

Copeland Strategic Housing Land Availability Assessment (SHLAA)

DRAFT

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1. Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is a key part of the evidence base to support the Core Strategy.

The Copeland SHLAA serves two primary purposes. These are:

- To support the Core Strategy by demonstrating how the housing requirement identified in the Core Strategy could be delivered
- To provide the starting point for identifying housing sites when the Council produces the Site Allocations DPD

It should be noted that the SHLAA is not an allocations document and **does not** allocate sites.

Also, the SHLAA does not in any way prejudice decisions to be taken by the Council in relation to the Site Allocations DPD or the determinations of planning applications.

Structure of This Report

The report is split into a number of sections as follows:

- A description of the methodology used to produce the SHLAA, including the viability assessment that was undertaken on each of the sites
- A broad outline of the housing requirements identified in the Core Strategy
- The assessment of the SHLAA sites, which identifies the number of dwellings that could potentially be deliverable on the SHLAA sites

2. Methodology

In the summer of 2008 Copeland Borough Council and Allerdale Borough Council took the decision to produce a joint methodology for their Strategic Housing Availability Assessment. This was intended as a means to help ensure a degree of consistency across both boroughs as well as speed up the process for both Councils at certain points of SHLAA production, though it was accepted that both would produce their own final SHLAA documents.

The methodology was produced in accordance with Planning Policy Statement 3: Housing (PPS3) (CLG 2007) and the 'Strategic Housing Land Availability Assessments: Practice Guidance' note published by the Department for Communities and Local Government (CLG July 2007). It was consulted upon and approved by stakeholders in late September 2008. Copies of the approved methodology are available on the Council's website www.copeland.gov.uk.

A brief summary of the steps taken is outlined below.

Area Covered by the SHLAA

The SHLAA covers the same area as the Copeland Local Development Framework (i.e. all of Copeland that lies outside the Lake District National Park).

The focus when searching for sites was within and adjacent to the settlement boundaries in the Local Plan 2001-16 (adopted 2006). However, some of the sites that were submitted were within or adjacent to settlements that do not have settlement boundaries as they are not identified as a Key Service centre or Local Centre. Some sites were also poorly related to any settlement.

Identifying Sites

The Council initially started work on the SHLAA in 2008. Officers undertook a wide ranging desktop survey, drawing on numerous land use sources to identify **ALL** possible sites with housing potential. These included:

- Suitable sites that are still undeveloped from previous Urban Potential studies
- Potential site in the NLUD database
- Surplus Employment Sector Land where there is no developer interest
- Other desktop search through OS mapping and aerial photography
- Previous submitted requests received since the last Local Plan was adopted; either as new sites or settlement boundary extensions.

In addition to this desktop work the Council also issued a 'Call for Sites' requesting the submission of potential housing sites from landowners and property professionals on three separate occasions. These were:

- Initial Call for Sites (Autumn 2008)
- A Call for Sites to accompany the LDF Issues and Options consultation (Summer 2009)
- A Final Call for Sites (Spring 2011)

These methods of search identified approximately 300 potential sites in the borough outside the National Park for assessment.

Assessing Site Suitability

A number of information sources were used to assess the suitability of the sites. These included:

- Strategic Flood Risk Assessment (2007)
- Copeland Open Space Assessment (2011)
- Copeland Local Plan (2006) for planning constraints
- Cumbria Biodiversity Database

In addition to this the following organisations were consulted to gain an understanding around infrastructure constraints and other issues that may affect the suitability of a particular site:

- United Utilities (gas/water/electric/sewage constraints)
- Cumbria Highways (access/highway capacity)
- Environment Agency (Flooding Issues)
- Natural England (Biodiversity/Landscape Issues)
- English Heritage (Historic environment constraints)
- Copeland Contaminated Land Officer (Contamination/Mining constraints)

The Council's Development Management team also visited and provided an assessment of each site, giving details of the site's topography, any vegetation and/or buildings on site, surrounding uses, potential landscape impact, access considerations, current use, and planning history. They also provided information on any major, on-site constraints which may not have been picked up by the initial desktop identification.

Once all of this information was compiled it was considered to give an initial assessment of each site's suitability.

Discounting Sites: First Sieve

A range of criteria were used to perform the First Sieve of sites, discounting those sites which were wholly unsuitable for housing development. Sites were discounted if:

- The site is currently within beneficial use
- The scale of the site is significantly too large to practically fit within village/town (though allowance could be made for using a limited area of such sites)

- The site is far removed from any established settlement
- The site is within Flood Zone 3b (sites within Flood Zone 3a have also been discounted, except where they are a town centre regeneration site and may be acceptable through appropriate design)
- Cumbria Highways identified significant access/highway capacity issues
- The site has already been developed
- The site is severely constrained by utility concerns—such as excessive maintenance strips, power lines, sewage works or treatment plans
- The site is below 0.1ha in size (although such sites may still be appropriate for housing and are discussed later in the document)
- The site is within a SSSI, SPA, SAC or Ramsar designation
- The site would have a detrimental impact upon a listed building/SAM/landscape
- The site has unsuitable topography or is otherwise considered totally inappropriate by Development Management planners

The First Sieve reduced the number of sites to approximately 180.

