



Copeland Housing Allocation Profiles

Copeland Borough Council
September 2020

Contents

Abbreviations 3

Introduction 4

 Background..... 4

 How to use this document..... 4

Whitehaven 6

Cleator Moor**Error! Bookmark not defined.**

Millom..... 35

Local Service Centres 40

Sustainable Rural Villages 71

Other Rural Villages 80

Abbreviations

CBC – Copeland Borough Council

CCC – Cumbria County Council

DHA – Designated Heritage Asset

Ha - Hectares

NDHA – Non-designated Heritage Asset

SAM – Scheduled Ancient Monument

SHLAA – Strategic Housing Land Availability Assessment

SLCA – Settlement Landscape Character Assessment

UU – United Utilities

Introduction

Background

- 1.1 This document provides additional information regarding each of the proposed housing allocations identified in the Local Plan 2017-2035 Preferred Options Draft. It identifies any known or potential constraints to delivery and is informed by the Copeland Strategic Housing Land Availability Assessment 2020, evidence documents such as the Settlement Landscape Character Assessment, Open Space Assessment and officer site visits carried out during 2020.
- 1.2 Comments on each site obtained from Cumbria County Council (as highways authority and lead flood risk authority), United Utilities and the Council's Flood and Coastal Defence Engineer, Heritage Officer and Environmental Health Officer have also been taken into consideration.
- 1.3 This document has been produced to increase transparency in the planning process and inform developers who may be interested in taking the site forward for development in order to reduce costs and delay¹. It is also important to demonstrate to communities the standard of development that the Council expects to achieve on the allocated sites.

How to use this document

- 1.4 The sites within this paper are divided by settlement and are listed in order of the Preferred Options Settlement Hierarchy, with the sites in the Borough's four towns (Principal Town and Key Service Centres) first, followed by those within the Local Service Centre, Sustainable Villages and Other Rural Villages.
- 1.5 Maps of the sites are included within this document and can also be seen on the Council's web mapping page.
- 1.6 The document contains indicative timeframes; this is the timeframe when we expect the first housing completions coming forward on the site. This has been informed through an initial assessment of the constraints on site, the scale of development, whether there is current developer interest in a site and information received from landowners.
- 1.7 A full detailed delivery timetable (housing trajectory) will be contained within the Publication Draft which will indicate how many dwellings are expected to be completed on the site per year. This will be informed through discussions with developers.

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

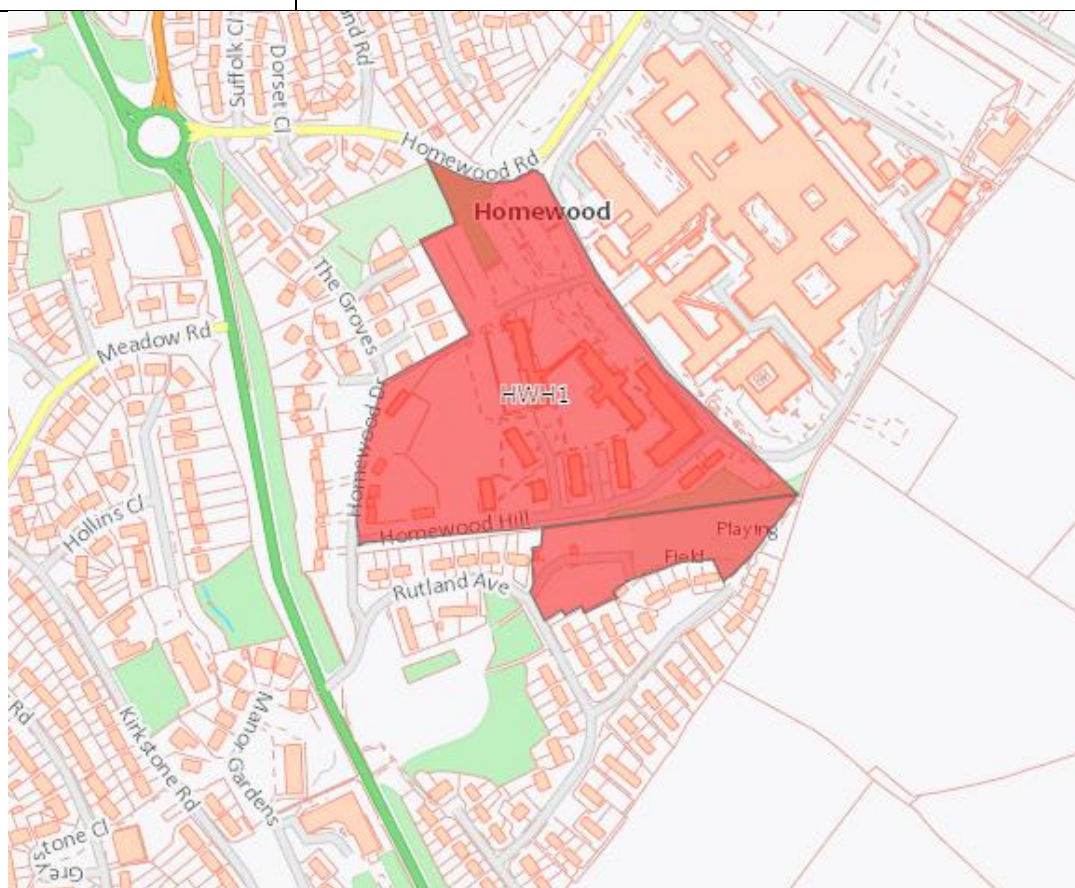
- 1.8 The list of constraints identified within this document is not exhaustive and additional issues may become apparent following further consultation with statutory consultees as the Local Plan progresses or during planning application stage.
- 1.9 Developers are encouraged to engage in pre-application discussions with the Council's Development Management team prior to submitting planning applications on any site. The Development Management team can advise whether any developer contributions are likely to be sought, for example, to address a shortage of particular types of open space within the settlement, as discussed in the Council's Open Space Assessment.
- 1.10 Constraints referred to in this document include the following:
- i) Accessibility: Prior to the submission of the Local Plan to the Planning Inspectorate more information will be sought from those promoting the site to demonstrate that a suitable and safe access can be provided. Further details will also be required at planning application stage.
 - ii) Landscape and ecology constraints: This section has been informed by the Council's Settlement Landscape Assessment document and also identifies whether there are any likely key species of importance on site. An ecological assessment is likely to be required at planning application stage which will confirm the presence of habitats and species and developers will be expected to provide mitigation where any loss of habitats or species is unavoidable.
 - iii) Heritage impacts: This section has been informed by an initial assessment of the site from the Council's Heritage Officer. Where there is a likely impact upon heritage assets or their setting a Heritage Impact Assessment is likely to be required at planning application stage.

Whitehaven



Local Plan Allocation Reference: HWH1

SHLAA Site (full or part) Ref: We032 We001	Name: Land at West Cumberland Hospital and Sneckyeat Rd, Whitehaven	
Area (ha) and Capacity/Indicative Yield (dwellings):	5.07	127
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> The site is close to residential development along Homewood Hill and Rutland Avenue. West Cumberland Hospital is located to the east 	



Issues and Constraints:

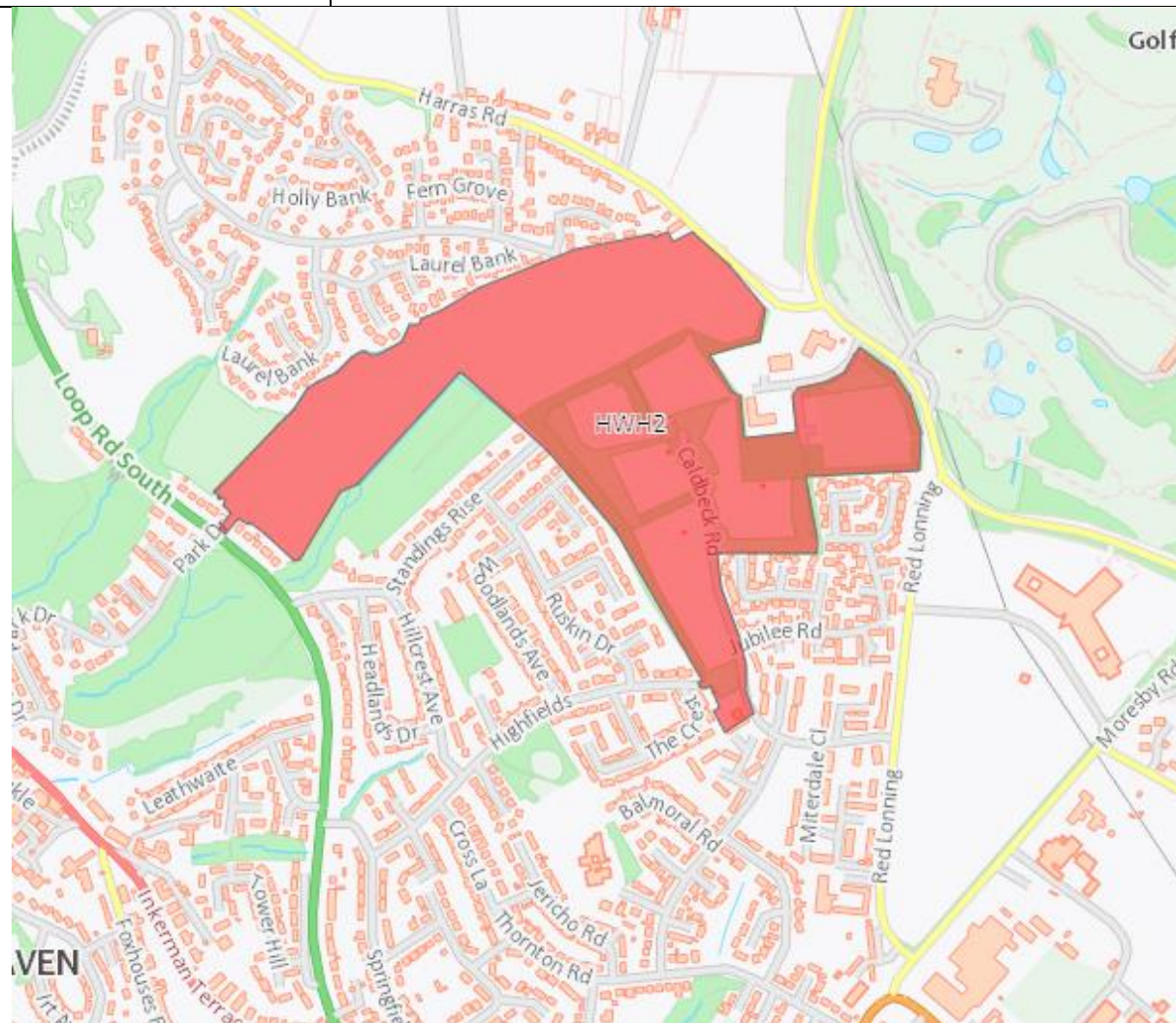
- Demolition required
 - Pow Beck Culvert under part of site – upgrade likely to be required
 - Potential sewer capacity issues
- Currently protected open space in Core Strategy (We001). While the Open Space Assessment does not propose this protection is carried forward into the new Local Plan the Council would expect a well designed development scheme that incorporates high quality and useful open space.

Copeland Local Plan Preferred Options Draft 2017-2035: Housing Site Profiles

Flood Zone:	1
Accessibility:	Suitable access will need to be demonstrated.
Landscape and Ecology:	<ul style="list-style-type: none">• High quality areas of landscaping will be required as buffers between new and existing development.
Greenfield/Brownfield:	<ul style="list-style-type: none">• Brownfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Low density of development with wide areas of grass between creates an attractive character• Low risk
Other issues of significance:	<ul style="list-style-type: none">• Part private ownership (we032), part Copeland Borough Council ownership (We001)

Copeland Local Plan Preferred Options Draft 2017-2035: Housing Site Profiles

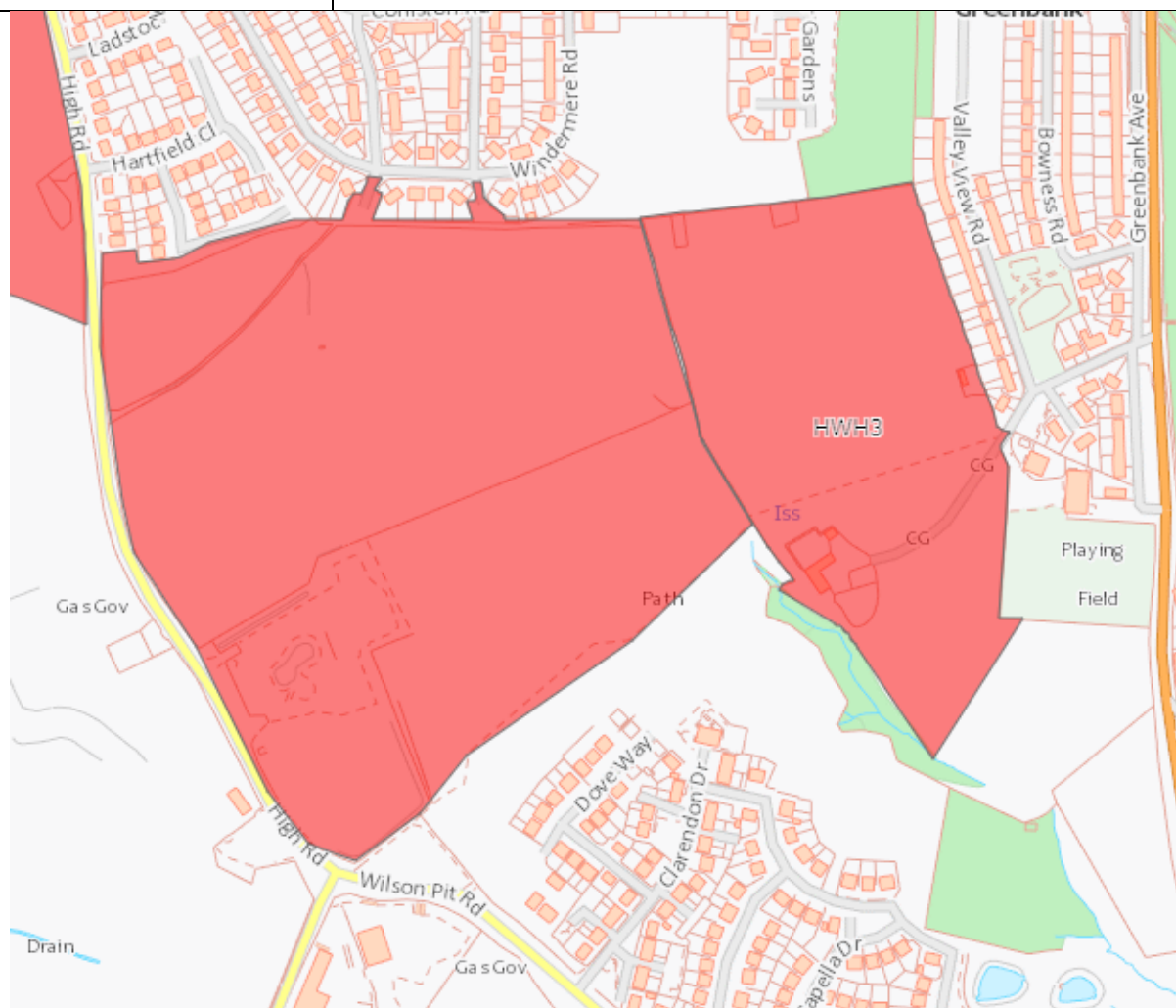
Local Plan Allocation Reference: HWH2

SHLAA Site (full or part) Ref: Wh011/a	Name: Red Lonning and Harras Moor, Whitehaven	
Area (ha) and Capacity/Indicative Yield (dwellings):	23.04	370
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Primarily residential, small commercial estate to north east	
		
Issues and Constraints: <ul style="list-style-type: none">The site contains a playing field which is poorly accessible from surrounding residential areas with no natural surveillance.		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated.	

Landscape and Ecology:	<ul style="list-style-type: none">• Potential red squirrel habitat• Settlement Landscape Character Study identifies opportunities to better define the edge of the settlement in this area. It also identifies the green space to the east of Loop Road South and the south of the site as forming the hillside setting of the town. Development should avoid encroaching into this area.
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Impact on historically green setting of Whitehaven, urbanisation of old Harras Road from Hensingham to Bransty (low risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership• Outline planning application for up to 370 houses with associated open space and infrastructure• Surface water drainage measures will be required.

