

KL/22/043

30 August 2022

Ms Heather Morrison  
Development Management  
Copeland Borough Council  
Market Hall  
Market Place  
Whitehaven  
CA28 7JG

By email to: [Development.Control@copeland.gov.uk](mailto:Development.Control@copeland.gov.uk)

Dear Heather,

**Application Reference 4/22/2308/001 – Outline Application for the Redevelopment of an Existing Industrial Estate and New Industrial Extension on Land to the North at Leconfield Industrial Estate, Cleator Moor**

We are instructed, on behalf of our client, Mr Ivor Towers, who is the owner of Bowthorn Park Farm, to submit an objection to the above planning application. Mr Towers owns the full extent of 'Area 3' within the proposed development scheme.

We would like to take this opportunity to reaffirm that the land is not available for sale, and the landowner has no intention to make the land available for development. Bowthorn Park Farm has been within his family for at least three generations and he does not wish for his farm to be replaced with a large-scale industrial development, which is at odds with the immediate surroundings.

We would also like to take this opportunity to make clear that we have no objections to the redevelopment of Leconfield Industrial Estate and welcome the funding and associated benefits that will result from this investment in Cleator Moor. However, the proposals for Leconfield Industrial Estate and my client's land are distinctly different and should be viewed as such.

The objection to this application is made as the planning application fails to accord with the provisions of planning legislation, policy and guidance and should not be supported by officers.

In the event, that the application is recommended for approval we request the opportunity to present out objections to the meeting of the Planning Panel, when this item is considered.

Our client's specific observations and concerns, as owners of the land referred to as Area 3, are set out below:

- The principle of development;
- The proposed scale of the development;
- Justification and evidence of need for the development;
- Proposed vehicular access, and
- Ecology and environmental.

Each of these matters of objection is considered in detail below.

## Principle of Development

The application site (Area 3) comprises an undeveloped, greenfield site located to the north of the existing Leconfield Industrial Estate. The site is separated from the industrial estate by the former railway track, which is now a Bridleway (403019) (also used by walkers and cyclists, with links to the C2C route at Birks Road) together with a row of mature trees/woodland and Nor Beck that forms the southern site boundary. The topography of the site slopes uphill from south to north. There are residential properties to the west of the site on Sanderson Park and to the east of the site on Birks Road. This is a rural landscape, situated beyond the built edge of Cleator Moor.

The submitted Planning Statement explains that approximately 40% of Area 3 is identified as within the defined settlement boundary (Appendix 1 – Settlement Boundary Map) for Cleator Moor. The same 40% is allocated as an employment site within the current Copeland Local Plan. However, almost all of this land is designated as being at High Risk of surface water flooding and therefore unsuitable for development. It also explains that 60% of Area 3 lies out with the current settlement boundary for Cleator Moor. This 60% is, therefore, considered to be open countryside.

The Planning Statement also confirms that *“by virtue of a significant portion of Area 3 falling outside of the defined settlement limits of Cleator Moor, where development is limited to a select range of acceptable uses, the Proposals are in partial conflict with the Local Plan which seeks to retain development within settlement limits”*.

The emerging Copeland Local Plan proposes inclusion of Policy E4PU ‘Cleator Moor Innovation Quarter at Leconfield’. This policy allocates the entirety of the site as a mixed-use allocation. With this in mind, the Planning Statement concludes that

Area 3 is acceptable for development in principle. However, this policy was only included at a late stage and the subject of a 'Focussed Consultation', without any particular justification or explanation. Although, this would appear to coincide with Copeland Borough Council's purchase of the Leconfield Industrial Estate.

Despite the suggested allocation under Policy E4PU, the proposed settlement boundary for Cleator Moor still excludes the majority of the land within Area 3. As such, the proposed development still constitutes inappropriate development in the open countryside. Furthermore, as the emerging Copeland Local Plan is yet to be submitted to the Planning Inspectorate, we contend that very little weight could be given to Policy E4PU during the decision-making process. We would contend that, in its current form, the policy is unsound.

All of the above is exacerbated by the fact that the developable land within Area 3 is physically detached from the Leconfield Industrial Estate and the established built form of Cleator Moor. Area 3 is an irregular shaped parcel of land to the north of Leconfield Industrial Estate, from which it is separated by a former railway line, now public footpath and a small watercourse, Nor Beck. It has no physical, nor visual relationship to Leconfield Industrial Estate.

The Site is highly visible from the neighbouring residential areas of Bowthorn Road, Threaplunds, Sanderson Park and Birks Road. Recent approvals for new homes located off both Bowthorn Road and Birks Road, further establish the residential uses found within this edge of settlement location. The proposed development of a large-scale industrial estate will be at odds with the predominant character of the area which is residential and agricultural.

The proposed site plan shows that Area 3 will be independently accessed from Bowthorn Road with no through access from Area 1 or 2. This is mostly likely due to the varying ground levels across Area 3; however, it further compounds the complete separation of Area 3 from the remainder of the development scheme.

The land within Area 3 that is immediately adjacent to existing development within Cleator Moor is undevelopable due to its designation as Flood Zone 2 and 3.

As such, the proposed site plan shows that this land to the south-west will be a sizeable area of greenspace. The north-east part of Area 3 will be developed for large scale industrial buildings. The proposed layout will worsen the physical separation and detachment of the proposed buildings from the settlement of Cleator Moor. We have significant concerns that this will result in a large-scale industrial development that is not sympathetic to its open countryside location. We, therefore, do consider that the principle of development in this location is unacceptable.

As such, we consider the proposal, in respect of Area 3 fails to comply with policies ST1 and ST2 of the Current Local Plan, policies DS3PU and DS4PU of the emerging Local Plan and Chapter 2 of the National Planning Policy Framework.

## Scale and Landscape Impact

The Cumbria Landscape Character Assessment defines the landscape character as Sub Type 5a, Ridge and Valley. This sub type runs in an unbroken band from Carlisle to Workington alongside the Limestone Fringe landscape. It becomes broken up around Workington and continues in this way to Cleator Moor.

Key characteristics of this landscape type are:

- A series of ridges and valleys that rises gently toward the limestone fringes of the Lakeland Fells
- Well managed regular shaped medium to large pasture fields
- Hedge bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations.
- Scattered farms and linear villages found along ridges
- Large scale structures generally scarce

The Character Assessment recognises that these landscapes are “peaceful pastoral” landscapes, which are “sensitive to large scale development”. This application is proposing the development of more than 13 hectares of agricultural land, with buildings which will appear incongruous in an otherwise open rural landscape. Furthermore, the Character Assessment also states that development should prevent “urban sprawl”. It is firmly our view that the proposed extension of Leconfield Industrial Estate into adjoining land (Area 3), will result in unacceptable landscape impacts, which cannot reasonably be considered to be a logical extension to the existing settlement boundary, but instead would result in the loss of a valued landscape setting and result in the creation of an urban ‘hard’ development edge, to what is currently an area characterised by rural, rather than urban landscapes.

We strongly disagree with any suggestion that the landscape harm arising from this extension would not be **significant**, and in the absence of any robust justification for the need to develop 13 hectares of agricultural land in this location for employment purposes, we fail to see how there are any benefits arising from allowing this development, which would outweigh the harm which would be caused to the landscape.

The submitted Planning Statement explains that Area 3, which measures approximately 13.3 hectares, will provide up to 300,000 square feet of employment floorspace. This is more than double the proposed floorspace of Area 1 and

significantly more additional/new floorspace than Areas 1 and 2 combined. It also explains that buildings in Areas 1 and 3 will have a maximum height of 18 metres.

We consider that buildings of this footprint with a potential height of 18 metres will sit unnaturally above all other buildings and features within the surrounding landscape. Buildings of this size will be incongruous with the surrounding landscape and will be poorly related to the existing development at Leconfield and on the edge of Cleator Moor. It will be harmful to the open countryside which has very little natural screening. We consider that the harmful landscape and visual impacts would be so substantial that they override any benefits that may arise from the development in terms of social and economic objectives.

There is a clear and distinct separation between the developed Leconfield Industrial Estate and Area 3, which is proposed for future expansion. It is firmly our view that these sites will be viewed in isolation, and not as a logical continuation of the development pattern of this part of Cleator Moor. The immediate and surrounding landscape character of Area 3, is that of a rural area, not an urban or developed area. A development of this type and scale, will have significant adverse effects on this landscape character and the attractive setting of Cleator Moor when viewed from this location.

The need to avoid development within the parts of Area 3, which are at High Risk of surface water flooding, means that further visual separation will occur, leading to an unacceptable relationship between the built edge of the settlement and the open countryside location in which it sits.

As such, we consider the proposal, in respect of Area 3 fails to comply with policies ENV5 and DM10 of the Current Local Plan, policies N6PU and DS6PU of the emerging Local Plan and Chapter 15 of the National Planning Policy Framework.

## **Evidence of Need**

The Emerging Copeland Local Plan is supported by an evidence base of documents and studies which are intended to support the strategies, policies and allocations included within the Local Plan. For employment sites, this includes:

- Employment Land Availability Study
- Employment Development Needs Assessment

The most recent analysis of Employment Land needs concluded that the Borough needs 12 hectares of additional Employment Land in the plan period<sup>1</sup>. When Growth Forecast Scenarios are applied, this produces an additional requirement of up to

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<sup>1</sup>Based on Experian Forecast Data (2021)

27.9 hectares of employment land. If we take these two figures as a whole, that produces an employment land requirement of 39.9 hectares.

Area 3, a greenfield site measuring 13.3 hectares would supply over 30% of this target, which significantly exceeds the spatial distribution targets for a settlement the size of Cleator Moor and when considered against the site area of the existing site at 14.4 hectares, would represent an increase of over 90% in a single location. Notwithstanding, our concerns regarding the suitability of the site for development, this is a substantial site area, which is not in any way justified by evidence of need.

The existing Leconfield Industrial Estate has vacancies and there is a healthy supply of employment land amounting to 39.31 hectares available within the Borough. Area 3 of this application site is not included within that figure, so would be provisioned over and above the projected highest growth scenario figures and above what already exists for this purpose. This is evidenced in the recent Employment Land Availability Report prepared on behalf of Copeland Borough Council to support the Local Plan preparation, a copy of this report is included as Appendix 2.

Furthermore, this site has previously been regarded as unsuitable and not proposed for allocation in earlier versions of the emerging Local Plan, with other more suitable sites identified to meet the employment land requirements of the emerging Local Plan. In the absence of any demonstrable need, we simply cannot see how the Council can justify such a large-scale expansion into open countryside.

For a development of this scale, we would expect proposals for allocation/development to be supported by robust evidence to justify the development of such a large quantity of greenfield land, within the open countryside, but also to justify why the location of Cleator Moor is the most appropriate location for this scale of development, when there is a healthy supply of Employment Land already in the District.

As such, we consider the proposal, in respect of Area 3 fails to comply with policy ER6 of the Current Local Plan, policy E2PU of the emerging Local Plan.

## **Access**

It is acknowledged within the planning application submission, as well as evidence-based documents which support the emerging Local Plan, that access to the Site (Area 3) is constrained. There is no access from the Leconfield Industrial Estate and the development of Area 3 would necessitate provision of a new access or accesses to facilitate development.

It is suggested that the primary access route would be via Bowthorn Road, which is narrow and affected by on-street parking from the residential properties to the south.

This road, which is currently narrow is simply not suitable for the level of traffic movements and access requirements needed to facilitate such a large-scale development.

According to the Transport Statement, the predicted number of additional journeys along Bowthorn Road to serve the potential new development will be 135 AM and 115 PM. This is a significant increase of when you consider the current usage of the road.

The level of increase in traffic will give rise to significant highway safety impacts, furthermore with proposals for restricted parking through the introduction of double yellow lines, and priority give-way system for HGVs to be able to use the road, this will displace existing residential occupiers to other areas within Cleator Moor, if they are no longer able to park outside their own properties.

The significant increase in traffic generation, will also give rise to noise, air and light pollution, which will be a direct consequence of the types of vehicles which may be using Bowthorn Road on a daily basis. This will be, we assume un-restricted, with journeys taking place up to 24 hours per day. The cumulative impact of this will be significant for the residential amenity of the occupiers of Bowthorn Road, and the surrounding area.

As we have outlined above, we do not consider the application will deliver benefits which outweigh or address the impacts which will be experienced by the local community.

As such, we consider the proposal, in respect of Area 3 fails to comply with policy T1 of the Current Local Plan, policy CO2PU of the emerging Local Plan and Chapter 9 of the National Planning Policy Framework.

## **Environmental and Ecology**

The development of greenfield sites is actively discouraged by both Local and National Planning Policies where previously developed/brownfield sites exist and are suitable for delivery of the same development proposal. The application proposes the loss of 13 hectares of arable agricultural land, which is currently farmed by my client. Once this land is developed, it will be lost as agricultural land. The loss of 13 hectares of agricultural land, will have a huge impact on the agriculture enterprise, but will also result in significant harm to the environment if the development is allowed to go ahead.

The development of this site will result in the irreversible loss of natural habitats for both animal and plant species, the Landscape Character Assessment referred to above recognises the ecological value of these landscapes, particularly where there are mature hedgerows and trees. The change to the landscape, even if these are to

be retained, will have a significant impact on biodiversity and habitats within the site. The noise, air and light pollution which will be caused by the proposed development will alter the landscape both visually and environmentally.

The development of the site will give rise to increased surface water run-off created by the buildings and associated areas of hardstanding, in a location where there is already a High Risk of Surface Water Flooding.

Chapter 15 of the NPPF places significant emphasis on conserving and enhancing our natural environment, which includes protecting and enhancing valued landscapes, sites of biodiversity or geological value. Paragraph 174 acknowledges the importance of recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

An Ecological Appraisal has been submitted in support of the application; however, the report notes (Pg. 6) that *“at the time of survey there was no access to Site B; therefore, Site B was surveyed remotely from the southern field boundary using binoculars. The Phase Habitat 1 for Site B (Figure 3) is based on habitats as they were remotely viewed in the field and interpreted using arial imaginary. Therefore, Site B may require a further field visit to ground truth the habitats identified and fully appraise it for evidence / potential of the protected and notable species”*. We would question how it is possible for Copeland Borough Council to properly exercise their duty under the Conservation of Habitats and Species Regulations 2017 (as amended) without a thorough assessment of the entirety of the application site. The assessment cannot reasonably be considered to be robust for the purposes of determining the likely harm to biodiversity, nor to assess and appropriate mitigation measures.

The Site (Area 3) contains a mixture of landscape types (Appendix 3), included marsh land and is predominantly found in an undeveloped and natural state, this is a stark contrast to the existing Industrial Site and even Area B, which is surrounded by development. On this basis, we do not consider the report to be robust or fit for purpose.

As such, we consider the proposal, in respect of Area 3 fails to comply with policy ENV3 of the Current Local Plan, policies N1PU and N3PU of the emerging Local Plan and Chapter 15 of the National Planning Policy Framework.

### **Other Matters - Town Deal Funding**

Although not a material planning consideration as such, we also wish to make observations Town Deal Funding for Cleator Moor, and its relevance to this site, but



in particular to considerations surrounding Area 3 to which our principal objections relate.

In July 2021, Cleator Moor Town Deal Board received an offer of £22.5 million from the Towns Fund, the successful bid comprised of four main projects, which were:

- **Enterprising Town** - a project to develop an enterprise campus on the Leconfield Industrial Estate aimed at leveraging the economic growth potential of the Sellafeld supply chain through a cluster approach to growing and diversifying the West Cumbria economy.
- **Revitalised Town** - to increase activity and footfall around the Town Square by bringing vacant and under-utilised buildings back into active use while creating an attractive new public realm. Uses will include a new cultural community hub and enhanced business space.
- **Healthy Town** - enhancing existing sports and leisure provision as well as providing a modern multi-purpose centre including an indoor sports hall, flexible studio space, gym and café, alongside wider health and well-being provision and targeted youth activity. This will improve population health and generate more reasons for people to visit and spend time in Cleator Moor.
- **Connected Town** - this scheme will deliver a high-quality integrated and sustainable transport network which improves connections between employment, education, amenities and leisure and transforms the accessibility and attractiveness of Cleator Moor.

It should be noted, as this is not made clear within the application submission, that the majority of Area 3 is located outside of the boundary of Cleator Moor and is within the Parish of Frizington and Ward of Arlecdon and Ennerdale. The land is therefore not a component of the Town Deal Funding Bid, nor will it be eligible for any funding arising from this bid. The land is an entirely independent component of the scheme, and in fact, has no bearing on the delivery of the redevelopment of Leconfield Industrial Estate nor the establishment of an Innovation Hub. We consider the inclusion of Area 3 and the associated wording of the supporting documentation serves to suggest that these developments and the benefits arising from the Town Deal Fund would be linked, but they are not. They should be viewed as entirely independent proposals/site developments, which in our opinion raises further questions about the inclusion of the land within this submission. Especially in light of the comments made above with regard to suitability, availability and achievability of Area 3.

### Local Opposition to Inclusion of Area 3

A vast number of objections were raised to the pre-application consultation on the proposals. A summary of these objections is provided by the applicant in their

Statement of Community Involvement; however, they don't appear to have sought to further engage with the local community nor to attempt to address their concerns.

The application is of great concern to a large number of people within the locality. However, we are also aware that the application does not seem to have been well publicised and there is no site notice visible at the application site. I would be grateful if you could confirm that the application has been advertised by the display of a site notice, the date the site notice was displayed and in which locations?

Moving forward, a large number of objection letters raising valid planning issues are likely to be submitted in opposition to the application. Officers and Members should place appropriate weight upon the views of the local community in reaching a decision.

## Summary and Conclusion

In line with the concerns raised in this letter, our client strongly objects to the application for the proposed development.

The proposed development is considered to be contrary to both the current and emerging Copeland Local Plan. As such, we request that the application is refused.

If you require any further information, please do not hesitate to contact myself or the PFK Planning and Development team.