Assessing Site Availability

The remaining sites that had not been discounted during the First Sieve were then evaluated for their availability. This was to determine whether the owner of a site would be willing to allow it to be developed as housing in the future. A site could not be considered to be deliverable if there was resistance to its development or there were other ownership complications (e.g. multiple ownerships) at this stage.

For this stage the Council assumed that any site should be considered available if it had been submitted to the Council (either in advance of the SHLAA process or via one of the three Calls for Sites).

Confirmation of the site's availability was required for those sites that the Council had identified from the desktop survey. To do this the Council contacted the Land Registry to establish ownership information for each site and then contacted those owners in turn to see whether or not they would like their site to be considered for housing development in the future. Owners were asked to respond if they did not want their site to be included and it has therefore been assumed that sites are available unless we were informed to the contrary, or their ownership could not be established.

Sites were considered unavailable, and therefore discounted at this stage, if:

- The site is subject to multiple ownership strips
- The owner did not want the site to be considered for potential future development
- No ownership data was available for the site

Assessing Site Achievability

The final stage for the remaining sites was to determine the achievability of each site. This effectively considers the viability of the sites and the number of dwellings a site could deliver, together with phasing of delivery.

Density:

A density of 30 dwellings per hectare has been used across all sites, except where specific factors (e.g. a current planning permission) provide an alternative figure. Whilst this only provides a relatively crude figure it is reasonable based on the density target in the Core Strategy (of 30 dwellings per hectare) and is sufficient to demonstrate the delivery of the Core Strategy.

A more detailed and specific consideration of housing density and yield for individual sites will take place when the Site Allocations DPD is produced.

Viability:

During 2011 GVA Grimley Ltd undertook a viability assessment of the SHLAA sites as part of a piece of work to support the West Cumbria Economic Blueprint, building upon earlier work by Nathaniel Lichfield and Partners. This sought to provide a model that would assess the viability of all of the sites (based on land values, market attractiveness, site type and constraints etc.) to see whether sites would provide a developer with a profit and make them attractive to the market.

Part of the work considered what, if any, developer contributions (e.g. affordable housing or open space) could be sought from development, while another part of the assessment gave an indication of the deliverability of sites in different market conditions. The range of market conditions were:

- The current market (in 2011)
- A 10% uplift in the 2011 market values
- A 20% uplift in the 2011 market values

The results from the viability model, and especially the change in viability for sites in different market conditions, provided the basis for an initial differentiation between deliverable sites and those that would require an improvement in the market before they are likely to be developed.

The viability assessment suggests that very few sites are currently viable, but that with improved market conditions a significant proportion of the sites could be considered viable. There may also be the opportunity to require developer contributions on a large number of sites in an improved housing market.

The data was then amended where appropriate to reflect particular local circumstances (e.g. if it was known that a site was actually going to be delivered early).

The viability assessment report can be found on the Council's website www.copeland.gov.uk

Phasing of Delivery:

Some of the sites in the SHLAA are very large and are unlikely to be fully built out within the first five years (if identified as a Deliverable site). Therefore the following build out rates have been assumed:

- 40 units per annum in Whitehaven
- 20 units per annum in Cleator Moor, Egremont and Millom
- 10 units per annum in Local Centres

As a result, some of the sites identified as Deliverable in the first five years following adoption of the Core Strategy will have their provision split across the 0-5 and 6-15 timescales.

SHLAA Working Group

To ensure transparency throughout the SHLAA process, and as a way of seeking vital input from local developers and house builders, a 'working group' was set up to meet and discuss key elements of the process. The working group consisted of representatives from:

- Story Homes
- Persimmon Homes
- Thomas Armstrong
- Derwent & Solway Housing Association
- Impact Housing Association
- Home Housing
- Allerdale Valuation Officer

The working group has met to date for the Copeland SHLAA to:

- Agree the SHLAA methodology
- Agree economic viability modelling methods and discuss the 'first sieve'

There will also be a final meeting of the working group to agree the final list of SHLAA sites.

3. The Housing Requirement

The Core Strategy identifies a housing target of 230 dwellings per annum with the flexibility to increase this figure to 300 dwellings per annum as required to support nuclear new build and the aspirations of the West Cumbria Economic Blueprint.

This suggests a baseline requirement of 3,450 dwellings, which may rise to approximately 4,150 dwellings, over the 15 years covered by the Core Strategy.

The Core Strategy also identifies how this development should be spread across different settlements. The distribution is as follows:

- Whitehaven – at least 45%
- Cleator Moor – at least 10%
- Egremont – at least 10%
- Millom – at least 10%
- Local Centres – not more than 20% (in combination)

This equates to the following dwelling requirements for each settlement that are outlined in Table 1.