Local Plan Allocation Reference: HWH3

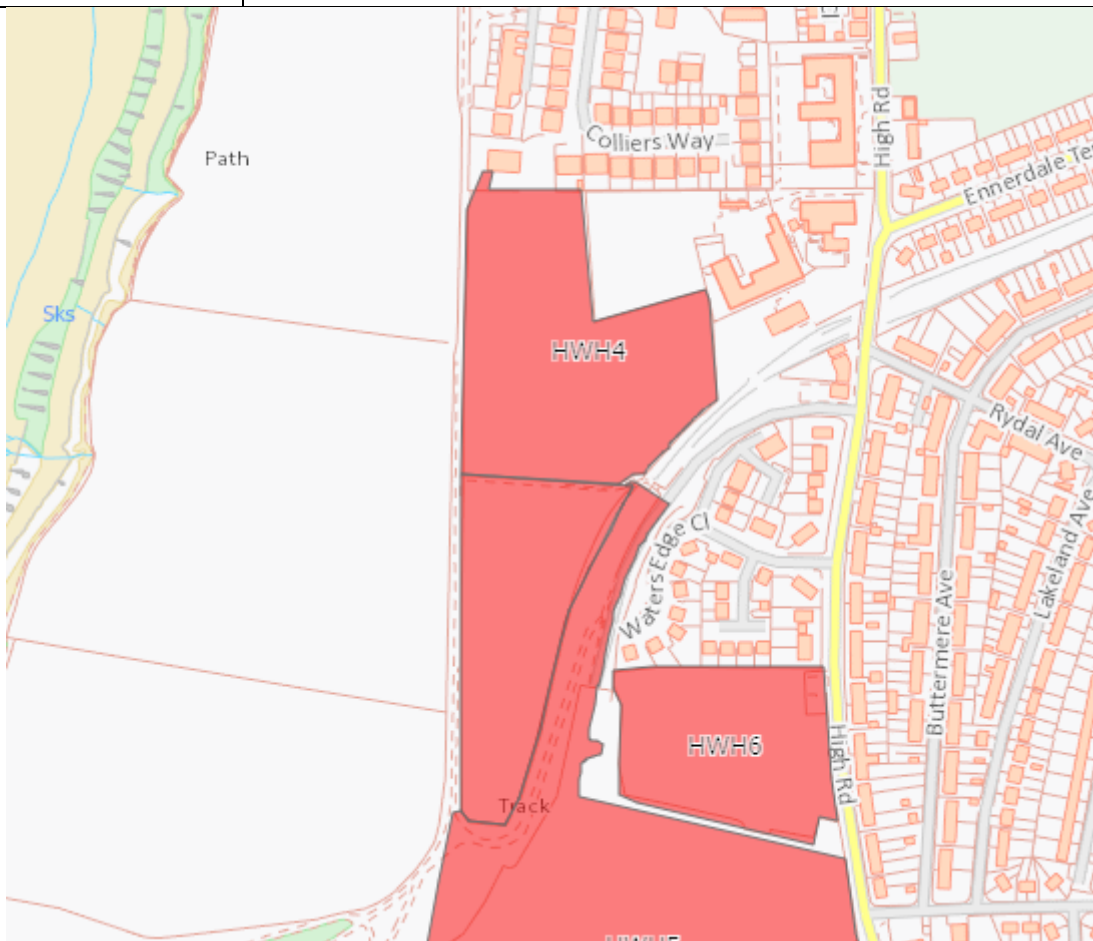
SHLAA Site (full or part) Ref: Ws008/a Ws013	Name: Land at Edgehill Park, Whitehaven	
Area (ha) and Capacity/Indicative Yield (dwellings):	20.39	510
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> Existing residential development to the north, east and south. To the west is the former Marchon site; the northern part of which is allocated for housing, the southern part has planning permission for a mine. 	



Issues and Constraints:
<ul style="list-style-type: none"> Potential sewer capacity issues Telegraph poles on parts of site

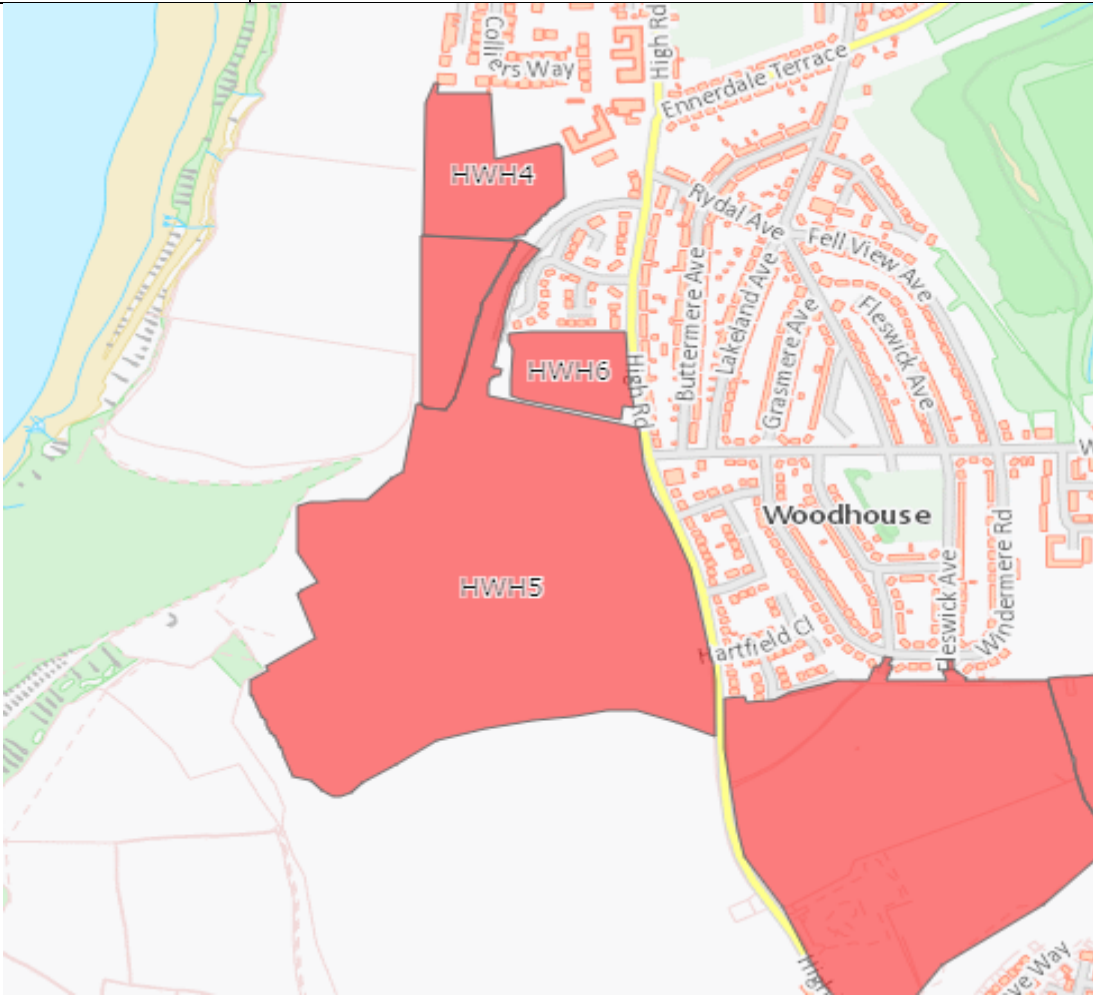
<ul style="list-style-type: none"> • Potential ground contamination given former uses • Identified as a Key Regeneration Site given the scale of development • An attractive road frontage will be required given the sites location opposite a Key Regeneration Site 	
Flood Zone:	1
Accessibility:	Suitable access will need to be demonstrated.
Landscape and Ecology:	-
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Mixed
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • Possible archaeological remains of Prestonhows, Gameriggs etc. Urbanisation of historic agricultural land (medium risk) – Ws008/a • Harm on setting of High House Farm (probable NDHA, although don't have any info). Harm to gateway site into Whitehaven. Possible harm to setting of listed house (Greenbank/Bethel House) (medium risk) – Ws013
Other issues of significance:	<ul style="list-style-type: none"> • Private ownership • A masterplan was produced in 2012 to support the South Whitehaven Supplementary Planning Document and inform the outline planning application that was submitted. Future development proposals will be expected to accord with the development principles and design guide within the masterplan for the site.

Local Plan Allocation Reference: HWH4

SHLAA Site (full or part) Ref: Ww018 Ww022	Name: Land South and West of St Mary's School, Whitehaven	
Area (ha) and Capacity/Indicative Yield (dwellings):	3.91	98
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded to the south by the former Marchon Factory site now cleared and proposed as a housing allocationSt Mary's School is to the north east with residential development to the north and east.The Coastal Path runs to the west of the site.	
		
Issues and Constraints: <ul style="list-style-type: none">Electrical infrastructure may require reinforcementPotential sewer capacity issuesEastern strip of the site lies within a former coal mine extraction areaAppropriate landscape buffer will be required between new development and school site		

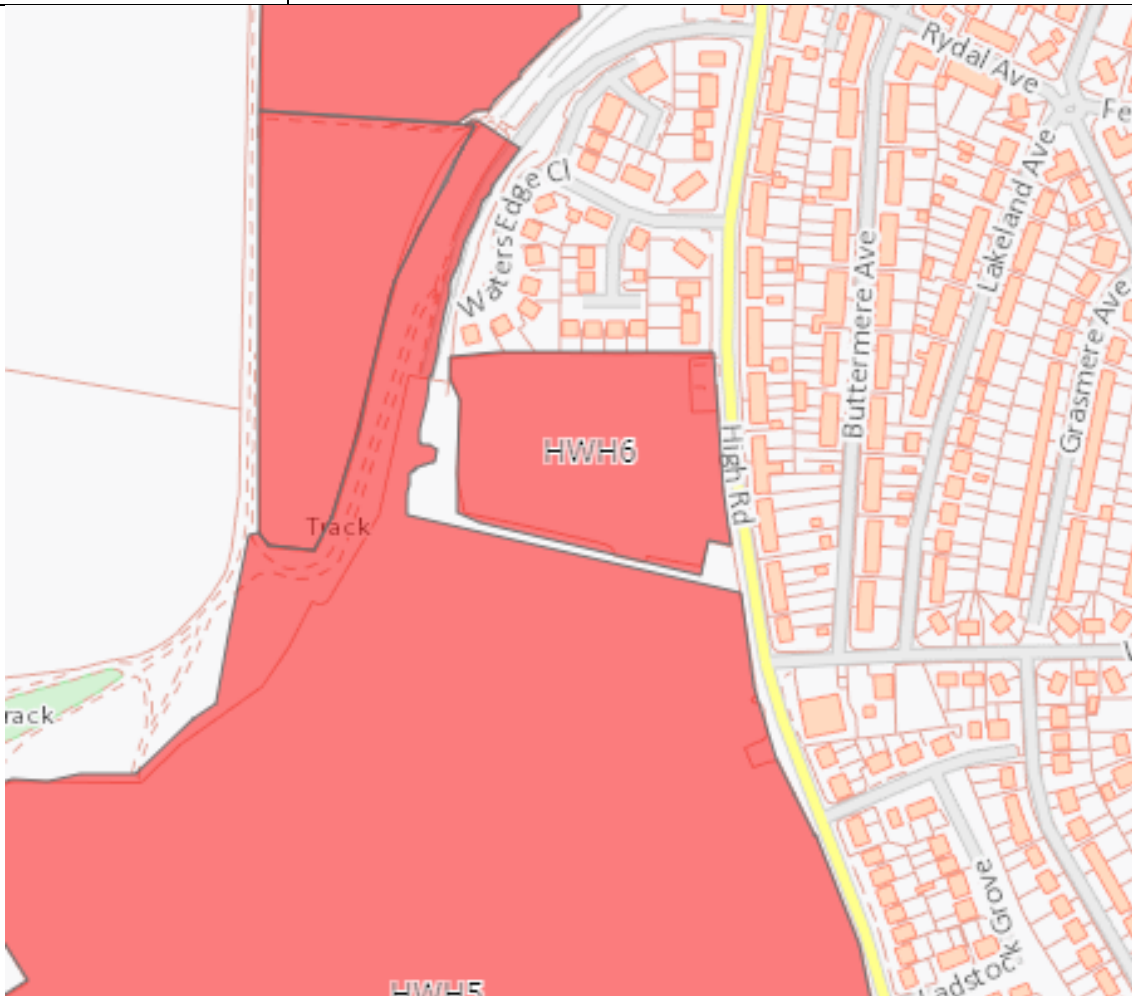
An extension to the St Bees Head Heritage Coast is proposed to the west of the wagon way which forms the western boundary of the site	
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated.
Landscape and Ecology:	<ul style="list-style-type: none"> Natural England Environmental Stewardship Area Prominent coastal strip identified in the SLCA and proposed to maintain the undeveloped character of that coastal strip
Greenfield/Brownfield:	<ul style="list-style-type: none"> Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> Proximity to St Mary's church NDHA (medium risk) – Ww018 (low risk) – Ww022
Other issues of significance:	<ul style="list-style-type: none"> Private ownership

Local Plan Allocation Reference: HWH5

SHLAA Site (full or part) Ref: Ww014	Name: Former Marchon Site North, Whitehaven	
Area (ha) and Capacity/Indicative Yield (dwellings):	21.29	532
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Residential areas and proposed housing allocations to the north and east.Coastline and the Coastal Path to the west (which are part of the proposed extension to the St Bees Head Heritage CoastProposed Cumbria Mining development to the south on the remainder of the former Marchon site.	
		
Issues and Constraints: <ul style="list-style-type: none">Potential ground contamination due to previous use of the siteIdentified as a Key Regeneration Site due to its scaleDevelopment should respect and enhance the site's coastal location and pedestrian links should be created between the site and coastal paths		

<ul style="list-style-type: none"> • A suitable landscape buffer is required between the site and the proposed metallurgical mine to the south with safe pedestrian routes through for access. • This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan. 	
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> • Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> • The Settlement Landscape Character Assessment identifies that coastal areas to the west are sensitive to inappropriate development.
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Brownfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • Legacy of Barrowmouth (SAM), Croft Pit and Marchon needs considering. Possible archaeological remains (medium risk)
Other issues of significance:	<ul style="list-style-type: none"> • Private ownership

Local Plan Allocation Reference: HWH6

SHLAA Site (full or part) Ref: Ww019/a	Name: Land south of Waters Edge Close, Whitehaven	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.41	35
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Residential to the North and east,Former Marchon site (proposed housing allocation and key regeneration area) to the south and coastline including the Coastal Path to the west.	
		