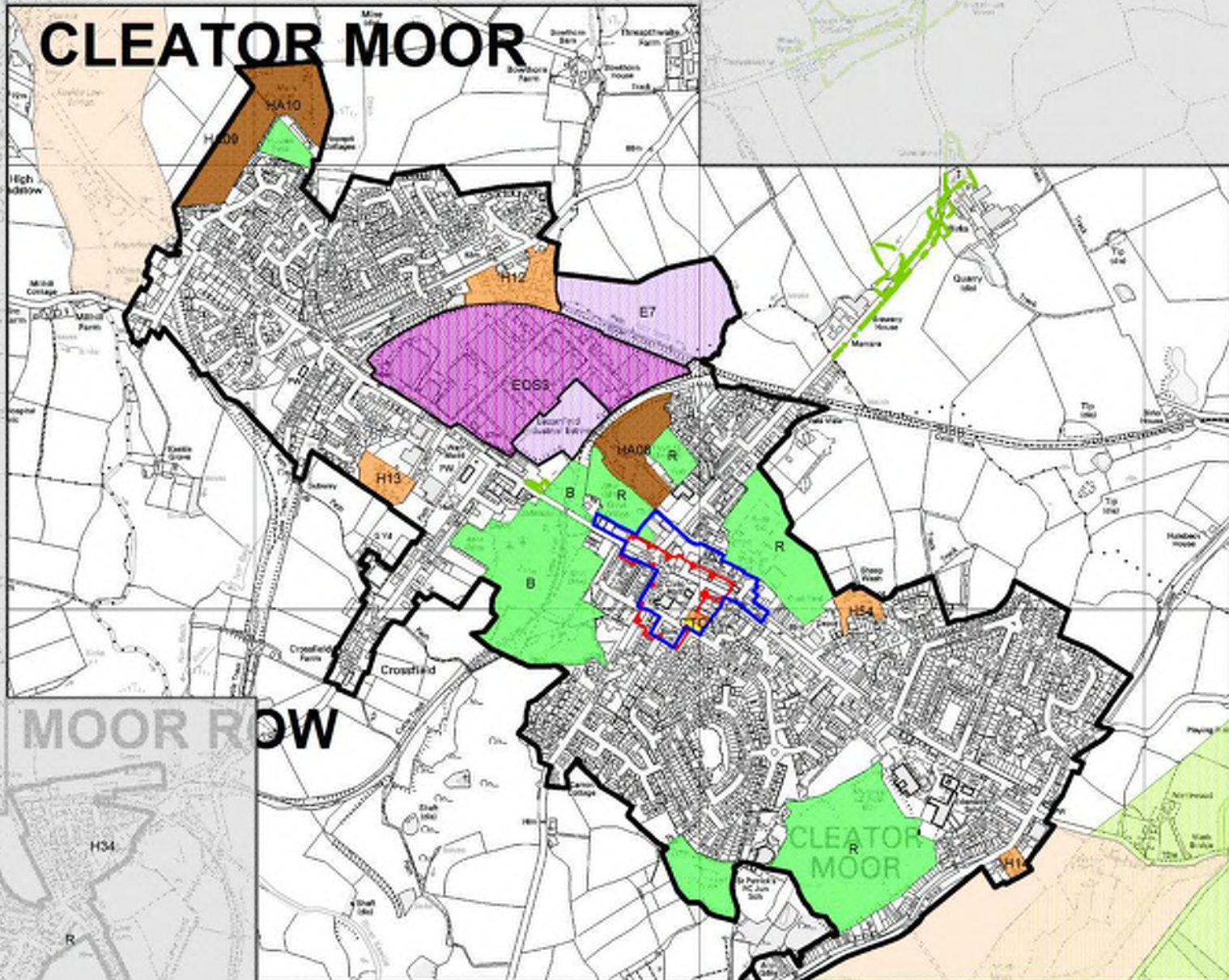
Yours sincerely,



Kayleigh Lancaster MRTPI  
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# CLEATOR MOOR



# Employment Land Availability Study

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	E1	<b>Site Name</b>	Westlakes Science Park		
<b>Area (ha)</b>	51.5 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Moor Row			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft employment allocation - Regionally Significant Science Park/ Strategic Employment Site			
<b>Description of Site and Surrounding Area</b>		<p>This site is an established Science &amp; Technology Park situated on the A595, approximately 5km south of Whitehaven town centre, just to the north-west of Moor Row and 13km north of the Sellafield Nuclear Site. The site is a purpose-built employment site occupied by existing offices, research &amp; development and education &amp; training facilities. The plots within the site are accessed via a loop road (Crow Park Way / Ingwell Drive). There are a number of undeveloped plots within the site, particularly to the north and south east. The site is well-maintained with landscaped grounds including ponds, picnic benches and mature trees, particularly around the site boundaries. Each unit has its own car parking area and there are bus stops within the site. There is also on-site security. The site is located in a prominent position on the top of a hill. The topography of the site is undulating and slopes uphill away from the A595.</p>			
<b>Landowner(s) (if known)</b>		BEC (Britain's Energy Coast)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
Greeson Court	Westlakes Science Park	Cavendish Nuclear			
Innovation Centre	Westlakes Science Park	Various			
Ingwell Hall	Westlakes Science Park	Various (incl. Jacobs and Costain / Nexus)			

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Samuel Lindow	Westlakes Science Park	UCLAN / Infinite Power			
Princess Royal	Westlakes Science Park	Atos			
Herdus House	Westlakes Science Park	Occupied – user unknown			
Banna Court	Westlakes Science Park	Occupied – user unknown			
Pillar House	Westlakes Science Park	Jacobs			
Kelton House	Westlakes Science Park	Occupied – user unknown			
Dalton Cumbria Facility	Westlakes Science Park	Manchester University			
Rutherford House	Westlakes Science Park	Atkins			
Fleswick Court	Westlakes Science Park	Clearnorth			
Robinson House	Westlakes Science Park	Shepley Engineers / Partly vacant			
Galemire Court	Westlakes Science Park	BEC			
<b>Site Suitability Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		No – the site is located in Flood Zone 1.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		No, there are no residential properties in close proximity to the site.			
<b>Would development of the site have an adverse impact on important</b>		The site forms part of the Keekle Hillsides Landscape Character Area. The Assessment states that the open green spaces and fields close to settlement edges are sensitive to unsympathetic			

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## Site Assessment Proforma

<b>landscape features identified in the Settlement Landscape Character Assessment?</b>	development. The Westlakes Science Park site is separated from the urban area of Whitehaven and is well-screened by existing vegetation along the site boundaries, therefore further development of this site should not impact upon the setting of existing settlements.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>	No
<b>Would development of the site be harmful to the character of the area?</b>	The site is already a well-developed site. Further development would not be harmful to the character of the area if it is in-keeping with existing development. Given its business park character, B8 uses are unlikely to be suitable on this site.
<b>Is the site well related and well connected to an existing settlement?</b>	The Westlakes Science Park site is located in an area of open countryside between Whitehaven and Moor Row, and is situated outside of existing settlements boundaries.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	The site is already a developed site in the countryside, therefore further development of the site into surrounding countryside may be considered acceptable subject to design and other policy considerations.
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	There are a large number of trees and other landscaping throughout the site, however none of these are protected or subject to Tree Preservation Orders. An area of woodland to the north of the site (Summergrove) is subject to a TPO but this lies outside the northern site boundary.
<b>Can suitable access to the site be provided?</b>	Yes, there is existing vehicular access to the site from the A595 (Egremont Road) to the west and also from Dalzell Street to the east. There is pedestrian access to the site from Goose Butts to the north via a public footpath.
<b>Does the site have good strategic connectivity</b>	Yes – the site is located just south off Whitehaven and is directly

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## Site Assessment Proforma

<b>and accessibility?</b>	adjacent to the A595.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	The site is accessed off the A595, which has a high network capacity, however any future major developments at the site would need to be subject to appropriate highways and transport assessments.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There are two Grade II listed buildings (Scalegill Hall and Scalegill Hall Garden Walls) located within 200 metres of the site boundary. These are located to the south of the site. The impact of any future development, particularly in the southern part of the Science Park site, would need to consider the impact upon these assets and their settings.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The site is a greenfield site located outside existing settlements, however it situated in a strategic accessible location, just off the A595.
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	Yes – the Science Park is a key strategic employment site identified in the emerging Local Plan as a ‘strategic hub for science and engineering expertise and research and development industries’.
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	The site is not currently allocated in the adopted Local Plan (2013-2028). The site is proposed to be allocated as a Regionally Significant Science Park in Policy E3PO of the emerging Local Plan.
<b>Is the site important in delivering other economic development objectives or the emerging spatial</b>	Development of the site will help to respond to opportunities identified in the Cumbria Local Industrial Strategy, including building on the existing range of nuclear research activities, training/skills development and supply chain firms.

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<b>strategy?</b>	
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes
<b>If yes, what are current occupancy rates on the site?</b>	The units on the site appear to be mostly fully occupied, but with some vacancies. A number of plots on the site are still undeveloped (see below).
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	<p>Yes – agent’s marketing brochure (dated March 2018) identifies the following plots as currently being available for development (totalling 6.27ha):</p> <ul style="list-style-type: none"> <li>• Plot 2B – 0.17ha</li> <li>• Plot 4B – 0.70ha</li> <li>• Plot 5A – 0.69ha</li> <li>• Plot 7B – 0.59ha</li> <li>• Plot 8 Helipad – 0.86ha</li> <li>• Plot 9A – 0.62ha</li> <li>• Plot 10 – 1.66ha</li> <li>• Plot 11 – 0.34ha</li> </ul> <p>Development plots are described as being available for design and build opportunities on a freehold or leasehold basis, subject to agreement of suitable terms.</p>
<b>Is the site in multiple ownerships?</b>	No
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	Yes – vacant development plots within the site are being actively marketed
<b>If no, when is the site likely to become available?</b>	N/A
<b>Are there any known ransom strips or existing tenancies?</b>	No
<b>Site Deliverability Appraisal</b>	



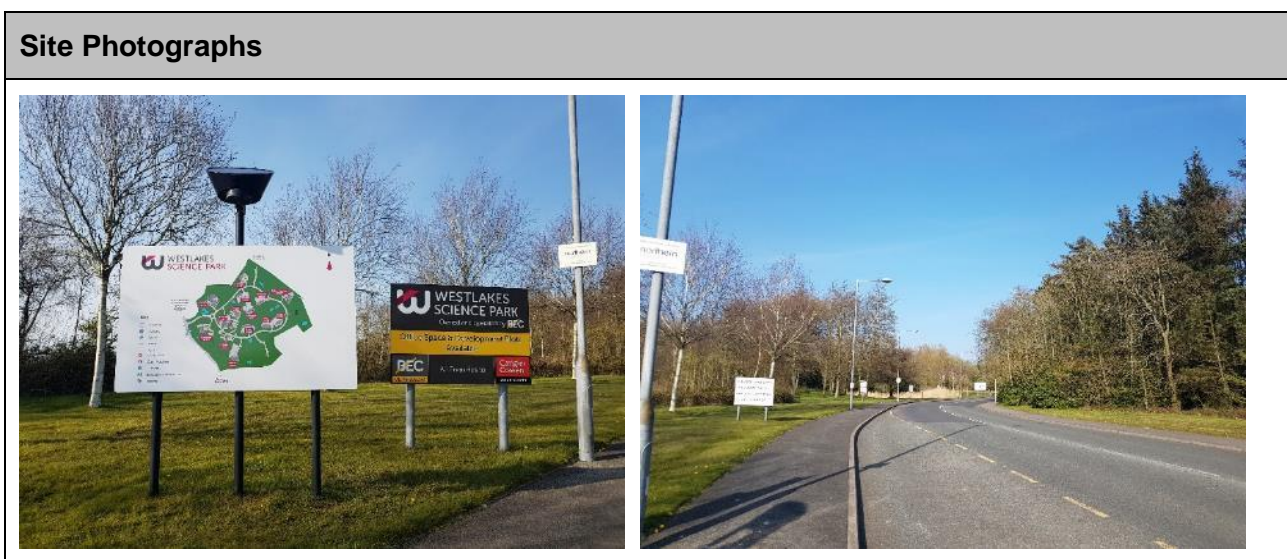
# Employment Land Availability Study

## Site Assessment Proforma

<b>Has the site been formally identified for employment for at least 10 years?</b>	The site has been in employment use for more than 10 years.
<b>Has there been any recent development activity on site within the last 5 years?</b>	No recent development activity on the site has been identified in the online planning records.
<b>Is the site being actively marketed as an employment site?</b>	Yes – vacant development plots within the site are being actively marketed
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	Yes
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	No – site is in single ownership
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	<p>The site has been subject to various applications relating to the phased development of the site over the past 30 years.</p> <p>Outline permission for development of the western part of the site was originally granted in January 1990 (ref. 4/89/1110/0).</p> <p>Outline permission for development of the eastern part of the site was granted in June 1999 (ref. 4/98/0271/0).</p> <p>A number of development plots within the site are still to be developed, although no recent applications relating to the development of these plots have been identified.</p>
<b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b>	None identified.
<b>Would employment</b>	Unknown

# Employment Land Availability Study Site Assessment Proforma

<b>development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	
<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	N/A
<b>Appraisal Summary</b>	
<b>Suitability</b>	The site is an existing employment site and is suitable for employment use (Classes E and B2 only).
<b>Availability</b>	The landowner has confirmed that the site is currently available for further expansion.
<b>Deliverability</b>	Further employment development on this site is likely to be deliverable within the plan period.
<b>Recommendation</b>	
The site is allocated for employment use (Classes E and B2 only) subject to sustainability appraisal and site selection criteria being met.	



# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma



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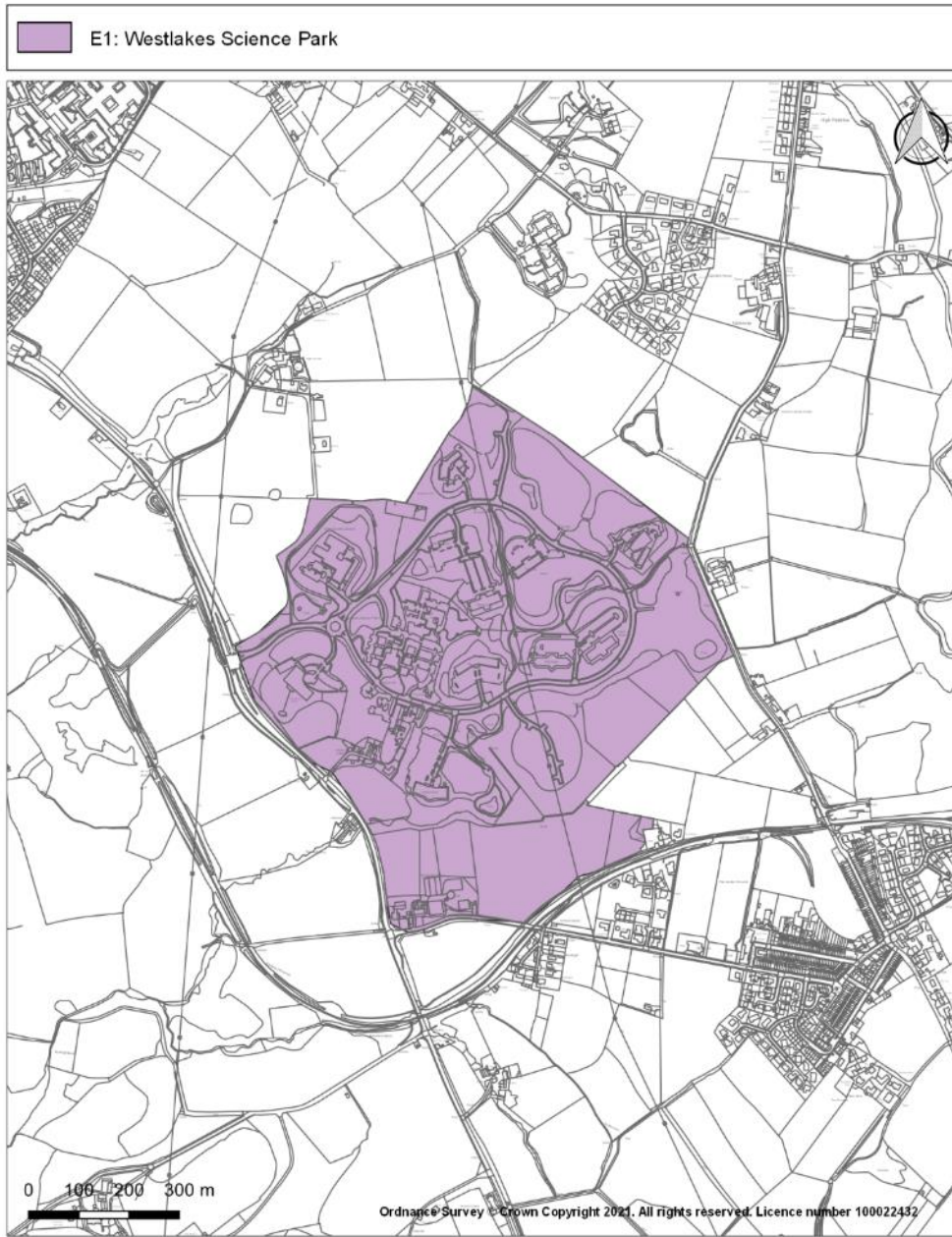


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## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:10000 @A4	DRAWG NO. E1	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites	 Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dpcconsultants.co.uk <small>Offices also at: Bedford, Bristol, East Molesey, Leeds, London, Milton Keynes and Rugby</small>

# Employment Land Availability Study

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Site Information					
<b>Site Ref.</b>	E2	<b>Site Name</b>	Whitehaven Commercial Park		
<b>Area (ha)</b>	12.34 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Whitehaven			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Major Employment Site			
<b>Description of Site and Surrounding Area</b>		<p>This is an existing employment site located immediately south of Moresby Parks and to the east of Whitehaven Golf Club. The site is only partially developed, with a number of existing units located in the western part of the site adjacent to Moresby Parks Road. The remainder of the site is undeveloped land, which is mostly grass or overgrown scrub vegetation with some rubble / waste building materials piled up in places. The site is accessed off Moresby Parks Road with an access road (Joe McBain Avenue) already in place to serve the site. There are a number of existing employment uses (e.g. plant hire, logistics, electricals retailer) with vacant developable plots in the central and eastern parts of the site. Parking is available within the plot for each individual unit, with additional on-street parking available on the loop road. A large number of the existing units appear dated and the site has a 'run down' appearance overall. The topography of the site slopes gradually downhill to the east with views across the Keekle Valley. The site is bordered to the north by residential properties, agricultural fields to the east, Whitehaven Golf Club to the west and Hensingham Common to the south.</p>			
<b>Landowner(s) (if known)</b>		<p>Mr Paul Jefferson, Energy Coast Property Services Ltd (owns part of site – 1.8 ha in centre of site)</p> <p>OCF Developments Ltd (unable to contact)</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Whitehaven Commercial Park	Rexel	Electricals & Site Supplies	B2/B8	
2	Whitehaven Commercial	GAP Hire	Plant hire	B2/B8	



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	Park	Solutions			
3	Whitehaven Commercial Park	Translinc	Van hire	B2/B8	
		Copeland Borough Council	Local Authority Offices	B1	
		Copeland Homes	Offices	B1	
		SA Robotics	Robotics	B2/B8	
		O'Connor Fencing	Fencing supplier	B2/B8	
4	Whitehaven Commercial Park	Whitehaven Accident Repair	Garage	B1/B2/B8	

### Site Suitability Appraisal

<b>Is the site in an area of flood risk?</b>	No – the site is located in Flood Zone 1.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	There are a number of residential properties located immediately north of the site. The potential impact of any future development of this site upon these uses would need to be considered.
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b>	The site is located in the 'Plantation / Recreation' character area. The Assessment defines this area as having " <i>remote, natural qualities sensitive to unsympathetic development and expansion of Whitehaven</i> ". It also recommends that new development, using green infrastructure planning, could help to define the urban edge and preserve a buffer between Whitehaven and sensitive moorland to the east. These recommendations should be taken into consideration when considering future development of this site.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
<b>Is the site recognised as an important open space in terms of value and/or</b>	No

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<b>quality in the emerging Local Plan or Open Space Assessment?</b>	
<b>Would development of the site be harmful to the character of the area?</b>	Parts of the site are overgrown scrubland. Further development of the site would likely enhance the character of the area.
<b>Is the site well related and well connected to an existing settlement?</b>	The site is located immediately south of Moresby Parks built-up area. The site is within the adopted Moresby Parks settlement boundary.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	No – the site is located within the adopted Moresby Parks settlement boundary.
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	No
<b>Can suitable access to the site be provided?</b>	Yes – the site is currently accessed off Moresby Parks Road with an access road (Joe McBain Avenue) already in place to serve the site.
<b>Does the site have good strategic connectivity and accessibility?</b>	The site is located just off the B5295 and is a 4 minute drive (1.5 miles) from the junction with the A595 to the south of Whitehaven.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	Moresby Parks Road that serves the site appears to have quite a high capacity, however any future development would need to be accompanied by appropriate highways and transport assessments.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	No – there are no heritage assets identified in close proximity to the site.
<b>Would the site be allocated today for development, measured against present sustainability criteria</b>	The site is in a sustainable location with good strategic connections to the A595.

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<p><b>(e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b></p>	
<p><b>Strategic Planning Considerations</b></p>	
<p><b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b></p>	<p>The site forms part of an identified 'growth corridor' that also includes the proposed Hensingham Common development to the south.</p>
<p><b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b></p>	<p>The site is currently allocated as Employment Land (ref. E2) in Policy EMP1 of the adopted Local Plan (2013-2028).</p> <p>The site is proposed to be allocated as a Major Employment Site in draft Policy E4PO of the emerging Local Plan.</p>
<p><b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b></p>	<p>Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough.</p>
<p><b>Site Availability Appraisal</b></p>	
<p><b>Is the site already in active employment use?</b></p>	<p>The wider Whitehaven Commercial Park site is partly developed and in active employment use. The area of land in the centre of the site owned by Mr Paul Jefferson is one of several areas that is currently undeveloped.</p>
<p><b>If yes, what are current occupancy rates on the site?</b></p>	<p>There are no identified vacancies in the units that are currently existing.</p>
<p><b>If the site is an existing employment site, is there any available developable space within the site?</b></p>	<p>Yes, the site is an existing employment site, partially developed.</p>

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<b>Is the site in multiple ownerships?</b>	Yes – see above
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	Yes, the owner of the central part of the site (1.8 ha) has confirmed this area of the site is available. The other landowner did not respond when contacted.
<b>If no, when is the site likely to become available?</b>	N/A
<b>Are there any known ransom strips or existing tenancies?</b>	Not in the part of the site owned by Mr Paul Jefferson.
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site has been in employment use for more than 10 years.
<b>Has there been any recent development activity on site within the last 5 years?</b>	No
<b>Is the site being actively marketed as an employment site?</b>	Yes, the central part of the site (1.8 ha) is currently being marketed.
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	Yes, partly – OCF Developments Ltd is a development company.
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	The site is in multiple ownership.
<b>What is the planning history of the site? Is</b>	The site was originally granted permission for employment use (including B1, B2 and B8 and non-food retail sales) in May 1991 (ref.

