Copeland Local Plan 2021-2038

Heritage Impact Assessments

Housing sites, Employment sites, Opportunity sites, Gypsy and Traveller sites

September 2022

Copeland borough council

Proud of our past. Energised for our future.

Contents

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Introduction

This work has been prepared to assist in delivering Copeland's emerging Local Plan. It offers an indication of the likely suitability of sites for the proposed use.

This work has been prepared using Historic England Advice Note 12: Statements of Heritage Significance, and Historic England Good Practice Advice in Planning Note 3 (2nd Ed.): The Setting of Heritage Assets.

> *Analysis may involve detailed assessment techniques and more complex forms of analysis such as sensitivity matrices and scoring systems. Whilst these may assist analysis to some degree, as significance and impact are matters of qualitative and expert judgement, they cannot provide a systematic answer.*
>
> Historic England Advice Note 12: Statements of Heritage Significance

Due to the potential numbers of affected assets and the hypothetical nature of the proposals, a sensitivity matrix approach has been taken here. This is an indication of site suitability for the proposed use; any detailed, site-specific heritage impact assessment carried out subsequently in the course of the planning process should be viewed as superseding these assessments.

Methodology

A RAG (red, amber, green) rating system has been developed using desk-based assessment in the first instance, followed by site visits as appropriate.

This is based on both a likely impact coefficient of the proposal in question (low, medium, high) and the status of any heritage assets identified as likely being affected. These coefficients reflect the levels of harm defined in the NPPF, with low and med representing lower and higher degrees of less-than-substantial harm (as this is a broad category), and high representing substantial harm.

The asset designations are as follows:

None: No heritage assets have been identified

NDHA: Non-designated heritage asset, meaning an asset that is locally significant but not nationally designated

GII: Grade two listed buildings and structures

CA: Conservation areas

GII*: Grade two-star listed buildings and structures

GI: Grade one listed buildings and structures

SAM: Scheduled ancient monuments

An impact score has been generated for each combination of site and asset, using likely impact and sensitivity of the asset.

In all cases, a mitigated impact has been assumed, based on a standard of development that meets planning requirements and demonstrates a good level of design (as anything less than good design should be refused planning permission).

This gives an impact score for each asset. The highest impact score in each site is used as the overall appropriateness of the site, with lower numbers being preferable.

The impact scores and the site appropriateness scores are both on the same scale, ranging from 0 (no impact on heritage assets) to 12 (high level of impact on assets of the highest significance).

For reference, the scores are colour-coded on a RAG system, with amber being broken into two to provide more distinction. This provides the following recommendations:

Green (0-1):	Likely little or no impact. Low levels of less-than-substantial harm to non-designated heritage assets will need to be taken into consideration during the planning process.
Light amber (2):	A lower degree of less-than-substantial harm to grade II listed buildings and conservation areas is likely to be resolvable, but special attention will need to be paid during the planning process. Clear and convincing justification will be needed. Special regard will be paid to the desirability of preserving the building and/or its setting, and to preserving or enhancing the character and appearance of a conservation area. A higher degree of less-than-substantial harm to a non-designated heritage asset is also likely to be resolvable, but this will need taking into consideration during the planning process.
Dark amber (3-5):	A lower degree of less-than-substantial harm to grade II* or grade I listed buildings or scheduled ancient monuments, or a higher degree of less-than-substantial harm to grade II listed buildings and conservation areas, will need special attention paying in the planning process. Clear and convincing justification will be needed. Special regard will be paid to the desirability of preserving the building and/or its setting, and to preserving or enhancing the character and appearance of a conservation area. Substantial harm to non-designated heritage assets will need taking into account in a planning process, with a balanced judgement factoring in the scale of the harm and the significance of the asset.
Red (6-12):	A high degree of less-than-substantial harm to grade II* or grade I listed buildings or scheduled ancient monuments will need special attention paying in a planning process. This will require clear and convincing justification, which may be difficult to demonstrate. Special regard will be paid to the desirability of preserving the building and/or its setting in planning processes. Substantial harm to any designated asset should only be permitted under exceptional circumstances. Planning refusal is likely unless substantial public benefit can be demonstrated or other conditions met, as outlined in the National Planning Policy Framework.

			Impact coefficient		
			Low	Med	High
	None	0	**1**	**2**	**3**
Heritage value coefficient	**NDHA**	**1**	1	2	3
	Grade II	**2**	2	4	6
	CA	**2**	2	4	6
	Grade II*	**3**	3	6	9
	Grade I	**4**	4	8	12
	SAM	**4**	4	8	12

What do these colours mean?
Consideration of heritage may be required
Attention to heritage required
Accommodation for heritage a likelihood
Principle susceptible to challenge

Sensitivity matrix showing impact coefficients correlating with less-than-substantial (low and medium) and substantial (high) levels of anticipated harm, ranked against level of sensitivity of given assets

Site Scoring Tables

Housing Allocations

Whitehaven

REF	Location	Heritage impact score
HWH1	Land at West Cumberland Hospital and Homewood Rd	0
HWH2	Red Lonning and Harras Moor	2
HWH3	Land at Edgehill Park Phase 4	2
HWH4	Land south and west of St Mary's School	4
HWH5	Former Marchon Site North	4
HWH6	Land south of Waters Edge Close	4

Cleator Moor

Ref	Location	Heritage Impact Score
HCM1	Land at Jacktrees Road	2
HCM2	Land north of Dent Road	4
HCM3	Former Ehenside School	1
HCM4	Land at Mill Hill	0

Egremont

Ref	Location	Heritage Impact Score
HEG1	Land north of Ashlea Road	0
HEG2	Land at Gulley Flatts	2
HEG3	Land to south of Daleview Gardens	4

Millom

Ref	Location	Heritage Impact Score
HMI1	Land west of Grammerscroft	1
HMI2	Moor Farm	1

Local Service Centres

Ref	Location		Heritage Impact Score
HAR1	Land East of Arlecdon Road	Arlecdon & Rowrah	1
HDI1	Land south of Prospect Works	Distington	2
HDI2	Land south west of Rectory Place	Distington	0
HSB1	Land adjacent Abbots Court	St Bees	4
HSB3	Land adjacent Fairladies	St Bees	0
HSE2	Fairways Extension	Seascale	0
HSE3	Town End Farm East	Seascale	0
HTH1	Land to south of Thornhill	Thornhill	2

Sustainable Rural Villages

Ref	Location		Heritage Impact Score
HBE1	Land north of Crofthouse Farm	Beckermet	2
HBE2	Land adjacent to Mill Fields	Beckermet	2
HBI1	Land north of Springfield Gardens	Bigrigg	1
HBI2	Land west of Jubilee Gardens	Bigrigg	0
HDH2	Wray Head, Station Road	Drigg	2
HDH3	Hill Farm, Holmrook	Holmrook	4
HLO1	Solway Road	Lowca	4
HMR1	Land to the north of Social Club	Moor Row	0
HMR2	Land south of Scalegill Road	Moor Row	0

Rural Villages

Ref	Location		Heritage Impact Score
HSU1	Land to the south west of Summergrove	Summergrove	1

Employment Sites

Ref	Location		Heritage Impact Score
ES1a	Westlakes Science Park	Moor Row	1
ES1b	Westlakes Science Park Ext 1	Moor Row	1
ES1c	Westlakes Science Park Ext 2	Moor Row	2
ES2a	Leconfield Industrial Estate Area 1)	Cleator Moor	1
ES2b	Leconfield Industrial Estate (Growth Area 2)	Cleator Moor	0
ES2c	Leconfield Industrial Estate (Growth Area 3)	Cleator Moor	1
ES3	Whitehaven Commercial Park	Whitehaven	0
ES4	Sneckyeat Road Industrial Estate	Whitehaven	2
ES5	Haig Enterprise Park	Whitehaven	4
ES6	Red Lonning	Whitehaven	0
ES7	Bridge End	Egremont	4
ES8	Furnace Row	Distington	1
ES9	Frizington Road	Frizington	1
ES10	Energy Coast Business Park	Haile	0
ES11	Haverigg Industrial Estate	Haverigg	1
ES12	Mainsgate Road Expansion Site	Millom	1
ES13	Devonshire Road	Millom	0
ES14	Seascale Rural Workshops	Seascale	0