Issues and Constraints: <ul style="list-style-type: none">Potential ground contamination due to previous use of the siteHigh quality frontage will be required due to proximity to Key Regeneration AreaPotential sewer capacity issues		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

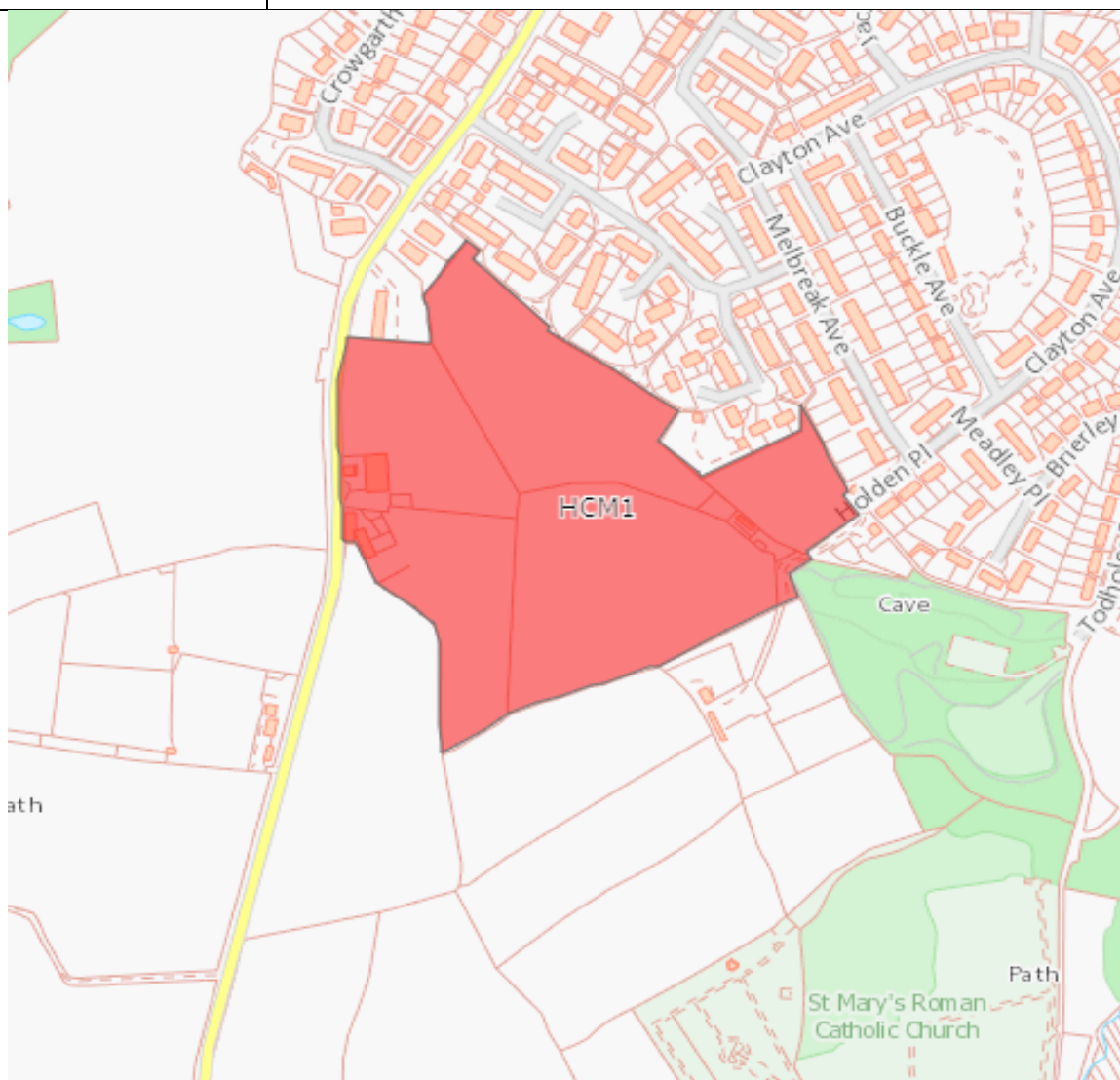
Landscape and Ecology:	-
Greenfield/Brownfield:	<ul style="list-style-type: none">• Brownfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Legacy of Barrowmouth (SAM), Croft Pit and Marchon needs considering. Possible archaeological remains (medium risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Cleator Moor



Local Plan Allocations Reference: HCM1

SHLAA Site (full or part) Ref: Cm028 Cm038	Name: Land at Jacktrees Road, Cleator Moor	
Area (ha) and Capacity/Indicative Yield (dwellings):	5.06	127
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> The site is bounded by a mix of terraced and semi-detached properties to the north and east. To the south and west of the site are allotment gardens followed by open countryside further west and south-west (Cm038). 	



Issues and Constraints:

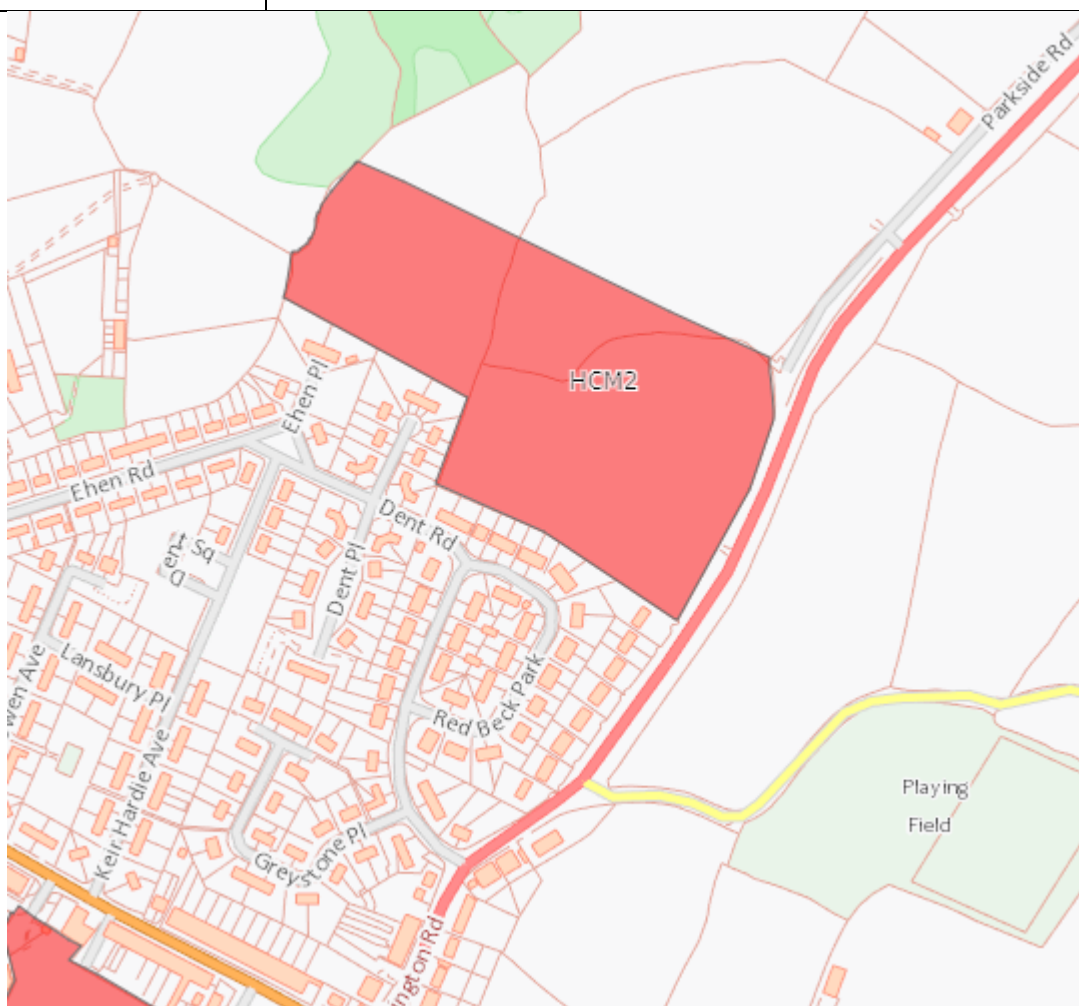
- Todholes Pit (possible mine workings)

<ul style="list-style-type: none"> • Private surface water sewer runs through part of site • Potential surface water drainage issues • Electrical infrastructure may need reinforcement 	
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> • Suitable access will need to be demonstrated • Existing 40mph speed limit would need to be reduced to 30mph
Landscape and Ecology	<ul style="list-style-type: none"> • Opportunities must be taken to improve the character of the settlement edge in accordance with the Settlement Landscape Character Assessment (SLCA). • The land to the south is identified as a Green Wedge in the SLCA
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • Harm to setting of NDHA (Carron Cottage). Urbanisation of historic agricultural landscape (medium risk) – Cm028 • (low risk) – Cm038
Other issues of significance:	<ul style="list-style-type: none"> • Private ownership

Copeland Local Plan Preferred Options Draft 2017-2035: Housing Site Profiles

Local Plan Allocations Reference: HCM2

SHLAA Site (full or part) Ref: Cm061 Cm082	Name: Land north of Dent Road, Cleator Moor	
Area (ha) and Capacity/Indicative Yield (dwellings):	3.9	96
Timescale:	<ul style="list-style-type: none"> 6 years plus 	
Adjoining uses:	<ul style="list-style-type: none"> Residential areas to south, open countryside to north, east and west. 	



Issues and Constraints:

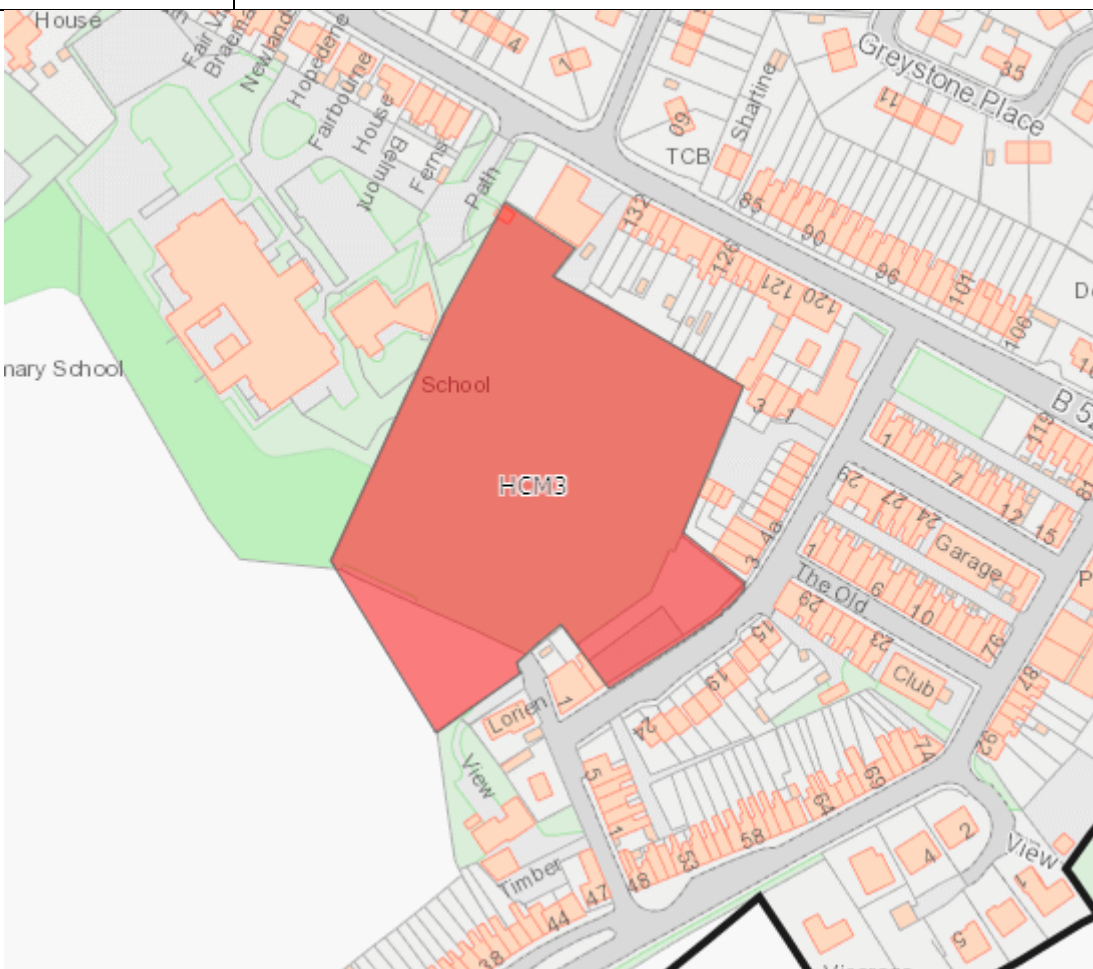
- A high quality landscape buffer would be required between new and existing development

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated 30mph speed limit may need to be extended to site

	Access to reduce speeds outside site
Landscape and Ecology:	<ul style="list-style-type: none"> • Potential whiskered bat habitat • Site extends into prominent high ground – development would need to respect this setting and provide an attractive edge to the settlement.
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • (Low risk)
Other issues of significance:	<ul style="list-style-type: none"> • Private ownership

Local Plan Allocations Reference: HCM3

SHLAA Site (full or part) Ref: Cm008/b:	Name: Former Ehenside School, Cleator Moor	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.38	40
Timescale:	<ul style="list-style-type: none">6 years plus	
Adjoining uses:	<ul style="list-style-type: none">To the North West is Montreal C of E Junior and Infants School and Cleator Moor Nursery.To the south and east are residential properties	



Issues and Constraints:	
<ul style="list-style-type: none">Identified by CCC as a potential site for Extra Care HousingHigh quality landscape buffer will be required between existing and new development, particularly the school	
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated

Copeland Local Plan Preferred Options Draft 2017-2035: Housing Site Profiles

Landscape and Ecology:	<ul style="list-style-type: none">• Proposed area of Green Wedge to the west of the site• Potential Whiskered Bat habitat
Greenfield/Brownfield:	<ul style="list-style-type: none">• Brownfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• (Low risk)
Other issues of significance:	<ul style="list-style-type: none">• Cumbria County Council ownership• May be suitable for extra care housing

Local Plan Allocations Reference: HCM4

SHLAA Site (full or part) Ref: Cm025	Name: Land at Mill Hill, Cleator Moor	
Area (ha) and Capacity/Indicative Yield (dwellings):	3.25	81
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> Residential area to the south Open countryside to the north and east 	



Issues and Constraints:

- The opportunity for pedestrian links between the site and existing development to the south should be explored

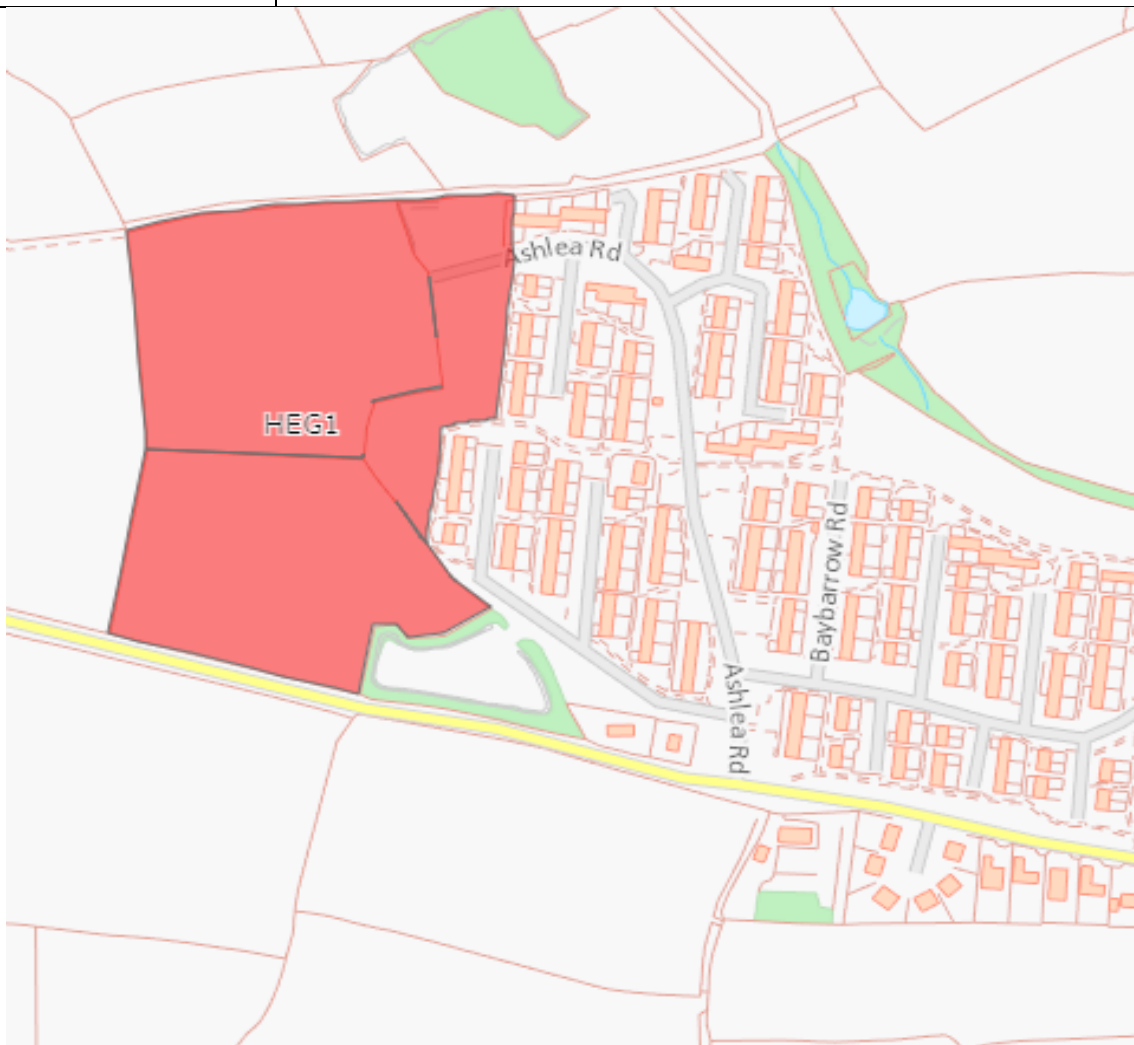
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated

Landscape and Ecology:	<ul style="list-style-type: none">• Proposed Green Wedge to north and west• Within 30m of a watercourse• Development would have to provide a suitable edge to the settlement in landscape terms
Greenfield/Brownfield:	<ul style="list-style-type: none">• Mixed
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Urbanisation of historic agricultural landscape (low risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Egremont

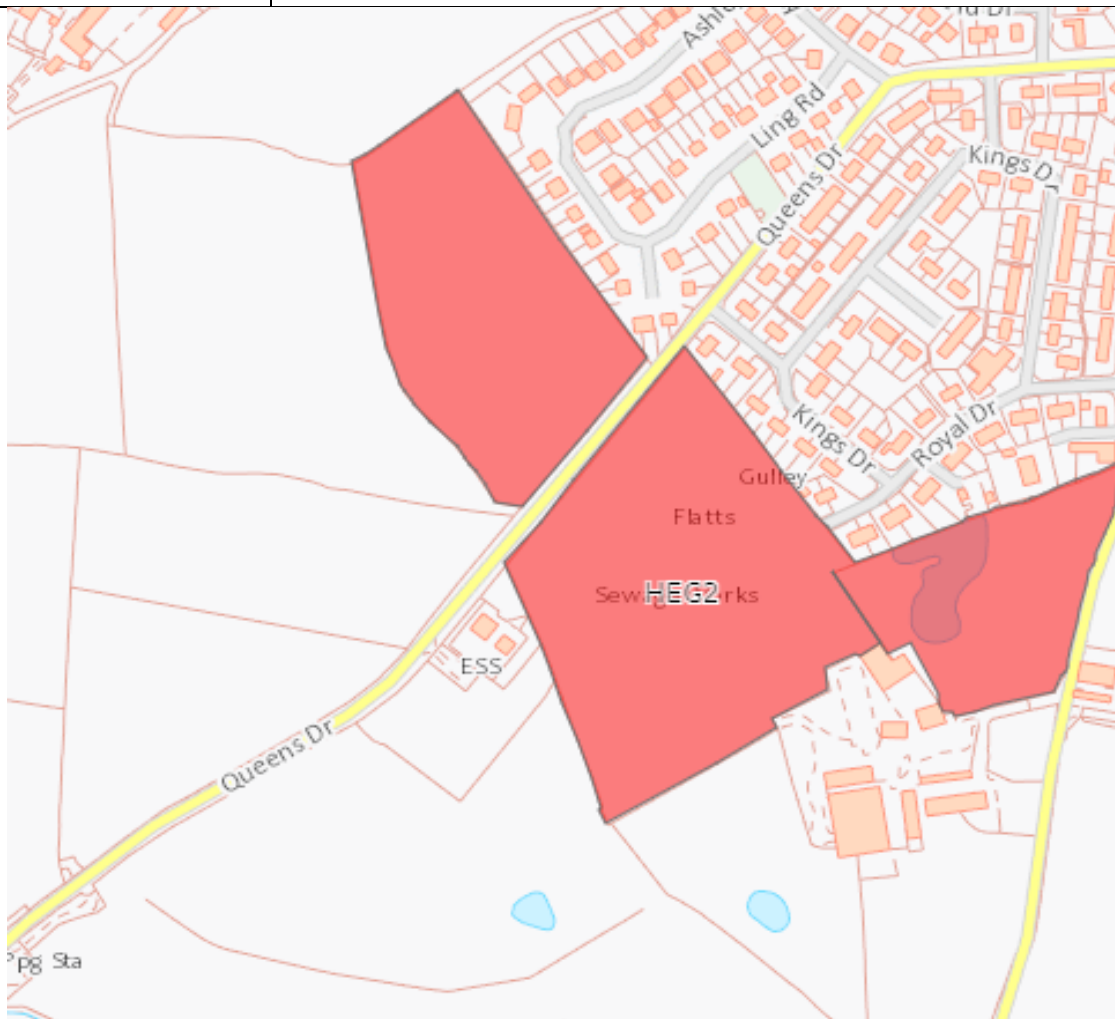


Local Plan Allocations Reference: HEG1

SHLAA Site (full or part) Ref: Eg014 Eg036 Eg050	Name: Land north of Ashlea Road, Egremont	
Area (ha) and Capacity/Indicative Yield (dwellings):	5.20	108
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Residential areas to the east, open countryside to the north, west and south	
		
Issues and Constraints: <ul style="list-style-type: none">The site contains informal playing fields (EG050).		

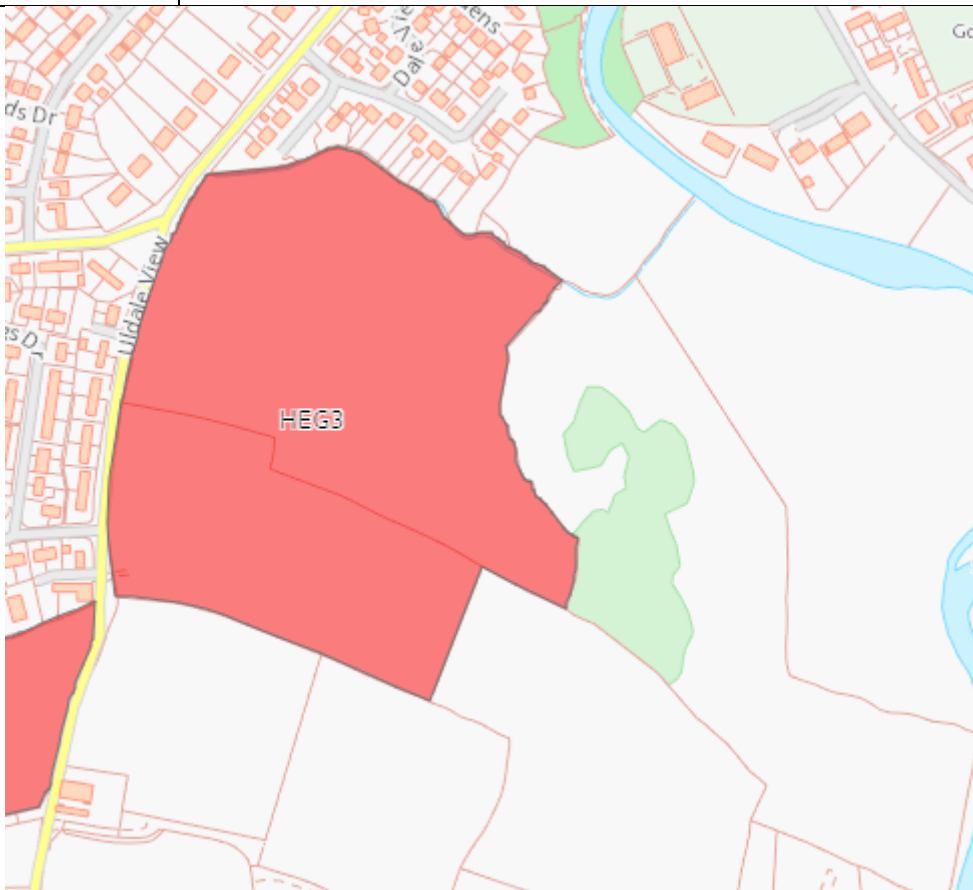
<p>The Council's Open Space Assessment recommends that the existing playing field within the North of the site is protected. Development of the wider site however provides an opportunity to create a higher quality and better used open space in the eastern part of the site between the existing estate and new development.</p> <ul style="list-style-type: none"> • The creation of such a high quality open space with pedestrian links from the existing and new development would be a requirement of any planning application for housing on the site. 	
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> • Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> • The Council's Settlement Landscape Character Assessment identifies an opportunity to enhance and improve the character of the settlement edge through development in this location. • Existing hedgerows should be retained where possible.
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • (Low risk) – Eg014 • Possible archaeological remains of stone circle. Harm to historic agricultural landscape (low risk) – Eg036
Other issues of significance:	<ul style="list-style-type: none"> • Part private ownership and part CBC ownership

Local Plan Allocations Reference: HEG2

SHLAA Site (full or part) Ref: Eg008 Eg025 Eg032	Name: Land at Gulley Flatts, Egremont	
Area (ha) and Capacity/Indicative Yield (dwellings):	6.81	170
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded to the north-east by residential properties. To the south, north and west of the site is open countrysideThe site is split into two by Queens Drive	
		
Issues and Constraints: <ul style="list-style-type: none">Electricity pylons on eastern edge of site (EG032 section)		

<ul style="list-style-type: none"> This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan. 	
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> The Council's Settlement Landscape Character Assessment identifies an opportunity to enhance and improve the character of the settlement edge through development in this location. Existing hedgerows should be retained where possible. High quality landscape buffer should be provided between new and existing development with pedestrian access through where possible.
Greenfield/Brownfield:	<ul style="list-style-type: none"> Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> Harm to setting of Ashley Grove Farm NDHA. Harm to historic agricultural landscape (medium risk) – Eg008 Harm to historic agricultural landscape (low risk) – (Eg025) Harm to settings of Pickethow, Pickethow Barn and Parfield NDHAs. Harm to historic agricultural landscape (medium risk) – (Eg032)
Other issues of significance:	<ul style="list-style-type: none"> Private ownership

Local Plan Allocations Reference: HEG3

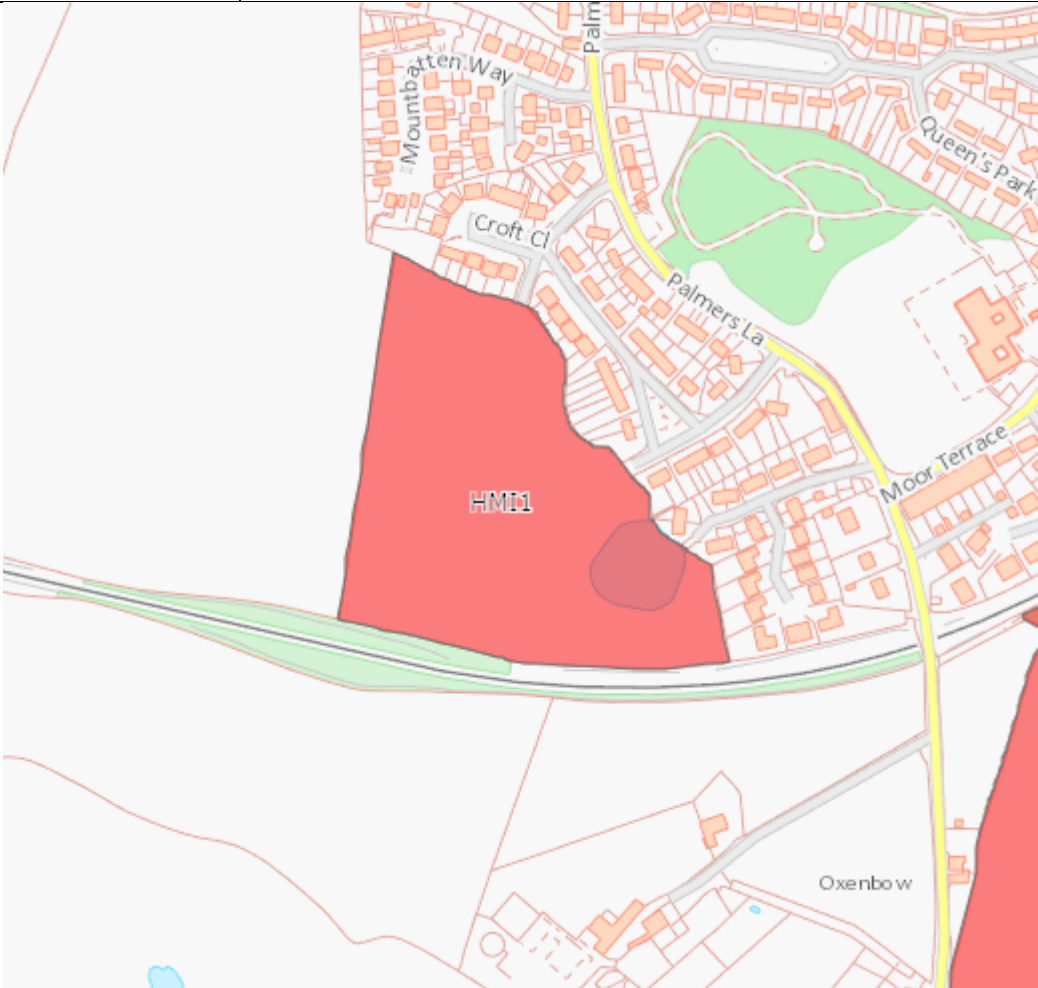
SHLAA Site (full or part) Ref: Eg007	Name: Land South of Daleview Gardens, Egremont	
Area (ha) and Capacity/Indicative Yield (dwellings):	7.74	141
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded to the north and west by residential properties and open countryside to the south and east.	
		
Issues and Constraints: See below		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

Landscape and Ecology:	<ul style="list-style-type: none">• The site is within a high ground setting which helps define the character of the town, development should therefore be sensitive to this and appropriate for its setting.• The open character of the eastern section of the site should be retained, along with existing hedgerows, where possible• The development should avoid creating a harsh settlement edge.
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• English Heritage - The site may affect the setting of Egremont Castle (Scheduled Monument and Grade I listed building).• Harm to historic agricultural landscape. Harm to setting of Parkfield NDHA. Possible harm to setting of Grade I/Scheduled Castle enclosure (medium risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Millom



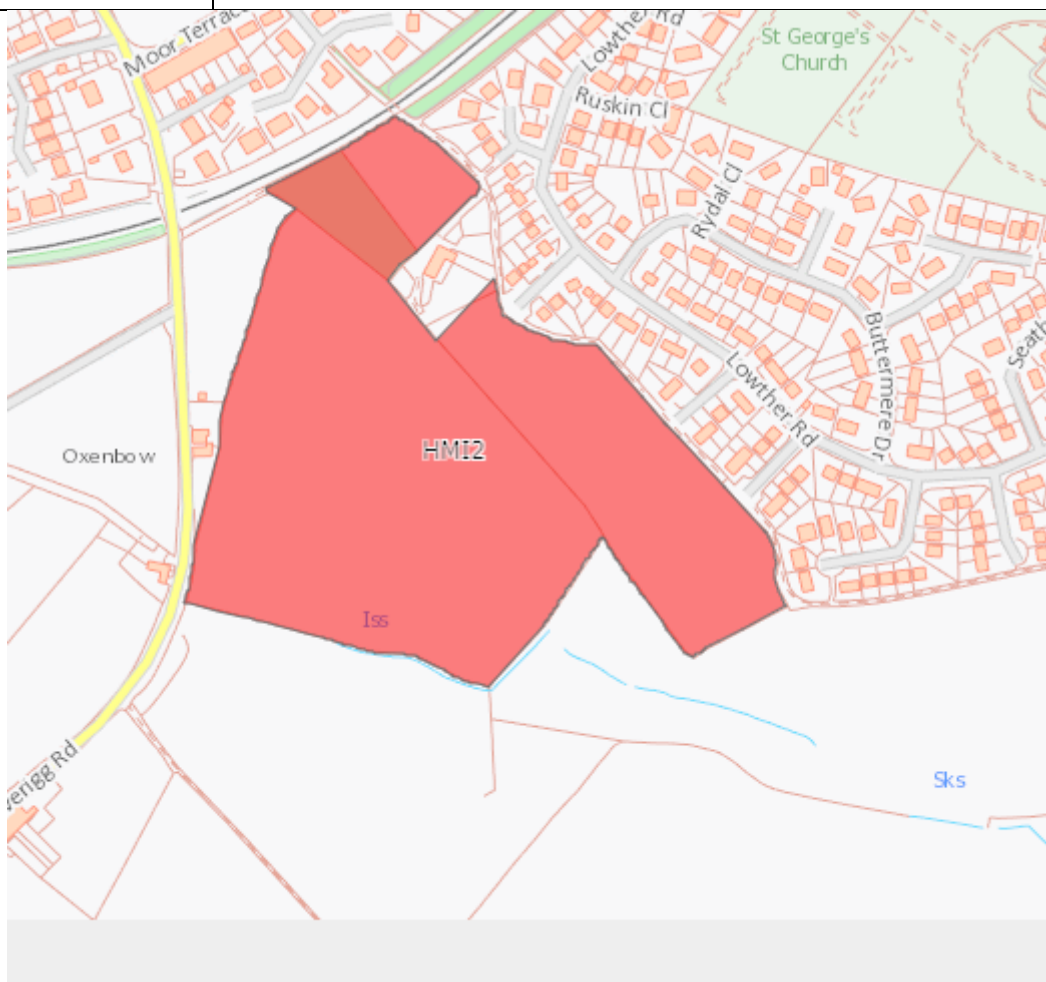
Local Plan Allocations Reference: HMI1

SHLAA Site (full or part) Ref: Mi001	Name: Land West of Grammerscroft, Millom	
Area (ha) and Capacity/Indicative Yield (dwellings):	4.28	107
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded by residential properties to the north and east, the railway line to the south and open countryside to the west.	
		