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<p><b>there a valid planning permission for employment development or for an alternative use?</b></p>	<p>4/91/0222/0). Most of the existing units appear to have been built in the early-mid 1990s.</p> <p>Recent applications on the site include:</p> <p>4/20/2128/0F1 – Change of use of Unit 4 Joe McBain Avenue (Whitehaven Accident Repair) permitted June 2020 from Class B2 to a mixed use comprising B1, B2 and B8.</p> <p>4/20/2369/0F1 – Application submitted in September 2000 at Unit 2 Joe McBain Avenue (currently occupied by GAP Hire Solutions) for use of the western part of the site as a storage yard.</p>
<p><b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b></p>	<p>There is a gas pipeline safeguarding zone running along the western site boundary.</p>
<p><b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b></p>	<p>The landowner (Mr Paul Jefferson) has confirmed that development on their part of the site is likely to be viable without additional funding. However, the site has been allocated for a number of years and is still largely undeveloped, which raises questions about the viability of future development.</p>
<p><b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b></p>	<p>N/A</p>
<p><b>Appraisal Summary</b></p>	
<p><b>Suitability</b></p>	<p>The site is an existing employment site that is considered suitable for further employment development.</p>
<p><b>Availability</b></p>	<p>Only part of the site is currently confirmed as being available.</p>
<p><b>Deliverability</b></p>	<p>The site has been allocated for employment for a number of years but is still largely undeveloped with a large number of plots remaining. The future deliverability of this site within the emerging plan period is therefore uncertain.</p>
<p><b>Recommendation</b></p>	
<p>The central part of the site that is confirmed as being available (owned by Mr Paul Jefferson) is recommended to be allocated for employment use subject to confirmation of viability / deliverability. The availability of the remaining parts of the site are unconfirmed, therefore these</p>	

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should not be allocated.

## Site Photographs



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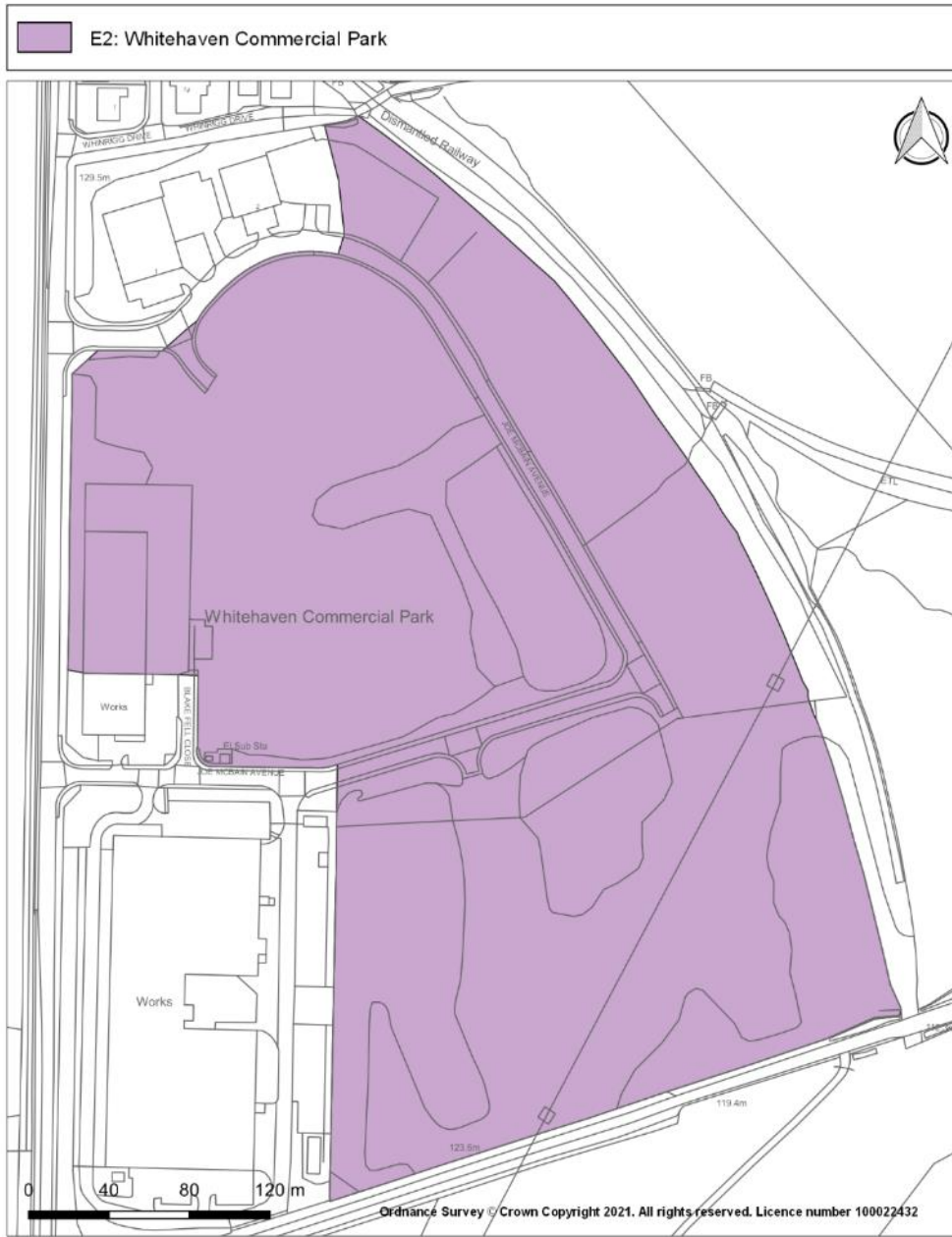
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## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:2500 @A4	DRAWG NO. E2	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites	 Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY T: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>Offices also: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</small>

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Site Information			
<b>Site Ref.</b>	E3	<b>Site Name</b>	Haig Business Park
<b>Area (ha)</b>	2.61 ha	<b>Source</b>	Draft Employment Sites
<b>Address / Location</b>		Whitehaven	
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Local Employment Site	
<b>Description of Site and Surrounding Area</b>		<p>This is an existing business park site located less than 1km south-west of Whitehaven Town Centre adjacent to the coast. The site is accessed off Solway Road / High Road and comprises a number of existing units in a range of uses, some of which are non-B class uses. The site is bounded to the east by residential uses, to the south, north and west by undeveloped greenfield land including cliff top footpaths. The northern part of the site includes Haig Pit and the adjoining car park for the colliery museum. This part of the site has its own access road to the north. The main parts of business park are accessed from the south. The topography of the site is relatively flat. It is in a prominent, clifftop location. Access to the site involves passing through a residential area.</p>	
<b>Landowner(s) (if known)</b>		<p>West Cumbria Mining Waterside Investments Ltd</p>	
Current Site Occupiers			
<p>There are 44 units at the site, of these 4 are understood to be currently vacant. The uses are predominantly B-class uses, however a number are in retail, leisure or sui generis use including Bill Bears Play Centre, Onethirtyeight Tattoo Studio, Mandala Yoga, Holistic Therapies, The Pit (recording studio) and Whitehaven Theatre of Youth.</p>			
Site Suitability Appraisal			
<b>Is the site in an area of flood risk?</b>		No – the site is located in Flood Zone 1.	
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		<p>The site is an established employment site however there are a number of residential properties situated to the east of the site. Any further intensification of development at the site would need to consider the impact upon the amenity of these existing residents.</p>	
<b>Would development of</b>		The site is situated within the Whitehaven built-up urban area but is	

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<p><b>the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b></p>	<p>adjacent to the identified Coastal Urban Fringe Cliffs landscape character area. This area is described in the assessment as a <i>“dramatic clifftop landscape west of Whitehaven, heavily influenced by historic, now disused mining, quarrying and industry. Now acts as informal and formal recreation space for the town”</i>. The assessment states that <i>“The views across the landscape towards open sea and views of expansive skies are sensitive to development that would enclose or interrupt these views. Recreational use of the area is sensitive to development that encroaches on the coastal margin”</i>. These factors would need to be taken into consideration in any future development of the site.</p>
<p><b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b></p>	<p>St Bees Head SSSI is located 220m south of the site. The potential impact of any future development of this site upon this SSSI would need to be considered.</p>
<p><b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b></p>	<p>The area around Haig Colliery Mining Museum (11.65ha) is identified as amenity greenspace in the Open Space Assessment and offers amenity, social and historic benefits. This open space is defined as including the car park area in the north of the site.</p>
<p><b>Would development of the site be harmful to the character of the area?</b></p>	<p>Any further development is unlikely to be harmful to the character of the area as long as it is in-keeping with the existing form of development and does not extend beyond the existing Business Park boundary. Any further development in the north of the site, including the area of car parking, would likely impact upon the landscape character and the identified area of amenity open space.</p>
<p><b>Is the site well related and well connected to an existing settlement?</b></p>	<p>The site is located within the adopted Whitehaven settlement boundary.</p>
<p><b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b></p>	<p>Any further development of this site should not extend into the area of open space to the west and north, which forms part of the coastal cliffs landscape character area.</p>
<p><b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees</b></p>	<p>No</p>

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<b>protected by Tree Preservation Order?</b>	
<b>Can suitable access to the site be provided?</b>	There is existing vehicular access to the site via access roads to the north and south off Solway Road / High Road to the east.
<b>Does the site have good strategic connectivity and accessibility?</b>	The site is approximately 2 miles (7 minutes' drive) from the A595 which is located to the east of the site. Access to the site requires passing through a predominantly residential area where access via large HGVs may be constrained.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	Given the residential character of the surrounding road network, the impact of any future development of the site upon the local highway network would need to be considered.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	Haig Colliery, which is situated immediately north of the site, is a Scheduled Monument. Salton Coal Pit, located approximately 200m south of the site, is also a Scheduled Monument. The impact of any future development upon these heritage assets and their settings would need to be considered.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The presence of the Haig Colliery indicates that this is a former industrial site that has been in use for employment for many years. Despite this historic use, the site is not particularly well-connected to the strategic road network, and access involves passing through built-up residential areas.
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of</b>	The site is identified as part of a wider Tourism Opportunity Site (ref. TOS3) allocated in Policy ER10 of the adopted Local Plan (2013-2028).  The southernmost part of the site (currently in use as a car sales

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<b>relevance to the site?</b>	<p>area) is allocated for employment use (ref. E3) in Policy EMP1 of the adopted Local Plan (2013-2028).</p> <p>The site is a proposed Local Employment Site allocation in draft Policy E4PO of the emerging Local Plan.</p>
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	<p>Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.</p>
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	<p>Yes, the site currently includes a mixture of uses including non-employment uses</p>
<b>If yes, what are current occupancy rates on the site?</b>	<p>The vacancy rate at the site appears to be around 10%.</p>
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	<p>There is an area of potential developable space in the far south of the site, which is currently in use as a car sales area for Haig Motors.</p> <p>The car park area in the north of the site is also potentially available, however this is in a more prominent location and forms part of the identified amenity greenspace in the Open Space Assessment. This part of the site is not considered suitable for development.</p>
<b>Is the site in multiple ownerships?</b>	<p>Yes</p>
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	<p>Unknown – the landowners did not respond to requests for information</p>
<b>If no, when is the site likely to become available?</b>	<p>Unknown</p>
<b>Are there any known ransom strips or existing tenancies?</b>	<p>Unknown</p>
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for</b>	<p>The site has been in employment use for more than 10 years.</p>


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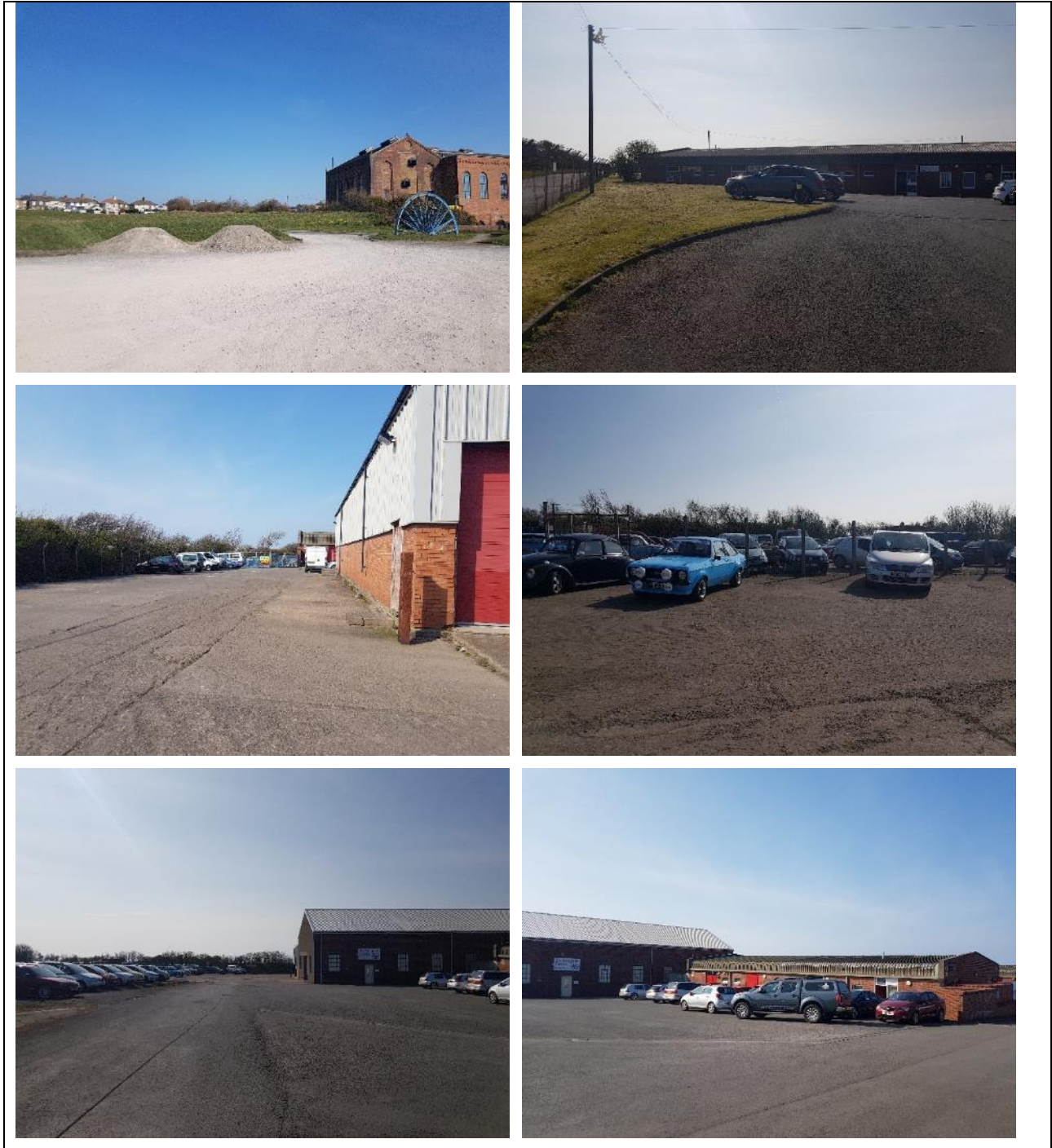
<b>employment for at least 10 years?</b>	
<b>Has there been any recent development activity on site within the last 5 years?</b>	An application for a temporary change of use of the mining museum to offices (D1 to B1) was approved in April 2016 (ref. 4/16/2078/0F1). This change of use was made permanent following a subsequent application in December 2019 (ref. 4/19/2382/0F1).
<b>Is the site being actively marketed as an employment site?</b>	The vacant units within the site are currently being marketed.
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	Unknown
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	The site is in multiple ownership.
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	Most of the existing industrial units on the site were developed in the late 1980s (ref. 4/88/0642/0). There have been a number of minor applications on the site since that time, including some more recent changes of use away from B-use classes (e.g. ref. 4/07/2746/0 which involved a change of use from storage to sale and teaching of musical instruments, and 4/99/0160/0 which was an application for a nursery/play group).
<b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b>	<p>Comments from CCC state that further expansion would require consideration of cumulative impact on local network in relation to Whitehaven sites HWH4, HWH6, HWH5 &amp; HWH3. CCC raise no objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. (p 264 of CCC Cabinet Report).</p> <p>Potential impacts on the adjacent Scheduled Monument and impacts on landscape character / amenity greenspace would also need to be considered in any future development proposals.</p>

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<b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	Unknown
<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	N/A
<b>Appraisal Summary</b>	
<b>Suitability</b>	Given the existing established use, the southern undeveloped part of the site is considered suitable for employment use subject to potential impacts on the highways network, heritage assets and landscape being considered.
<b>Availability</b>	Availability of the site for further development is currently unknown.
<b>Deliverability</b>	Further development at the site may be deliverable within the plan period, subject to availability being confirmed.
<b>Recommendation</b>	
Availability of the southern part of the site is unknown, do not allocate for employment use.	

<b>Site Photographs</b>


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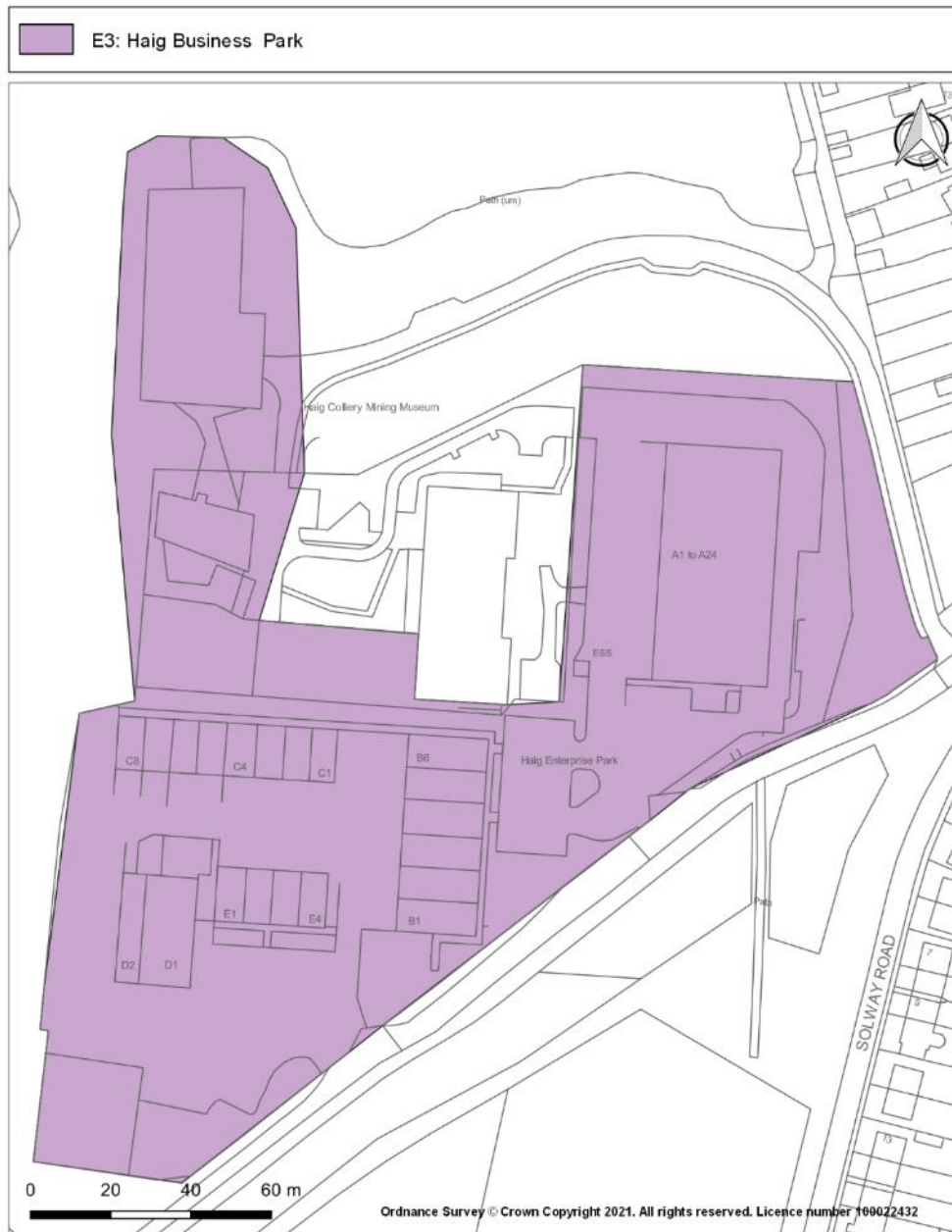
HAIG 12, ROXBOROUGH ROAD			Tenants Directory		
<b>BLOCK A</b>	<b>BLOCK B</b>	<b>BLOCK C</b>	<b>BLOCK D</b>	<b>BLOCK E</b>	
<ul style="list-style-type: none"> <li>A11 Bore &amp; Bore</li> <li>A12 Bore &amp; Bore</li> <li>A13 Bore &amp; Bore</li> <li>A14 Bore &amp; Bore</li> <li>A15 Bore &amp; Bore</li> <li>A16 Bore &amp; Bore</li> <li>A17 Bore &amp; Bore</li> <li>A18 Bore &amp; Bore</li> <li>A19 Bore &amp; Bore</li> <li>A20 Bore &amp; Bore</li> <li>A21 Bore &amp; Bore</li> <li>A22 Bore &amp; Bore</li> <li>A23 Bore &amp; Bore</li> <li>A24 Bore &amp; Bore</li> <li>A25 Bore &amp; Bore</li> <li>A26 Bore &amp; Bore</li> <li>A27 Bore &amp; Bore</li> <li>A28 Bore &amp; Bore</li> <li>A29 Bore &amp; Bore</li> <li>A30 Bore &amp; Bore</li> <li>A31 Bore &amp; Bore</li> <li>A32 Bore &amp; Bore</li> <li>A33 Bore &amp; Bore</li> <li>A34 Bore &amp; Bore</li> <li>A35 Bore &amp; Bore</li> <li>A36 Bore &amp; Bore</li> <li>A37 Bore &amp; Bore</li> <li>A38 Bore &amp; Bore</li> <li>A39 Bore &amp; Bore</li> <li>A40 Bore &amp; Bore</li> <li>A41 Bore &amp; Bore</li> <li>A42 Bore &amp; Bore</li> <li>A43 Bore &amp; Bore</li> <li>A44 Bore &amp; 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# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:1250 @A4	DRAWG NO. E3	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites	 Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY T: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>Offices also: Bedford, Birm, East Midlands, Leeds, London, Milton Keynes and Rugby</small>