Opportunity Sites

Code	Location		Heritage Impact Score
OCL01	Cleator Mills	Cleator Moor/Cleator	2
OEG01	Chapel Street	Egremont	2
OEG02	Former Red Lion PH	Egremont	4
OEG03	East Road Garage	Egremont	2
OMI01	Millom Pier	Millom	1
OWH01	Old Dawnfresh Factory Site	Whitehaven	4
OWH02	Jackson's Timber Yard	Whitehaven	2
OWH03	Preston Street Garage	Whitehaven	2
OWH04	BT Depot	Whitehaven	2
OWH05	Land at Ginns	Whitehaven	2
OWH06	Land at Coach Road	Whitehaven	0
OWH07	Marlborough Street	Whitehaven	4
OWH08	Pow Beck	Whitehaven	1
OWH09	Car Park Quay Street, East	Whitehaven	4
OWH10	Quay Street West	Whitehaven	4
OWH11	Mark House and Park Nightclub	Whitehaven	4
OWH12	Former Bus Garage, Bransty Row	Whitehaven	4
OWH13	Marchon South	Whitehaven	4

Gypsy and Traveller Sites

Code	Location		Heritage Impact Score
GTW3	Land at Greenbank	Whitehaven	2
GTW5	Land at Sneckyeat	Whitehaven	3
GTW5a	Land at Sneckyeat	Whitehaven	3

Appendices – Full Tables

Housing Sites

Whitehaven

REF	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HWH1	Land at West Cumberland Hospital and Homewood Road	Whitehaven	None	None	N/A	N/A	N/A		**0**	1	0	0
HWH2	Red Lonning and Harras Moor	Whitehaven	Hope Cottage/Windsor House	NDHA	•Part of the wider setting of fields that forms the original context of this subdivided house. •Hope Cottage has a 1689 date stone	•Erosion of wider setting's character and appearance	•Ensure good quality of design and plenty of greenery within scheme to soften visual impact. •Pull back development from north end of site where possible to preserve the character of a meadow.	l	**1**	1	1	2
			3-6 Windsor Terrace	NDHA	•Site is part of the wider setting of fields that forms assets' original context	•Erosion of wider setting's character and appearance		l	**1**	1	1	
			Whitehaven Conservation Area	CA	•Site is possibly visible in views within CA as part of remaining (depleted) setting of green hills surrounding the town	•Further suburbanisation of CA's setting of green hills		l	**2**	1	2	

REF	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HWH3	Land at Edgehill Park Phase 4	Whitehaven	Greenbank Hotel (Highfield House)	GII	•Part of historic green setting	•Erosion of historic setting	•Ensure good design quality and incorporation of greenery •Restricting development to northern part of site would be lower impact option. •Otherwise, ensure good design both at layout and individual building scale, where relevant	l	2	1	2	2
			High House	NDHA	•Site comprises majority of asset's setting	•If whole site were developed, asset would be lost. •If site apart from asset is developed, asset will lose all rural character of setting		m	1	2	2	
HWH4	Land South and West of St Mary's School	Whitehaven	St Mary's Church	NDHA	•Site makes a small contribution in providing a connection between the church and the rugged backdrop of the sea and cliffs	•Slight loss of connection between church and coastline	•Ensure good design quality •Ensure character of development presented to the west is not overly suburban.	l	1	1	1	4
		Whitehaven	Barrowmouth Gypsum and Alabaster Mine	SAM	•Site is part of the open cliff tops that allow the remaining assets and evidence here to be visible and hence appreciated. •Although previously developed, this area does not have and has never had a "tamed", "neat" or "safe" residential character	•Some harm to wild character of setting		l	4	1	4	

REF	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HWH5	Former Marchon Site North	Whitehaven	Barrowmouth Gypsum and Alabaster Mine	SAM	•Site contributes to sense of isolation and melancholy. •There is a bleakness, and the space is characterised by sound: seagulls, skylarks, crows, wind in the grasses, the waves. •St Mary's RC Church dramatic when lit against dark sky. •The edge of the built area feels removed from this site, which allows it to contribute to the setting of the asset.	•Building housing here would increase the proximity of suburbia to the asset, and encroach on its setting, which relies on a sense of remoteness and an unspoilt soundscape. •It would also feel as though Whitehaven's sprawl was extending a very long way towards St Bees, where currently one feels one's left the urban area after Collier's Way. •This development would extend the area of housing about 750m south past the corner of HWH4, and reduce the clearance between the asset and any other site from 560m to 170m (a 70% reduction)	•Avoid encroaching too far westward within the site. •Ensure character of development presented to the west is not overly suburban. The need to conceal development where possible will undoubtedly conflict with a developer's desire to make use of the views (which will, of course, block the views of the houses behind), so this conflict will need addressing using innovation. •A zone of theoretical visibility would be a useful tool in deciding where within the site houses can be built so as to have an acceptable and mitigatable level of harm.	l	4	1	4	4

REF	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HWH6	Land South of Waters Edge Close	Whitehaven	Barrowmouth Gypsum and Alabaster Mine	SAM	•Part of the open cliff tops that allow the character of the setting of this asset to be appreciated. •This setting does not have and has never had a "tamed", "neat" or "safe" residential character.	•Part of encroachment upon asset's setting by buildings. •Impact likely negligible, but clifftops character should be retained.	•Ensure character of development presented to the west is not overly suburban.	l	4	1	4	4

Cleator Moor

Ref	Location	Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HCM1	Land at Jacktrees Road	Chimneys, Jacktrees Road	NDHA	•Particularly picturesque contribution to wider setting of asset	•Minor - some impact on views, but also on the sense of being "edge of town" or semi-rural	•Development would be less impactful of kept to the east and south parts of the site	l	1	1	1	2
		Carron Cottage, Jacktrees Road	NDHA	•Particularly picturesque contribution to wider setting of asset	•Moderate impact on views of and from the asset's site, and also the sense of being "edge of town" or semi-rural		m	1	2	2	
HCM2	Land north of Dent Road	English Lake District	WHS	•Part of agricultural setting of Lake District. Small positive contribution.	•Slight reduction in extent of greenery surrounding Lake District; increased contrast between character inside LD and character outside it	•Ensure attractive edge to town - greenery, softness, planting. •Minimise hard surfaces and unbroken lines.	l	4	1	4	4
HCM3	Former Ehenside School	Former Congregational Chapel	NDHA	•Very little. The chapel was built to serve an expanding town and was always in an urban context	•Negligible	•Ensure good design quality	l	1	1	1	1
		Former school site	NDHA	•Being the site of the former Ehenside School, this site will have a high degree of communal value attached to it, being of importance in collective memory.	•A Whitehaven News article from the time of closure quoted Dave Smith, Copeland Neighbourhood Development Officer, stating, "There is a feeling among people that they would not like to see it used for housing or sold off to the highest bidder but perhaps be put to some community use".	•Attempts should be made to ensure the development of the site involves local people and is respectful of their collective memory.	l	1	1	1	

Ref	Location	Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
		121-128 Ennerdale Road	NDHA	•Modest terrace of miners' cottages. Site provides open space at south ends of gardens, but does not make a positive contribution to assets' in current state.	•Opportunity for enhancement by providing definition and sense of place to a site that has been made featureless.	•Good quality design. Pay attention to the potential of terraced buildings to continue the familiar rectilinear street pattern. •Gentle densification could be used where appropriate. •Landmark chapel terminating axial street view is a familiar motif from the former congregational chapel terminating Kier Hardie Ave. and the Old Mission terminating Ennerdale Road. This could be used as an element of townscape strategy.	l	1	1	1	
HCM4	Land at Mill Hill	None	None	N/A	N/A	N/A	l	0	1	0	0

Egremont

Ref	Location	Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HEG1	Land north of Ashlea Road	None	None	N/A	N/A	N/A	l	0	1	0	0
HEG2	Land at Gulley Flatts	Ashley Grove Farm	NDHA	•Agricultural character of wider setting	•Erosion of character of setting	•Retention of hedges at site boundaries is very important. •There exists an opportunity to improve this edge of Egremont and create a more attractive boundary that welcomes visitors to the town from the south. •The site needs dividing up and to have the feeling of clusters. These can be mentally mapped by residents, and easily navigated. •A site buffer zone of perhaps 10m around the site edge, planted with trees, would provide screening for the development, meaning its buildings would be viewed among trees, would provide biodiversity					
		Pickett Howe Farm	NDHA	•Part of agricultural setting to this significant NDHA	•Loss of rural character of agricultural setting						
		Picket Howe Barn	NDHA	•Picket Howe Barn currently enjoys a rural setting, only slightly encroached upon by the unattractive development at Royal Drive	•Sense of encroachment will be greatly increased. •Sense of connection with Pickett Howe Farm, and distance from Egremont residential sprawl, will be reduced						