Table 1: Dwelling Requirements by Settlement

Settlement	Core Strategy Target (230 p.a.)	Upper Target	% of Borough Total
Whitehaven	1,553	1,863	45%
Cleator Moor	345	414	10%
Egremont	345	414	10%
Millom	345	414	10%
Local Centres	690	828	20%
Additional KSC Windfalls/Rural Exceptions	173	207	5%
Total	3,450	4,140	

Appendix 5 in the submitted Core Strategy provides a housing trajectory that shows how the required level of housing is likely to be delivered.

Paragraph 47 (bullet 2) of the National Planning Policy Framework states that “Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land...”.

If this 20% buffer were to be required in the first five years for the Core Strategy then sufficient *Deliverable* sites would need to be identified to provide the following number of new dwellings in the first five years for each settlement.

Table 2: Five Year Deliverable Requirement (including 20% Buffer)

Settlement	5 Year Requirement
Whitehaven	621
Cleator Moor	138
Egremont	138
Millom	138
Local Centres	276
Additional KSC Windfalls/Rural Exceptions	69
Total	1,380

It should be noted that there are a number of sites that are allocated in the Local Plan 2001-16 and/or already have planning permission, and these will contribute towards the delivery of the housing requirements. Therefore not all of the houses delivered by the Core Strategy will need to be provided via new allocations (which are likely to be identified in the SHLAA).

4. The Study Findings

Table 3 below demonstrates that the housing requirements in the Core Strategy can be delivered in broad terms. The figure of 6,336 would represent approximately 27 years worth of supply if 230 dwellings were built each year, or a 21 year supply at 300 per annum. This should allow reasonable choices to be made when the Site Allocations DPD is produced.

That said, there may be some settlements where further work is required when the Site Allocations DPD is produced. It is not currently an issue because there are a number of sites with planning permission that will also need to be taken into account when considering which SHLAA sites to allocate.

Table 3: Deliverable (0-5 Years) and Developable (6-15 Years) SHLAA Sites

	0-5 Years	6-15 Years	Total
Whitehaven	1,038	1,687	2,725
Cleator Moor	137	479	615
Egremont	279	594	873
Millom	46	179	226
Local Centres	559	1,338	1,898
Total	2,058	4,278	6,336

It should be noted that in the short term delivery in Cleator Moor may be limited due to infrastructure capacity issues at the Cleator Wastewater Treatment Works. United Utilities state that planned maintenance work will address these issues and should be able to then accommodate the housing that has been identified for Cleator Moor in the Core Strategy. The maintenance work is planned for 2013.

Table 3 demonstrates that the Local Centres collectively can provide the 5 year supply of deliverable sites, including the 20% buffer. However, when the Local Centres are considered separately it can be seen that some villages have more potentially deliverable and developable SHLAA sites than others.

Table 4 below shows the SHLAA sites for each of the Local Centres in turn.

Table 4: Deliverable (0-5 Years) and Developable (6-15 Years) Sites in the Local Centres

	0-5 Years	6-15 Years	Total
Arlecdon	87	34	121
Beckermest	23	65	88
Bigrigg	6	21	27
Cleator	36	152	188
Distington	51	149	200
Ennerdale Bridge	33	0	33
Frizington	82	171	253
Haverigg	0	0	0

	0-5 Years	6-15 Years	Total
Kirkland	0	0	0
Lowca	0	0	0
Moor Row	45	362	407
Moresby Parks	52	33	85
Parton	6	0	6
Rowrah	40	78	118
Seascale	88	43	131
St Bees	11	0	11
Thornhill	0	231	231
Total	559	1,338	1,898

Whilst not all settlements currently have sites identified as Deliverable or Developable in the SHLAA they may have a site(s) with planning permission that could deliver most, or all, of the housing needed. An example of this is Haverigg which currently has permission for approximately 90 dwellings.

Full details of all of the sites that are considered to be Deliverable and Developable can be found in Appendices 1 and 2 (with maps showing the sites in Appendix 5).

Brownfield/Greenfield Sites

When the split between greenfield and brownfield sites in the SHLAA is considered it can be seen that there are a number of brownfield sites within Copeland that could be developed, although most of them are only likely to be developable in the longer term. This is illustrated in Table 5 below.

Table 5: Brownfield/Greenfield Split

	0-5 Years	6-15 Years	Total
Brownfield	619	812	1,430
Greenfield/Brownfield Mixed	260	786	1,046
Greenfield	1,658	2,186	3,844
Total	2,536	3,783	6,320

Sites Outside the Towns and Local Centres

Four sites were proposed outside of the four main towns and Local Centres villages that may be appropriate for housing development. Any such development would need to be for an identified affordable housing need and they will be given consideration when the Site Allocations DPD is produced.

Some of the sites may be too large for any identified need and as such only a proportion may be developed. A notional value of up to 10 units has been attached to each site at this time,

although it should be stressed that further work would be needed to determine the appropriate scale of affordable housing required, if indeed any is required.