# Employment Land Availability Study

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	E4	<b>Site Name</b>	Sneckyeat Road		
<b>Area (ha)</b>	4.89 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Whitehaven			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Local Employment Site			
<b>Description of Site and Surrounding Area</b>		<p>This is an existing industrial estate located immediately north of West Cumberland Hospital in the south-eastern part of Whitehaven (Hensingham/Homewood). Part of this site (south eastern part) currently serves as staff parking for WCH – this appears to be the site of a former building which has been demolished. The site is bounded to the west by residential uses, to the north by an area of open space and Copeland Athletics Club and to the east by agricultural fields, farm buildings and dispersed residential dwellings. The industrial units are accessed off Sneckyeat Road which runs through the centre of the site. There is a one-way loop road running through the northern part of the site. The buildings on site are mostly single storey units in a range of sizes. Some of the units in the south of the site are currently being refurbished. Each unit has its own parking although the number of spaces is limited, therefore on-street parking is common throughout the site. The topography of the site slopes downhill from north-east to south-west.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
Current Site Occupiers					
<b>Unit Ref.</b>	<b>Address</b>	<b>Occupier (or 'vacant')</b>	<b>Business Type</b>	<b>Use Class</b>	<b>Footprint</b>
1	Sneckyeat Road Industrial Estate	Raw Petfood / To Let	Pet food supplier	B2, B8	
2	Sneckyeat Road Industrial Estate	Brian's Taxis	Taxi Firm	Sui Generis	

# Employment Land Availability Study

## Site Assessment Proforma

3	Sneckyeat Road Industrial Estate	Laundry Services / Stamper Lloyd Kitchens & Bathrooms / Banks Wilson Catering / To Let / Print & Design	Various	Sui Generis, B1, B2, B8	
4	Sneckyeat Road Industrial Estate	Wellness Club / Tyres / Training Pod / To Let	Various	D2, B2, B8	
5	Sneckyeat Road Industrial Estate	Solway Dog Training School / Polypack Cumbria / Cleator Bus / Malibu Sunset Tanning Studio / Little Vape Cave / Paul Wynne Tattoo	Various	D2 / Sui Generis	
6	Sneckyeat Road Industrial Estate	Smart Tyre	Garage	B2, B8	
7	Sneckyeat Road Industrial Estate	HPC Compressed Air Systems	Engineering	B2, B8	
8	Sneckyeat Road Industrial Estate	Lakeland Fluid Power	Engineering	B2, B8	
9	Sneckyeat Road Industrial	Laurence Eden Kitchens &	Kitchen manufacturer	B2, B8	

# Employment Land Availability Study

## Site Assessment Proforma

	Estate	Bathrooms			
10	Sneckyeat Road Industrial Estate	Speedy Lifting	Plant hire	B2, B8	
<b>Site Suitability Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		No – the site is located in Flood Zone 1.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		There are residential properties immediately west of the site on Homewood Road. The remaining developable areas of the site are to the east, therefore there is likely to be limited impact on the amenity of existing residential uses.			
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b>		No, the site is in a built-up urban area and is not in a sensitive landscape area.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.			
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>		No			
<b>Would development of the site be harmful to the character of the area?</b>		No			
<b>Is the site well related and well connected to an existing settlement?</b>		Yes – the site is situated within the built-up area of Whitehaven and falls within the adopted settlement boundary.			

# Employment Land Availability Study

## Site Assessment Proforma

<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	No
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	No
<b>Can suitable access to the site be provided?</b>	Yes – there is existing vehicular access to the site off Homewood Road to the west.
<b>Does the site have good strategic connectivity and accessibility?</b>	Yes – the site is 0.3 miles (1 minute drive) from the junction with the A595 to the west.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	West Cumberland Hospital is located immediately south of the site, therefore any future development would need to ensure that highways access to this site by emergency service vehicles is not restricted. The potentially developable part of the site (south east) is currently in use as staff parking for West Cumberland Hospital. If this area is developed the impact of this loss of parking on the surrounding highway networks would need to be considered.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There is a Grade II listed building (The Cross) located 150m east of the site and a Grade II* listed building (Nether End Farmhouse) located 315m east of the site. Both of these buildings can be accessed via Sneckyeat Road. The potential impact of any future development of this site upon these assets and their settings would need to be considered.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The site is in a sustainable location within an existing settlement boundary and has good strategic transport links to the A595.
<b>Strategic Planning Considerations</b>	

# Employment Land Availability Study

## Site Assessment Proforma

<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	<p>The south eastern part of the site (currently in use as a car park) is allocated for employment use (ref. E4) in Policy EMP1 of the adopted Local Plan (2013-2028).</p> <p>The site is a proposed Local Employment Site allocation in draft Policy E4PO of the emerging Local Plan.</p> <p>Site identified as a Local Employment Site in Saved Policy EM3 brought forward from previous Local Plan 2001-16.</p>
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes – a number of the units have been changed to non-B uses.
<b>If yes, what are current occupancy rates on the site?</b>	There are a number of available units within the site.
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	Yes – the south eastern part of the site that is currently in use as a temporary car park could potentially be developed. There are also identified development plots in the centre of the northern part of the site and in the south western part of the site.
<b>Is the site in multiple ownerships?</b>	Unknown
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	Unknown
<b>If no, when is the site</b>	N/A



# Employment Land Availability Study

## Site Assessment Proforma

<b>likely to become available?</b>	
<b>Are there any known ransom strips or existing tenancies?</b>	Unknown
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	Yes, the site has been allocated in the currently adopted Local Plan (2013-2028) and was also allocated in the previous Local Plan (2001-16).
<b>Has there been any recent development activity on site within the last 5 years?</b>	There have been a number of changes of use on the site in recent years (away from B-uses) but no new developments.
<b>Is the site being actively marketed as an employment site?</b>	Yes – vacant units on the site are being marketed by Whittle Jones
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	Unknown
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	Unknown
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	<p>Permission was granted for development of industrial units on the southern part of the site in 1992 (ref. 4/92/0243/0) and on the northern part of the site in 1991 (ref. 4/91/0896/0).</p> <p>The south eastern part of the site has been in use as a hospital staff car park since the former hospital buildings on this site were demolished in 2014/2015.</p> <p>Recent applications on the site include:</p> <p>4/18/2238/0F1 – Application for change of use from B1/B2 to D1 – approved 25/07/2018</p> <p>4/20/2441/0F1 – Permission granted for use of south eastern part of</p>

# Employment Land Availability Study

## Site Assessment Proforma

	<p>the site as staff parking for West Cumberland Hospital in October 2020.</p> <p>4/20/2230/0F1 – Application submitted in March 2020 for construction of two buildings containing 9 industrial / commercial units (B1, B2, B8 uses), car parking and access on currently undeveloped areas in the northern and south western parts of the site. This application was withdrawn in April 2021.</p>
<p><b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b></p>	<p>CCC comments state they have no objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage.(p269 of CCC Cabinet Report)</p>
<p><b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b></p>	<p>Unknown</p>
<p><b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b></p>	<p>N/A</p>
<p><b>Appraisal Summary</b></p>	
<p><b>Suitability</b></p>	<p>The site is an existing employment site that is suitable for employment development.</p>
<p><b>Availability</b></p>	<p>The availability of the undeveloped parts of the site for employment use are currently unknown.</p>
<p><b>Deliverability</b></p>	<p>It is unclear whether the undeveloped parts of the site are available for development (including the area currently in use as a staff car park). This site has had permission for employment development since 1992 and has not yet been delivered.</p>
<p><b>Recommendation</b></p>	
<p>Availability of the site is unknown, do not allocate for employment use.</p>	

# Employment Land Availability Study Site Assessment Proforma

## Site Photographs



# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

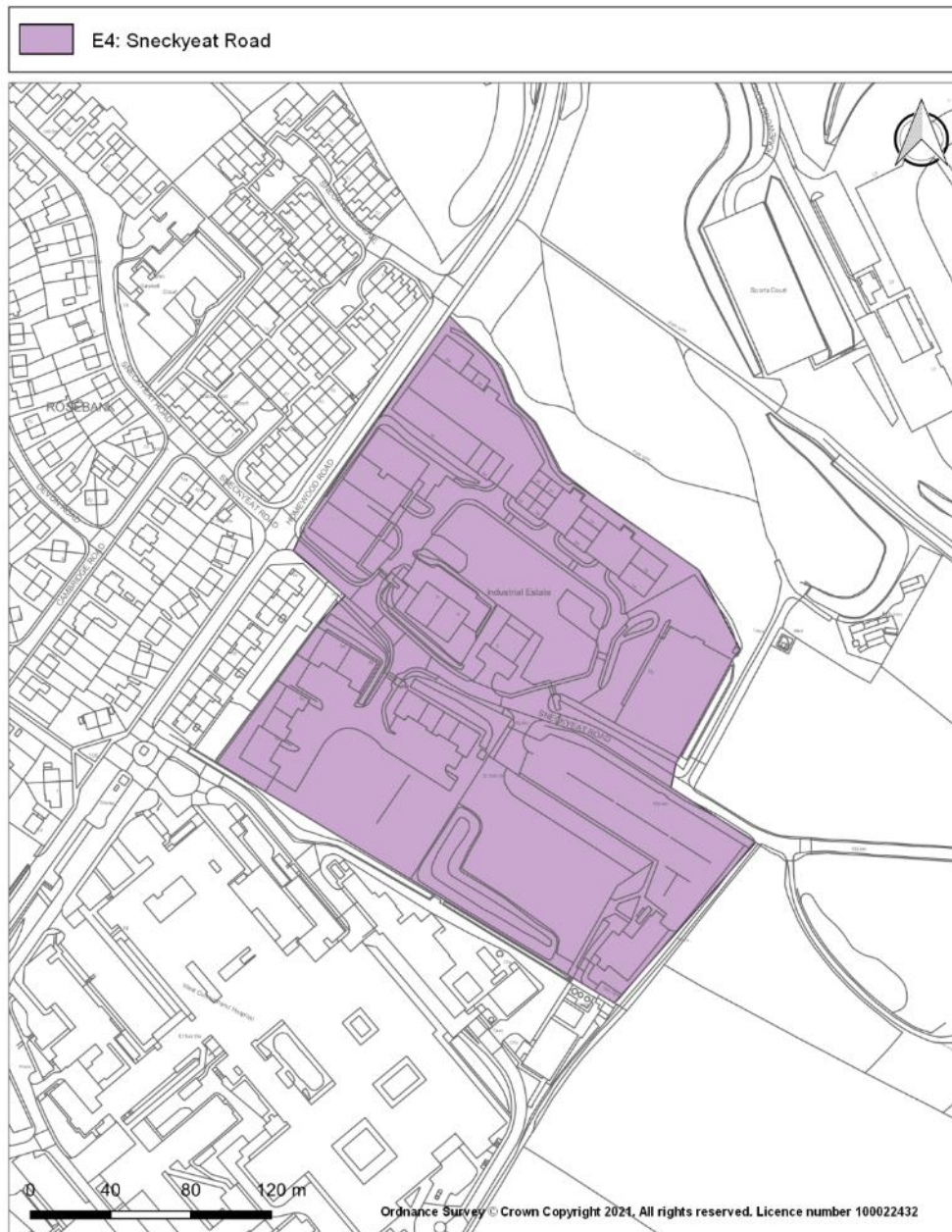


# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15.04.2021	OS REF	Drawn PMG
	SCALE 1:2500 @A4	DRAWG NO. E4	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	STRATEGIC PLANNING RESEARCH UNIT	
	DRWG TITLE Draft Employment Sites	 Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>Offices also: Bedford, Birm, East Midlands, Leeds, London, Milton Keynes and Rugby</small>	

# Employment Land Availability Study

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	E6	<b>Site Name</b>	Leconfield Industrial Estate		
<b>Area (ha)</b>	14.39 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Cleator Moor			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Strategic Employment Site Site E6 also comprises smaller site CM084 (undeveloped land to east).			
<b>Description of Site and Surrounding Area</b>		<p>The site comprises a large existing industrial estate located in the centre of Cleator Moor. The site is accessed from a roundabout junction off Leconfield Street (B5295) which forms the southern boundary of the site. The site is bounded to the north and west by Nor Beck and to the east by an existing footpath / cycle path. The site is surrounded by residential uses to the north-west, south and east. Also to the south of the site are a number of retail units on the opposite side of Leconfield Street. The site is partially developed, with a number of existing, occupied industrial units. There are some undeveloped areas of hardstanding in the centre of the site, and there is an area of undeveloped scrubland in the eastern part of the site, adjoining the cycle path. The topography of the site is relatively flat. There are a number of non-B class uses within the site (e.g. Children’s nursery).</p>			
<b>Landowner(s) (if known)</b>		Copeland Borough Council			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or ‘vacant’)	Business Type	Use Class	Footprint
1A	Leconfield Industrial Estate	vacant	n/a	Light industrial	5,445 sqm
1	Leconfield Industrial Estate	S Brannan & Sons Ltd.	manufacturing	Light industrial	66,556 sqm
2	Leconfield Industrial Estate	Rowland Industries Ltd.	manufacturing	Light industrial	Site area 0.965acres



# Employment Land Availability Study

## Site Assessment Proforma

3	Leconfield Industrial Estate	Capital Aluminium Extrusions	Manufacturing	Light industrial	
6	Leconfield Industrial Estate	Forth Engineering Ltd.	Engineering	Light industrial	61,710 sqm
8	Leconfield Industrial Estate	Forth Engineering Ltd.	Engineering	Light industrial	14,726 sqm
10A	Leconfield Industrial Estate	PR & S Eilbeck	Plumbing & heating	Light industrial	
10B	Leconfield Industrial Estate	Chris Mather	Builder	Light industrial	
10C	Leconfield Industrial Estate	JD Autos	Car repairs	Light industrial	
10D	Leconfield Industrial Estate	KC Motorsport	Car repairs	Light industrial	
10E	Leconfield Industrial Estate	Lloyd Evans	Car sales	Light industrial	
11	Leconfield Industrial Estate	BOC	storage	Light industrial	Compound only
15A	Leconfield Industrial Estate	Mark I Rowell	Music recording studio	Light industrial	1,032 sqm
15B	Leconfield Industrial Estate	vacant	n/a	Light industrial	1,050 sqm
15C	Leconfield Industrial Estate	Keri Taylor	Gym	Light industrial	1,050 sqm

# Employment Land Availability Study

## Site Assessment Proforma

15D	Leconfield Industrial Estate	vacant	n/a	Light industrial	1,048 sqm
15E	Leconfield Industrial Estate	SBB Gardening	Gardener	Light industrial	1,042 sqm
15F	Leconfield Industrial Estate	vacant	n/a	Light industrial	1,052 sqm
15G	Leconfield Industrial Estate	Excel Exterior Interior Linings	Lining systems	Light industrial	496 sqm
15H	Leconfield Industrial Estate	Excel Exterior Linings	Lining systems	Light industrial	496 sqm
16	Leconfield Industrial Estate	Little Explorers pre-school	Children's nursery	Light industrial	2,000 sqm
17A & B	Leconfield Industrial Estate	Brockbank Curwen Cain & Hall	storage	Light industrial	2,981 sqm
18	Leconfield Industrial Estate	vacant	n/a	Light industrial	5,046 sqm
20A	Leconfield Industrial Estate	Melanie Sharing	Dog Grooming	Light industrial	2,495 sqm
20B	Leconfield Industrial Estate	vacant	n/a	Light industrial	2,491 sqm
21	Leconfield Industrial Estate	Terrence Peat	Car repairs	Light industrial	2,136 sqm
Development land	Leconfield Industrial Estate	vacant	n/a	Light industrial	Circa. 15 acres

# Employment Land Availability Study

## Site Assessment Proforma

Estate roads and common areas	Leconfield Industrial Estate	vacant	n/a	Light industrial	
Site Suitability Appraisal					
<b>Is the site in an area of flood risk?</b>		No – the site is located in Flood Zone 1.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		There are residential properties located to the south, west and east of the site, however these are predominantly well-screened from the site by existing vegetation. Any further development on undeveloped central and eastern parts of the site could likely be delivered without significantly impacting upon the amenity of these residential properties.			
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b>		No			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.			
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>		No, however the site is located adjacent to the Cleator Moor Cycle Track which is a protected semi/natural greenspace that runs along the eastern site boundary.			
<b>Would development of the site be harmful to the character of the area?</b>		No – development of the currently undeveloped parts of the site would likely improve the character of the industrial estate.			
<b>Is the site well related and well connected to an existing settlement?</b>		The site is located within the currently adopted Cleator Moor settlement boundary.			
<b>Would development of</b>		No – the site is located within the adopted settlement boundary.			

# Employment Land Availability Study

## Site Assessment Proforma

<b>the site constitute an unacceptable intrusion into the open countryside?</b>	
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	There are mature trees forming a buffer along the western, northern and eastern site boundaries, however none are subject to a Tree Preservation Order. There is a TPO on Leconfield Street to the south east of the site, however this lies outside the site boundary.
<b>Can suitable access to the site be provided?</b>	Yes, there is existing vehicular access to the site off Leconfield Street to the south.
<b>Does the site have good strategic connectivity and accessibility?</b>	The site is 2.5 miles (6 minute drive) north of the A595.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	The impact of any future development of the site upon the capacity of Leconfield Street and the wider highway network would need to be considered.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	Two Grade II listed buildings (Church of St John Evangelist and Cleator Moor War Memorial) are situated immediately south of the site on the opposite side of Leconfield Street. The potential impact of any future development of this site upon these assets and their settings would need to be considered.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The site is in a sustainable location within an existing settlement boundary.
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the</b>	Yes, the site is part of the Industrial Solutions Hub (ISH) development proposals.

# Employment Land Availability Study

## Site Assessment Proforma

<b>site being developed for employment uses?</b>	
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	<p>The site is allocated as an Employment Opportunity Site (ref. EOS1) in Policy EMP3 of the adopted Local Plan (2013-2028).</p> <p>The site is a proposed Strategic Employment Site allocation in draft Policy E4PO of the emerging Local Plan.</p>
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	The site is part of <b>the</b> wider strategic development proposals.
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes
<b>If yes, what are current occupancy rates on the site?</b>	There are 26 units on the site, of which 8 are currently vacant (35%).
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	Yes, some old buildings have been demolished leaving vacant 'slabs'. There is land in private ownership adjacent to the site that also has employment allocation for expansion.
<b>Is the site in multiple ownerships?</b>	No
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	Yes
<b>If no, when is the site likely to become available?</b>	N/A
<b>Are there any known ransom strips or existing tenancies?</b>	Yes, there are some long leasehold tenancies at the site. Development of site may have potential impact upon some existing tenants.

# Employment Land Availability Study

## Site Assessment Proforma

Site Deliverability Appraisal	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site has been in active employment use since the 1940s.
<b>Has there been any recent development activity on site within the last 5 years?</b>	No. Site has been recently acquired by Copeland Borough Council with intention of developing.
<b>Is the site being actively marketed as an employment site?</b>	Yes
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	Yes
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	No
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	<p>There is valid planning permission for current occupiers and site as a whole – light industrial use generally and some temporary uses (e.g. gym).</p> <p>4/20/2289/0F1 – Application for change of use from B1, B2 or B8 to D1 or D2 and B1, B2 or B8 at Unit 15C – Approved 21/09/2020</p>
<b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b>	<p>There are identified issues of ground contamination, mine shafts and ground stability issues which will impact on the total developable area.</p> <p>CCC comments (January 2021) state pre-app advice given considering the existing access with potential alterations and layout. Cumulative impact needs to be considered in relation to local network B5295. No objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking</p>

# Employment Land Availability Study

## Site Assessment Proforma

	provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. (p 266 of CCC Cabinet Report).
<b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	No
<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	Yes – site acquired with partial funding from LEP, application for Cleator Moor Town Fund lodged at present.
<b>Appraisal Summary</b>	
<b>Suitability</b>	This is an existing industrial site that has been in employment use for a number of years. The site, including the areas where buildings have been demolished, is considered suitable for future employment development.
<b>Availability</b>	Copeland Borough Council (landowner) has confirmed that the site is currently available.
<b>Deliverability</b>	The site is considered to be deliverable as it is currently available and suitable for development.
<b>Recommendation</b>	
The site is in existing employment use with some available developable space where previous buildings have been demolished. These parts of the site may be suitable for allocation for employment use subject to sustainability appraisal and other site selection criteria being met.	