Ref	Location	Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
		Parkfield	NDHA	•Small contribution to setting in terms of connection to greenery	•Loss of green setting adjacent, however, this is a town house with almost no windows in gable end (though originally built in countryside).	habitat, and would also provide a walking circuit of roughly 1.5km that would allow any resident to have an easy walk from and to their house, where they would regularly meet other residents. •The site naturally falls into three areas, one north of Queens Drive, one south of it, and a smaller one opposite Picket Howe Barn. This provides an opportunity for a central pocket park or "village green" at the centre of each, which could support a community use such as a cafe, small library, observable play area (not fenced). •Good quality design, where people can live happily and healthily, is the only general purpose mitigation for loss of setting of heritage assets.					
HEG3	Land to south of Daleview Gardens	Parkfield	NDHA	•Small contribution to setting in terms of connection to greenery	•Loss of green setting opposite, however, this is a town house (though originally built in countryside).	•Views from Parkfield upper windows likely to be harmed by development. Care should be taken to keep dwellings nearer road low to retain views. •Good quality design, retention of embankment and hedge/planting will minimise (though not eradicate) harm	m	1	2	2	4
		Picket Howe Barn	NDHA	•Contributes to setting with view of countryside	•Loss of wider green setting to this former agricultural building		l	1	1	1	

Ref	Location	Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
		Pickett Howe Farm	NDHA	•Contributes to setting with view of countryside	•Slight loss of wider green setting to this former agricultural building	•The rural character of the area between the river and Uldale View will be greatly altered by this allocation, and in doing so slightly harm the formerly rural character of the wider setting of the Castle to the south in shared views. •Key focus on human scale of development, walkability, not car-centric, planting, softness, irregularity, will mitigate harm and provide a more attractive edge to south Egremont and to the flood plain west of the river	l	1	1	1	
		Egremont Castle	SAM	•No intervisibility due to trees and development. Likely to appear together in some broad views from riverside south of town	•Low impact. Development will be part of development already characterising south Egremont		l	4	1	4	
		Egremont Castle	GI	•No intervisibility due to trees and development. Likely to appear together in some broad views from riverside south of town	•Low impact. Development will be part of development already characterising south Egremont		l	4	1	4	

Millom

Ref	Location	Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HMI1	Land west of Grammerscroft	Oxenbow Farm	NDHA	Views across field toward Black Combe	Midground development urbanising a wild and rural view	Ensure buildings are set down quite low, attractive and softened by greenery	l	**1**	1	1	1
HMI2	Moor Farm	Moor Cottages	NDHA	•Part of rural setting	•Suburbanisation of setting	•Ensure good design quality, maintain space around Moor Cottages, greenery. •Ensure high quality edge along W side of site. Pull back development from Moor Cottages and ensure screening	l	**1**	1	1	1
		Oxenbow Farm	NDHA	•Part of rural setting	•Suburbanisation of setting		l	**1**	1	1	

Local Service Centres

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HAR1	Land East of Arlecdon Road	Arlecdon & Rowrah	26-49 Arlecdon Road	NDHA	•Part of setting of greenery, which imparts some aesthetic value to the row as a whole	•Minor	•Ensure good quality design that is a part of its surroundings rather than an isolated enclosure	l	1	1	1	1
HDI1	Land south of Prospect Works	Distington	Distington War Memorial	GII	•Site contributes to green background of listed building	•Loss of green setting of war memorial	•Avoid developing wooded south end of site	l	2	1	2	2
			Milestone north of Boot Bridge	GII	•Site contributes to wider green background of listed building	•Minor erosion of green character of setting		l	2	1	2	
HDI2	Land south of Rectory Place	Distington	None	None	N/A	N/A	N/A	l	0	1	0	0
HSB1	Land adjacent Abbots Court	St Bees	St Bees conservation area	CA	•Site is part of green setting of rolling hills to north of CA that has already been partially encroached upon during the 20th century	•Urbanisation of rural setting of conservation area	•What is to be built here? For a highly exposed site, different design strategies may bring very different results. For example a typical style housing estate would imply one level of	m	2	2	4	4

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
			Church of St Mary and St Bega	GI	•Limited visibility of site from immediate vicinity of abbey. •Site and asset appear together in views looking north and north-west from Pow Beck valley and Station Road. •Rising greenery behind Abbots Court provides priory church setting with connection to fields. The church has not historically been in a town; it is at the edge of a loose structure of cottages, houses and agricultural uses. •The green site and the asset, appearing in shared views, contribute to both the aesthetic and historic significance of the asset by being attractive and maintaining some connection between the abbey and the land that would probably have been worked by its monks.	•New development has the potential to remove another patch of greenery from the setting of the Priory. •As the sides of the Pow Beck valley are gentle, rounded hills, development does not have to proceed far before houses are on the skyline. This is already very close (see photo 1, below). •Undeveloped areas of hillside to north of St Bees are valuable and increasingly scarce. Visible development here cuts St Bees off from the fields around it, and the priory is at the heart of historic St Bees	impact; a series of one- and two-storey masses arranged around interlocking courtyards, cut into the hillside and clad in shades of green would present a very different level and nature of impact. •Avoiding preconceived ideas of what a housing development can look like, and beginning the design process with scale and massing exercises to find acceptable levels of "blocking in" and impact on the skyline of the hill, will be necessary. •Scale and massing, roofscape, access, materials, colours, fenestration, reflectiveness, greenery and surfacing will need utilising effectively to create and elegant and subtle development that extends the sense of place in St Bees, rather than feeling like part of a housing infill that sits around and outside the "real" St Bees.	l	4	1	4	
			St Bees Priory, former chancel to Priory Church (Old College Hall)	GI	•No intervisibility between asset and site •Shared views from south take in both asset and site. Greenery visible around/behind Abbots Court provides priory church setting with connection to fields. The church is not in a town, it is at the edge of a loose structure of cottages, houses and agricultural uses.	•Allocation could be expected to suburbanise wider setting of site, affecting views towards the Prior from the south.		l	4	1	4	

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
			Pow Bridge	GII*	•Site is mostly hidden from setting of asset. •Rising greenery behind Abbots Court forms part of wider setting in which views of asset from south, and views from the asset, appear. •Abbot's Court itself forms an attractive part of the wider setting of the asset. •Loose patchwork of cottages, houses and agricultural uses should be preserved.	•Visible development here suburbanises the setting of the asset, which still retains a small amount of agricultural character. •The hillside to the north of St Bees, encompassing its built area and providing a backdrop, is an important part of the setting of all the valley heritage assets.	•The site is not wooded, so introducing screening planting will change its character. However, given the alternative (an overtly built characterisation), this may be preferable. •Means of accessing site is not clear from allocation polygon - if access is proposed through Abbot's Court, requiring some demolition, that could increase the impact on that asset to high.	l	3	1	3	
			New College Hall	GII	•Small but appreciable part of the agricultural setting in which views of the asset/priory/school grouping appear together. Greenery to north of St Bees edge vulnerable to encroachment	•Some impact in terms of loss of green, rolling setting •Although somewhat removed physically, the Hall/Priory/School grouping set against a backdrop of modern housing development has a very different character than set against a backdrop of rolling fields		l	2	1	2	
			War Memorial adjoining south end of West Parapet of Pow Bridge	GII	•Site is part of green setting of rolling hills that has already been substantially encroached upon during the 20th century	•Visible development here suburbanises the setting of the asset, which still retains a small amount of agricultural character. •The hillside to the north of St Bees, encompassing its built area and providing a backdrop, is an important part of the setting of all the valley heritage assets.		l	2	1	2	

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
			Abbot's Court	NDHA	•Site is part of green setting of rolling hills that has already been substantially encroached upon during the 20th century	•Suburbanisation of rural setting of conservation area •*Much depends on the intrusiveness of the access to the site. If existing routes can be used, impact will be medium. Partial demolition of the asset would cause this mitigated impact to be rated high.		m*	1	2	2	
HSB3	Land Adjacent Fairladies	St Bees	None	None	N/A	N/A	N/A	l	0	1	0	0
HSE2	Fairways Extension	Seascale	None	None	N/A	N/A	N/A	l	0	1	0	0
HSE3	Town End Farm East	Seascale	None	None	N/A	N/A	N/A	l	0	1	0	0
HTH1	Land to south of Thornhill	Thornhill	Possibly Wodow Bank	GII	•Part of wider green agricultural setting	•Potential for roofs etc. to be visible within setting of Wodow Bank, undermining its rurality and agricultural character	•Care should be taken with the scale and positioning of the buildings that they are not visible from Cop Lane in the vicinity of the Ehen, or from around Wodow Bank itself	l	2	1	2	2
			Possibly Kersey Bridge	NDHA	•Part of wider pastoral setting	•Potential for roofs etc. to be visible within setting of Kersey Bridge undermining its rurality and pastoral character		l	1	1	1	