Issues and Constraints: <ul style="list-style-type: none">Further information is required regarding surface water drainage to avoid increasing flood risk in Millom		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

Landscape and Ecology:	<ul style="list-style-type: none">• Potential habitat for natterjack toads• The Settlement Landscape Character Assessment identifies an opportunity to enhance the character of the settlement edge through development• High quality landscape buffer will be required between development and the railway line.
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Loss of historic agricultural land (low risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HMI2

SHLAA Site (full or part) Ref: Mi022 Mi026	Name: Moor Farm, Millom	
Area (ha) and Capacity/Indicative Yield (dwellings):	7.80	195
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> The site lies to the south-west of an existing residential area To the west and south is open countryside 	



Issues and Constraints:

- Further information is required regarding surface water drainage to avoid increasing flood risk in Millom
- This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan.

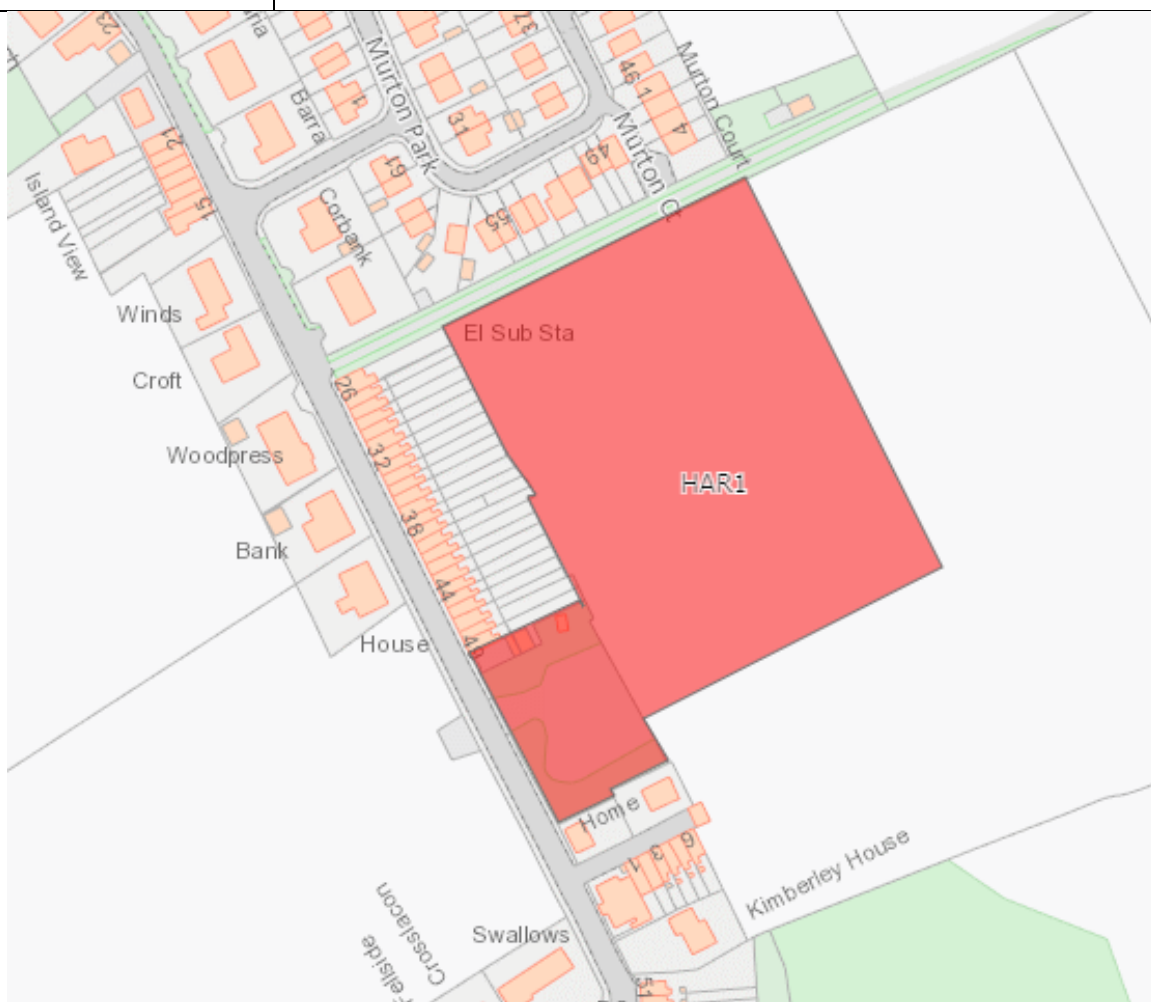
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> The Settlement Landscape Character Assessment identifies an opportunity to enhance the character of the settlement edge through development Potential habitat for natterjack toads High quality landscape buffer will be required between development and the railway line, and existing development
Greenfield/Brownfield:	<ul style="list-style-type: none"> Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> Low risk – Mi022 Loss of historic agricultural land (low risk) – Mi026
Other issues of significance:	<ul style="list-style-type: none"> Private ownership

Local Service Centres



Local Plan Allocations Reference: HAR01

SHLAA Site (full or part) Ref: Ar009 Ar020	Name: Land east of Arlecdon Road	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.50	37
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> Residential areas to the north, south and west, open countryside to the south and east. 	



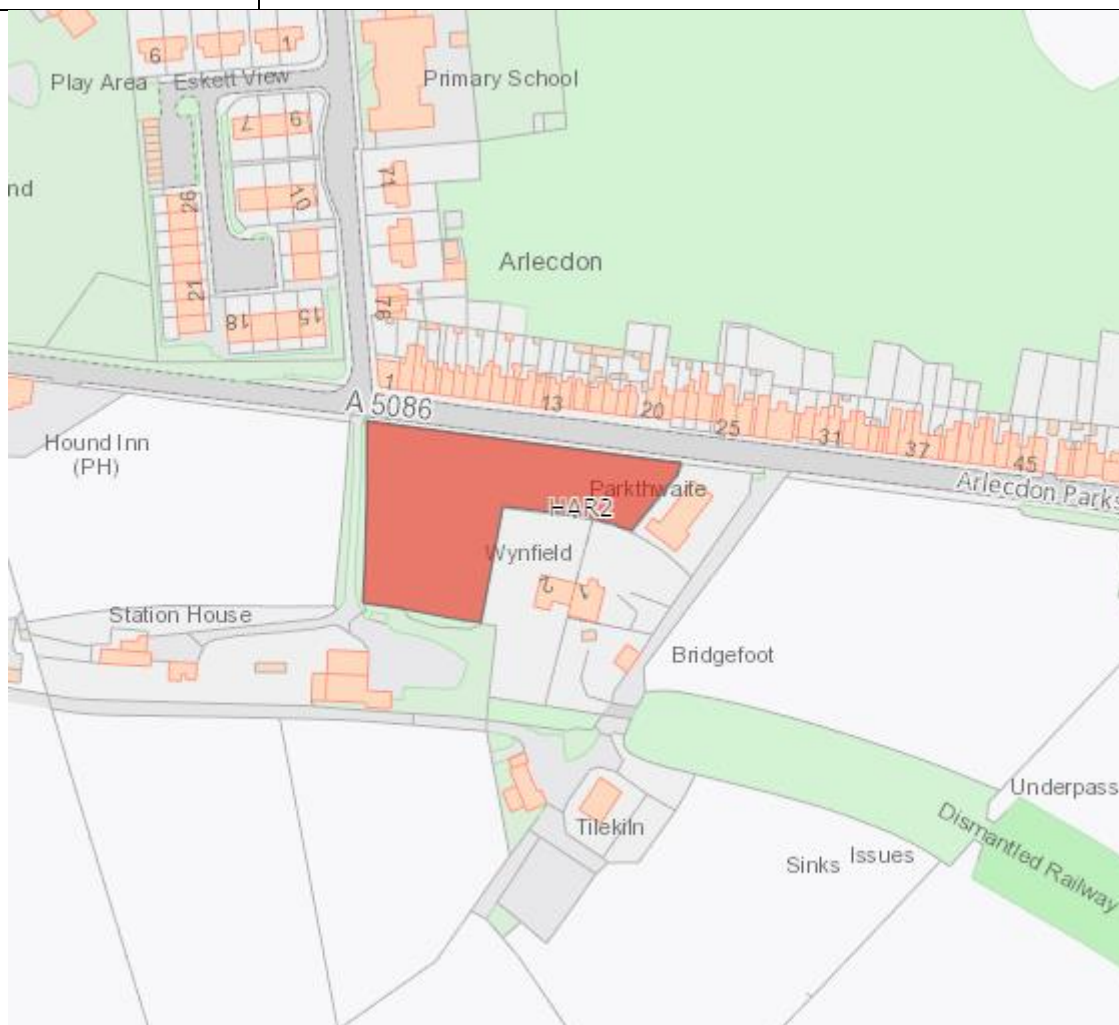
Issues and Constraints:

- United Utilities Thirlmere to West Cumbria water pipeline runs through the site
- Electrical infrastructure may need reinforcement
- Potential surface water issues, existing drainage systems will need upgrading if they are to take additional water

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated
Landscape and Ecology	<ul style="list-style-type: none"> Potential wintering site for Hen Harriers
Greenfield/Brownfield:	<ul style="list-style-type: none"> Mixed
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> Low risk
Other issues of significance:	<ul style="list-style-type: none"> Private ownership

Local Plan Allocations Reference: HAR02

SHLAA Site (full or part) Ref: Ar018	Name: Park Road, Arlecdon	
Area (ha) and Capacity/Indicative Yield (dwellings):	0.38	9
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> The site is bounded to the north by the main Arlecdon Road and to the east and south a small number of residential dwellings. 	

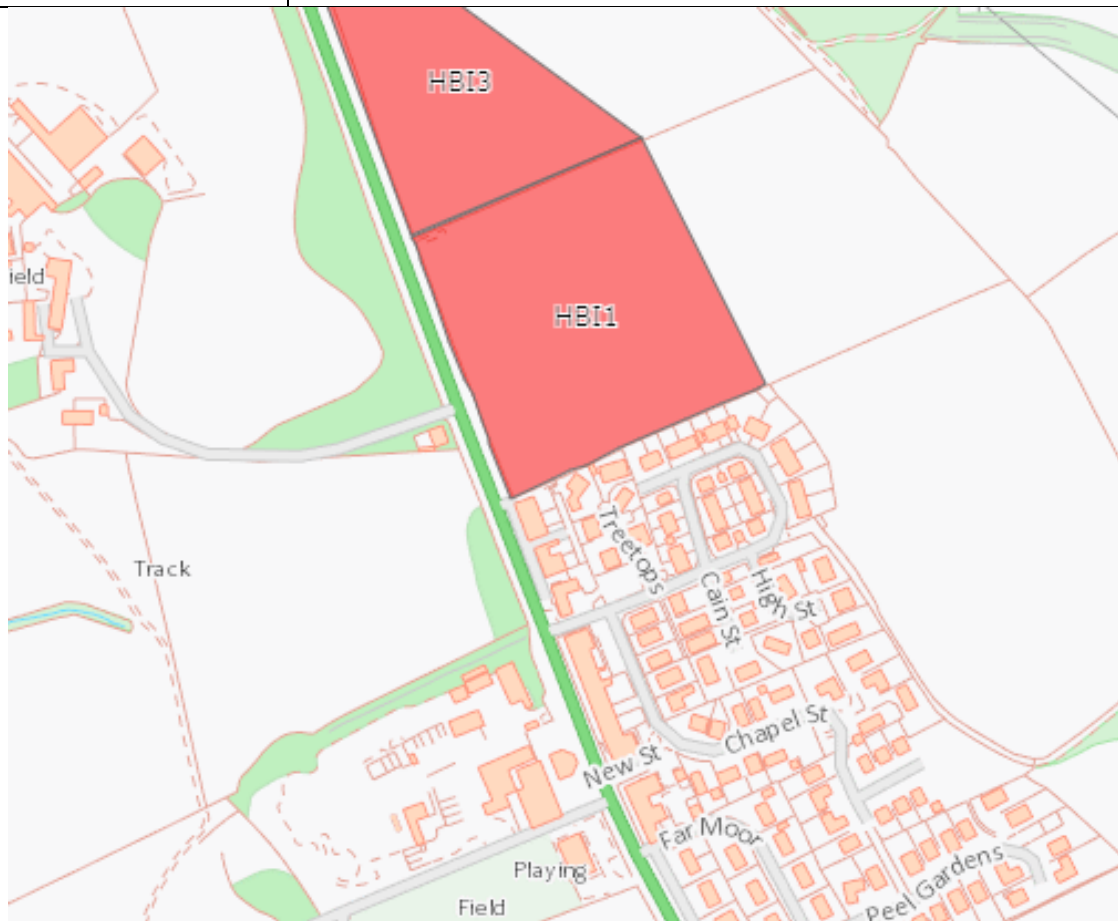


Issues and Constraints:

- Potential sewer capacity issues
- Potential surface water issues
- Potential for ground contamination given proximity of former railway and tile works
- Electrical infrastructure may need reinforcement
- Any development should ensure that sufficient off street parking is provided to avoid increased parking on the A5086

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none">• Suitable access will need to be demonstrated
Landscape and Ecology:	-
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Medium risk
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

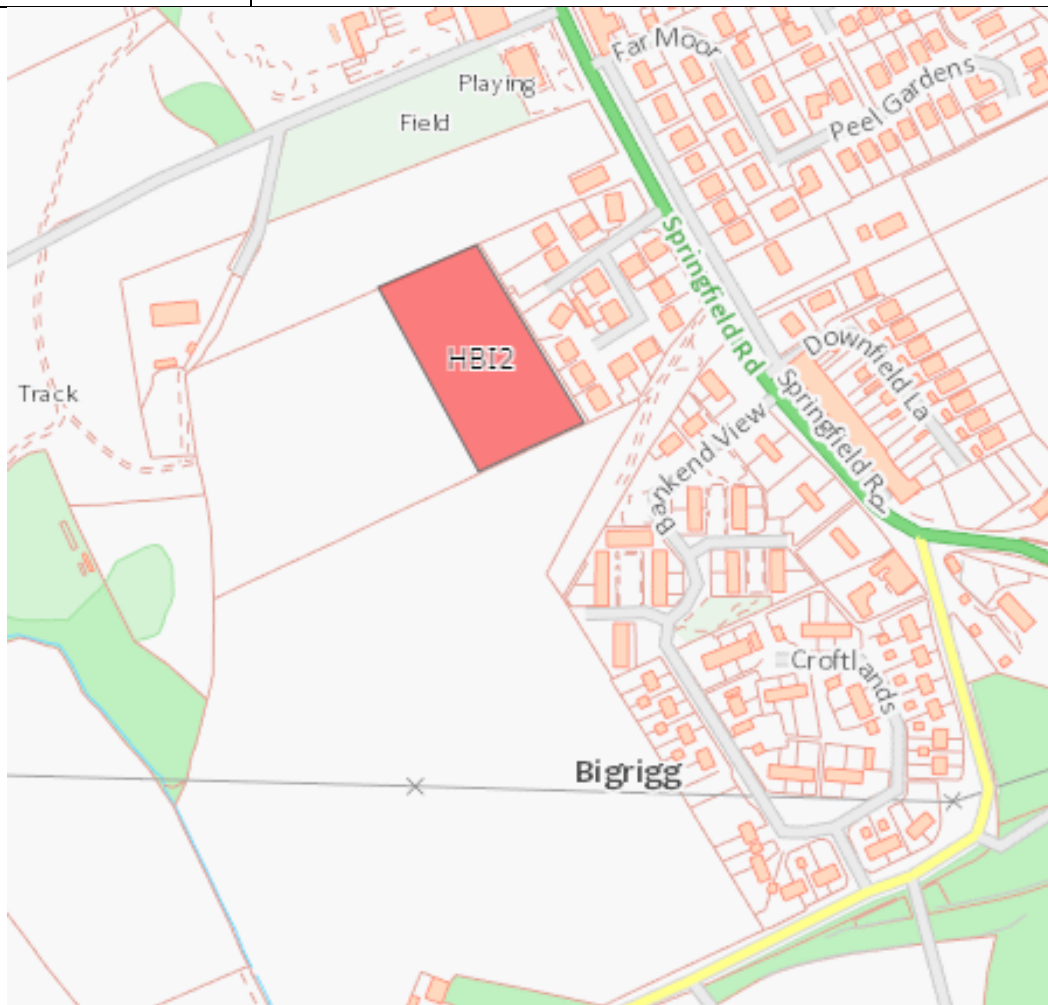
Local Plan Allocations Reference: HBI1

SHLAA Site (full or part) Ref: Bi001	Name: Land north of Springfield Gardens, Bigrigg	
Area (ha) and Capacity/Indicative Yield (dwellings):	2.60	65
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded by residential dwellings to the south and open countryside to the east and west. The adjoining site to the north is a proposed housing allocation and the A595 runs along the sites western boundary.	
		
