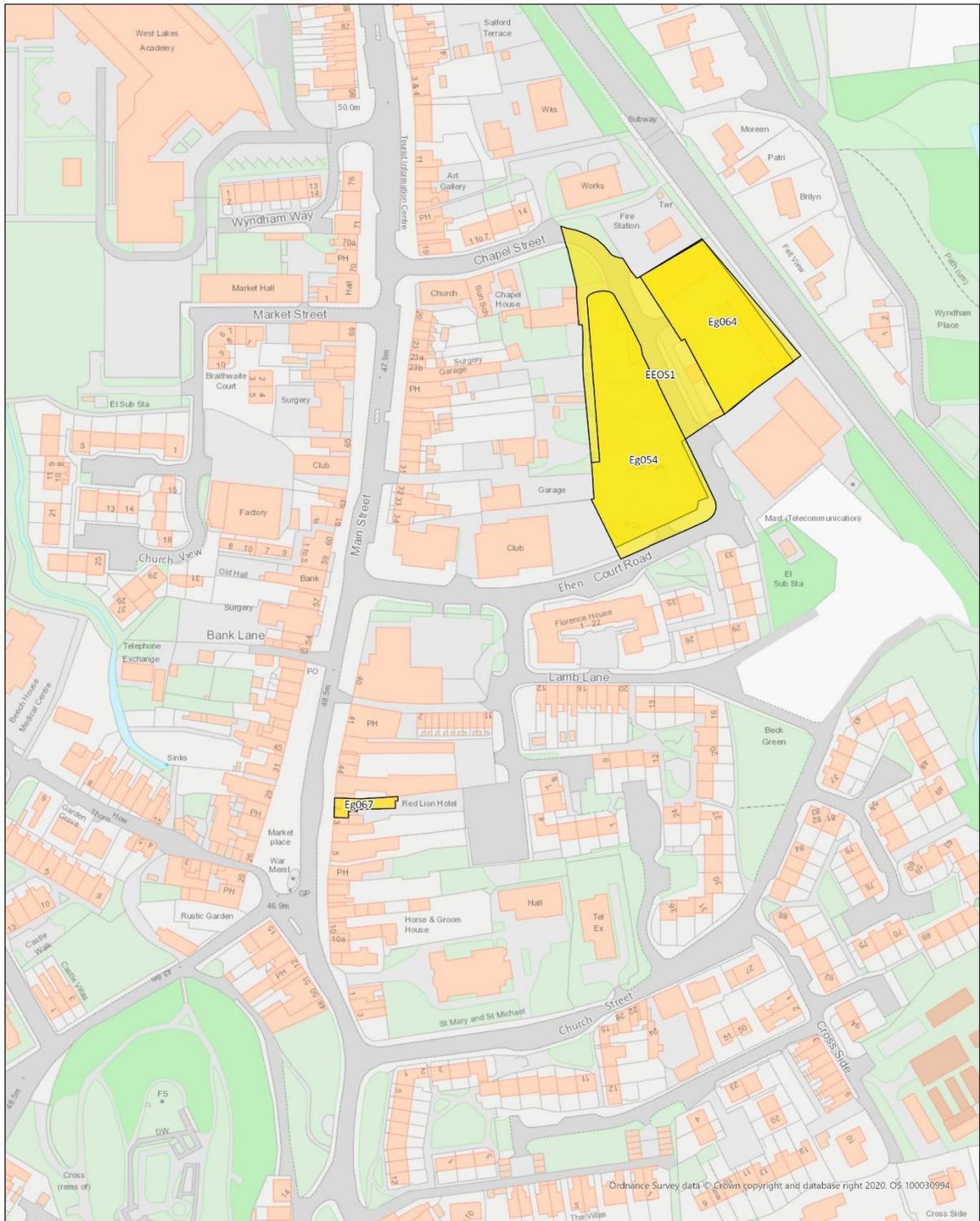
Maps of Opportunity Areas



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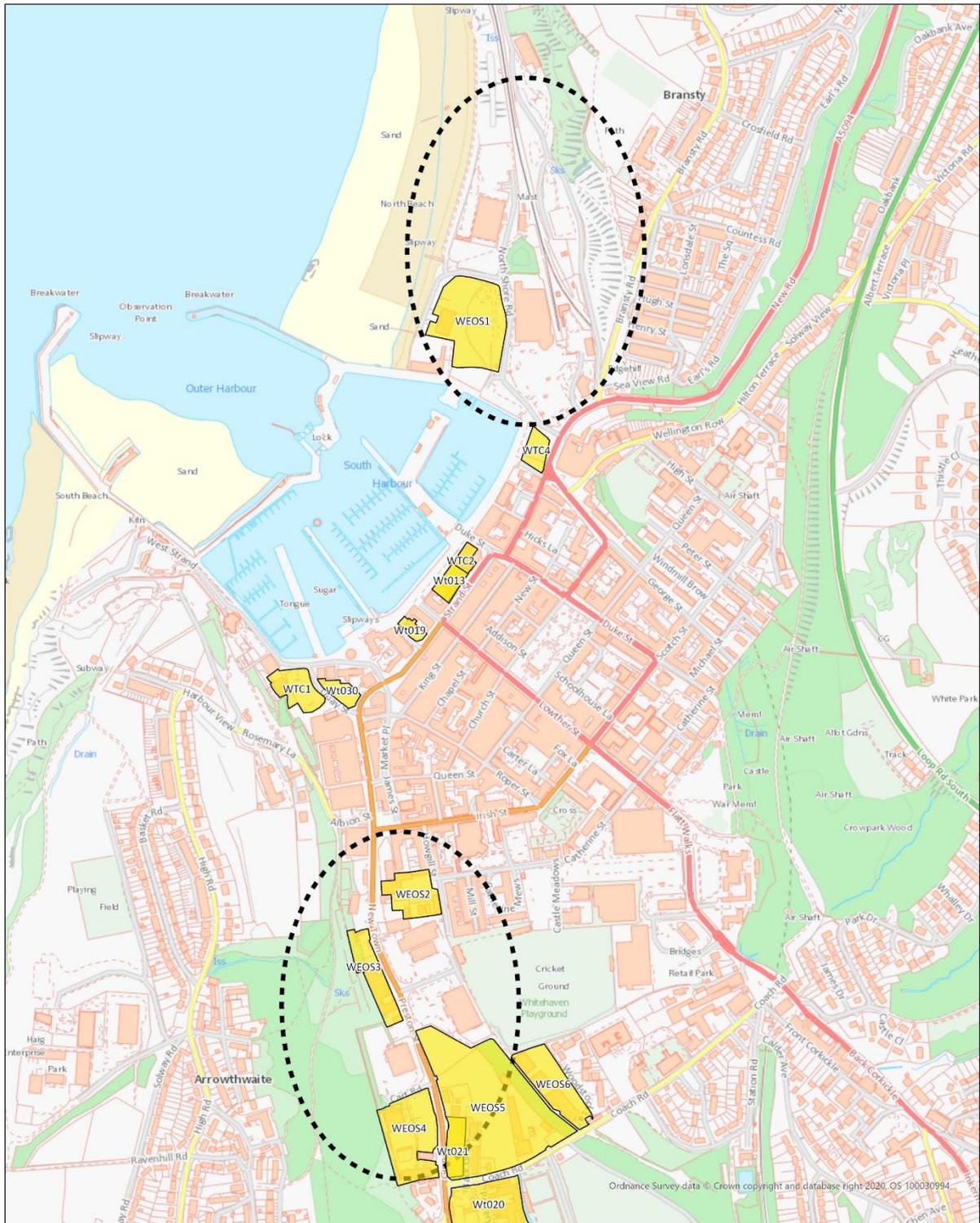
<p style="text-align: center;">Cleator</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
<p> Draft Opportunity Sites and Areas</p>	<p>Date of Issue: 09/09/2020</p>	<p>Scale: 1:4,000</p>

September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



<p style="text-align: center;">Egremont</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
<p> Draft Opportunity Sites and Areas</p>	<p>Date of Issue: 09/09/2020</p>	<p>Scale: 1:1,500</p>