Sustainable Rural Villages

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HBE1	Land north of Crofthouse Farm	Beckermet	Beckermet Conservation Area	CA	•Part of the agricultural setting of the area, which demonstrates its historical patterns of land use. •The proximity of its main streets to the fields and farm strung out along it is important.	•Loss of one of a very small number of fields that are still accessible from the streets in or close to the conservation area	•Retaining open grass at the south end of the site (which will presumably be the entrance) will allow view across from the road to the field on the other side to remain uninterrupted. •Avoid building out southern section of site. Perhaps meadows, community gardens and orchards could be positioned here. •Ensure good quality design, mixing high quality architecture with planting and spaces	l	2	1	2	2
			Croft House Farm	NDHA	•Part of the agricultural setting of the farm	•Erosion of agricultural setting of farm. •Potential for view of farm buildings to be obscured from road.		l	1	1	1	
			Barn at Croft End Farm	NDHA	•Site makes contribution to aesthetic values of assets with views to agricultural land to rear, which connects the assets to the farming history of the village	•Erosion of setting, loss of connection to agricultural surroundings of village		l	1	1	1	
			2-11 Hollyoak Terrace	NDHA	•Site makes contribution to aesthetic values of assets with views to agricultural land to rear, which connects the assets to the farming history of the village	•Erosion of setting, loss of connection to agricultural surroundings of village		l	1	1	1	
			1-4 Holly View	NDHA	•Site makes contribution to aesthetic values of assets with views to agricultural land to rear, which connects the assets to the farming history of the village	•Erosion of setting, loss of connection to agricultural surroundings of village		l	1	1	1	

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HBE2	Land adjacent to Mill Fields	Beckermet	Beckermet Conservation Area	CA	•Part of green fields setting of CA that dates back to settlement's early origins as a ribbon agricultural village flanked by fields.	•Detachment from conservation area and surrounding fields - look at what has happened to Egremont, which serves as a cautionary tale on letting a historical core become surrounded by a sea of residential development	•Development should establish a proper, natural-feeling village edge here. The present method of determining land allocations results in blocks of field being converted wholesale into residential, which gives an unnatural feeling to a tiny village that probably saw as many new houses in several centuries as will be contained in this one site. •Paying attention to urban grain, scale and massing, and resisting the urge to do an even density fill across the whole site will be helpful to offset the harm done to the affected heritage assets.	l	2	1	2	2
			Barn at Mill Farm	NDHA	•Part of agricultural land to which the barn relates functionally and aesthetically	•Disconnect between barn and setting		l	1	1	1	
			Old Mill Farmhouse	NDHA	•Part of agricultural land to which the old farmhouse relates functionally and aesthetically	•Erosion of character of farmhouse's setting		l	1	1	1	
HBI1	Land north of Springfield Gardens	Bigrigg	Gate Lodge to Springfield	NDHA	•Part of setting of green fields and views toward the mountains that contributes to the aesthetic values of the lodge	•Reduction in beauty of setting	•Ensure design, layout, scale and massing are good, and spaces/greenery are used properly. •Thought should be given to retaining the hedges and ensure the development is	l	1	1	1	1

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
			5-9 Park View	NDHA	•These are town houses, however the setting incorporating green fields, mixed hedges and views toward the mountains makes a contribution to their aesthetic value.	•Although the removal of countryside setting would harm the aesthetic value of the row, a good quality development has the capability to create a new form of beauty. These are of an urban typology, and would take well to a suitable built environment.	subtle. It should look natural. •This will be the new edge of Bigrigg, the new gateway, which is important.	l	1	1	1	
HBI2	Land west of Jubilee Gardens	Bigrigg	None	None	N/A	N/A	N/A	l	0	1	0	0
HDH2	Wray Head, Station Road	Drigg	Drigg Hall	GII	•Part of the rural surroundings of this grand listed building. •Of note is the view eastward along the B5344, which provides a dramatic framing of the hall's frontage.	•Erosion of rural character and distraction from the hall's frontage, which is the focal point of this axial view	•Keeping development back from the northern edge of the site would help, as well as the usual attention to greenery and design quality. •I'd recommend taking care to preserve the hedge and not inserting openings for driveways etc. on the northern boundary.	l	2	1	2	2
HDH3	Hill Farm	Holmrook	Brick barns relating to Hill Farm.	NDHA	•Site provides farm yard context to historic brick barns surviving	•Potential total loss	•Retention of brick barns should be priority, and development of surroundings to respect character of series of yards.	l	1	1	1	4

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
			1-5 Hill Terrace	NDHA	•Site provides agricultural character to setting, which allows their significance to be read against a historic land use.	•Loss of agricultural character to setting risks suburbanising these cottages.	•Character of development should preserve assets within site and scale, massing, grain, density and some materiality of existing historic context.	l	1	1	1	
			Gate post to site entrance	NDHA	•Site contributes to significance through being functionally linked - the gate post is part of a farm yard entrance.	•Loss of the farm will disconnect this gate post from its functional historic context	•Ensure gate post is retained along with brick barns, if possible, and these are complemented by a high quality, well observed scheme.	l	1	1	1	
			English Lake District	WHS	•Site provides an agricultural use that is likely to be visible from within the Lake District, and also contributes to the backdrop of views from outside looking in.	•Potential for sense of Lake District being an island surrounded by development to be incrementally increased.	•Ensure retention of remaining heritage assets and integration into a sensitive new scheme	l	4	1	4	
HLO1	Solway Road	Lowca	Moresby Hall and assets	GI	•Possibility of site being visible as part of wider setting of fields	•Likely minimal, however possible erosion of rural setting	•Care should be taken to understand any intervisibility, and compensate for it	l	4	1	4	4
			Church of St Bridget, assets	GII	•Possibility of site being visible as part of wider setting of fields	•Likely minimal, however possible erosion of rural setting		l	2	1	2	
			Parton Roman Fort	SAM	•Possibility of site being visible as part of wider setting of fields	•Likely minimal, however possible erosion of rural setting		l	4	1	4	

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HMR1	Land to north of Social Club	Moor Row	None	None				l	0	1	0	0
HMR2	Land to south of Scalegill Road	Moor Row	None	None			•Care should be taken in creating a positive boundary and gateway to Moor Row	l	0	1	0	0

Rural Villages

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (I/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
HSU1	Land to south west of Summergrove	Summergrove	Montreal Farm	NDHA	•This is part of a very rural area consisting of fields and mixed hedgerow. It is part of the wider agricultural setting of Montreal Farm	•Potential erosion of setting beauty/character	•I would suggest really dropping the density in the eastern field, potentially leaving it as meadow, orchard etc. •Great care should be taken to preserve the hedgerows and transition smoothly and with subtlety between the completely rural character of Montreal Farm's setting and the unfortunately suburban (but fortunately quite well hidden) Summergrove Park. •Ensure attention is paid to massing, site edges, roofscape and vegetation. •A key point here is that fields are viewed from the ground, so their geometric shapes appear as a foreshortened series of hedges - very soft and natural. When extruded upwards, their "as mapped" shapes become jagged and sharp, appearing as unnatural intrusions in the landscape. •Schemes in settings like these cannot be designed in plan only (or elevation at the scale of individual houses); the development is all one thing when experienced, and is experienced from close to ground level.	l	1	1	1	1
			Barn at Montreal Farm	NDHA	•This is part of a very rural area consisting of fields and mixed hedgerow. It is part of the wider agricultural setting of Montreal Farm	•Potential erosion of setting beauty/character		l	1	1	1	
			Galemire House	NDHA	•The site is part of a very rural area consisting of fields and mixed hedgerow. It is part of the wider agricultural setting of this house	•Potential erosion of setting beauty/character. Summergrove Park has already had a noticeably negative impact on the setting, so this mistake should not be repeated		l	1	1	1	

Employment Sites

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
ES1a	Westlakes Science Park	Moor Row	Possibly 1-4 Hole Houses	NDHA	•Site is screened by greenery on the other side of the road	•Potential loss to planting opposite	•Ensure retention of greenery on margins of Westlakes •Ensure development is of good quality and maintains screening	l	1	1	1	1
			Montreal Farmhouse and adjacent barn	NDHA	•Site forms part of agricultural setting	•Potential loss of agricultural setting		l	1	1	1	
			Foulyeat	NDHA	•Attractive green setting	•Potential for loss of setting		l	1	1	1	
			Ingwell Barn	NDHA	•Attractive green setting	•Potential for loss of setting		l	1	1	1	
			Ingwell Hall	NDHA	•Attractive green setting	•Potential for loss of setting		l	1	1	1	
ES1b	Westlakes Science Park Ext. 1	Moor Row	1, 2 Victoria Villa	NDHA	•Attractive green setting	•Potential slight loss of setting	•Ensure development is of good quality and maintains screening	l	1	1	1	1
			Alva House	NDHA	•Attractive green setting	•Potential slight loss of setting		l	1	1	1	
ES1c	Westlakes Science Park Ext. 2	Moor Row	1, 2 Victoria Villa	NDHA	•Attractive green setting	•Potential for loss of setting	•Ensure development is of good quality and maintains screening	l	1	1	1	2
			Alva House	NDHA	•Attractive green setting	•Potential for loss of setting		l	1	1	1	
			Scalegill Hall	GII	•Site forms part of agricultural setting	•Potential for loss of setting		l	2	1	2	
			Garden Walls to Scalegill Hall	GII	•Site forms part of agricultural setting	•Potential for loss of setting		l	2	1	2	
			Barns at Scalegill Hall	NDHA	•Site forms part of agricultural setting	•Potential for loss of setting		l	1	1	1	