Sites Under 0.1 hectares

A number of sites that have been submitted to the Council to consider in the SHLAA are less than 0.1 hectares. Sites below this size are considered to be too small to be an allocation in the Local Development Framework and have therefore been removed from the SHLAA process.

Their removal does not mean that they will not be able or appropriate to deliver housing, and in some cases they may be useful as a source of windfall housing (as many are small brownfield urban sites) or rural exception housing (where they are adjacent to a settlement).

These sites could deliver approximately 70 dwellings based on a density of 30 dwellings per hectare, and perhaps more, as any actual density may be higher if they are developed.

Small sites such as these will help to contribute to the overall housing delivery in the borough. Any such site will need to be considered on its own merits if an application is submitted.

A list of these small sites can be found in Appendix 3.

Discounted Sites

All those sites that have been discounted following assessment in the SHLAA can be found in Appendix 4.

Next Steps – Site Allocations

The SHLAA does not allocate sites – any housing allocations will be identified in the Site Allocations DPD.

Work on the Site Allocations DPD is expected to begin once the Core Strategy has been adopted, which is expected to be in Summer 2013.

Appendix 1 – Deliverable Sites (0-5 Years)

The following table lists the sites are considered to be Deliverable (i.e. could meet the housing requirements for the borough for the first five years following Core Strategy adoption). They are grouped by settlement.

It should be noted that the two larger sites in Whitehaven will take much longer than five years to complete and therefore only a proportion of their overall capacity has been considered in the *Deliverable* total. The remainder from each site is carried forward as Developable capacity (but the sites have not been included in the table in Appendix 2).

In combination they could deliver approximately 2,050 dwellings.

Ref	Site	Street	Settlement	Area_ha	Capacity	Type
S335	Garage Site	Arlecdon Rd	Arlecdon	0.23	7	Brownfield
SR33	Arlecdon Parks Road	Arlecdon Parks Road	Arlecdon	1.16	35	Greenfield
SR03	Arlecdon Road Rear	Arlecdon Road	Arlecdon	1.50	45	Greenfield site
S040		Mill Lane	Beckermest	0.75	23	Greenfield.
S340	Adj Smithy Cottages	Springfield Rd	Bigrigg	0.21	6	Greenfield site
SR12		Flosh Meadows	Cleator	1.20	36	Greenfield
SR28	High Street	High Street	Cleator Moor	0.17	5	Brownfield
S163	Dentholme	Cragg Road	Cleator Moor	0.32	10	Brownfield
S343	Adj Mill Hill Phase 2	Mill Hill	Cleator Moor	2.20	66	Brownfield
S154	Former Methodist Church	Ennerdale Road	Cleator Moor	0.10	5	Brownfield.
CS09	Garage Site	Jacktrees Road	Cleator Moor	0.18	5	Brownfield.
S176	Market Street	Market St	Cleator Moor	0.18	5	Brownfield.
CS14	Ehenside School	Towerson St	Cleator Moor	12.43	40	Brownfield.
S331	Cleared Housing	Kilinside	Distington	2.56	77	Brownfield site.
S132	Ennerdale View	Barfs Road	Distington	0.36	11	Greenfield site
CS52	Wray Head	Station Road	Drigg	0.87	26	Green
CS15	Orgill Infants School	Southey Ave	Egremont	0.60	18	Brownfield
SR18	Land at Howbank Farm	Howbank	Egremont	0.82	25	Greenfield
SR20	Land at Howbank Farm	Howbank	Egremont	2.59	78	Greenfield
S344	Gillfoot Mansion		Egremont	3.80	20	Greenfield
SR19	Land at Howbank Farm	Howbank	Egremont	4.88	146	Greenfield
CS56	Gulley Flatts West	Queens Drive	Egremont	2.27	68	Greenfield.
CS55	Gulley Flatts East	Queens Drive	Egremont	3.26	98	Greenfield.
CS21	Site Extension	Vicarage Lane	Ennerdale Bridge	1.10	33	Greenfield
S338	Adj Avondale	Park St	Frizington	0.17	5	Greenfield
CS01	Lingley Fields Ext	Mill Street	Frizington	0.97	29	Greenfield
S149	Opposite 187 Frizington Road	Frizington Road	Frizington	0.70	21	Greenfield site
S131	Adj Lindifarne Residential Home		Frizington	0.90	27	Greenfield site
CS92	Land at Holmrook		Holmrook	2.82	85	Greenfield