### Site Photographs

# Employment Land Availability Study Site Assessment Proforma





# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

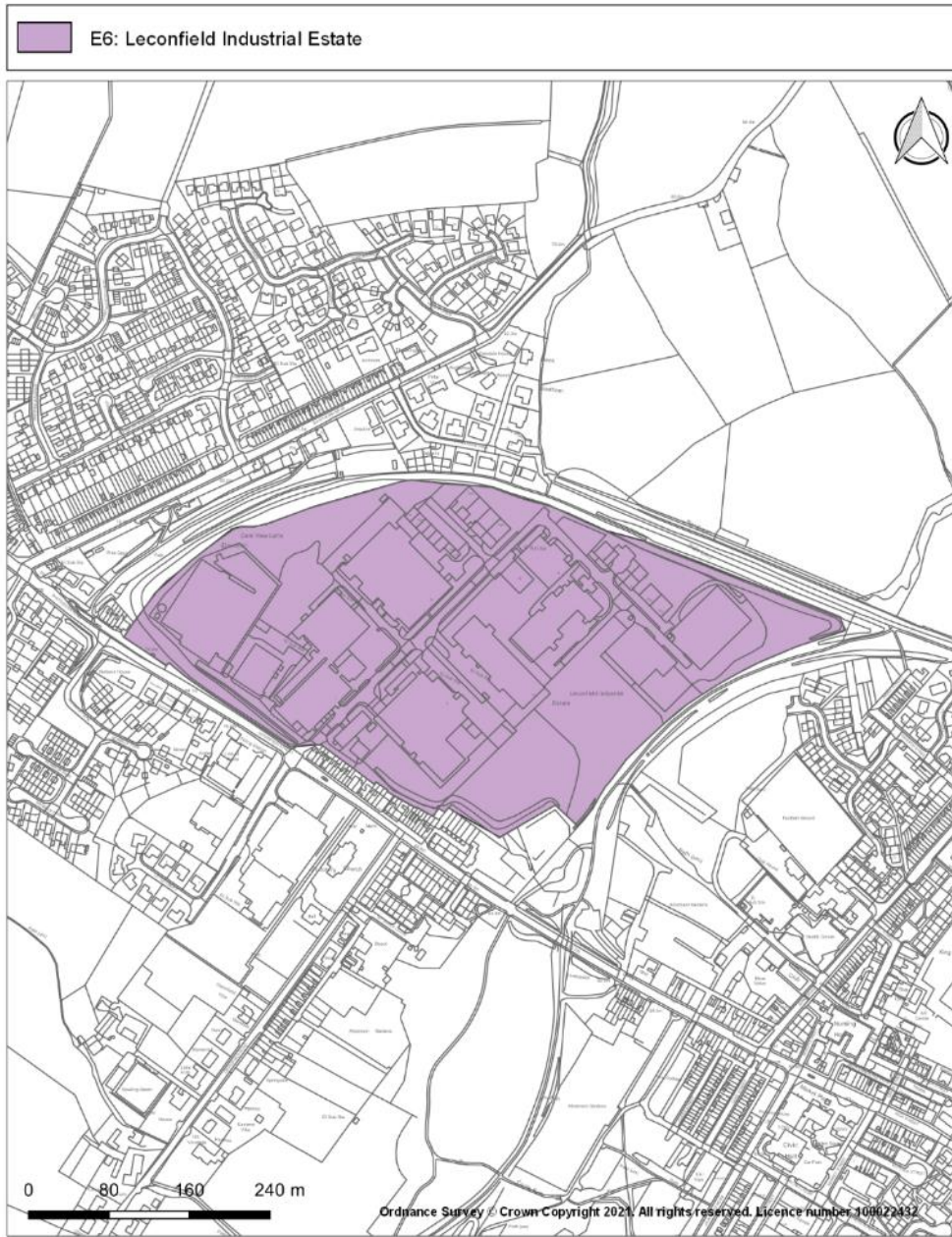


# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

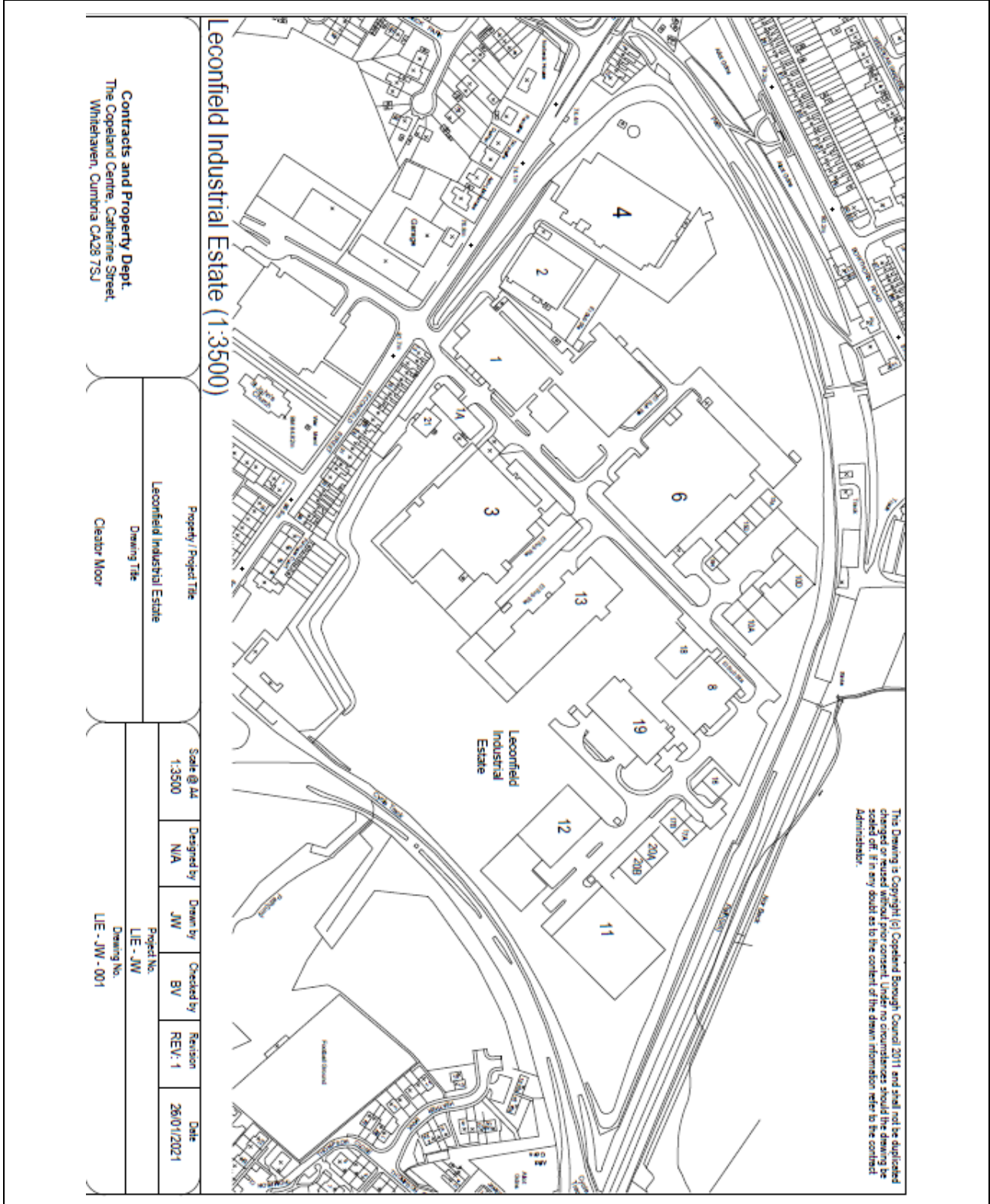
## Site Plan



CLIENT Copeland Borough Council	DATE 15.04.2021	OS REF	Drawn PMG
	SCALE 1:5000 @A4	DRAWG NO. E6	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	STRATEGIC PLANNING RESEARCH UNIT	
	DRWG TITLE Draft Employment Sites	 Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY T 0114 228 9190 e sheffield@dpcconsultants.co.uk <small>Offices also: Bedford, Birm, East Midlands, Leeds, London, Milton Keynes and Rugby</small>	

# Employment Land Availability Study Site Assessment Proforma

## Site Plan (Copeland Borough Council)



# Employment Land Availability Study

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	E9	<b>Site Name</b>	Bridge End		
<b>Area (ha)</b>	12.54 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Egremont			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Major Employment Site			
<b>Description of Site and Surrounding Area</b>		<p>The site is an existing industrial estate located to the south-east of Egremont Town Centre. The main part of the site is accessed off Vale View and is fully developed, containing a number of occupied industrial units, including Ennerdale Hall Business Park to the south. The south-eastern part of the site, closest to the A595, is currently undeveloped agricultural land with existing access off Vale View to the north and offers future development potential. The site is bounded to the west by the River Ehen, to the north by residential dwellings and allotments, to the north west by further residential development and the Egremont Rugby Union Football Club, to the south by Beggar Gill (watercourse) and agricultural fields, and to the east by the A595. The topography of the site slopes downhill towards the river valley in the south west of the site.</p>			
<b>Landowner(s) (if known)</b>		Mr Stephen John Caddy Mrs Julie Weston (own part of site comprising 2.83 ha)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1A	Bridge End Industrial Estate	West Coast Entertainments			
1B	Bridge End Industrial Estate	To let			
1C	Bridge End Industrial Estate	To let			

# Employment Land Availability Study Site Assessment Proforma

2A	Bridge End Industrial Estate	Unknown			
2B	Bridge End Industrial Estate	Alan Hale Plumbing & Central Heating			
2C	Bridge End Industrial Estate	Delkia Ltd			
2D	Bridge End Industrial Estate	Unknown			
2E	Bridge End Industrial Estate	Johnny Moss School of Pro Wrestling			
2F	Bridge End Industrial Estate	Delkia Ltd			
2G	Bridge End Industrial Estate	Delkia Ltd			
3A	Bridge End Industrial Estate	Delkia Ltd			
3B	Bridge End Industrial Estate	Delkia Ltd			
3C	Bridge End Industrial Estate	Delkia Ltd			
3D	Bridge End Industrial Estate	Delkia Ltd			
4	Bridge End Industrial Estate	Royal Mail			

# Employment Land Availability Study Site Assessment Proforma

5	Bridge End Industrial Estate	Cumberland Window Design Ltd			
6	Bridge End Industrial Estate	G & J Campbell Wholesale Ltd			
7	Bridge End Industrial Estate	Cumbria Ambulance Service			
7A	Bridge End Industrial Estate	Nuvia Ltd			
7B	Bridge End Industrial Estate	Lloyds British Testing Ltd			
8A	Bridge End Industrial Estate	Ashtead Plant Hire Ltd			
8B	Bridge End Industrial Estate	Ashtead Plant Hire Ltd			
9	Bridge End Industrial Estate	Thomas Graham & Sons (Iron & Steel) Ltd			
10	Bridge End Industrial Estate	James Fisher Nuclear Ltd			
	Ennerdale Hall Business Park	James Fisher Nuclear Ltd			
	Ennerdale Hall Business Park	Brownriggs Coaches			
	Ennerdale Hall Business Park	SJP Engineering			



# Employment Land Availability Study

## Site Assessment Proforma

	Ennerdale Hall Business Park	The Rehab Room			
Site Suitability Appraisal					
<b>Is the site in an area of flood risk?</b>		The southernmost parts of the site are in Flood Zone 2 and 3. Parts of the northern area of the site are also in Flood Zone 2.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		There are a number of residential units located in the centre of the site (to the east of the main Industrial Park) and to the north of the site opposite the main site entrance on Vale View. The potential impact of any future development of this site upon these uses would need to be considered.			
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b>		The site forms part of the Lower Ehen Valley landscape character area, which comprises a “ <i>secluded river valley, opening out onto coastal plain, south of Egremont</i> ”. The assessment states that the “ <i>intimate valley bottom sensitive to development</i> ” which should be taken into account if considering any further development in the south western parts of the site around Ennerdale Hall Business Park, which overlooks the river valley. The assessment also states that development that encroaches on the intimate valley bottom or wildlife sites should be avoided.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site is located less than 300m west of the Florence Mine SSSI. The potential impact of any future development of this site this designated site would need to be considered.			
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>		No			
<b>Would development of the site be harmful to the character of the area?</b>		The impact of developing the area in the south east of the site that is currently undeveloped agricultural land upon the landscape character of the area including views of the River Ehen valley would need to be considered.			
<b>Is the site well related and well connected to</b>		Yes, the site is located just to the south of Egremont and lies within			

# Employment Land Availability Study

## Site Assessment Proforma

<b>an existing settlement?</b>	the adopted settlement boundary.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	No, as the site is located within the adopted settlement boundary.
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	There are mature trees within the site, however none of these is protected by a TPO.
<b>Can suitable access to the site be provided?</b>	There is existing vehicular access to the site off Vale View to the north.
<b>Does the site have good strategic connectivity and accessibility?</b>	Yes – the site is located just to the west of the A595.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	The impact of any future development on the roundabout junction with the A595 just east of the site would need to be considered.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There is a Grade II listed telephone kiosk located in the centre of the site (to the south of the main access road of Vale View). The site is also located approximately 300m south east of Egremont Castle (Scheduled Monument). 17 Bridge End, located approximately 25m north west of the site is also Grade II listed. The potential impact of any future development of this site upon these assets and their settings would need to be considered.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The site is in a good strategic location within the Egremont settlement boundary.
<b>Strategic Planning Considerations</b>	

# Employment Land Availability Study

## Site Assessment Proforma

<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	<p>The south eastern part of the site is allocated for employment use (ref. E10) in Policy EMP1 of the adopted Local Plan (2013-2028). The central part of the site is also allocated for employment (ref. E9) in Policy EMP1.</p> <p>The site is a proposed Major Employment Site allocation in draft Policy E4PO of the emerging Local Plan.</p>
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes, the site is partly developed as an industrial estate.
<b>If yes, what are current occupancy rates on the site?</b>	There are 28 units within Bridge End Industrial Estate and Ennerdale Hall Business Park, of which 2 are identified as being currently vacant.
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	Yes, to the south east of the site (land owned by Mr S. J. Caddy and Mrs J. A. Weston)
<b>Is the site in multiple ownerships?</b>	Yes
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	Yes – the land owned by Mr S. J. Caddy and Mrs J. A. Weston is available for employment development.
<b>If no, when is the site likely to become</b>	N/A

# Employment Land Availability Study

## Site Assessment Proforma

<b>available?</b>	
<b>Are there any known ransom strips or existing tenancies?</b>	Not within the undeveloped part of the site.
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site was previously allocated as a Local Employment Site in Saved Policy EM3 brought forward from previous Local Plan 2001-16.
<b>Has there been any recent development activity on site within the last 5 years?</b>	4/20/2387/0F1 – Permission granted in December 2020 for change of use from bus garage and workshop to gym.
<b>Is the site being actively marketed as an employment site?</b>	The undeveloped part of the site (south east) is not actively being marketed – just by word of mouth. The vacant units within Bridge End Industrial Estate are being marketed by Whittle Jones.
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	No
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	Yes, the site is in multiple ownership.
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	Permission was granted for Phase 1 of the Bridge End Industrial Estate development in November 1991 (ref. 4/91/0805/0). Numerous applications for further developments on the site have been submitted since this time, most recently permission was granted in December 2020 for change of use from bus garage and workshop to gym on a unit at Ennerdale Hall Business Park.
<b>Are there any barriers to development coming forward e.g. access,</b>	There may be some landscape constraints associated with development in the south west and south eastern parts of the site. Comments from CCC (January 2021) state the site is an existing

# Employment Land Availability Study

## Site Assessment Proforma

<b>infrastructure requirements, neighbouring uses?</b>	Industrial site with scope to expand, good links to A595 via existing access of U4495 onto C4005. U4495 is part of old A595 before being bypassed, within existing 30mph zone. No objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. (p260 of CCC Cabinet Report).
<b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	Mr S. J. Caddy and Mrs J. A. Weston have stated that employment development would be viable without public funding.
<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	N/A
<b>Appraisal Summary</b>	
<b>Suitability</b>	The site is considered to be suitable for employment use, subject to impacts on landscape character (in particular the sensitive landscape of the River Ehen valley bottom) being considered.
<b>Availability</b>	The landowners have confirmed that the south eastern parts of the site are available for development.
<b>Deliverability</b>	The site is considered to be suitable for development (subject to landscape points identified above) and available, and therefore may be deliverable within the plan period.
<b>Recommendation</b>	
The undeveloped land in the south east of the site is suitable and available for development, and should therefore be considered as a potential employment land allocation subject to sustainability appraisal and site selection criteria being met.	

### Site Photographs

# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma



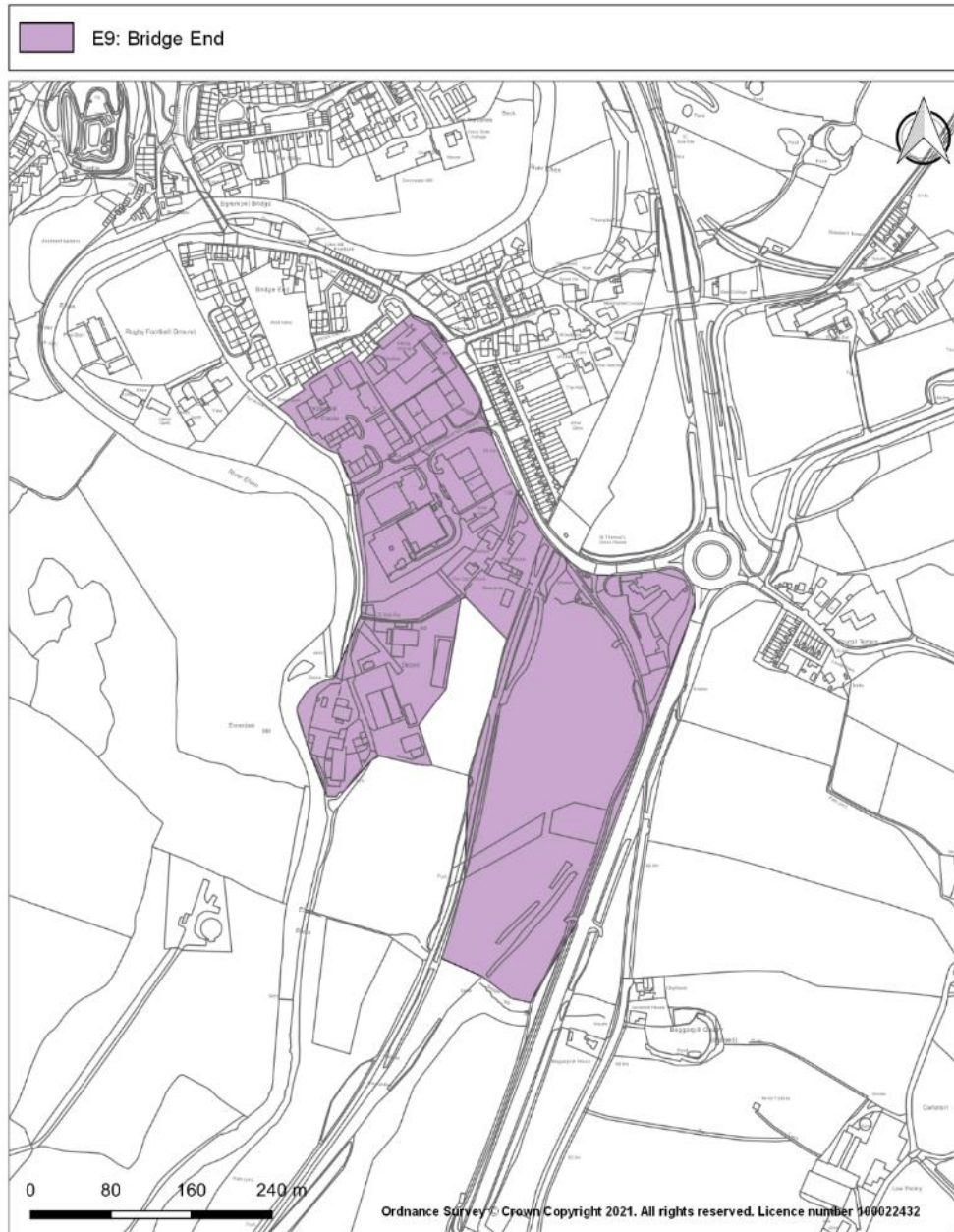


# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>Offices also: Bedford, Birm, East Midlands, Leeds, London, Milton Keynes and Rugby</small>
	SCALE 1:5000 @A4	DRAWG NO. E9	Checked KW	
PROJECT Employment Land Availability Study	DRWG TITLE Draft Employment Sites			