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
ES2a	Leconfield Industrial Estate (Area 1)	Cleator Moor	7-12 Leconfield Street	NDHA	•Site forms minor contribution to sense of greenery behind these cottages	•Potential for slight loss of greenery to setting	•Ensure development is of good quality and maintains screening	l	1	1	1	1
			13-39 Leconfield Street	NDHA	•Site is currently detrimental to setting of this row of cottages	•Potential for improvement to setting with more attractive placemaking		l	1	1	1	
			1-6 Furnace Court; Furnace House	NDHA	•Assets currently enjoy woodland to rear and side	•Potential loss of greenery		l	1	1	1	
ES2b	Leconfield Industrial Estate (Growth Area 2)	Cleator	None	None	N/A	N/A	N/A	l	0	1	0	0
ES2c	Leconfield Industrial Estate (Growth Area 3)	Cleator	63-78 Birks Road	NDHA	•Site provides greenery to wider setting of this modest row of cottages	•Potential for loss of greenery	•Ensure development is of good quality and maintains screening	l	1	1	1	1
ES3	Whitehaven Commercial Park	Whitehaven	None	None	N/A	N/A	N/A	l	0	1	0	0
ES4	Sneckyeat Road Industrial Estate	Whitehaven	The Cross, Sneckyeat Road	GII	•Site is to edge of asset's broader agricultural setting	•Intensification on site has potential to cause visual impact	•Ensure dense screening on eastern boundary and buildings are kept low	l	2	1	2	2

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
ES5	Haig Enterprise Park	Whitehaven	Engine Houses, Power Station and Pithead Gear at Pithead Colliery	GII	•Buildings are low and allow the asset to be seen. Dramatic impression. •Site does not currently read as a unified whole and is rather dominated by tarmac. •Boundary fence very poor. South corner of site negative. Site unwelcoming to visitors. •Disconnect between asset and site - Colliery structures look as though they should be the centrepiece.	•Development/intensification on the site has the ability to obscure the buildings and arrangement of the assets, but there also exists much opportunity for improvement	•Re-order site so that Haig Colliery structures are the centrepiece of a unified scheme, rather than coincidental. •Low, gabled structures likely to be successful. •Reduce impression of a sea of tarmac, improve boundary treatment of site, improve sense of welcome to visitors, integrate parking without it dominating, improve south corner of site. •Keeping structures low and landscaping appropriately at south and west sides of site will screen modern development, enhancing the sense of bleakness and isolation of Saltom Pit's setting.	l	2	1	2	4
			Haig Colliery	SAM	•Buildings are low and allow the asset to be seen. Dramatic impression. •Site does not currently read as a unified whole and is rather dominated by tarmac. •Boundary fence very poor. South corner of site negative. Site unwelcoming to visitors. •Disconnect between asset and site - Colliery structures look as though they should be the centrepiece.	•Development/intensification on the site has the ability to obscure the buildings and arrangement of the assets, but there also exists much opportunity for improvement		l	4	1	4	
			Saltom Pit	SAM	•Minor shared view from top of coastal path.	•Potential for slight improvement in		l	4	1	4	

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
					•Asset has a bleakness that should not be disturbed by commercialism. •Site currently slightly spoils setting with view of shed roof from Coastal Path	appearance and visibility of structures from points of view that share the asset.						
ES6	Red Lonning	Whitehaven	None	None	N/A	N/A	N/A	l	0	1	0	0
ES7	Bridge End	Egremont	K6 Telephone Kiosk	GII	•Asset is located within site. Setting would originally have been open before development of industrial estate. Sited probably to serve Cringlethwaite Terrace.	•Potential for setting to be overdeveloped and link between semi-rural site and residential terrace it served lost	•Care should be taken not to completely develop the setting of the phone box, or to cut it off from Cringlethwaite Terrace. •Take opportunity to improve appearance of detractors. •Ensure greenery, looseness of structure, and softness to new development further up nearer the A595, which is currently visible as field from the Castle.	l	2	1	2	4
			Egremont Castle	GI	•Developed part of site (the NW section) currently makes a negative contribution to setting. •Undeveloped part slightly positive by allowing asset to retain connection with its historically agricultural context	•Potential for improvement overall through replacement of existing detractors with more attractive architecture.		l	4	1	4	
			Egremont Castle	SAM	•Developed part of site (the NW section) currently makes a negative contribution to setting.	•Potential for improvement overall through replacement of existing detractors with		l	4	1	4	

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
					•Undeveloped part slightly positive by allowing asset to retain connection with its historically agricultural context	more attractive architecture.						
ES8	Furnace Row	Distington	1-21 Tollbar Houses	NDHA	•Site currently does not make a positive impression on this row, particularly noticeable at the fore are adjacent to number 1	•Potential for improvement to setting with more attractive placemaking	•Ensure development is of good quality and maintains screening, inc. wooded area at SW corner of site	l	1	1	1	1
			1-12 Furnace Row	NDHA	•These cottages are in Allerdale, currently, rather than Copeland. However, the site provides a green setting opposite	•Potential loss of greenery		l	1	1	1	
ES9	Frizington Road	Frizington	176-7 Frizington Road	NDHA	•Site is within setting of this pair of modest miners' cottages	•Potential for erosion of rural outlook, loss of views toward mountains	•Ideally allow cottages to retain visual connection to the greenery and view of mountains. •Ensure additions are well designed, set back and screened if not.	l	1	1	1	1
			170-2 Frizington Road	NDHA	•Site is within setting of these modest miners' cottages	•Risk of further loss of greenery in setting		l	1	1	1	
ES10	Energy Coast Business Park	Haile	None	None	N/A	N/A	N/A	l	0	1	0	0
ES11	Haverigg Industrial Estate	Haverigg	Port Haverigg Car Centre	NDHA	•Identified here as a NDHA as it's a very unusual and interesting looking building.	•Potential harm to a building of indeterminate significance	•Care should be taken to understand what this building is before making decisions that would harm it.	l	1	1	1	1

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
			1-9 Marine View	NDHA	•Modest buildings and setting is already probably as fully harmed as it could be within the site boundary	•Opportunity exists for improvement	•Thought could be given on how to improve the setting of this modest row of cottages.	l	1	1	1	
			Former Tannery Building	NDHA	•A very attractive art deco building. •Conservation of this should be viewed as a priority	•Potential harm through demolition	•Ensure building is preserved and enhanced by any works around it.	l	1	1	1	
ES12	Mainsgate Rd Expansion Site	Millom	New Hall Farm	NDHA	•Site is located within setting of asset.	•Setting has experienced significant encroachment already. Potential for further intensification to cause further harm.	•Keep massing reasonable, good design quality, planting and spacing.	l	1	1	1	1
ES13	Devonshire Road	Millom	None	None				l	0	1	0	0
ES14	Seascale Rural Workshops	Seascale	None	None				l	0	1	0	0