Ref	Site	Street	Settlement	Area_ha	Capacity	Type
S347	Adj Lowther Rd Estate	Lowther Rd	Millom	1.00	30	Greenfield
S093	Former Highways Depot	Millom	Millom,	0.39	12	Brownfield.
S072	Compound C G Ashburner	Lonsdale Terrace,	Millom,	0.15	5	Greenfield site
S035		Station Yard, Moor Row	Moor Row	1.50	45	Brown
SR14	Bonny Farm, High Ghyll Bank	School Brow	Moresby Parks	1.16	35	Greenfield
S329	Former housing	High Moor Road	Moresby Parks	0.17	5	Vacant PDL
S330	Former Housing	Walkmill Close	Moresby Parks	0.39	12	Vacant PDL
S030	Goods Yard	Rowrah Road, Rowrah	Rowrah	2.00	60	Greenfield/brownfield
S348	Seascale School	Croft Head Rd	Seascale	0.70	20	Brownfield
S043		Links Crescent	Seascale	1.00	30	Green
S109		Town End Farm East	Seascale	1.28	38	Greenfield site
S229		Abbey Rd	St Bees	0.93	11	Greenfield site
S254	Bus Station	Bransty Row	Whitehaven	0.15	31	Brown
S050	Mark House	Strand Street	Whitehaven	0.16	60	Brown
S252	Bus Depot	Bransty Row	Whitehaven	0.20	62	Brown
S065	Kells School	South Row, Kells	Whitehaven	2.57	68	Brown
S253	Bus Works	Bransty Row	Whitehaven	0.12	25	Brown
CS06	Marchon Car Parks	Woodhouse	Whitehaven	26.10	650	Brown/Green
CS68	Pondfield Garage	Solway Road	Whitehaven	0.24	5	Brownfield
SR07	Sekers Factory	Hensingham	Whitehaven	2.43	73	Brownfield site
S349	Red Lonning		Whitehaven	0.70	20	Greenfield
CS95	Harras Moor	Harras Dyke Farm	Whitehaven	3.65	109	Greenfield (reinstated open cast coal site)
S067	Stage 6	Red Lonning	Whitehaven	1.40	50	Greenfield.
CS43	North East Bay Vista		Whitehaven	1.65	50	Greenfield.
CS37	Adj Bay Vista	Elizabeth Crescent	Whitehaven	3.25	98	Greenfield.
S010	Harras Moor Stage 3	The Highlands	Whitehaven	14.31	429	Greenfield.
CS04	Harras Dyke Farm 2	Harras Moor	Whitehaven	1.27	38	Greenfield..

Appendix 2 – Developable Sites (6-15 Years)

The following table lists the sites are considered to be Developable (i.e. could meet the longer term housing requirements for the borough). They are grouped by settlement.

In combination they could deliver approximately 4,250 dwellings.

Ref	Site	Street	Settlement	Area_ha	Capacity	Type
S326	Adj Raltri	Barwise Row	Arlecdon	0.11	3	Brownfield - Garden Land
S334	Arlecdon House	Arlecdon Rd	Arlecdon	0.20	6	Greenfield
SR11	Parks Road		Arlecdon	0.38	11	Greenfield
CS38	Adj Sun Inn	Arlecdon Road	Arlecdon	0.44	13	Greenfield/Brownfield.
SR32	Barwickstead	Off Morass Road	Beckermest	0.44	13	Greenfield
S039		Hunter Rise	Beckermest	1.10	33	Greenfield.
S339	Adj Crofthouse Farm	Sellafield Rd	Beckermest	0.14	4	
CS30	Crofthouse Farm	Sellafield Road	Beckermest	0.50	15	
CS36	Former railway	Bank End View	Bigrigg	0.70	21	Brownfield.
CS34	Cleator Mills		Cleator	2.20	66	Brownfield.
SR12A	Adj field	Flosh Meadows	Cleator	2.85	86	Greenfield
CS29	Leconfield Industrial Estate	Leconfield Street	Cleator Moor	14.40	90	Brownfield
S342	Adj Mill Hill Phase 1	Mill Hill	Cleator Moor	2.30	70	Greenfield
S158	Todholes Farm		Cleator Moor	1.48	44	Greenfield site
S314	Adj Allotments	Holden Place	Cleator Moor	0.40	12	Greenfield.
S313	Former allotments	Crossfield Road	Cleator Moor	1.10	33	Greenfield.
SR08A	Frizington Road West		Cleator Moor	4.80	144	Greenfield.
S177		Birks Rd	Cleator Moor	1.29	39	Greenfield/Brownfield.
S178		Birks Road 2	Cleator Moor	1.56	47	Greenfield/Brownfield.
CS78	Land Off Ennerdale View / Barf	Barfs Road	Distington	1.31	39	Brownfield / Greenfield
CS53	Castle View	Common End	Distington	0.12	4	Brownfield.
S322	Rear Old School	Chapel St	Distington	0.16	5	Greenfield
S137		Chapel St	Distington	0.54	16	Greenfield site
S024		Barf's Road,	Distington	1.60	48	Greenfield/brownfield
S345	Egremont North Phase 2		Egremont	1.10	35	Brownfield
S317	Former allotments	Briscoe Mount	Egremont	0.30	9	Brownfield.
S193	St Thomas's Cross	Cringlethwaite	Egremont	2.13	64	Green and Brown
S206	Adj Toll Bar House		Egremont	0.46	14	Greenfield site
S211	Ashlea Road	Egremont Way	Egremont	0.87	26	Greenfield site
S214	Sandholes		Egremont	0.89	27	Greenfield site