Issues and Constraints: <ul style="list-style-type: none">Potential surface water issues		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

Landscape and Ecology:	-
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Low risk
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HBI2

SHLAA Site (full or part) Ref: Bi002/a	Name: Land behind Jubilee Gardens, Bigrigg	
Area (ha) and Capacity/Indicative Yield (dwellings):	0.74	19
Timescale:	<ul style="list-style-type: none"> 6 years plus 	
Adjoining uses:	<ul style="list-style-type: none"> Residential and agricultural 	



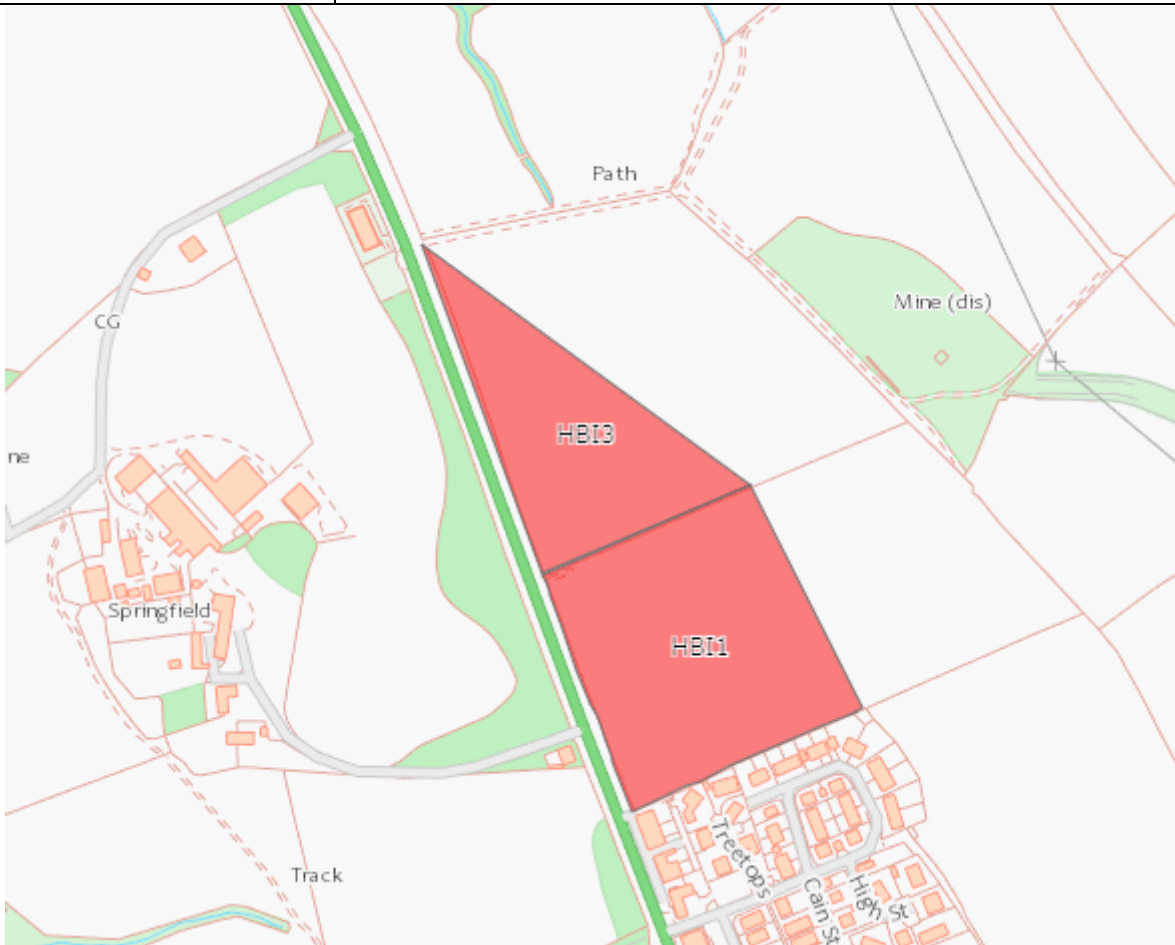
Issues and Constraints:

- Potential surface water issues
- Western edge of site overlaps Pit 1 Parkhouse Mine
- Electrical infrastructure may require reinforcement

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> Potential habitat for Great Crested Newts


Greenfield/Brownfield:	<ul style="list-style-type: none">• Mixed
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Low risk
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HBI3

SHLAA Site (full or part) Ref: Bi009a	Name: Springfield Farm, Bigrigg	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.75	44
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Agricultural land /open countryside	
		
Issues and Constraints: <ul style="list-style-type: none">Potential surface water issuesSite adjacent to Sir John Pit		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	
Landscape and Ecology:	<ul style="list-style-type: none">Development should not expand further east as this would then encroach into an area of high ground setting identified in the Settlement Landscape Character Assessment	

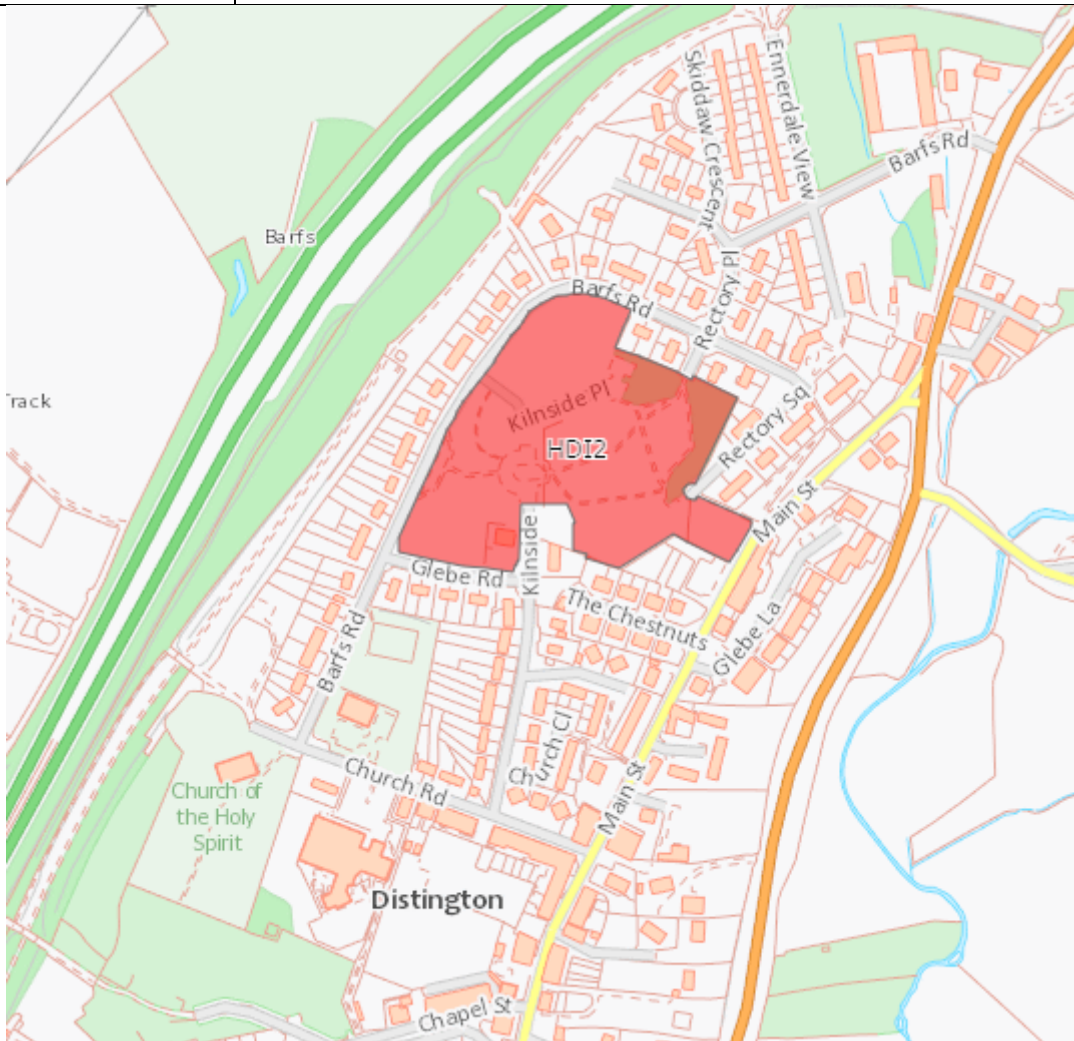
	<ul style="list-style-type: none">• This site will form a new entrance/gateway into the village from the north.
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Harm to setting of listed St John's Church. Urbanisation of historic agricultural landscape. Setting of any remains of Sir John Pit (medium risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HDI1

SHLAA Site (full or part) Ref: Di013/a	Name: Land south of Prospect Works, Distington	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.21	30
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Residential areas to the east, commercial estate to the north, green infrastructure to the west and open countryside to the south.	
		
Issues and Constraints: <ul style="list-style-type: none">Potential surface water issuesCombined gravity sewer and easement on or adjacent to the site		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

Landscape and Ecology:	<ul style="list-style-type: none">• Proposed Green Wedge to south of site• Existing trees should be retained where possible• High quality landscape buffer should be provided between new and existing development, particularly the commercial area to the north
Greenfield/Brownfield:	<ul style="list-style-type: none">• Brownfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Proximity to listed WW1 memorial and milestone, although don't expect this to be issue (low risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership


Local Plan Allocations Reference: HDI2

SHLAA Site (full or part) Ref: Di033	Name: Land south west of Rectory Place, Distington	
Area (ha) and Capacity/Indicative Yield (dwellings):	2.56	64
Timescale:	<ul style="list-style-type: none">6 years plus	
Adjoining uses:	<ul style="list-style-type: none">Residential areas surrounding in all directions.	
		
Issues and Constraints: <ul style="list-style-type: none">Potential surface water issuesWithin influence of Barfs Quarry landfill		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	
Landscape and Ecology:	-	

Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• (low risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership• The site has been identified as a potential Local Green Space in the Open Space Assessment 2020. As a former housing site it also has potential for future housing development, but if a scheme is brought forward it must be of a high quality design and incorporate good quality green/community spaces.

Local Plan Allocations Reference: HDH1

SHLAA Site (full or part) Ref: Dh004	Name: Land north Meadowbrook, Drigg	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.30	32
Timescale:	<ul style="list-style-type: none">6 years plus	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded by a small number of detached residential properties to the south, south-west and north-west and continuing open countryside to the north.	




Issues and Constraints: <ul style="list-style-type: none">Potential surface water issues		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

Landscape and Ecology:	-
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Site located opposite 2 listed buildings: 1. Grade II listed The Cottage; 2. Grade II listed Drigg Wall, Outbuildings and Front Garden Wall• Possible harm to surrounding NDHAs (low risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HDH2

SHLAA Site (full or part) Ref: Dh012	Name: Wray Head, Station Road, Drigg & Holmrook	
Area (ha) and Capacity/Indicative Yield (dwellings):	0.87	22
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is surrounded by existing residential development along Station Road, Wray Head and Old Shore Road	



Issues and Constraints: <ul style="list-style-type: none">Potential surface water issues		
Flood Zone:	1	

Accessibility:	<ul style="list-style-type: none">• Suitable access will need to be demonstrated• Footpath would need to be provided along Station Road
Landscape and Ecology:	<ul style="list-style-type: none">• Potential habitat for natterjack toad• Settlement Landscape Character Assessment identifies an opportunity for development to define the village edge and contribute to the sense of place
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Harm to setting of New House Farm (NDHA) (medium risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HFR1

SHLAA Site (full or part) Ref: Fr043	Name: Land at Griffin Close, Frizington	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.27	32
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> Residential uses to south, east and west. Open countryside to north 	



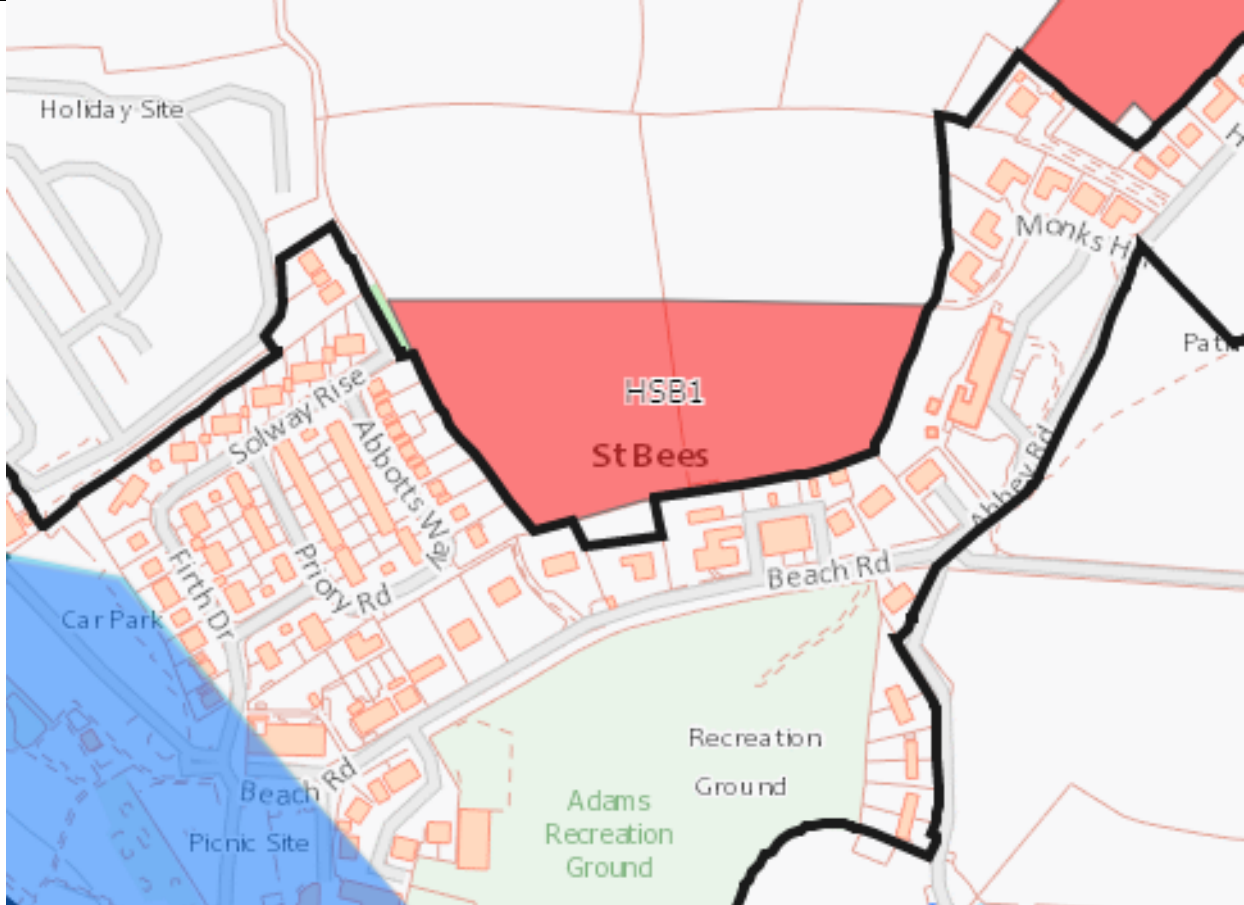
Issues and Constraints:

- Potential surface water issues

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> Potential Hen Harrier wintering site

Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Low risk
Other issues of significance:	<ul style="list-style-type: none">• Owned by Copeland Borough Council

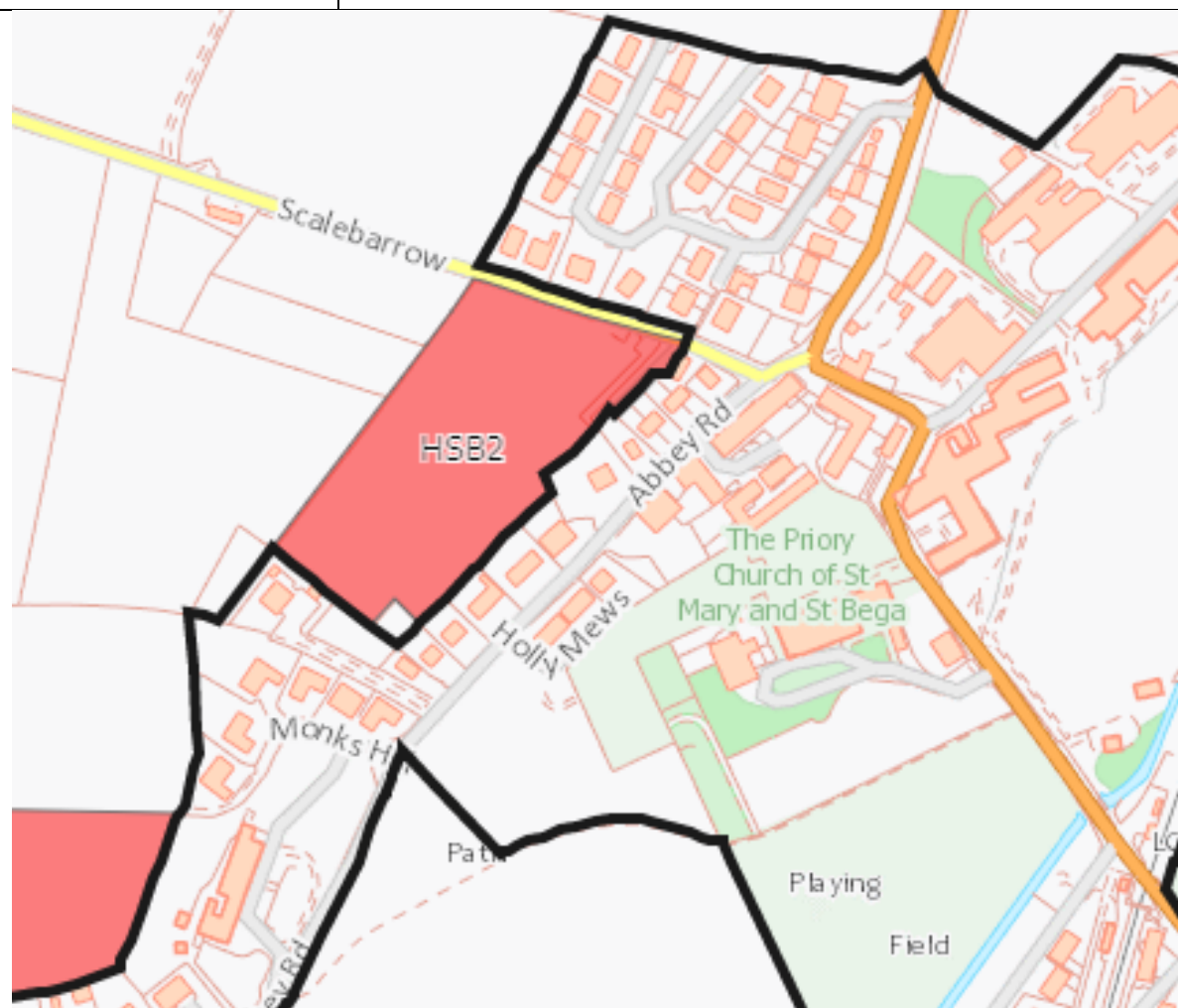
Local Plan Allocations Reference: HSB1

SHLAA Site (full or part) Ref: Sb001	Name: Land adjacent Abbots Court, St Bees	
Area (ha) and Capacity/Indicative Yield (dwellings):	2.33	58
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded by residential properties to the south, east and west and to the north is continuing open countryside. St Bees Golf Course is close to the site on the south along with Adam's Recreation Ground.	
		
Issues and Constraints: <ul style="list-style-type: none">See below		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

Landscape and Ecology:	<ul style="list-style-type: none">• High quality landscape buffer will be required between new and existing development• Strong upland landscape setting to north of site – development should not encroach into this area.
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Harm to setting of Abbot's Court NDHA. Harm to setting of conservation area (surrounding green/yellow hilltops) (medium risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HSB2

SHLAA Site (full or part) Ref: Sb005	Name: Land north east Abbey Road, St Bees	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.57	39
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> The site is bounded by the existing built form to the south and east, by Scalebarrow Road to the north-east and by continuing open countryside to the west and north-west 	



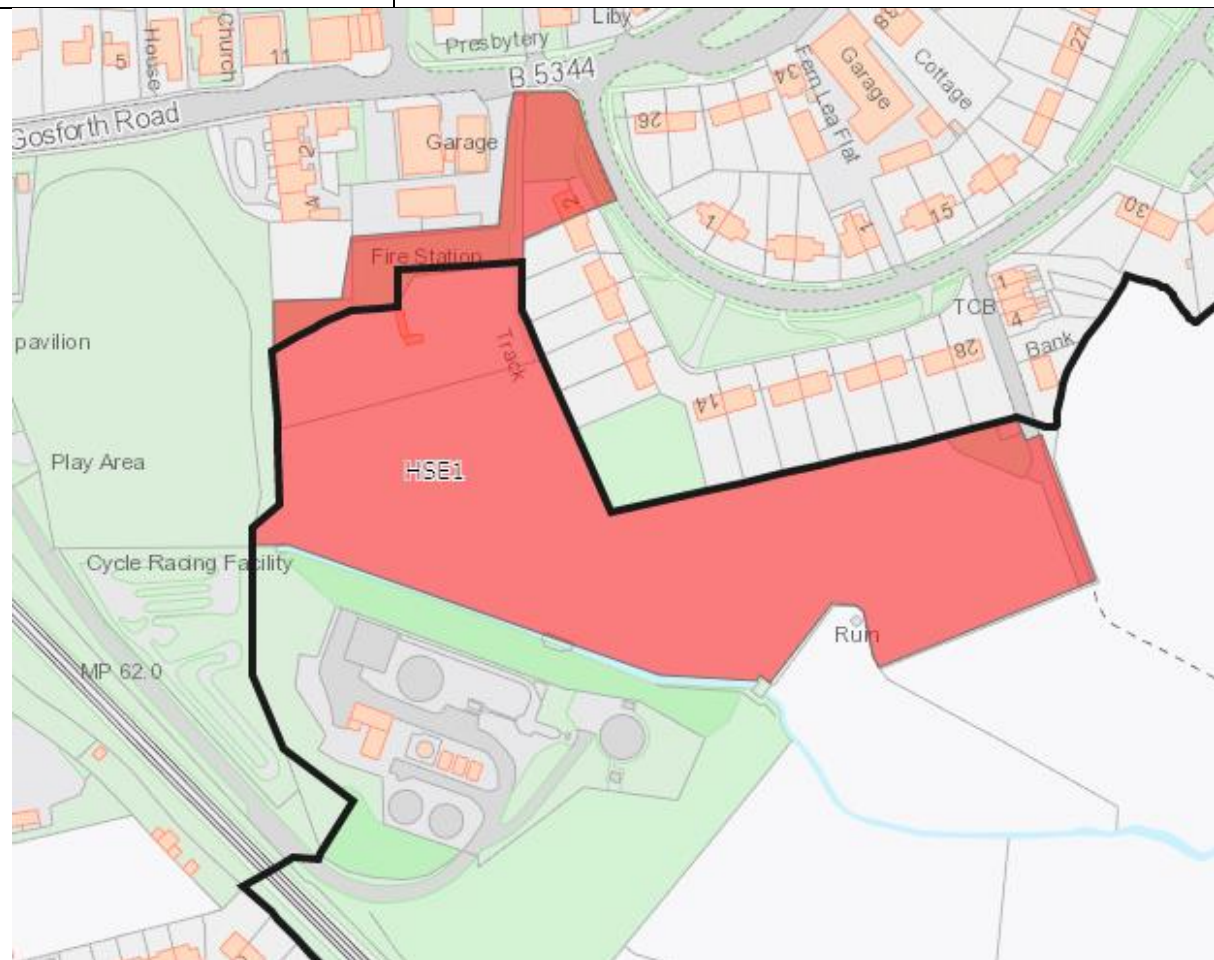
Issues and Constraints:

- See below

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Pedestrian footpaths will be required along Scalebarrow to link the development with existing development. Suitable access will need to be demonstrated


Landscape and Ecology:	<ul style="list-style-type: none">• Strong upland landscape setting to north of site – development should not encroach into this area
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Site nearby Grade II listed buildings at Abbey Farmhouse• Harm to setting of conservation area (surrounding green/yellow hilltops) (medium risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HSE1

SHLAA Site (full or part) Ref: Se030	Name: Land to West of Santon Way, Seascale	
Area (ha) and Capacity/Indicative Yield (dwellings):	2.30	45
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Commercial and residential uses to north, waste water treatment works to south, public open space to west and open countryside to east	
		
Issues and Constraints: <ul style="list-style-type: none">Culvert and open watercourse along part of site boundarySite is crossed by United Utilities sewersMay require an odour assessment		
Flood Zone:	1&3 (section within FRZ3 is along the southern portion of the site)	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	


Landscape and Ecology:	<ul style="list-style-type: none">• Adjacent to watercourse• Potential for natterjack toads
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Low risk
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HSE2

SHLAA Site (full or part) Ref: Se024	Name: Fairways Extension, Seascale	
Area (ha) and Capacity/Indicative Yield (dwellings):	0.88	22
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Recreation ground to the south, housing to the east and south west and open countryside to the north.	
		
Issues and Constraints: <ul style="list-style-type: none">Electrical infrastructure may need reinforcementCulverted watercourse through the site		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	
Landscape and Ecology:	<ul style="list-style-type: none">Potential for natterjack toads	

Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Low risk
Other issues of significance:	<ul style="list-style-type: none">• Private ownership• The site would represent an extension to the recent housing development to the south west

Local Plan Allocations Reference: HTH1

SHLAA Site (full or part) Ref: To002	Name: Land to the South of Thornhill, Thornhill	
Area (ha) and Capacity/Indicative Yield (dwellings):	2.73	69
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">The site is bounded by residential properties to the north and playing field to the east. To the south and west is open countryside.	
		
Issues and Constraints: <ul style="list-style-type: none">United Utilities surface water sewer runs through site		
Flood Zone:	1	
Accessibility:	<ul style="list-style-type: none">Suitable access will need to be demonstrated	

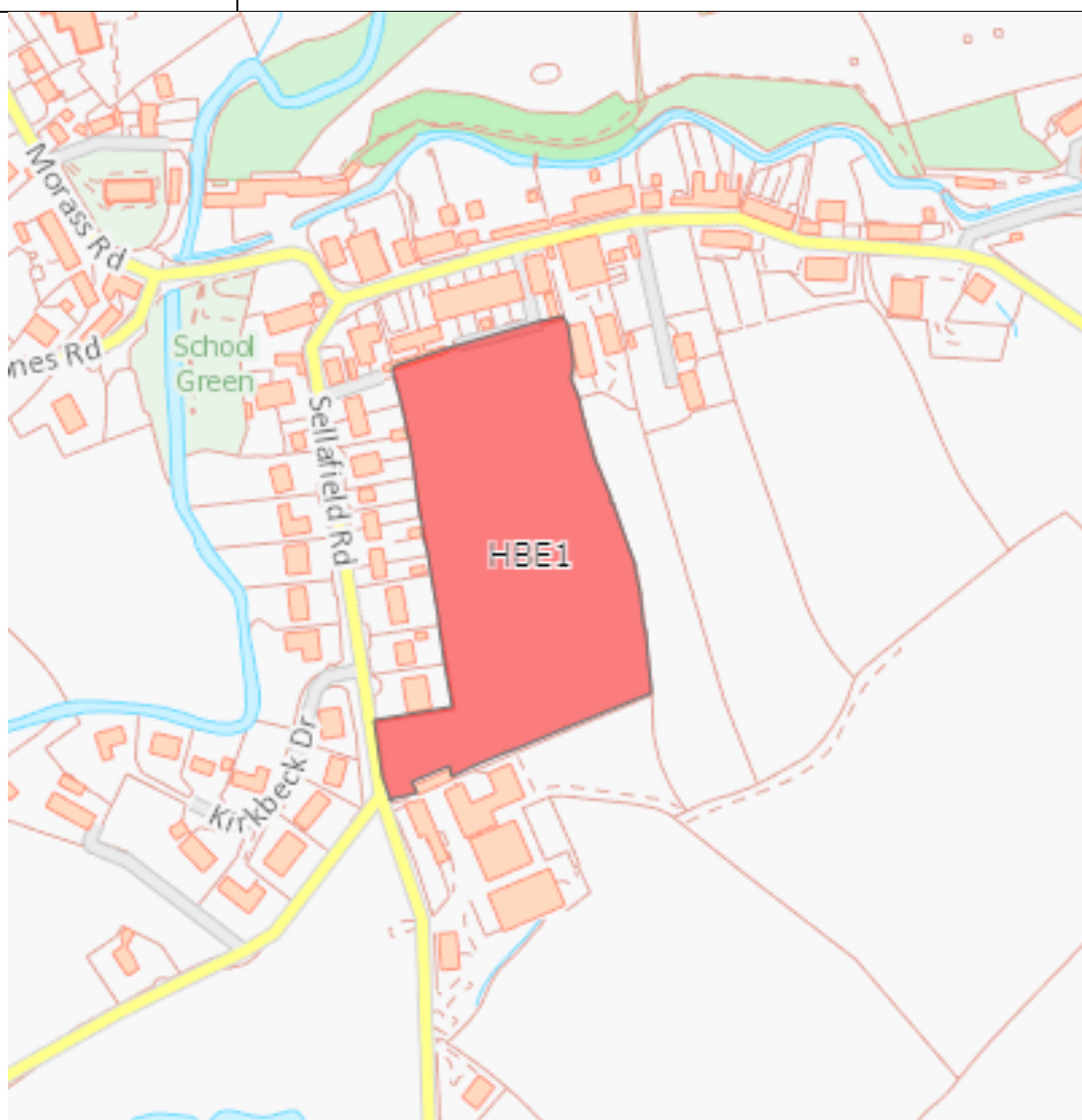
Landscape and Ecology:	<ul style="list-style-type: none">• Existing hedgerows should be retained where possible• Settlement Landscape Character Assessment identifies that the southern edge of Thornhill is poorly defined – development of this site would provide an opportunity to improve the character of the settlement edge.
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Possible harm to setting of medieval Wodowbank Cop Motte, Wodow Bank Farm (grade II). Loss of historic agricultural landscape (low risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Sustainable Rural Villages