Opportunity Sites

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
OCL01	Cleator Mills	Cleator / Cleator Moor	Cleator Mills	NDHA	•The site is particularly closely linked to this asset, which formerly used a millrace to drive machines used in the mill. Now it forms part of the attractive green riverside backdrop of the building, contributing to its aesthetic qualities	•Potential for harm to the asset itself. Also potential for unsympathetic development to obscure either historic relationships or aesthetic qualities.	•Schemes here should not be a monoculture across the whole site, but focus on placemaking and how the existing asset and its setting can be preserved and enhanced, and how better connections can be set up between the site and Cleator for those on foot/cycling. •The site must feel integrated with Cleator. •Retention of mature trees should be prioritised. •Ensure intervisibility between site and The Flosh has been understood early on. Retention of mature trees should be prioritised. View analysis needed to confirm visibility of interventions from hotel windows. •Potentially pull back buildings from A5086 and introduce planting/open space. •Do not introduce too many hard edges here. •Consider density and height of development carefully. •As with St Mary's and Grove Court, getting a well-controlled site edge on the northern part of the site is important.	m	1	2	2	2
			The Flosh	GII	•Site is potentially within setting of asset, although there is a wall and planting at the boundary.	•Taller interventions may be visible from windows of the hotel. View analysis needed to confirm this.		l	2	1	2	
			St Mary's RC Church (including Grotto as curtilage listed structure)	GII	•Site makes a strong contribution to the setting of this church.	•Likely harm to setting through loss of pastoral surroundings, loss of views toward Blackhow Wood and diminishing prominence of the church		l	2	1	2	
			Grove Court	NDHA	•Site makes a strong contribution to the setting of this attractive building, which contributes to local character	•Likely harm to setting through loss of pastoral surroundings, loss of views toward Blackhow Wood and diminishing prominence of the church		l	1	1	1	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			2-12 Brookside	NDHA	•Site makes some contribution to the settings of these terraced miners' houses, though there is a large wall separating them from the site	•Likely small impact, but potential for views of greenery, particularly from upper windows, to be affected	•It is likely that cleverly retaining the character of a meadow, while controlling the roofscape, will be a defensible strategy.	l	1	1	1	
			88-93 Trumpet Terrace	NDHA	•Some contribution to setting	•Likely small impact, but potential for wider sense of greenery, against which the assets can be appreciated, may be eroded.		l	1	1	1	
OEG01	Chapel Street	Egremont	Egremont Conservation Area	CA	•Minimal contribution to setting	•Likely small impact, but potential for improvement to be brought by sensitive regeneration of the no man's land between Egremont CA and the A590	•Ensure good quality design, effectively connected into the CA. •Relationship to settings of assets on Main St. should be understood, and design of a good quality.	l	2	1	2	2
			Egremont Methodist	NDHA	•May be some contribution to setting made by site	•Likely small impact, potential for enhancement		l	1	1	1	
OEG02	Former Red Lion PH	Egremont	45 Main Street	GII	•Site forms part of terraced urban setting of asset	•Potential for enhancement through reinstatement of terraced edge to Market Place	•Ensure good quality of design. •Re-establish continuous frontage. •Consider how to introduce variation to the roofscape while responding to former storey heights (i.e. three stories on this side of the road). •Do not create a monolith - this frontage will require articulation and reference to historic plot widths. •Consider how references to historic buildings can be used in a witty and	l	2	1	2	4
			War memorial and railings to enclosure (Market Place)	GII	•Site forms part of terraced urban setting of asset	•Potential for enhancement through reinstatement of terraced edge to Market Place		l	2	1	2	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			Egremont Castle	SAM	•Slight intervisibility. Site makes negative contribution to asset's setting though being a gap site.	•Potential for enhancement	imaginative way to inform new design, without being pastiche. •Consider material use. Prevailing facing material of older buildings is render, however this may not give the best appearance in a modern context. Higher status buildings from 19th century use red sandstone. Is terracotta/faience an option to investigate here, to add sculpture and depth to frontage with modern flexibility?	l	4	1	4	
			Egremont Castle	GI	•Slight intervisibility. Site makes negative contribution to asset's setting though being a gap site.	•Potential for enhancement		l	4	1	4	
			Church of St Mary and St Michael	GII	•Site forms part of setting of tower, which is visible in Market Square	•Potential for enhancement		l	2	1	2	
			54-60 Main Street (comprising several listed buildings)	GII	•Possible intervisibility. Site forms part of wider terraced urban setting of assets	•Potential for enhancement		l	2	1	2	
			46-53 Main Street	NDHA	•Site forms part of terraced urban setting of assets	•Potential for enhancement		l	1	1	1	
			24-34 Market Place	NDHA	•Site forms part of terraced urban setting of assets	•Potential for enhancement through reinstatement of terraced edge to Market Place		l	1	1	1	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			1-3 Castle Villas, Bookwell	NDHA	•Site forms part of wider urban setting of assets, as visible in views along Bookwell	•Potential for enhancement		l	1	1	1	
			6-11 Market Place	NDHA	•Site forms part of terraced urban setting of assets	•Potential for enhancement		l	1	1	1	
			48-51 South Street; 12-15 Market Place	NDHA	•Site forms part of terraced urban setting of assets	•Potential for enhancement		l	1	1	1	
OEG03	East Road Garage	Egremont	3-8 East Road	NDHA	•Site is part of setting of these modest terraces houses	•Potential for enhancement	•Ensure good quality design. •Potential for public realm/highways work to improve pedestrian movement at roundabout, increase connectivity between site and CA?	l	1	1	1	2
			Egremont Conservation Area	CA	•Site makes negative contribution to this major gateway into the conservation area.	•Potential for improvement.		l	2	1	2	
OMI01	Millom Pier	Millom	Duddon Villa	NDHA	•Site is within setting of asset. Due to its flatness, this permits a view of the sea and contributes to the generally rugged and open character.	•Potential erosion of setting character due to development	•Consider how to create an exemplary development of structures that sit well within their landscape, contributing to it rather than undermining it, as the majority of the prevailing industrial development has.	l	1	1	1	1

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
OWH01	Old Dawnfresh Factory	Whitehaven	Whitehaven Conservation Area	CA	•Site is within setting of CA, so development may have some impact	•Likely low, but dependent on specifics. •Opportunity exists to reassert an industrial character that has been eroded over the latter half of the 20th century.	Ensure good standard of design	l	2	1	2	4
			1 Marlborough St with warehouse attached to rear	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area	•Development should be of good quality and carefully designed. •Heights of 4 storeys or over will need added justification	l	2	1	2	
			Duke Pit Fan House	SAM	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Quay and Old Quay Lighthouse	SAM	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Quay	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			The Watch House	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old Quay Lighthouse	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			North Wall and Old North Wall	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old Fort	SAM	•Potential for some visibility of new development, depending on scale	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Fort	GII	•Potential for some visibility of new development, depending on scale	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old New Quay	GII	•Potential for some visibility of new development, depending on scale	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			West Pier	GII	•Potential for some visibility of new development, depending on scale	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

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			West Pier Lighthouse	GII	•Potential for some visibility of new development, depending on scale	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			4, 5 Duke Street	GII	•Site may appear in some views of asset e.g. from viewing gallery of Beacon Museum	•Potential to bring improvement to definition, character and coherence to this part of Whitehaven's harbourside townscape		l	2	1	2	
			Church of St James	GI	•Site may appear in some views of church, e.g. from viewing gallery of Beacon Museum	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	4	1	4	
OWH02	Jackson's Timber Yard	Whitehaven	10-12 Howgill St	GII	•Part of historic urban setting	•Potential for improvement.	•Reinstatement of building line on Howgill Street/Richmond Terrace. •Improvement of site's contribution to setting as viewed from Preston Street. •This area of town has been extensively demolished following the early 20th century, and is an inarticulate mass of car parks and roads. Good placemaking has the potential to bring coherence. •13 Irish Street has been very poorly altered at the front, but remains a	l	2	1	2	2
			14/15 Howgill St	GII	•Part of historic urban setting	•Potential for improvement.		l	2	1	2	
			Foyer, Irish St	GII	•Part of historic urban setting	•Potential for improvement.		l	2	1	2	

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			17/18 Howgill St	GII	•Part of historic urban setting	•Potential for improvement.	standard 18th century town house that could be restored. •The improvement of the coherence of its setting within the site would be welcome.	l	2	1	2	
			Whitehaven Conservation Area	CA	•Part of historic urban setting	•Potential for improvement.		l	2	1	2	
			13 Irish Street	NDHA	•Part of historic urban setting	•Potential for improvement.		l	1	1	1	
			1-11 Richmond Terrace	NDHA	•Part of historic urban setting	•Potential for improvement.		l	1	1	1	
			J Whittle & Sons, Richmond Terrace	NDHA	•Part of historic urban setting	•Potential for improvement.		l	1	1	1	
			Post Office Sorting Office	NDHA	•Part of immediate setting of this decent modernist sorting office	•Potential for improvement.		l	1	1	1	