Ref	Site	Street	Settlement	Area_ha	Capacity	Type
S037	Egremont North Phase 1	A5086, Egremont	Egremont	3.10	93	Greenfield.
CS54	Adj Daleview Gardens	Uldale View	Egremont	5.08	152	Greenfield.
CS70a	Land Close to Rheda North Park		Frizington	5.30	159	Greenfield
S029	Mid Town Farm	Main Street	Frizington	0.40	12	Greenfield site
CS22	Moor Farm	Moor Road	Millom	5.80	174	Greenfield
S089	Former Council Depot	Earl street	Millom,	0.18	5	Brownfield
CS57	Rear Clarack House	Scalegill Road	Moor Row	1.46	44	Brownfield.
CS64	Hollins Farm		Moor Row	0.10	3	Greenfield
CS89	Land Adjacent to Scalegill Hal		Moor Row	0.56	17	Greenfield
CS63	Rear Social Club	Scalegill Road	Moor Row	1.53	46	Greenfield
CS67	North Station Yard	Dalzell Street	Moor Row	2.46	74	Greenfield
CS66		Adj Scalegill Road	Moor Row	5.95	179	Greenfield
SR30		Walkmill Close	Moresby Parks	0.32	10	Greenfield
SR31		Dent Road	Moresby Parks	0.79	24	Greenfield
S323	Fern Cottage	Brewery Brow	Parton	0.19	6	Greenfield
SR06	Corletts Garage	Rowrah Road	Rowrah	0.25	8	Brownfield site
CS35	Rowrah Hall Garage		Rowrah	0.17	5	Brownfield.
SR24	Land at Chapel Row	Chapel Row	Rowrah	1.30	39	Brownfield/Greenfield
SR01		Pasture Road	Rowrah	0.20	6	Greenfield site
CS98	Land of Sandwith		Sandwith	0.83	25	Greenfield
CS19	Fairways Extension	The Fairways	Seascale	0.87	26	Green
S099	Swang Farm		Seascale	0.56	17	Greenfield site
SR05	Nook Meadow		The Hill	0.38	11	
CS79	Land to the South of Thornhill		Thornhill	7.71	231	Greenfield
S049		Marlborough Street	Whitehaven	0.10	10	Brown
S002	Car Park Quay Street East	Quay Street	Whitehaven	0.15	20	Brown
S306	YMCA/Steves Paints	Newtown	Whitehaven	0.27	8	Brown
S048	Car Park Quay Street West	Quay Street	Whitehaven	0.30	30	Brown

Ref	Site	Street	Settlement	Area_ha	Capacity	Type
S311	Garage Site	Rutland Ave	Whitehaven	0.82	25	Brown/Green
S244	Cumbria Electrical	Duke Street	Whitehaven	0.10	10	Brownfield
S309	Valley View Rd		Whitehaven	1.00	30	Brownfield
CS18	Former Rhodia Offices	Kells	Whitehaven	3.40	102	Brownfield
S060	Old Welfare Home	St Bees Road	Whitehaven	3.48	80	Brownfield
S246	Garage & Workshops	High Street	Whitehaven	0.40	35	Brownfield.
S282	Corkickle Goods Yard		Whitehaven	3.20	160	Brownfield.
S287	Woodhouse Road/St Bees Road	Woodhouse Road	Whitehaven	0.60	15	Brownfield/Greenfield.
CS13	North Row	Kells	Whitehaven	2.60	78	Greenfield
S006	St Mary's RC Primary School	High Road	Whitehaven	1.50	45	Greenfield
CS96	Harras Moor	Harras Dyke Farm	Whitehaven	0.57	17	Greenfield (reinstated open cast coal site)
SR02	Adj St Mary's School	Kells	Whitehaven	2.37	71	Greenfield site
S258		Harbour View	Whitehaven	0.60	15	Greenfield.
CS16	Standing Stones	The Highlands	Whitehaven	2.70	81	Greenfield.
S007	Adj The Mansion, Woodhouse	Woodhouse Road,	Whitehaven	3.60	108	Greenfield.
S059		North Row Kells	Whitehaven	0.40	10	One-off large
SR26	Land adj Kirkside Road	Adj Kirkside Road	Whitehaven	0.23	7	Part Greenfield Part Brownfield

Appendix 3 – Sites Under 0.1 Hectares

The following table shows the list of sites of less than 0.1 hectares that have been discounted from the SHLAA process due to their size.