Local Plan Allocations Reference: HBE1

SHLAA Site (full or part) Ref: Be003 Be023	Name: Land North of Crofthouse Farm, Beckermat	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.96	46
Timescale:	<ul style="list-style-type: none"> 6 years plus 	
Adjoining uses:	<ul style="list-style-type: none"> Residential areas to north and west and agricultural land (Be003) Residential and agricultural land (Be023) 	



Issues and Constraints:

- Within influence of landfill – possible ground gas

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> • Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> • SLCA identifies isolated farmstead on the edge of the village (Croft House Farm), and development would need to respect the setting of the farmstead.
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • Adjacent conservation area to North edge • Harm to setting of Croft House Farm NDHA. Some harm to setting of conservation area (medium risk) – Be003
Other issues of significance:	<ul style="list-style-type: none"> • Private ownership

Local Plan Allocations Reference: HBE2

SHLAA Site (full or part) Ref: Be006	Name: Land adjacent to Mill Fields, Beckermat	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.65	27
Timescale:	<ul style="list-style-type: none"> 6 years plus 	
Adjoining uses:	<ul style="list-style-type: none"> Residential and agricultural 	



Issues and Constraints:

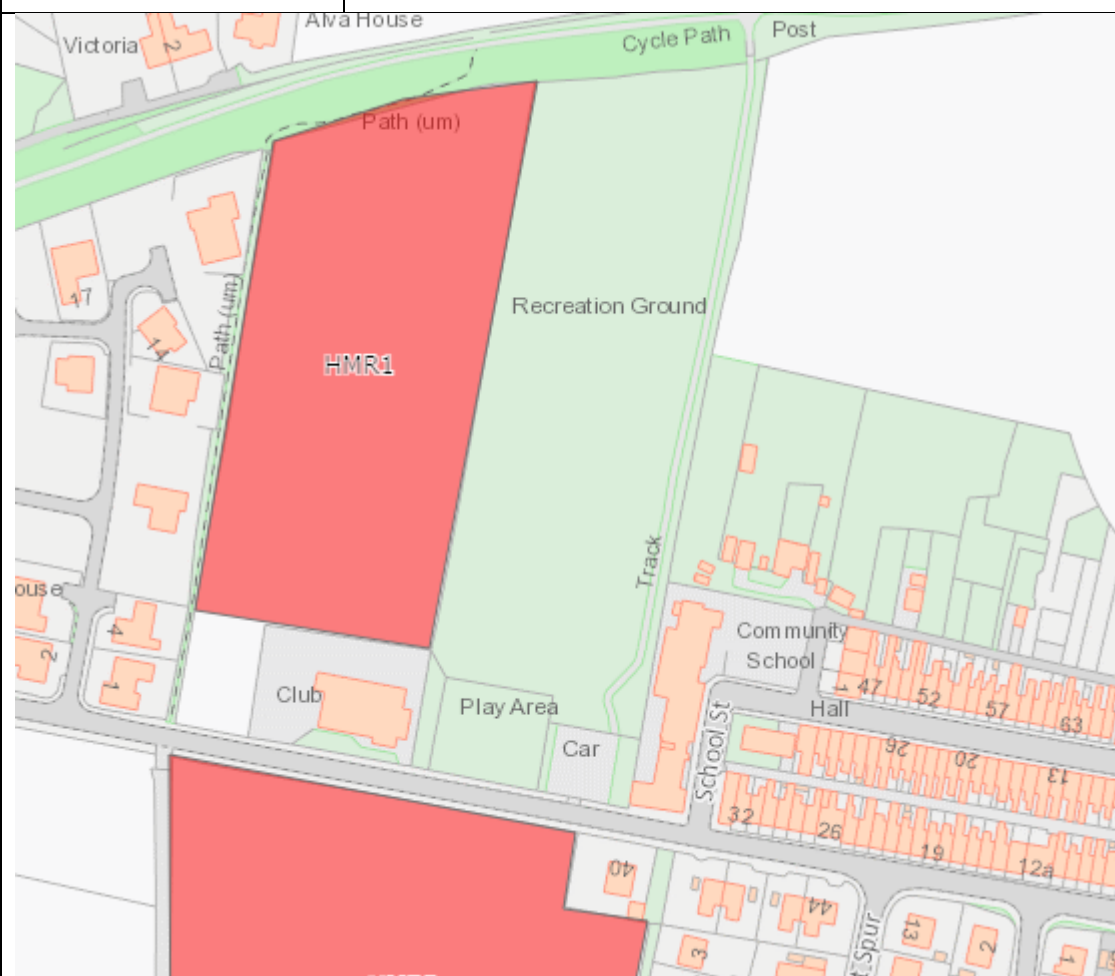
- See below

Flood Zone:	<ul style="list-style-type: none"> 1&2 (western portion in Flood Zone 2 and remainder in FZ1)
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated

Landscape and Ecology:	-
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Medium risk
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HMR1

SHLAA Site (full or part) Ref: Mo009	Name: Land north of social club, Moor Row	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.53	37
Timescale:	<ul style="list-style-type: none"> 0-5 years 	
Adjoining uses:	<ul style="list-style-type: none"> Cycle path to north, residential area to west, social club to south and recreation ground to east 	



Issues and Constraints:

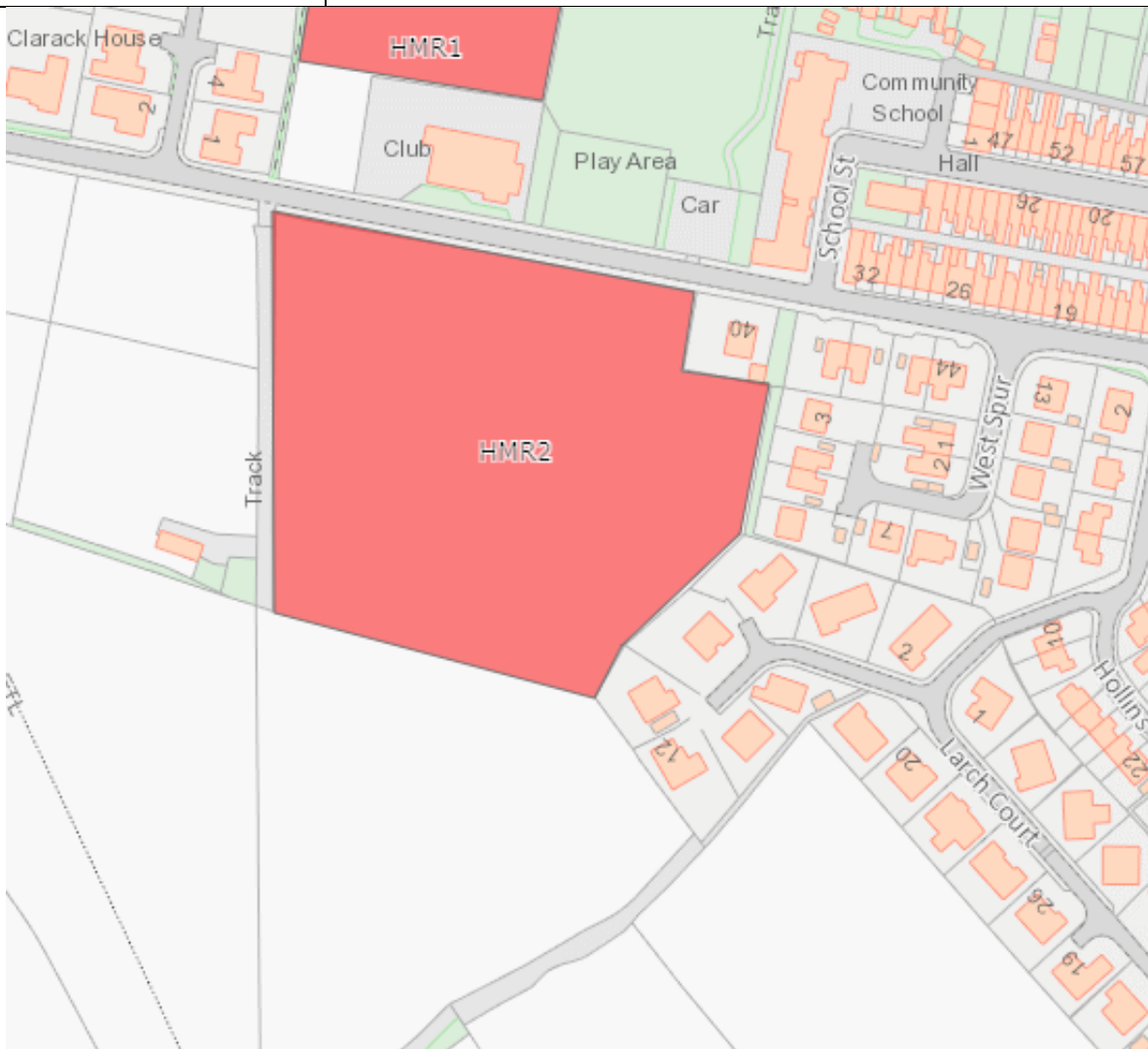
- Opportunities should be sought to enhance the footpath to the west and north of the site and create links to the cycleway and recreation ground from the new development.
- United Utilities combined sewer runs through site.

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> Suitable access will need to be demonstrated

Landscape and Ecology:	<ul style="list-style-type: none">• Existing hedgerows should be retained where possible
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Low risk
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Local Plan Allocations Reference: HMR2

SHLAA Site (full or part) Ref: Mo006/a	Name: Land to south of Scalegill Road, Moor Row	
Area (ha) and Capacity/Indicative Yield (dwellings):	1.75	41
Timescale:	<ul style="list-style-type: none">0-5 years	
Adjoining uses:	<ul style="list-style-type: none">Main road, club and recreation ground to north, residential area to east, open countryside to south and track to west.	



Issues and Constraints:
<ul style="list-style-type: none">Electricity lines run across the sitePotential surface water issuesLand drain and UU combined sewer crosses site

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none">• Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none">• Existing hedgerows should be retained where possible
Greenfield/Brownfield:	<ul style="list-style-type: none">• Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none">• Medieval ridge and furrow remains (medium risk)
Other issues of significance:	<ul style="list-style-type: none">• Private ownership

Other Rural Villages



Local Plan Allocations Reference: HLO1

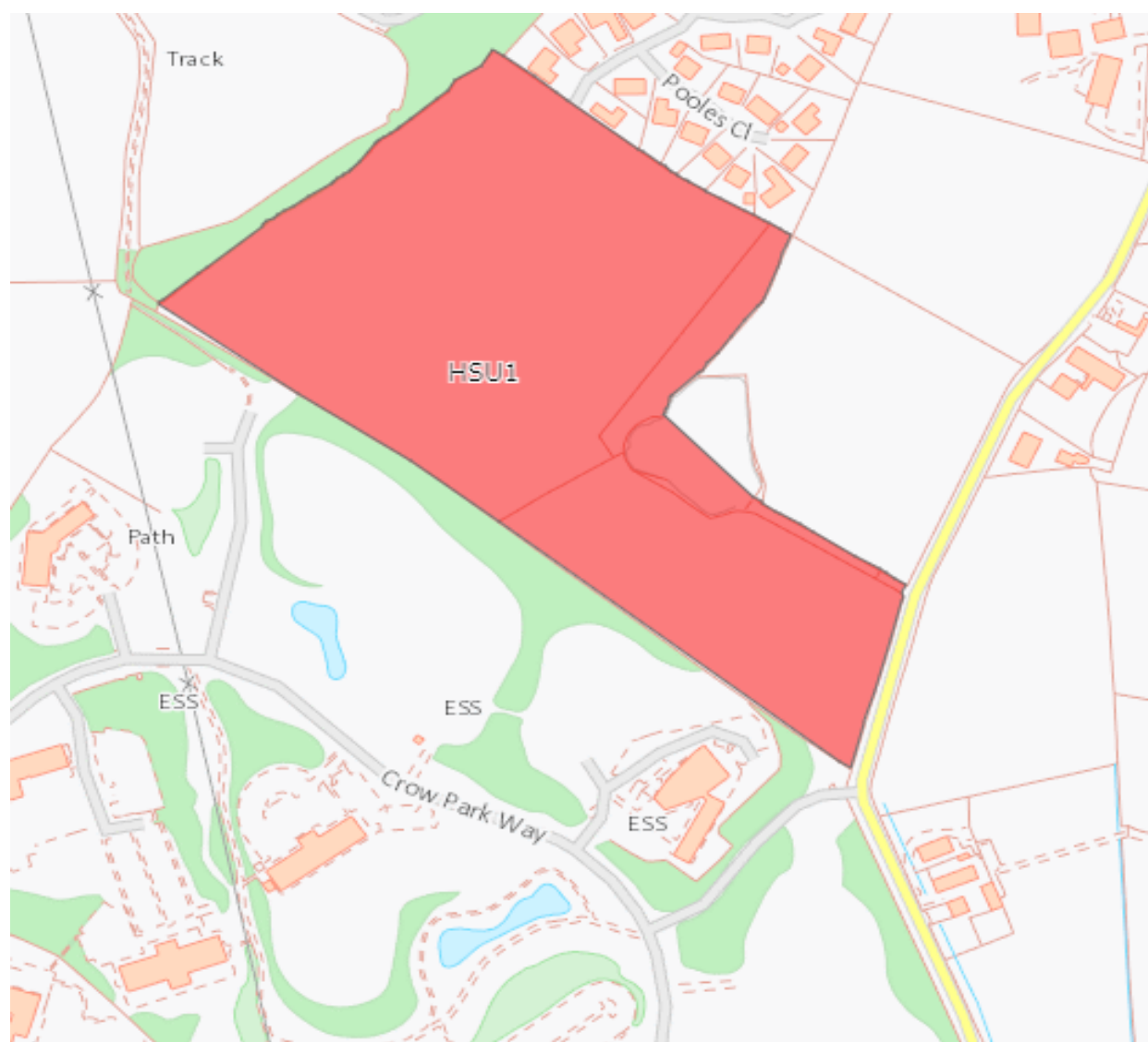
SHLAA Site (full or part) Ref: Lo004:	Name: Solway Road, Lowca	
Area (ha) and Capacity/Indicative Yield (dwellings):	0.89	22
Timescale:	<ul style="list-style-type: none"> 6 years plus 	
Adjoining uses:	<ul style="list-style-type: none"> Residential areas to north and west, plant nursery to south, open countryside to east. 	



Issues and Constraints:	
<ul style="list-style-type: none"> • Overhead power line runs through south east of site • Opportunities to enhance public footpath adjoining site to west • Potential surface water issues 	
Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> • Suitable access will need to be demonstrated • Adjoining unadopted roads likely to require upgrading.
Landscape and Ecology:	<ul style="list-style-type: none"> • Settlement Landscape Character Assessment identifies that the edge of the settlement here is poorly defined – new development provides an opportunity to improve this.
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • Urbanisation of setting of Moresby Hall, St Bridget's Parton, etc. (medium risk)
Other issues of significance:	<ul style="list-style-type: none"> • Private ownership

Local Plan Allocations Reference: HSU1

SHLAA Site (full or part) Ref: Mo028	Name: Land to South West of Summergrove	
Area (ha) and Capacity/Indicative Yield (dwellings):	8.54	80 (based on pre-application discussions)
Timescale:	<ul style="list-style-type: none"> 6 years plus 	
Adjoining uses:	<ul style="list-style-type: none"> Residential area to north, open countryside to east, Westlakes Science Park to south and open countryside/wooded area to Summergrove Hall to north-west. 	



Issues and Constraints:

- Pedestrian links must be created/upgraded between the site and Westlakes Science Park and Summergrove Hall.

Flood Zone:	1
Accessibility:	<ul style="list-style-type: none"> • Suitable access will need to be demonstrated
Landscape and Ecology:	<ul style="list-style-type: none"> • Trees with a Tree Preservation Order along the north-western boundary of the site • Existing hedgerows should be retained where possible • High quality landscaping buffer should be created between new and existing development.
Greenfield/Brownfield:	<ul style="list-style-type: none"> • Greenfield
Initial Assessment of Impacts on Heritage Assets:	<ul style="list-style-type: none"> • Urbanisation of historic agricultural landscape (low risk)
Other issues of significance:	<ul style="list-style-type: none"> • Private ownership • Planning application 4/19/2126/0F1 (Erection of 194 dwellings, with associated landscaping, open space, SuDS and vehicular and pedestrian access.