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OWH03	Preston Street Garage	Whitehaven	Whitehaven Conservation Area	CA	•Site forms part of a major gateway into the Conservation Area	•This gateway has suffered for clearance of its historic layout and built form. •Improvement here could bring major benefit to this gateway into the conservation area	•Focus on improving built environment, integration of traffic, and sense of arrival, while retaining connection to rising greenery behind, which characterises views in this part of town. •Development here should be accompanied by heritage / archaeological assessment. •This area of town has been extensively demolished following the early 20th century, and is an inarticulate mass of car parks and roads. Good design has the potential to bring coherence.	l	2	1	2	2
			Various	NDHA	•Site contains elements of former historic fabric, some of the only remains of the very dense lost character of the Preston Street area	•Potential loss of surviving historic fabric		l	1	1	1	
			Post Office Sorting Office	NDHA	•Part of immediate setting of this decent modernist sorting office	•Potential for improvement.		l	1	1	1	
OWH04	BT Depot	Whitehaven	Whitehaven Conservation Area	CA	•Site forms part of a major gateway into the Conservation Area	•This gateway has suffered for clearance of its historic layout and built form. •Improvement here could bring major benefit to this gateway into the conservation area	•Focus on improving built environment, integration of traffic, and sense of arrival, while retaining connection to rising greenery behind, which characterises views in this part of town. •Development on site should establish good architectural quality and frontage, enhance coherence of surroundings, while retaining visual connection to woodlands behind. •Development here would ideally be accompanied by heritage/archaeological assessment.	l	2	1	2	2
			1-4 The Ginns	NDHA	•Part of setting	•These buildings have lost their urban setting, but have gained a connection to the green rising land of Arrowthwaite Wood opposite. •Development could bring benefit if sensitively handled		l	1	1	1	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			3-18 Back Ginns	NDHA	•Part of setting	•These buildings have lost their urban setting, but have gained a connection to the green rising land of Arrowthwaite Wood opposite. •Development could bring benefit if sensitively handled		l	1	1	1	
			Colliery Mission	NDHA	•Site surrounds this modest but attractive and still-used 1960s community hall	•Site forms majority of setting		l	1	1	1	
			Various	NDHA	•Potential surviving elements of former historic fabric, which would be remains of the former very dense character of the Preston Street area	•Potential loss of surviving historic fabric		l	1	1	1	
OWH05	Land at Ginns	Whitehaven	Whitehaven Conservation Area	CA	•Site forms part of a major gateway into the Conservation Area	•This gateway has suffered for clearance of its historic layout and built form. •Improvement here could bring major benefit to this gateway into the conservation area	•Focus on improving built environment, integration of traffic, and sense of arrival, while retaining connection to rising greenery behind, which characterises views in this part of town. •Development on site should establish good architectural quality and frontage, while retaining visual connection to woodlands behind.	l	2	1	2	2
			1-4 The Ginns	NDHA	•Part of setting	•These buildings have lost their urban setting, but have gained a connection to the green rising land of Arrowthwaite Wood opposite. •Development could bring benefit is sensitively handled		l	1	1	1	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			3-18 Back Ginns	NDHA	•Part of setting	•These buildings have lost their urban setting, but have gained a connection to the green rising land of Arrowthwaite Wood opposite. •Development could bring benefit is sensitively handled		l	1	1	1	
OWH06	Land at Coach Road	Whitehaven	None	None	N/A	N/A	N/A	l	0	1	0	0
OWH07	Marlborough Street	Whitehaven	Whitehaven Conservation Area	CA	•Site contributes to character of CA as well as juncture between gridiron streets and harbourside	•Potential to bring improvement - poorly defined corners on Strand Street and Promenade, lack of frontage, disconnect between streets and harbour	•This area has always mixed domestic and industrial use, and this could be an inspiration for redevelopment •Development will need to be carefully designed for context. •There is opportunity to reinstate a roofline that sits better within the overall composition. •Heights of 4 storeys or over will require extra justification. •Note also Key View (Seeing History in the View) SPD	l	2	1	2	4
			37 Lowther Street	GII	•Site makes a poor contribution to asset as it's largely car parking	•Potential to bring improvement, redefining corner and balance		l	2	1	2	
			38-42 Lowther St	GII	•Site makes a poor contribution to asset	•Potential to bring improvement, redefining block corners and bringing balance		l	2	1	2	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			1 Marlborough St with warehouse attached to rear	GII	•Site makes a poor contribution to asset	•Potential to bring improvement, redefining block corners and bringing balance		l	2	1	2	
			Duke Pit Fan House	SAM	•Little intervisibility, although both are visible together in views looking back from centre and north of harbour	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Quay and Old Quay Lighthouse	SAM	•Site makes a small neutral or slightly negative impact on setting. •Interruption of gabled roofline.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Quay	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			The Watch House	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old Quay Lighthouse	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

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			North Wall and Old North Wall	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old Fort	SAM	•Little contribution. Neutral to slightly negative harm on setting.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Fort	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old New Quay	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			West Pier	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			West Pier Lighthouse	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

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			No13 West Strand	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			1 Hamilton Lane	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Dobson and Musgrave Warehouse	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Old Custom House	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Strand House, Strand Street	GII	•Site appears in views of asset along Strand Street	•Potential to bring improvement to definition, character and coherence of Strand Street		l	2	1	2	
			4, 5 Duke Street	GII	•Site appears in views of asset along Strand Street	•Potential to bring improvement to definition, character and coherence of Strand Street		l	2	1	2	

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			Church of St James	GI	•Some small scale contribution to views of church from harbour. •Contribution neutral or slightly negative.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	4	1	4	
			Old Pumping Station, West Strand	NDHA	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	1	1	1	
OWH08	Pow Beck	Whitehaven	Buildings and remains associated with Coach Road Pottery	NDHA	•Likely to be parts/remains of historic pottery around Pottery Lane still within site. This need treating carefully	•Potential to improve, enhance, better reveal surviving historic character while establishing more attractive placemaking. •Even an industrial estate should have quality of place	•Ensure proper investigation of historic buildings remaining within site. •Ensure good design quality and respect of the natural greenery of the site. Thought should be given to how to make use of level change between road and site to maximise attractiveness/visual interest of change to setting. •Sloping topography, views across and greenery may make opportunities for innovative buildings making use of levels. •Attempt to preserve attractive coped sandstone wall along site boundary on Meadow View. Boundary wall along B5345 should be	l	1	1	1	1
			1-24 Meadow View	NDHA	•Site makes positive contribution to setting.	•Potential lost view of meadow.		l	1	1	1	
			1, 2 Woodbine Villas	NDHA	•Site makes positive contribution to setting.	•Potential loss of green outlook		l	1	1	1	

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			Boundary wall along B5345	NDHA	•Site abuts (possibly includes) this attractive stone wall	•Potential harm to wall	taken into consideration from outset when designing interventions. •Opportunity to enhance architectural quality, place coherence and greenness of setting of Cemetery.	l	1	1	1	
			Corkickle Brake and Bridge over	NDHA	•Possible presence of remains in site	•Potential loss of remains, if present		l	1	1	1	
			Whitehaven Cemetery, Low Road	NDHA	•Possible impact on setting	•Potential harm to setting, but also opportunity for improvement		l	1	1	1	
OWH09	Car Park Quay Street, East	Whitehaven	No13 West Strand	GII	•Site makes a negative impression on asset's setting	•Potential to bring improvement and also to hide the unfortunate alterations to the asset's rear elevation	•This area has always mixed domestic and industrial use, and this could be an inspiration for redevelopment. •Development should be of good quality and carefully designed. •There is opportunity to reinstate a roofline that site better within the overall composition. •Heights of 4 storeys or over will need added justification. •Note also Key View (Seeing History in the View) SPD. •Terminating view down Swingpump Lane, re-establishing built form at	l	2	1	2	2
			1 Hamilton Lane	GII	•Site makes a negative impression on asset's setting	•Potential to bring improvement and also to hide the unfortunate alterations to the asset's rear elevation		l	2	1	2	
			Dobson and Musgrave Warehouse	GII	•Site makes a negative impression on asset's setting	•Potential to bring improvement and also to hide the unfortunate alterations to the asset's rear elevation		l	2	1	2	

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			Old Custom House	GII	•Site makes a negative impression on asset's setting	•Potential to bring improvement and also to hide the unfortunate alterations to the asset's rear elevation	corner, and hiding unsuccessful rear elevation alterations of buildings on West Strand would bring improvement to setting of Market Hall.	l	2	1	2	
			Whitehaven Conservation Area	CA	•Site contributes to character of CA as well as juncture between gridiron streets and harbourside	•Potential to bring improvement - poorly defined corners on Strand Street and Promenade, lack of frontage, disconnect between streets and harbour		l	2	1	2	
			Market Hall	GII	•Site makes a negative impression on asset's setting	•Potential to bring improvement		l	2	1	2	
			Old Pumping Station, West Strand	NDHA	•Site appears in some views of asset	•Potential to bring improvement to setting		l	1	1	1	
			41-54 Market Place	NDHA	•Site appears in settings of assets when viewed along Swingpump Lane	•Potential to improve settings		l	1	1	1	
OWH10	Quay Street West	Whitehaven	Whitehaven Conservation Area	CA	•Site contributes to character of CA as well as juncture between gridiron streets and harbourside	•Potential to bring improvement - poorly defined corners on Strand Street and Promenade, lack of frontage, disconnect between streets and harbour	•This area has always mixed domestic and industrial use, and this could be an inspiration for redevelopment. •Development will need to be carefully designed for context.	l	2	1	2	4