Ref	Site	Street	Settlement	Area (ha)	Capacity	Density	Type
S165	Columba Club	Market Street	Cleator Moor	0.02	8	400	Brownfield.
S168	Adj Jobcentre	High St Cleator Moor	Cleator Moor	0.04	4	100	Brownfield.
CS07	Dentholme	Cragg Road	Cleator Moor	0.05	2	30	Brownfield.
S174	Conservative Club	High St Cleator Moor	Cleator Moor	0.01	1	30	Brownfield
S142	Old Hall	Main St	Distington	0.01	1	100	Brownfield site
S140		101 Main St	Distington	0.03	1	30	Brownfield
S200	Rear No 33	Main St	Egremont	0.03	1	30	Brownfield
S197		Wyndham Way	Egremont	0.05	2	30	Brownfield
S215	Masonic Hall	Bookwell	Egremont	0.09	3	30	Brownfield
S115	Council chambers	Main St Frizington	Frizington	0.02	1	30	Brownfield site
S114	Garage Site	Rear Council Chambers	Frizington	0.06	2	30	Brownfield site
S337	Adj Glendarvel	Main St	Frizington	0.06	2	30	Greenfield
CS76	Land off Parks Street	Parks Street	Frizington	0.08	2	30	Greenfield
S078	Adj St Georges Hall	Millom	Millom,	0.03	1	30	Brownfield.
S084	Former Works	Rear Lapstone Road	Millom,	0.03	1	30	Brownfield.
S083		1-3 Market Square	Millom,	0.05	2	30	Brown
S076	Former Highways Depot	Millom	Millom,	0.06	2	30	Brownfield
S255	Snooker Club	Roper Street	Whitehaven	0.05	14	280	Brownfield
S293	Warehouse	Mill Street	Whitehaven	0.05	5	100	Brown
S250	Methodist Church	Lowther Street	Whitehaven	0.07	20	286	Conversions/brownfield
SR27	Land at Woodhouse Road	Woodhouse Road	Whitehaven	0.08	2	30	Greenfield

Appendix 4 – Discounted Sites

A number of sites that were proposed to the Council have been discounted from the process.

This may be for a number of reasons including:

- Flood risk
- Poor or no access
- The site is in the open countryside and not related to a settlement (i.e. is not in a sustainable location)
- The site is in beneficial use (e.g. open space/employment) or is allocated for another use (e.g. town centre regeneration site*)
- Landscape impact

The following table lists all those sites that have been discounted together with the reason(s) for doing so.

* It should be noted that some residential development may be delivered within a town centre regeneration development, but it is not appropriate to consider such sites solely for housing. Therefore they have been discounted from the SHLAA process

Ref	Site	Street	Settlement	Area (ha)	Reason
CS28	Field 5264	Waterloo Terrace	Arlecdon	0.35	Outside settlement boundary and possible contamination.
SR34	Arlecdon Parks Road	Arlecdon Parks Road	Arlecdon	1.11	Outside settlement boundary and poorly related to settlement
SR36	Beckermat	Beckermat	Beckermat	1.59	Flood Risk - one third of site in Zone 3a. Potential access issues
CS25	Western Extension	Jubilee Gardens	Bigrigg	2.48	Outside settlement boundary and would drastically alter settlement pattern.
CS87	Land opposite St Johns Church		Bigrigg	3.78	Outside settlement boundary and poorly related to settlement - open countryside.
CS88	Land Adjacent to Shaw Farm		Bigrigg	0.67	Outside settlement boundary and poorly related to settlement - open countryside.
CS80	Land at Croft Terrace	Croft Terrace	Cleator	0.14	Substandard access which would require land outwith the submitted site to improve.
S032		Hilden Road	Cleator	0.6	Poor access and flood risk - Zone 3a. Backland site
S033		Main Street	Cleator	0.3	Poor access and backland site. Currently used for recycling facilities/off street parking.
SR15	Cleator		Cleator	8.05	Flood risk - part of the site in Zones 3a/3b. Scale of site would have significant landscape impact.
CS77	Former Kangol Factory	Cleator Mills	Cleator	2.52	Flood Risk
S031		Kangol	Cleator	3.80	Employment allocation
S316	Ehen Bank	Palmers Court	Cleator	0.10	No suitable access
S341	Adj Ennerdale Hotel	Main Street	Cleator	0.70	Only Local Plan site because Inspector put it in
CS05	Parkside	Parkside Road	Cleator Moor	0.14	Outside settlement boundary. In area of Parkside landfill.
CS31	North Millhill Farm	Whinney Hill	Cleator Moor	5.7	Outside settlement boundary and unrelated to settlement. Flood risk - part Zone 3b.
CS69	Land Close to Existing Factory	Birks Road	Cleator Moor	0.17	Outside settlement boundary and unrelated to settlement. Trees with TPO. Visibility issues.
CS74	Land at Aldry Place		Cleator Moor	14.5	No suitable access to a public highway.
CS81	Land off Trunpet Road	Trumpet road	Cleator Moor	4.01	Outside settlement boundary. The site is a Tourism Opportunity Site. It would have high visual impact.
S190	Rear Crossings Close	Rear Crossings Close	Cleator Moor	0.91	Poor access. Potential sewer capacity issue. Flood risk - part Zone 2/3.
S191	Bowthorn Road	POS Bowthorn Rd	Cleator Moor	0.17	Flood risk.