# Employment Land Availability Study

## Site Assessment Proforma

Site Information			
<b>Site Ref.</b>	E12	<b>Site Name</b>	Mainsgate Road
<b>Area (ha)</b>	3.44 ha	<b>Source</b>	Draft Employment Sites
<b>Address / Location</b>		Millom	
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Local Employment Site Site comprises part of site MI039.	
<b>Description of Site and Surrounding Area</b>		This site comprises a large existing commercial unit (CGP Publications Group Ltd.) and car parking to the west, whilst the eastern part of the site comprises vacant undeveloped land. The site is accessed off Mainsgate Road which forms the western site boundary. The site is bounded to the north by Boundary Lane (pedestrian access only), to the east by undeveloped greenfield land and to the south by an unadopted track providing access to a nearby farm. The site is located at the southern edge of Millom settlement, being surrounded on two sides (east and south) by agricultural land and surrounded on the other two sides (west and north) by residential development. The topography of the site is flat.	
<b>Landowner(s) (if known)</b>		CGP Publications Group Ltd.	
Current Site Occupiers			
CGP Publications Group Ltd.			
Site Suitability Appraisal			
<b>Is the site in an area of flood risk?</b>		Yes – significant parts of the site are located in Flood Zone 2	
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site is located in a predominantly built-up residential area. The potential impact of any future development of this site upon these uses would need to be considered.	
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape</b>		No	

# Employment Land Availability Study

## Site Assessment Proforma

<b>Character Assessment?</b>	
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site is located 400m north of the Duddon Estuary SSSI and Ramsar Site. There is also a Local Nature Reserve (Millom Ironworks) located approximately 360m north-east of the site. The potential impact of any future development upon these designated sites would need to be considered.
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>	No
<b>Would development of the site be harmful to the character of the area?</b>	The site is already in employment use and is located within the adopted settlement boundary, therefore future development of the site is unlikely to impact the character of the area.
<b>Is the site well related and well connected to an existing settlement?</b>	The site is located on the southern edge of the Millom built-up urban area, within the adopted settlement boundary.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	No
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	There are a number of trees located along the site boundaries, however none of these is protected by a TPO.
<b>Can suitable access to the site be provided?</b>	There is existing vehicular access to the site off Mainsgate Road to the west.
<b>Does the site have good strategic connectivity and accessibility?</b>	This site is located on the southern side of Millom and therefore access to the strategic road network from this location is relatively constrained.
<b>Would development of the site have an unacceptable impact on</b>	Further intensification of development on this site may impact upon the local highway network. Any future development would therefore need to be accompanied by appropriate highways and transport

# Employment Land Availability Study

## Site Assessment Proforma

<b>the highway network?</b>	assessments.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There are no heritage assets identified in close proximity to the site.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The site is located close to an existing settlement, within the adopted settlement boundary, however it is not close to the strategic road network.
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	The undeveloped parts of the site (south and east) are allocated for employment use (ref. E12) in Policy EMP1 of the adopted Local Plan (2013-2028). The site is a proposed Local Employment Site allocation in draft Policy E4PO of the emerging Local Plan.
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes, part of the site is in active employment use. The remaining parts of the site are currently undeveloped.

# Employment Land Availability Study

## Site Assessment Proforma

<b>If yes, what are current occupancy rates on the site?</b>	The site is fully occupied by CGP Publications Group Ltd.
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	Yes – areas of land to the south and east of the site have potential to be developed.
<b>Is the site in multiple ownerships?</b>	No
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	It is unconfirmed whether the site is available for employment use.
<b>If no, when is the site likely to become available?</b>	Unknown
<b>Are there any known ransom strips or existing tenancies?</b>	Unknown
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site was previously identified as a Local Employment Site in the Local Plan (2001-16).
<b>Has there been any recent development activity on site within the last 5 years?</b>	A number of applications to extend the existing buildings on the site have been submitted and approved in recent years. It is unclear whether these have been implemented.
<b>Is the site being actively marketed as an employment site?</b>	No
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	No


# Employment Land Availability Study

## Site Assessment Proforma

<p><b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b></p>	<p>The site is in single ownership, however it is not owned by a developer.</p>
<p><b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b></p>	<p>An application for residential development on the site was refused in March 1995 (ref. 4/94/0952/0).</p> <p>4/05/2506/0 – Application to extend storage unit 3 was approved in September 2005.</p> <p>4/16/2191/0F1 – Application for warehouse extension to the north side of the building – approved August 2016</p> <p>4/16/2444/0F1 – Application for 3 storey extension to south side of building – approved February 2017. A further application for a similar development was submitted in October 2020 but later withdrawn (ref. 4/20/2425/0F1).</p>
<p><b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b></p>	<p>Comments from CCC (January 2021) state that the site is within Flood Zone 2, Expansion in this area need to be carefully considered in relation to localized flooding which affects Mainsgate Rd and Millom area. An assessment of surface water, tidal, fluvial and sewer flooding (jointly by CBC, CCC, EA and UU) is currently underway, and an appraisal is being undertaken and ends Feb 2021 as part of a potential future flood scheme for the Millom area. It is of note however that a sequential test must be carried out to show that there are no other suitable sites before sites in Flood Zone 2 and 3 are proposed for allocation. A flood risk assessment will need to be provided as part of any planning application for development in Flood Zone 2 or 3. No objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. (p267 of CCC Cabinet Report)</p>
<p><b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b></p>	<p>Unknown</p>

# Employment Land Availability Study Site Assessment Proforma

<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	N/A
<b>Appraisal Summary</b>	
<b>Suitability</b>	The site may be suitable for further employment development subject to issues of Flood Risk, highways impacts and potential impacts on nearby ecological sites being considered.
<b>Availability</b>	The availability of the site is currently unknown.
<b>Deliverability</b>	As the suitability and availability of the site cannot currently be confirmed, the deliverability of the site is currently unknown.
<b>Recommendation</b>	
Availability of the site is unknown, do not allocate for employment use.	

<b>Site Photographs</b>




# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:2500 @A4	DRWG NO. E12	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites	<p><b>STRATEGIC PLANNING RESEARCH UNIT</b></p> <p>Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY T: 0114 228 9190 e: sheffield@dpcconsultants.co.uk</p> <p><small>Offices: Bristol, Exeter, Farnham, East Midlands, Leeds, London, Milton Keynes and Rugby</small></p>



# Employment Land Availability Study

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	E13	<b>Site Name</b>	Devonshire Road		
<b>Area (ha)</b>	5.87 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Millom			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Local Employment Site			
<b>Description of Site and Surrounding Area</b>		<p>This site is an existing industrial estate located to the east of Millom at Borwick Rails. The site is accessed off Devonshire Road to the north. The site comprises a number of existing warehouse / industrial units of a variety of sizes, together with car parking and some small areas of grass / landscaping. There is an area of undeveloped land in the eastern part of the site which may have some development potential. This area of land is grassed with some shrubs/trees. The site is located in close proximity to the coast and is bounded by agricultural land to the south, two residential units to the east, a number of further residential dwellings and industrial buildings to the north east, Millom Ironworks Local Nature Reserve to the north (on the opposite side of Devonshire Road) and residential units / further undeveloped greenfield land to the west.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Devonshire Road Industrial Estate	Tornado Wire Ltd	Manufacturing	B2, B8	
2	Devonshire Road Industrial Estate	Lakeland Steel Ltd	Manufacturing	B2, B8	
3	Devonshire Road Industrial	SAL's Cars	Car garage	B2, B8	

# Employment Land Availability Study

## Site Assessment Proforma

	Estate				
4	Devonshire Road Industrial Estate	Unknown	Car garage	B2, B8	
5	Devonshire Road Industrial Estate	The Helpful Book Co.			
6	Devonshire Road Industrial Estate	Q Scaffolding	Scaffolding company	B2, B8	
7	Devonshire Road Industrial Estate	Unknown	Caravan Storage		
8	Devonshire Road Industrial Estate	MNC Work & Skills Centre			
9	Devonshire Road Industrial Estate	Autoclean Jet Wash	Car wash		

### Site Suitability Appraisal

<b>Is the site in an area of flood risk?</b>	No – the site is located in Flood Zone 1.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	There are some residential uses to the east and south of the site, however the character of the surrounding area is largely industrial.
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape</b>	No

# Employment Land Availability Study

## Site Assessment Proforma

<b>Character Assessment?</b>	
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	There is a Local Nature Reserve (Millom Ironworks) and Duddon Estuary SSSI and Ramsar Site located immediately north of the site. The potential impact of any future development upon these designated sites would need to be considered.
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>	No
<b>Would development of the site be harmful to the character of the area?</b>	No – the surrounding area is largely industrial in character.
<b>Is the site well related and well connected to an existing settlement?</b>	The site is located on the eastern edge of the Millom built-up urban area, within the adopted settlement boundary.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	No
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	No
<b>Can suitable access to the site be provided?</b>	Yes, there is vehicular access off Devonshire Road to the north of the site.
<b>Does the site have good strategic connectivity and accessibility?</b>	This site is located on the eastern side of Millom and therefore access to the strategic road network from this location is relatively constrained.
<b>Would development of the site have an unacceptable impact on</b>	Further intensification of development on this site may impact upon the local highway network. Any future development would therefore need to be accompanied by appropriate highways and transport

# Employment Land Availability Study

## Site Assessment Proforma

<b>the highway network?</b>	assessments.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There are no heritage assets identified in close proximity to the site.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The site is located close to an existing settlement, within the adopted settlement boundary, however it is not close to the strategic road network.
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	The undeveloped parts of the site (south and east) are allocated for employment use (ref. E13) in Policy EMP1 of the adopted Local Plan (2013-2028). The site is a proposed Local Employment Site allocation in draft Policy E4PO of the emerging Local Plan.
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes

# Employment Land Availability Study

## Site Assessment Proforma

<b>If yes, what are current occupancy rates on the site?</b>	There were no visibly vacant units on the site, however an online search reveals Unit 3 in the MNC (Millom Network Centre) is available to let (marketed by Corrie & Co.).
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	Yes – there is some undeveloped land in the west and east of the site.
<b>Is the site in multiple ownerships?</b>	Unknown
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	Unknown
<b>If no, when is the site likely to become available?</b>	Unknown
<b>Are there any known ransom strips or existing tenancies?</b>	Unknown
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site was previously identified as a Local Employment Site in the Local Plan (2001-16).
<b>Has there been any recent development activity on site within the last 5 years?</b>	A number of factory buildings on the site have been extended.
<b>Is the site being actively marketed as an employment site?</b>	The existing vacant units on the site are currently being marketed online by Corrie & Co.
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	Unknown



# Employment Land Availability Study

## Site Assessment Proforma

<p><b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b></p>	<p>Unknown</p>
<p><b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b></p>	<p>A number of applications to extend the existing buildings on the site and for changes of use have been submitted and approved in recent years.</p> <p>4/19/2428/0F1 – Application for extension to factory for manufacturing capability – approved 10/03/2020</p>
<p><b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b></p>	<p>Comments from CCC (January 2021) state that carriageway widths in this area are acceptable circa 8m with good pedestrian links. No objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. Further expansion should be considered against current flooding issues within the Millom area and SuDs provided as part of further expansion or building. (p261 of CCC Cabinet Report).</p>
<p><b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b></p>	<p>Unknown</p>
<p><b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b></p>	<p>Unknown</p>
<p><b>Appraisal Summary</b></p>	
<p><b>Suitability</b></p>	<p>The undeveloped parts of the site may be suitable for employment use subject to appropriate highways assessments and consideration of impacts on nearby designated ecological sites.</p>

# Employment Land Availability Study Site Assessment Proforma

<b>Availability</b>	The availability of the site for development is currently unknown.
<b>Deliverability</b>	The site may be deliverable within the plan period, subject to confirmation of availability
<b>Recommendation</b>	
Availability of the site is unknown, do not allocate for employment use.	

## Site Photographs



# Employment Land Availability Study Site Assessment Proforma

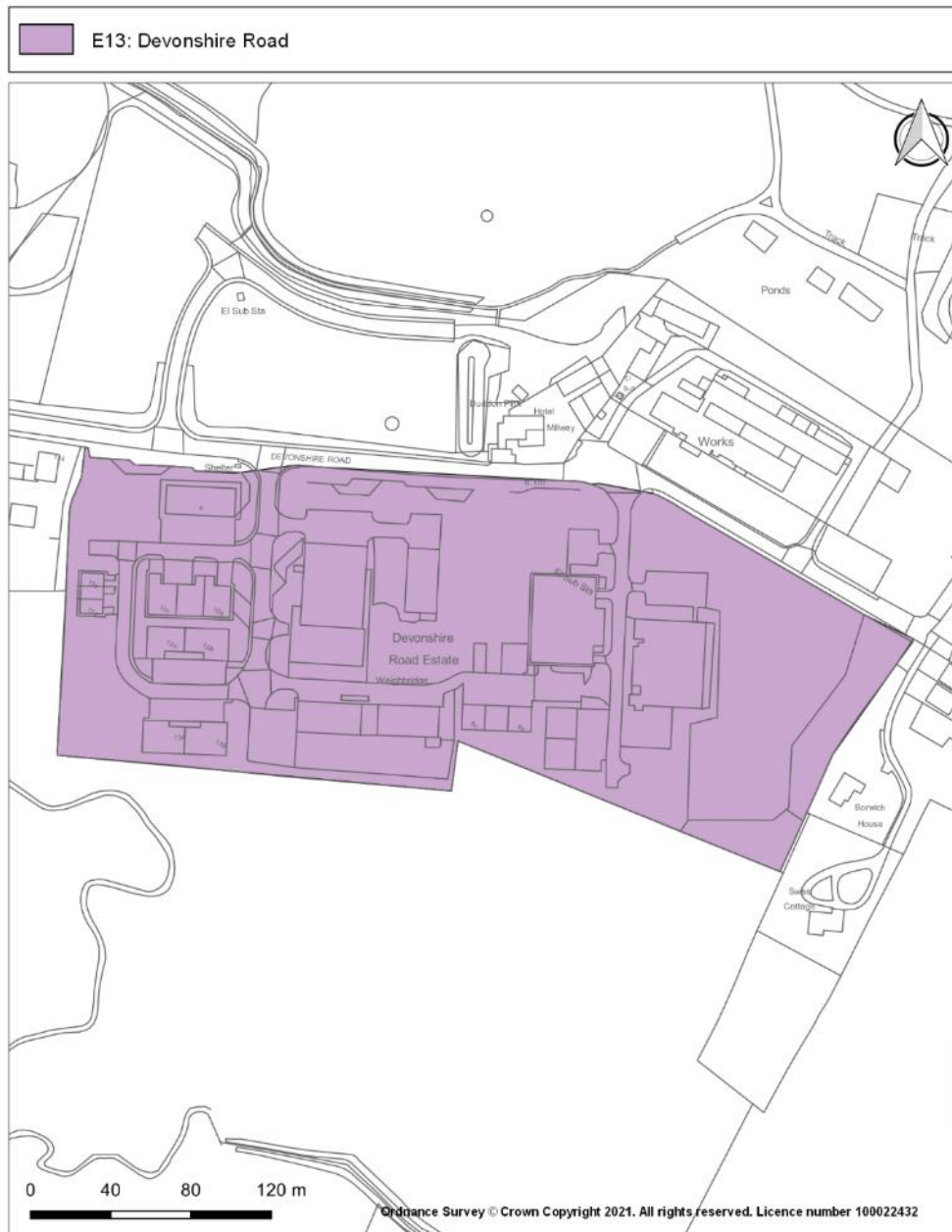


# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>Offices also: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</small>
	SCALE 1:2500 @A4	DRAWG NO. E13	Checked KW	
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites		

# Employment Land Availability Study

## Site Assessment Proforma

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Site Information					
Site Ref.	E17	Site Name	Frizington Road		
Area (ha)	1.55 ha	Source	Draft Employment Sites		
Address / Location		Frizington			
Local Plan Preferred Options Employment Site Type (if relevant)		Draft Employment Allocation – Local Employment Site			
Description of Site and Surrounding Area		<p>This site is a small existing industrial estate situated to the south of Frizington, separated from the existing settlement. The site runs to the east of the A5086 (Frizington Road) and has direct access off this road. The site comprises a number of small workshop units which adjoin the road. The eastern and northern parts of the site are undeveloped greenfield land (currently overgrown) which may have future development potential. The site is bounded to the west by Frizington Road, to the south by Park Street and to the north and east by undeveloped agricultural land (currently in use for sheep grazing). There are existing residential units adjacent to the site to the west and south forming linear developments along Frizington Road and Park Street respectively. The topography of the site is relatively flat.</p>			
Landowner(s) (if known)		Sunflower Industrial Property Nominee Ltd (inc in Guernsey) and Sunflower Industrial Property Nominee 2 Ltd (inc in Guernsey)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
4a	Frizington Road Industrial Estate	Alan Armstrong			
4b	Frizington Road Industrial Estate	Claire Eve			
4c	Frizington Road	Kim Willoughby			

# Employment Land Availability Study

## Site Assessment Proforma

	Industrial Estate				
5a	Frizington Road Industrial Estate	Nuclear Safety and Engineering Services Ltd			
5b	Frizington Road Industrial Estate	S E Ceiling Ltd			
5c	Frizington Road Industrial Estate	S E Ceiling Ltd			
6	Frizington Road Industrial Estate	Unknown	Carpentry & joinery		
7	Frizington Road Industrial Estate	MGFL MOTs	Car garage		
8	Frizington Road Industrial Estate	Occupied – tenant unknown			

### Site Suitability Appraisal

<b>Is the site in an area of flood risk?</b>	No – the site is located in Flood Zone 1.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	There are a number of residential properties located immediately west and south east of the site. The potential impact of any future development of this site upon these uses would need to be considered.
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape</b>	No – the site is located within the adopted Frizington settlement boundary.

# Employment Land Availability Study

## Site Assessment Proforma

<b>Character Assessment?</b>	
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill (Yeathouse Quarry SSSI is located over 500m north east of the site).
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>	No
<b>Would development of the site be harmful to the character of the area?</b>	No
<b>Is the site well related and well connected to an existing settlement?</b>	Yes – the site is located within the adopted Frizington settlement boundary.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	No
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	No
<b>Can suitable access to the site be provided?</b>	Yes – there is existing vehicular access to the site from Frizington Road to the west
<b>Does the site have good strategic connectivity and accessibility?</b>	The site is located on the A5086 which is approximately a 15 minute drive south of the A66.
<b>Would development of the site have an unacceptable impact on</b>	The A5086 that serves the site appears to have quite a high capacity however any future development would need to be accompanied by appropriate highways and transport assessments.



# Employment Land Availability Study

## Site Assessment Proforma

<b>the highway network?</b>	
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There are no heritage assets identified in close proximity to the site.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The site is located close to an existing settlement, within the adopted settlement boundary, close to the strategic road network.
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	The undeveloped parts of the site (east) are allocated for employment use (ref. E17) in Policy EMP1 of the adopted Local Plan (2013-2028). The site is a proposed Local Employment Site allocation in draft Policy E4PO of the emerging Local Plan.
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes, part of the site is in active employment use. The remaining parts of the site are currently undeveloped.

# Employment Land Availability Study

## Site Assessment Proforma

<b>If yes, what are current occupancy rates on the site?</b>	The developed parts of the site appear to be fully occupied.
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	Yes – there is developable space in the eastern parts of the site.
<b>Is the site in multiple ownerships?</b>	No
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	The landowner did not respond when contacted.
<b>If no, when is the site likely to become available?</b>	Unknown
<b>Are there any known ransom strips or existing tenancies?</b>	Unknown
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site has previously been allocated for employment use in the Local Plan (2001-16).
<b>Has there been any recent development activity on site within the last 5 years?</b>	There is no evidence of recent development activity on the site.
<b>Is the site being actively marketed as an employment site?</b>	Evidence from the site visit indicates that the site is being marketed by Avison Young (see site photographs).
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	The land owner is a real estate investor not a developer.