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		Duke Pit Fan House	SAM	•Site not visible from Fan House. Car park use leaves gap in formerly dense urban fabric, detracting from setting.	•Potential to bring improvement to Whitehaven's harbourside and the broader setting of the asset, as viewed from the harbour	•Heights of 4 storeys or over will require extra justification. •Note also Key View (Seeing History in the View SPD). •Ensure development carefully considers and incorporates Bath House.	l	4	1	4	
		Old Quay and Old Quay Lighthouse	SAM	•Site currently harms setting. View of cars and tarmac. Reveals side of multi-storey car park, a detractor. •Loss of historic townscape of harbourside dislocates relationship between Old Quay and harbourside.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
		Old Quay	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
		The Watch House	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
		Old Quay Lighthouse	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

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		North Wall and Old North Wall	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
		Old Fort	SAM	•Little/no intervisibility between asset and site. Some distant shared views e.g. from Old Quay. •Site makes a small negative contribution to setting of Old Fort.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
		Old Fort	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
		Old New Quay	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
		West Pier	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
		West Pier Lighthouse	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

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			No13 West Strand	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			1 Hamilton Lane	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Dobson and Musgrave Warehouse	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Old Custom House	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Old Pumping Station, West Strand	NDHA	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	1	1	1	
			Church of St James	GI	•Site makes a small, negative impact on views from harbour in which site and church both appear	•Broader setting of church could be improved by sensitive development here		l	4	1	4	

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OWH11	Mark House and Park Nightclub	Whitehaven	Whitehaven Conservation Area	CA	•Site contributes to character of CA as well as juncture between gridiron streets and harbourside	•Potential to bring improvement - poorly defined corners on Strand Street and Promenade, lack of frontage, disconnect between streets and harbour	•This area has always mixed domestic and industrial use, and this could be an inspiration for redevelopment. •Development will need to be carefully designed for context. •Heights of 4 storeys or over will require extra justification. •Note also Key View (Seeing History in the View SPD). •Ensure development carefully considers and incorporates Bath House. CBC has previously made retention of its remains a requirement in redevelopment schemes.	l	2	1	2	4
			37 Lowther Street	GII	•Site makes a poor contribution to asset setting as it's largely car parking	•Potential to bring improvement, redefining corner and balance		l	2	1	2	
			38-42 Lowther St	GII	•Site makes a poor contribution to asset setting	•Potential to bring improvement, redefining block corners and bringing balance		l	2	1	2	
			1 Marlborough St with warehouse attached to rear	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Duke Pit Fan House	SAM	•Site makes a negative contribution to site's wider setting through being an unattractive and conspicuous interruption in the urban fabric of the harbourside.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			Old Quay and Old Quay Lighthouse	SAM	•Site makes a negative contribution to site's wider setting through being an unattractive and conspicuous interruption in the urban fabric of the harbourside.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Quay	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			The Watch House	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old Quay Lighthouse	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			North Wall and Old North Wall	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

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			Old Fort	SAM	•Little intervisibility due to distance, however site makes a negative contribution to site's wider setting through being an unattractive and conspicuous interruption in the urban fabric of the harbourside.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Fort	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old New Quay	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			West Pier	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			West Pier Lighthouse	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			No13 West Strand	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	

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			1 Hamilton Lane	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Dobson and Musgrave Warehouse	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Old Custom House	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Strand House, Strand Street	GII	•Site appears in views of asset along Strand Street	•Potential to bring improvement to definition, character and coherence of Strand Street		l	2	1	2	
			4, 5 Duke Street	GII	•Site appears in views of asset along Strand Street	•Potential to bring improvement to definition, character and coherence of Strand Street		l	2	1	2	
			44-47 Lowther Street	GII	•Site makes negative contribution to setting	•Potential improvement in coherence and completeness of townscape		l	2	1	2	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			Church of St James	GI	•Site itself makes a negative contribution through being a large gap site. However, it also permits a good view of the church from the harbourside around the Beacon Museum.	•Development here will reduce the church's ability to be appreciated by making it less visible.		l	4	1	4	
			Old Pumping Station, West Strand	NDHA	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	1	1	1	
			Former Bath House	NDHA	•This important asset is within the site and must be preserved and incorporated into any development scheme	•Potential loss of asset, potential improvement to condition and setting of asset		l	1	1	1	
OWH12	Former Bus Garage, Bransty Row	Whitehaven	Whitehaven Conservation Area	CA	•Site contributes to character of CA as well as juncture between gridiron streets and harbourside	•Potential to bring improvement - poorly defined corners on Strand Street and Promenade, lack of frontage, disconnect between streets and harbour	•This area has always mixed domestic and industrial use, and this could be an inspiration for redevelopment •Development should be of good quality and carefully designed. •Heights of 4 storeys or over will need added justification. •Note also Key Views (Seeing History in the View) SPD	l	2	1	2	4
			1 Marlborough St with warehouse attached to rear	GII	•Site appears in some views of asset	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			Duke Pit Fan House	SAM	•Slight distant intervisibility. • Small, negative impact on setting when viewed from piers and quays around harbour. •Allows view of asset from Bransty Row, although this is distant and between other buildings.	•Loss of view of asset from Bransty Row. •Otherwise, potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Quay and Old Quay Lighthouse	SAM	•Site forms part of wider setting and makes a slight, negative contribution to setting through being a gap site.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Quay	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			The Watch House	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old Quay Lighthouse	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			North Wall and Old North Wall	GII	•Site forms part of wider setting	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old Fort	SAM	•Site makes negligible negative contribution to setting. •Likely some visibility of new development due to increased size.	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	4	1	4	
			Old Fort	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			Old New Quay	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			West Pier	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	
			West Pier Lighthouse	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour		l	2	1	2	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
			No13 West Strand	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			1 Hamilton Lane	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Dobson and Musgrave Warehouse	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			Old Custom House	GII	•Potential for some visibility of new development	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	2	1	2	
			4, 5 Duke Street	GII	•Site may appear in some views of asset e.g. from viewing gallery of Beacon Museum	•Potential to bring improvement to definition, character and coherence to this part of Whitehaven's harbourside townscape		l	2	1	2	
			Church of St James	GI	•Site may appear in some views of church, e.g. from viewing gallery of Beacon Museum	•Potential to bring improvement to Whitehaven's harbourside as viewed from the harbour area		l	4	1	4	

Ref	Location		Which heritage assets are affected ?	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact score by asset	Impact score by asset	Heritage Impact Score
OWH13	Marchon South	Whitehaven	Barrowmouth Gypsum and Alabaster Mine	SAM	•Site contributes to sense of isolation and melancholy. There is a bleakness, and the space is characterised by sound: seagulls, skylarks, crows, wind in the grasses, the waves. •Existing development feels distant.	•Site was previously developed and is now a wasteland of concrete slabs that has had the unintended effect of creating a bleak, almost post-apocalyptic landscape that poetically complements the character of the asset, thereby making a positive contribution to its setting.	•Pay careful attention to views to inform site usage; pay careful attention to scale, massing and built form within built out areas of site; pay careful attention to orientation, landscaping and materials to mitigate harm. •The character of starkness and bleakness is fragile, the layers of development on the site are engaging, like a huge archaeological site. If it were four hundred years old instead of twenty, it would probably be a scheduled monument in its own right. •The soundscape is fragile, and should be preserved. •The outstretched section of the site to the North-West should be kept free from structures as far as possible. •The low impact rating is dependent on this part in particular not intruding on the asset's setting.	l	4	1	4	4

Gypsy and Traveller Sites

Ref	Location		Affected heritage assets	Asset Type	Contribution of site to heritage assets	Impact of allocation on significance	Maximising enhancement and minimising harm	Mitigated impact (l/m/h)	Heritage value coefficient	Impact coefficient	Impact score by asset	Heritage Impact Score
GTW3	Land at Greenbank	Whitehaven	Greenbank Hotel (Highfield House)	GII	•Site makes little or no contribution to asset's setting, and doesn't affect its ability to be appreciated	•Negligible	•Site topography is steep, sloping down towards Low Road, and it also contains some vegetation. •Terracing and retention of vegetation would allow the site to accommodate visitors with minimal impact on its presence as a space of greenery adjacent to Low Road	l	2	1	2	2
GTW5	Land at Sneckyeat	Whitehaven	Netherend Farmhouse	GII*	•Site makes little or no contribution to asset's setting, and doesn't affect its ability to be appreciated	•Negligible	•Ensure character of greenery and vegetation, with large, vibrant boundary hedges, is preserved	l	3	1	3	3
			The Cross	GII	•Site makes little or no contribution to asset's setting, and doesn't affect its ability to be appreciated	•Negligible		l	2	1	2	
GTW5a	Land at Sneckyeat	Whitehaven	Netherend Farmhouse	GII*	•Site makes little or no contribution to asset's setting, and doesn't affect its ability to be appreciated	•Negligible	•Ensure character of greenery and vegetation, with large, vibrant boundary hedges, is preserved	l	3	1	3	3
			The Cross	GII	•Site makes little or no contribution to asset's setting, and doesn't affect its ability to be appreciated	•Negligible		l	2	1	2	