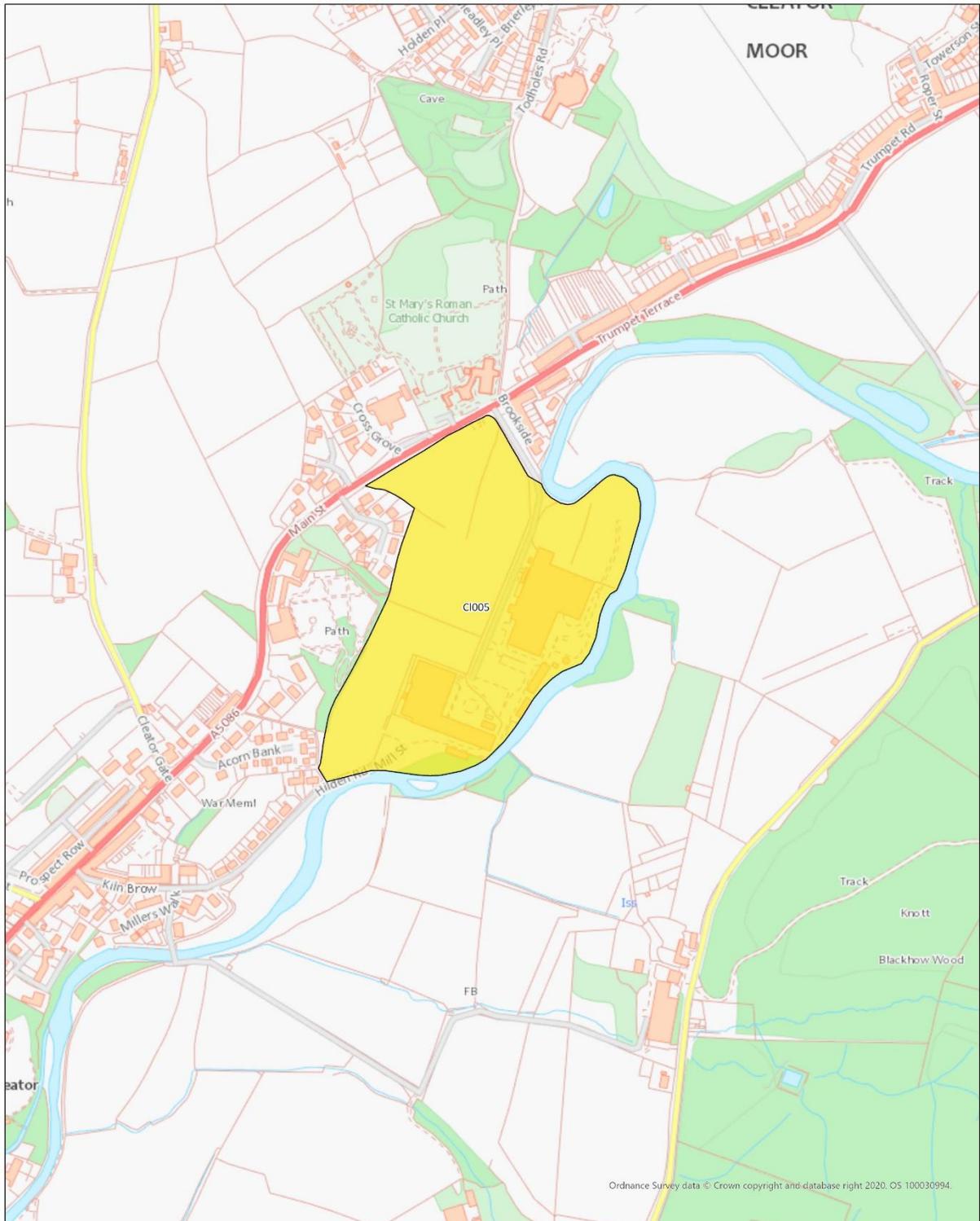
September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



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<p>Whitehaven Town Centre</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
<p>  Draft Opportunity Sites and Areas  Draft Opportunity Sites and Areas </p>	<p>Date of Issue: 09/09/2020</p>	<p>Scale: 1:5,000</p>

September 2020 Provisional Assessment of Employment, Opportunity and Regeneration Sites



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<p style="text-align: center;">Cleator</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
<p> Draft Opportunity Sites and Areas</p>	<p>Date of Issue: 09/09/2020</p>	<p>Scale: 1:4,000</p>