# Employment Land Availability Study

## Site Assessment Proforma

<p><b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b></p>	<p>The site is in single ownership.</p>
<p><b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b></p>	<p>Permission for the industrial units on the site was originally granted in the late 1980s / early 1990s (ref. 4/89/0694/0 and 4/91/0764/0).</p> <p>More recent applications on the site include:</p> <p>4/00/0709/0 – Permission for change of use to industrial units to food production and retail outlet was granted in November 2000.</p> <p>4/11/2255/0F1 – Permission for change of use to food delivery business granted July 2011.</p> <p>There are no extant permissions for development in the eastern part of the site.</p>
<p><b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b></p>	<p>Parking within the site is limited – this will need to be a consideration in any future development on the site.</p> <p>CCC comments (January 2021) state that the site is located on the A5085 within 30mph limit, water course on site boundary, any expansion should consider SuDs. No objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. (p262 of CCC Cabinet Report).</p>
<p><b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b></p>	<p>Unknown</p>
<p><b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b></p>	<p>Unknown</p>
<p><b>Appraisal Summary</b></p>	

# Employment Land Availability Study Site Assessment Proforma

<b>Suitability</b>	The site is suitable for employment subject to potential impact on highway network being considered.
<b>Availability</b>	The availability of the eastern part of the site for employment development is currently unknown.
<b>Deliverability</b>	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.
<b>Recommendation</b>	
Availability of the site is unknown, do not allocate for employment use.	

**Site Photographs**

The photographs show a site with a mix of open grassland and developed areas. The top-left photo shows a paved area with a silver car, a dark car, and a white van parked near a brick building. The top-right photo shows a wide view of a grassy field with utility poles and a cloudy sky. The bottom-left photo shows a green fence bordering a grassy field with a utility pole in the background. The bottom-right photo shows a fenced industrial area with a red building, a yellow tractor, and a speed limit sign.

# Employment Land Availability Study Site Assessment Proforma

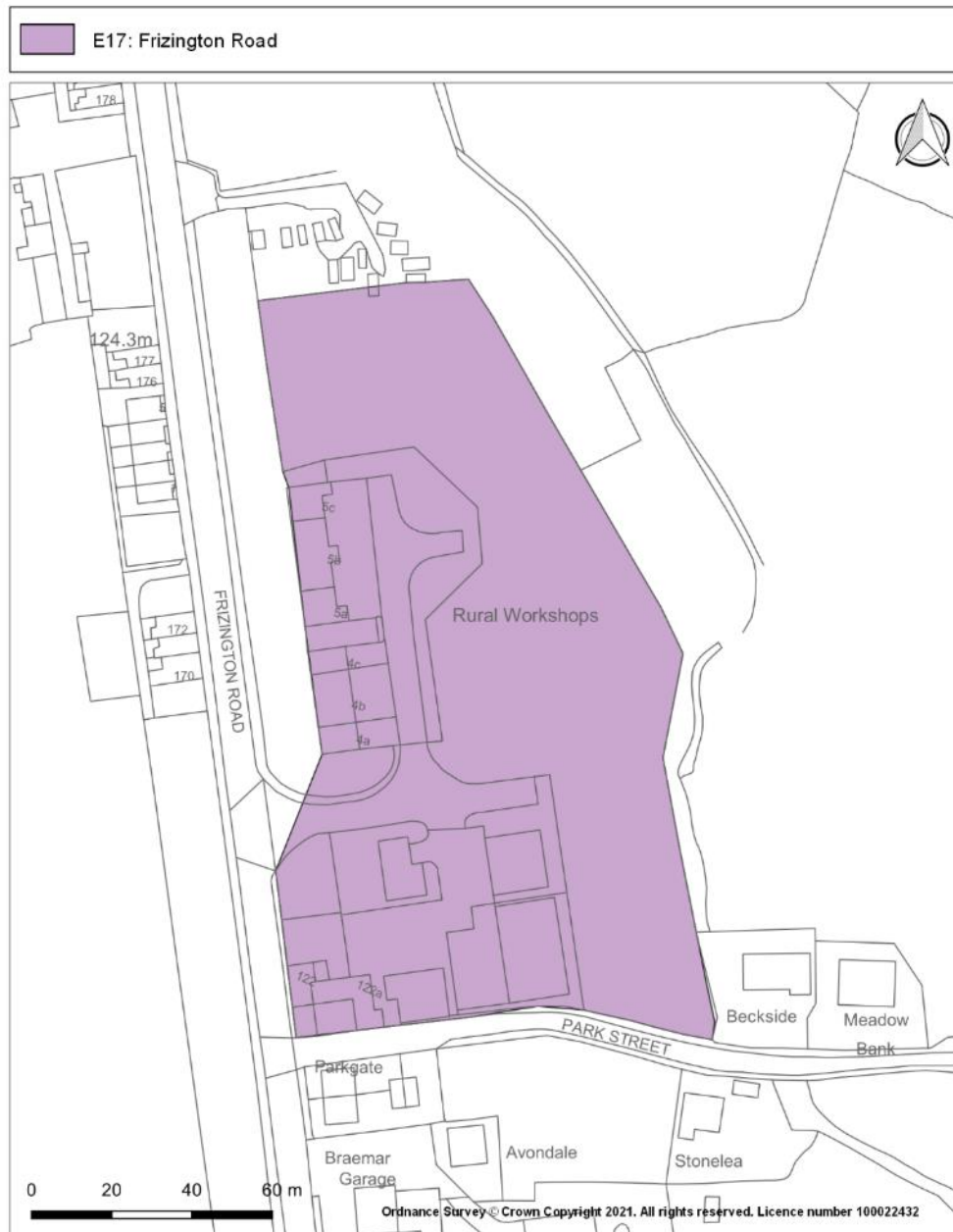


# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>Office: Bristol, Bedford, Birm, East Midlands, Leeds, London, Milton Keynes and Rugby</small>
	SCALE 1:1250 @A4	DRAWG NO. E17	Checked KW	
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites		

# Employment Land Availability Study

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	E21	<b>Site Name</b>	Seascale Rural Workshops		
<b>Area (ha)</b>	1.41 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Seascale			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Local Employment Site This site overlaps with site SE027.			
<b>Description of Site and Surrounding Area</b>		The site is located on the northern edge of Seascale. The eastern part of the site is an existing industrial site comprising small purpose-built workshop units with on-site parking and small areas of landscaping. The western part of the site is currently in agricultural use (also forming part of site SE027), which offers future development potential. The site has access from Cross Lanes which forms the northern boundary of the site. The surrounding area is mostly agricultural with a number of residential properties on Gosforth Road to the south / south-east of the site. The site is generally level, with a slight slope to the southwest. The site is well-maintained and the workshop units are small, low-rise (single storey) and of uniform design.			
<b>Landowner(s) (if known)</b>		Unknown – site visit suggests landowner of the existing workshops may be Lyon Group Holdings			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1a	Seascale Rural workshops	Shepley Engineers Ltd			
1b	Seascale Rural workshops	Enigma Industrial Services			
1c	Seascale Rural workshops	Enigma Industrial Services			
1d	Seascale	Shepley			



# Employment Land Availability Study

## Site Assessment Proforma

	Rural workshops	Engineers Ltd			
2a	Seascale Rural workshops	Vacant – to let			
2b	Seascale Rural workshops	Shepley Engineers Ltd			
2c	Seascale Rural workshops	Shepley Engineers Ltd			
<b>Site Suitability Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		No – the site is located in Flood Zone 1.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		There are a number of residential properties located to the east of the site. The potential impact of any future development of this site upon these uses would need to be considered.			
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b>		The site is located in the ‘Low Farmland’ landscape character area that surrounds the settlement of Seascale. The assessment states <i>“Traditional farmland setting and identity of isolated farmsteads sensitive to unsympathetic expansion. Long views from surrounding countryside sensitive to development rising above valley sides into surrounding farmland”</i> . Any further development of this site should take this assessment into consideration.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.			
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>		No			
<b>Would development of the site be harmful to</b>		Further development to the west of the site would unlikely be harmful to the character of the area, subject to the landscape considerations			

# Employment Land Availability Study

## Site Assessment Proforma

<b>the character of the area?</b>	identified above.
<b>Is the site well related and well connected to an existing settlement?</b>	The site is situated at the northern edge of Seascale village and is situated within the adopted settlement boundary.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	No – the site is located within the adopted settlement boundary.
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	There are a number of trees / hedgerows along the northern and eastern site boundaries, however none of these is subject to a TPO.
<b>Can suitable access to the site be provided?</b>	There is existing vehicular access off Cross Lanes which forms the northern boundary of the site.
<b>Does the site have good strategic connectivity and accessibility?</b>	The site is approximately 1.7 miles (3 minute drive) south of the A595.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	The relatively small size of this site indicates that further development is unlikely to have an unacceptable impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There are no heritage assets identified in close proximity to the site.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and</b>	The site is located close to an existing settlement, within the adopted settlement boundary, and relatively close to the strategic road network.

# Employment Land Availability Study

## Site Assessment Proforma

<b>brownfield/greenfield considerations)?</b>	
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	The undeveloped part of the site (west) is allocated for employment use (ref. E21) in Policy EMP1 of the adopted Local Plan (2013-2028). The site is a proposed Local Employment Site allocation in draft Policy E4PO of the emerging Local Plan.
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	No
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	Yes
<b>If yes, what are current occupancy rates on the site?</b>	1 of the 7 units is currently available to let (14% vacancy rate).
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	Yes – the undeveloped field to the west of the site has previously been allocated for development.
<b>Is the site in multiple ownerships?</b>	Unknown
<b>Has the landowner(s) indicated their intention to develop or sell the</b>	Unknown

# Employment Land Availability Study

## Site Assessment Proforma

<b>site for economic use?</b>	
<b>If no, when is the site likely to become available?</b>	Unknown
<b>Are there any known ransom strips or existing tenancies?</b>	Unknown
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site has previously been identified as a Local Employment Site in Saved Policy EM3 of the Local Plan (2001-16).
<b>Has there been any recent development activity on site within the last 5 years?</b>	There has been no recent development activity on the site.
<b>Is the site being actively marketed as an employment site?</b>	The vacant units on the site are currently being marketed. The undeveloped land to the west is not currently being marketed.
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	Unknown
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	Unknown
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	Permission for development of the site was granted in the late 1980s / early 1990s.  No further development has taken place on the site since that time and no other significant planning applications for new development or changes of use submitted.
<b>Are there any barriers to</b>	CCC comments (January 2021) state that further expansion should

# Employment Land Availability Study

## Site Assessment Proforma

<b>development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b>	be taken from existing access. No objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. (p268 of CCC Cabinet Report)
<b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	Unknown
<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	Unknown
<b>Appraisal Summary</b>	
<b>Suitability</b>	The land to the west of the existing workshops site is considered suitable for employment use.
<b>Availability</b>	The availability of this area of the site for employment development is unknown.
<b>Deliverability</b>	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.
<b>Recommendation</b>	
Availability of the site is unknown, do not allocate for employment use.	

### Site Photographs

# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

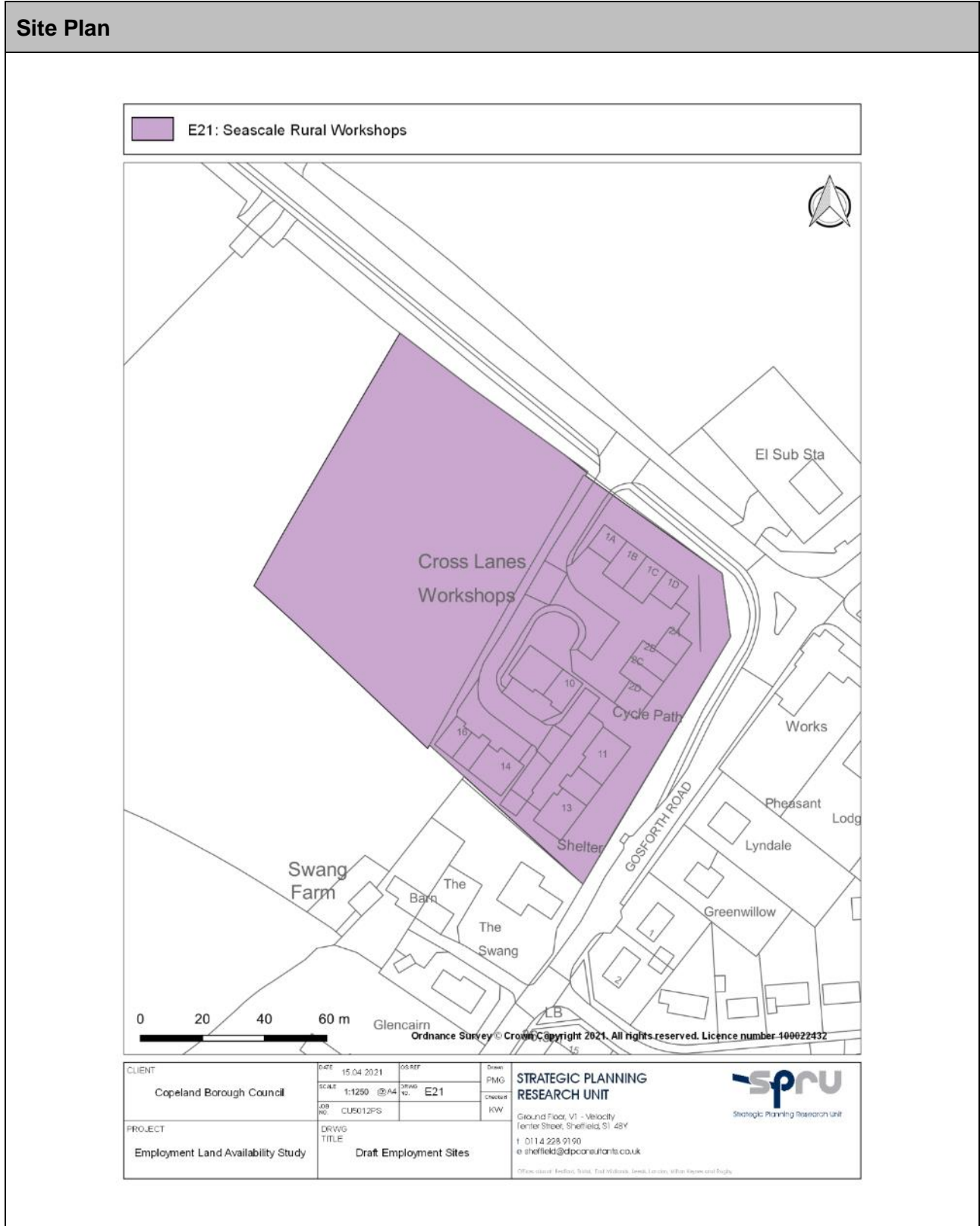


# Employment Land Availability Study Site Assessment Proforma





# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study

## Site Assessment Proforma

Site Information			
<b>Site Ref.</b>	ELA1	<b>Site Name</b>	Hensingham Common
<b>Area (ha)</b>	32.9 ha	<b>Source</b>	Draft Employment Sites
<b>Address / Location</b>		Whitehaven	
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Strategic Employment Site	
<b>Description of Site and Surrounding Area</b>		<p>This site is a large strategic site located approximately 2.5km east of Whitehaven Town Centre to the north-east of the residential built-up area of Hensingham. The site is a large area of undeveloped greenfield land (grassed, with some agricultural grazing) and was previously part of the Keekle Quarry site. The site has existing access points off Moresby Road / Moresby Parks Road to the west and also potentially to the south via an existing farm. The site is surrounded by common land to the north and east, Hensingham Business Park and St Benedict's High School to the south-west and Whitehaven Golf Club to the north-west. The site is in a prominent location, sloping downhill to the east and south, with long views towards the fells in the east.</p>	
<b>Landowner(s) (if known)</b>		Ian and Gillian Lister	
Current Site Occupiers			
N/A – Greenfield site			
Site Suitability Appraisal			
<b>Is the site in an area of flood risk?</b>		No – the site is located in Flood Zone 1.	
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		No	
<b>Would development of the site have an adverse impact on important landscape features identified in the</b>		<p>The site is located in the 'Plantation/Recreation' character area which is defined as <i>"Forestry plantation and countryside recreational land that runs down from open moorland to the edge of Whitehaven"</i>. The site is described as having <i>"remote, natural qualities sensitive to unsympathetic development and expansion of Whitehaven"</i>. This</p>	

# Employment Land Availability Study

## Site Assessment Proforma

<b>Settlement Landscape Character Assessment?</b>	area is used for recreation and so access from the settlement to the countryside should be retained and enhanced in any new development. The assessment also recommends that <i>“new development, using green infrastructure planning, could help to define the urban edge and preserve a buffer between Whitehaven and the sensitive moorland to the east”</i> .
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>	No
<b>Would development of the site be harmful to the character of the area?</b>	Development of this site may have an impact on the landscape character (see above).
<b>Is the site well related and well connected to an existing settlement?</b>	The site is located on the eastern edge of Whitehaven built-up area, just outside the adopted settlement boundary.
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	Development of this site would extend the built form of Whitehaven into the open countryside and would reduce the gap between Whitehaven and Moresby Parks settlements.
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b>	There are a number of trees within the site, however none of these is ancient woodland nor protected by a TPO.
<b>Can suitable access to the site be provided?</b>	Yes, the site has existing access points off Moresby Road / Moresby Parks Road to the west and also potentially to the south via an existing farm.
<b>Does the site have good strategic connectivity</b>	Yes, the site is approximately 1.3 miles (3 minute drive) north of the

# Employment Land Availability Study

## Site Assessment Proforma

<b>and accessibility?</b>	junction with the A595 at Hensingham.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	Given the large strategic nature of the site, it is likely its development would have a significant impact on the highway network. Any future development would need to be accompanied by appropriate highways and transport assessments.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There are no heritage assets identified within close proximity to the site.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	N/A
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	Yes, the site forms part of the Council's proposals to create a new Strategic Employment Site, supported by a proposed Eastern Relief Road for Whitehaven and forming a 'growth corridor' by linking with other key employment locations at Westlakes Science and Technology Park and Leconfield Industrial Estate.
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	The site is proposed to be allocated as a new Strategic Employment Site in draft Policy E4PO of the emerging Local Plan. Currently the site is defined as a broad 'area of search' with exact boundaries of the site to be determined.
<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	Development of this site would help to support the emerging strategic objective of providing a wide range of modern, high-quality employment sites and promoting the diversification of the economic base.

# Employment Land Availability Study

## Site Assessment Proforma

Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	The site is understood to be in single ownership
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	The landowner has not responded to requests for confirmation of site availability.
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a	No

# Employment Land Availability Study

## Site Assessment Proforma

<b>developer or other agency known to undertake employment development?</b>	
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	The site is understood to be in single ownership. It is not owned by a development company.
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	There is no recent planning history associated with the site.
<b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b>	<p>Comments from CCC (January 2021) state that because of the scale of the development and existing known capacity issues of the B5295 we cannot confirm that the development site is acceptable. The impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what level of development is acceptable. A masterplan will need to be provided to show that the site can be developed in a comprehensive and co-ordinated way. (p265 of CCC Cabinet Report).</p> <p>Delivery of the site is dependent to some extent on whether the Whitehaven relief road goes ahead.</p> <p>It is understood there are restrictive covenants on site (identified in Land Registry search).</p> <p>A gas pipeline safeguarding zone runs along the western site boundary.</p>
<b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	Unknown
<b>If no, is there any public funding committed (or likely to be provided) to make employment</b>	Unknown

# Employment Land Availability Study Site Assessment Proforma

<b>development viable?</b>	
<b>Appraisal Summary</b>	
<b>Suitability</b>	The site may be suitable for employment use, subject to potential landscape and highways impacts being considered.
<b>Availability</b>	The availability of the site for employment use is currently unknown.
<b>Deliverability</b>	In addition to uncertainty regarding site availability, the deliverability of the site is also currently unknown as it may be dependent upon delivery of the Whitehaven Eastern Relief Road.
<b>Recommendation</b>	
Availability of the site is unknown, do not allocate for employment use. Potential landscape impacts and deliverability also need to be considered, subject to availability being confirmed.	

<b>Site Photographs</b>


# Employment Land Availability Study Site Assessment Proforma



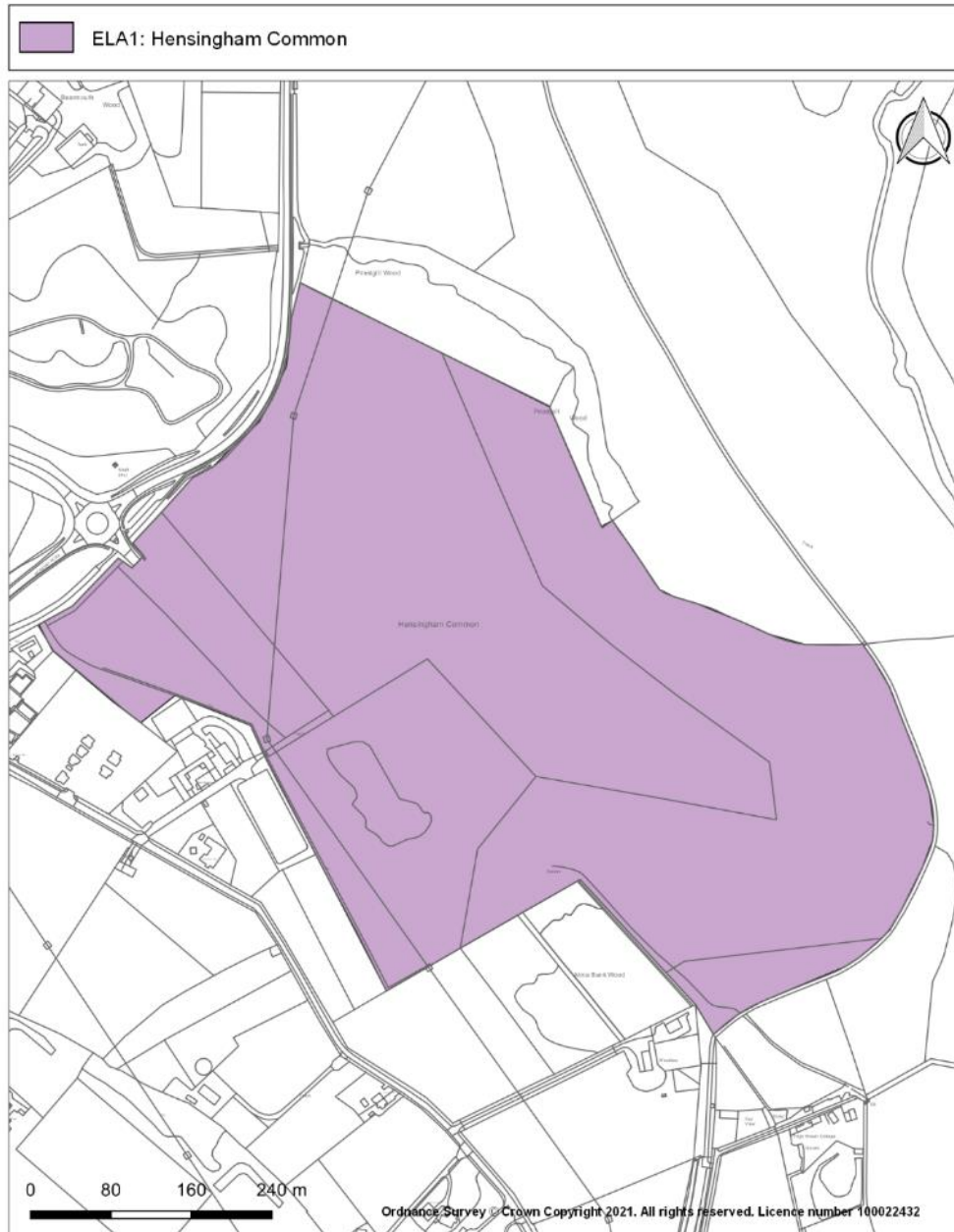


# Employment Land Availability Study Site Assessment Proforma



# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:5000 @A4	DRAWG NO. ELA1	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dlpconsultants.co.uk <small>Offices also: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</small>

# Employment Land Availability Study

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	ELA2	<b>Site Name</b>	Furnace Row		
<b>Area (ha)</b>	2.25 ha	<b>Source</b>	Draft Employment Sites		
<b>Address / Location</b>		Distington			
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		Draft Employment Allocation – Local Employment Site This site partially overlaps with the access to site DI031.			
<b>Description of Site and Surrounding Area</b>		<p>This site is situated between Lillyhall and Distington and is accessed via an existing road off the roundabout on the A595 / B5306. The western part of the site comprises a car garage (currently occupied by Central4Cars) and the remainder of the site is undeveloped grassland. The area immediately south of the car garage is more heavily vegetated. The site slopes gently downhill from north to south.</p> <p>The site itself is bounded to the south by agricultural paddocks and Distington Beck, to the north by residential dwellings and to the west by further residential dwellings and agricultural fields, with the B5036 / A595 beyond. The area of Lillyhall to the north is predominantly industrial in nature, comprising a number of larger retail, commercial and industrial units, whilst Distington to the south is a residential settlement.</p>			
<b>Landowner(s) (if known)</b>		Central Motor Company (Cumbria) Ltd (Co. Regn. No. 3733249) Beckermet Estates Ltd (Co. Regn. No. 03153158)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
N/A	N/A	Central Motor Company	Car sales	E(a) retail	580sqm approx..
Site Suitability Appraisal					
<b>Is the site in an area of flood risk?</b>		No – the site is in Flood Zone 1			
<b>Would development of the site offer a poor level</b>		There are residential properties located to the north east of the site on Furnace Row and Winscales Avenue. Development of this site			

# Employment Land Availability Study

## Site Assessment Proforma

<b>of amenity to neighbouring residents?</b>	may have some potential impact on the amenity of these residential properties, however the site is currently in employment use therefore additional impact is likely to be minimal.
<b>Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b>	No impact on settlement or landscape character identified.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site is located within an impact risk zone for the River Derwent and Tributaries SSSI which is situated 4.5km to the east of the site. Given the distance from the site, any potential impact on the SSSI is likely to be minimal.
<b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b>	No
<b>Would development of the site be harmful to the character of the area?</b>	Development of the western part of the site, containing the car garage and overgrown scrubland to the south would not be harmful to the character of the area. The eastern part of the site comprises agricultural fields – development of this part of the site would negatively impact the open countryside character of the area.
<b>Is the site well related and well connected to an existing settlement?</b>	The site lies outside the Distington settlement boundary, however it is well-related to the built-up area of Lillyhall to the north (Allerdale District).
<b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b>	The development of the western part of the site (including the car garage and land immediately to the south) would not intrude into open countryside, as this part of the site is already development and screened from the road. The development of the eastern part of the site would likely constitute an unacceptable intrusion into the open countryside.
<b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees</b>	The south-western part of the site to the rear of Central Garage is heavily vegetated, however this is not an area of ancient woodland and there are no Tree Preservation Orders in place.

# Employment Land Availability Study

## Site Assessment Proforma

<b>protected by Tree Preservation Order?</b>	
<b>Can suitable access to the site be provided?</b>	There is existing access to the car garage on the site via Furnace Row to the north. Additional access to the undeveloped fields forming the eastern part of the site may be constrained as Furnace Row is a narrow single-carriageway road.
<b>Does the site have good strategic connectivity and accessibility?</b>	The site has good strategic connectivity and accessibility via the A595 which joins the roundabout to the north west of the site.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	Access to the western part of the site is existing and further development of this area is unlikely to have unacceptable impact on the highway network. Development of the eastern part of the site may have negative impact on Furnace Row due to constrained access.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There is a Grade II listed building (Milestone East of Distington Secondary School) located approximately 200m north of the site boundary on the A595. However, although the potential impact on this heritage asset would need to be fully assessed, it is considered that the development of this site is unlikely to have a significant impact on the setting of this listed building.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	The western part of the site that is currently in employment use forms a natural extension to the Lillyhall estate to the north and has good transport connections to the A595 which runs to the north of the site. Intensification of development in the western part of the site (land comprising the car garage and vegetated area to the south) is unlikely to have significant environmental impacts as this is predominantly a brownfield site. The eastern part of the site is greenfield and its development is likely to have greater impacts on the environment and landscape character.
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	No
<b>Are there any other policy considerations,</b>	The site is located adjacent to Lillyhall, situated in Allerdale District, which is promoted as an important employment site, encouraging the

# Employment Land Availability Study

## Site Assessment Proforma

<p><b>such as emerging strategic objectives or spatial vision, of relevance to the site?</b></p>	<p>growth of nuclear technology and research clusters. It is an allocated employment site and forms part of the Energy Coast Innovation Zone (Allerdale Local Plan Part 1, Policy S13).</p> <p>The site is a proposed Local Employment Site allocation in the Preferred Options Local Plan.</p> <p>The development of the western part of the site would accord with the requirements of emerging Policy E2PO by providing economic development on existing employment land through intensification of uses or reuse/redevelopment of existing premises.</p>
<p><b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b></p>	<p>No</p>
<p><b>Site Availability Appraisal</b></p>	
<p><b>Is the site already in active employment use?</b></p>	<p>Yes – the western part of the site</p>
<p><b>If yes, what are current occupancy rates on the site?</b></p>	<p>The site (one unit) is fully occupied.</p>
<p><b>If the site is an existing employment site, is there any available developable space within the site?</b></p>	<p>Yes – the land immediately south of the existing car garage is developable. The fields to the east of the garage site are also potentially developable but these are not in existing employment use.</p>
<p><b>Is the site in multiple ownerships?</b></p>	<p>Yes</p>
<p><b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b></p>	<p>No response received from landowners, however the western part of the site (0.89 hectares) is currently being actively marketed for employment and leisure uses and therefore assumed to be available.</p>
<p><b>If no, when is the site likely to become available?</b></p>	<p>Unknown</p>
<p><b>Are there any known ransom strips or existing tenancies?</b></p>	<p>Unknown</p>

# Employment Land Availability Study

## Site Assessment Proforma

Site Deliverability Appraisal	
<b>Has the site been formally identified for employment for at least 10 years?</b>	The site is not currently allocated as an employment site in the Adopted Local Plan (2013-2028). The western part of the site has been in use as a car showroom since around 1988 when permission was originally granted.
<b>Has there been any recent development activity on site within the last 5 years?</b>	No
<b>Is the site being actively marketed as an employment site?</b>	The western part of the site (0.89 hectares) currently in use as a car showroom is being actively marketed by agents Walton Goodland ( <a href="https://www.waltongoodland.com/properties/central-lillyhall-workington-cumbria/">https://www.waltongoodland.com/properties/central-lillyhall-workington-cumbria/</a> )
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	No
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	Yes – the site is in multiple ownership (2 landowners)
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	Western part of site comprising car showroom and land immediately south:  4/88/0674/0 – August 1988 – Permission granted for car showroom 4/11/2563/0F1 – January 2012 – Permission granted for demolition of existing showroom and offices, remodelling of remainder to form showroom  There is no planning history identified for the agricultural land in the eastern part of the site.
<b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b>	Access to the eastern part of the site may be a constraint on future development.  CCC comments (January 2021) state that “access gained from U4101 should be widened and footways provided to frontage as part of any expansion to accommodate increase in traffic, Highways England need to be consulted as it is SRN just off the U4101. Water

# Employment Land Availability Study

## Site Assessment Proforma

	<p><i>course adjacent to boundary, SuDs needs to be considered. No objection to the inclusion of the site subject to the following: the impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what mitigation measures are required, ensure appropriate parking provision within the development and demonstrate reduced trip generation, any development should comply with SUDS and suitable out fall for surface water and highways drainage. (p 263 of CCC Cabinet Report)."</i></p> <p>Potential for impacts on residential uses to the north/north-east of the site.</p> <p>Potential for intrusion into open countryside (eastern part of the site).</p>
<b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	Unknown
<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	N/A
<b>Appraisal Summary</b>	
<b>Suitability</b>	<p>The western part of the site is considered suitable for employment development.</p> <p>Constraints in the eastern part of the site (intrusion into open countryside, impacts on landscape character, access constraints, potential impact on residential uses) mean this part of the site is considered unsuitable for employment use.</p>
<b>Availability</b>	<p>The western part of the site is understood to be available as it is currently being actively marketed for employment use.</p> <p>No confirmation as to availability of eastern part of the site.</p>
<b>Deliverability</b>	<p>The western part of the site is considered to be deliverable within 5 years.</p>
<b>Recommendation</b>	
<p>Allocate the western part of the site for employment use as it is an existing employment / brownfield site.</p>	



# Employment Land Availability Study Site Assessment Proforma

## Site Photographs

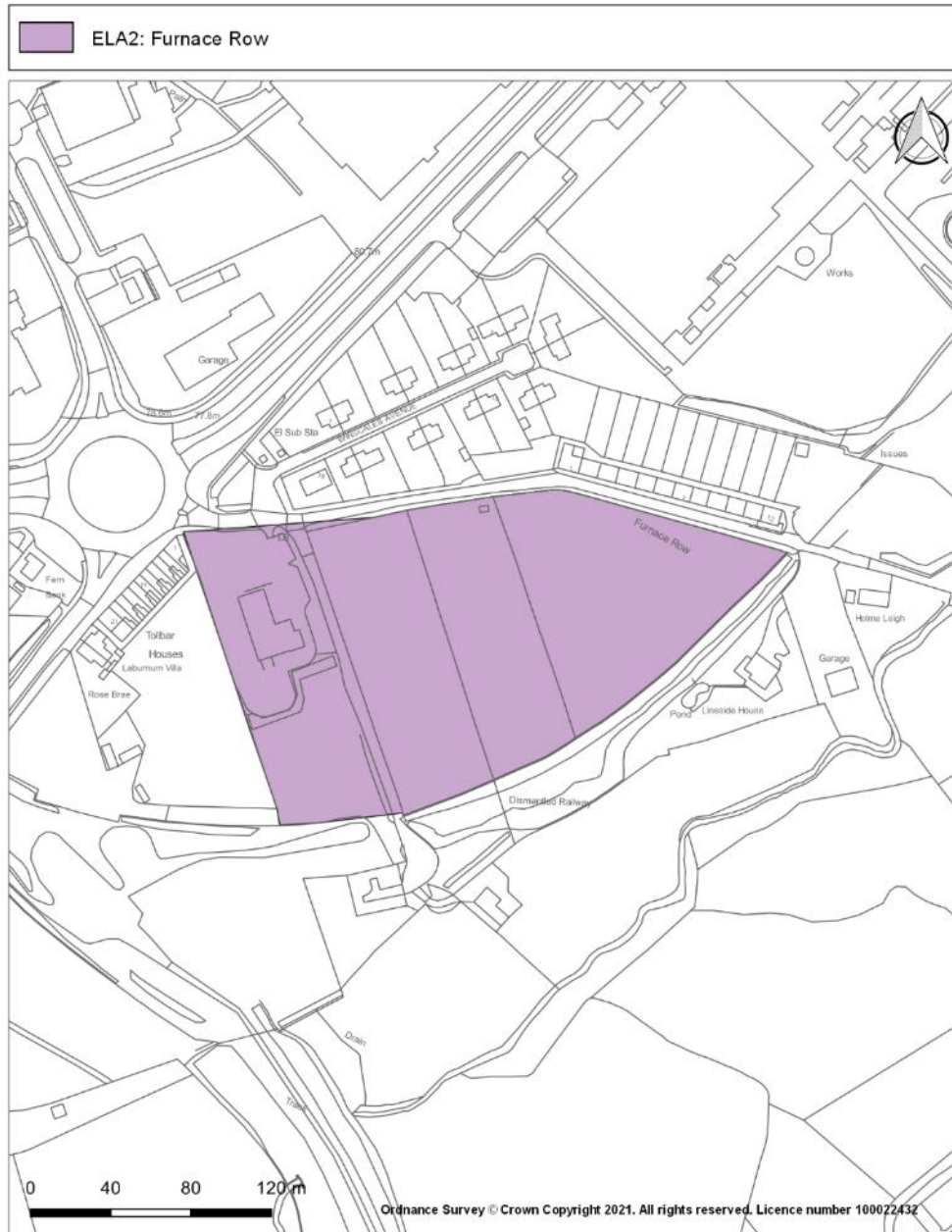


# Employment Land Availability Study Site Assessment Proforma

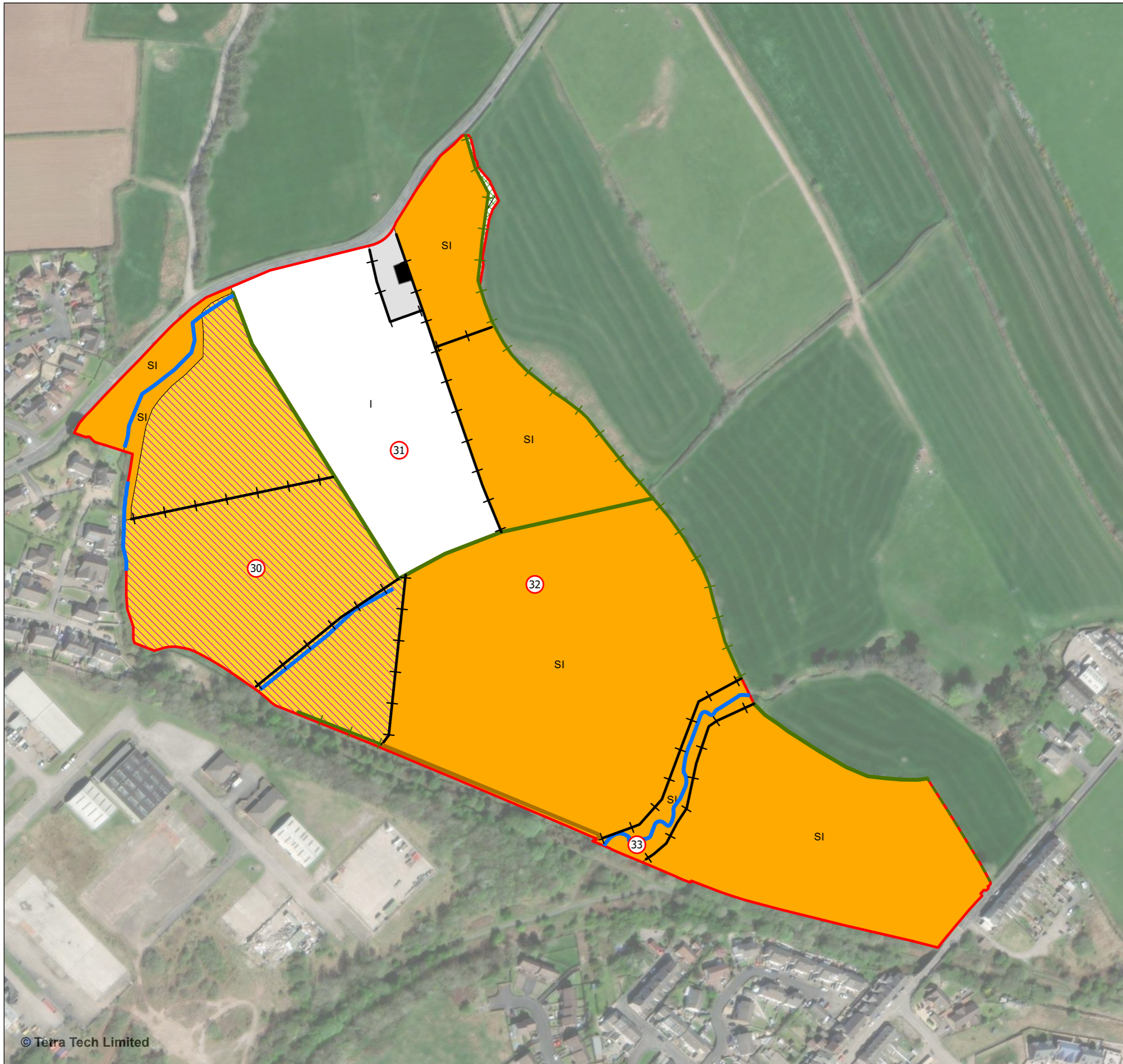


# Employment Land Availability Study Site Assessment Proforma

## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>Offices also at: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</small>
	SCALE 1:2500 @A4	DRWG NO. ELA2	Checked KW	
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Draft Employment Sites		



# Phase 1 Habitat Plan Expansion B

Cleator Moor Innovation Quarter



Copeland Borough Council

- Site boundary
- Scrub - dense/continuous
- SI Neutral grassland - semi-improved
- I Improved grassland
- Marsh/marshy grassland
- Buildings
- Hardstanding
- Defunct hedge - native species-poor
- Intact hedge - native species-poor
- Line of trees
- Running Water
- Fence
- Wall
- Target note

Note: Site B was not access during the walkover survey. The Phase 1 Habitat types depicted on this map were allocated by viewing the aerial photos and viewing the site B from the accessible boundaries

**Notes:**

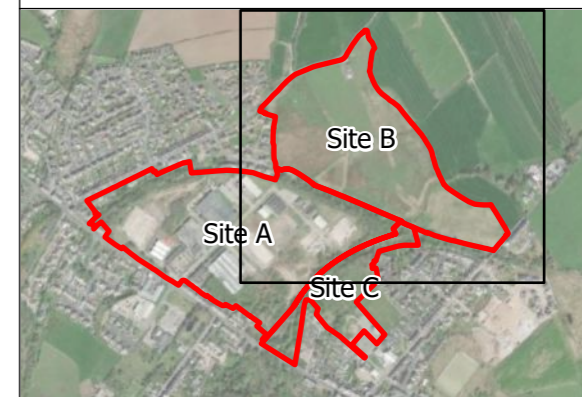
Drawn by: CL  
Checked by: PG  
Office: Southampton

Figure No. 3  
Revision No. A

0 30 60 90 Meters  
Scale 1:2,500 @A3

04 November 2021  
NGR: 301969E 515766N

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