Ref	Site	Street	Settlement	Area (ha)	Reason
S192	Railway land	Bowthorn Road	Cleator Moor	0.97	Flood risk - Zone 3b.
S312	Adj 20 Threaplands	Threaplands	Cleator Moor	0.1	Open space by planning condition.
S328	Leconfield Extension	Leconfield St	Cleator Moor	6.2	Employment land. Access only achievable through industrial estate and across cycle path. Flood risk - part Zone 3b.
SR04	Ennerdale View	Birks Road	Cleator Moor	3.1	In existing use garden nursery. Outside settlement boundary. Possible access problems.
SR08B	Frizington Road East		Cleator Moor	3.1	Outside settlement boundary and not well related to existing built form. It would have high visual impact.
S315	Allotments	James St	Cleator Moor	0.18	4 separate owners
SR13A	Whinney Hill North	Whitehaven Rd	Cleator Moor	0.30	Access. Part within TOS
SR13B	Whinney Hill South	Whitehaven Rd	Cleator Moor	0.17	Access. Part within TOS
CS91	Adjacent to Couderton Village		Coulderton	3.61	Highway capacity issues. Site in open countryside and too large.
CS100	Land at Howgate		Distington	1.16	Open countryside
CS101	Land at Howgate		Distington	2.1	Open countryside
S138	Car Park British Legion	Distington	Distington	0.23	Existing use - car park. Possible access problems.
CS33	Beck Brow Farm	Haile	Egremont	2.03	Outside settlement boundary. Scale of site - may exceed WwTW capacity, would have significant visual impact, disproportionate to size of Haile.
CS58	Adj Sandholes	Grove Road	Egremont	7.14	Poor access. May be sewer capacity issues.
S203	High Mill		Egremont	0.53	Flood risk - Zone 3a/part 3b.
S318	Council Depot	Chapel St	Egremont	0.26	Employment Opportunity Site. Flood Zone 2.
S319		Beck Green	Egremont	0.15	Beneficial use - amenity. Flood risk - Zone 2/3.
SR16	Land at Howbank Farm	Howbank	Egremont	1.72	Outside settlement boundary and poorly related to the built form. Access issues.
SR21	Land at Howbank Farm	Howbank	Egremont	3.85	Flood Risk - Zone 3b. Outside settlement boundary and poorly related to the built form. Access issues.
SR22	Wyndham Terrace	Wyndam Terrace	Egremont	0.15	Flood risk - Zones 2/3a. Currently allotments.
S038	Bridge End	Bridge End,	Egremont	0.40	Allotments - beneficial use. Access problems.

Ref	Site	Street	Settlement	Area (ha)	Reason
S199	Chapel Street Car Park	Chapel street	Egremont	0.39	Employment Opportunity Site
SR17	Land at Howbank Farm	Howbank	Egremont	6.08	At best would be 6-15
CS39	South Park	Rheda	Frizington	10.98	Outside settlement boundary, isolated. Scale of site to great.
CS59	Workshop Site/Industrial Estate	Frizington Rd	Frizington	0.92	Loss of employment land.
S028	Allotment Site	Frizington Road,	Frizington	0.4	Site in beneficial use - allotments.
S346	Lingla Bank		Frizington	1.3	Completed development.
S124	Chapel Autos	Main St	Frizington	0.02	Completed development.
S127	Adj. 129 Main Street	Main St	Frizington	0.01	Completed development.
CS70	Land Close to Rheda Home Farm		Frizington	6.61	Unlikely to go behind Rheda. No Access.
CS50	Adj Cricket Club		Haverigg	2.69	Poor current access. Flood risk - Zone 3a. Outside of settlement boundary.
S333	Allotments	Willowside	Haverigg	0.96	Unlikely a suitable access can be achieved. Flood risk - Zone 3a.
S327	Former Allocation	Galemire	Keekle/Galemire	3.76	Outside settlement boundary.
CS75	Field No 2271	Low Moresby	Low Moresby	1.59	Access - potential gradient and visibility issues to overcome. Low Moresby not a Local Centre.
CS82	Land at Low Moresby		Low Moresby	1.04	No suitable access to a public highway. Backland site. Low Moresby not a Local Centre.
CS83	Land at Low Moresby		Low Moresby	0.25	Poor access. Low Moresby not a Local Centre.
CS84	Land at Low Moresby		Low Moresby	0.3	Poor access. Low Moresby not a Local Centre.
S022	Allotment Area	Solway Road,	Lowca	0.3	Site in beneficial use - private gardens. Ownership issues.
CS51	Adj Boundary Lane	Mainsgate Road	Millom	3.23	Loss of employment land. Flood risk - Zone 3a (tidal). Part of site outside settlement boundary. No clear suitable access.
S047	Adj Mainsgate Road Factory		Millom	2.2	Loss of employment land. Flood risk - Zone 3a (tidal).
S069	Foundry Road Garage	King Street	Millom	0.77	Employment land.
S320	Back Bay View	Pannatt Hill	Millom	0.35	Poor access. Amenity green space.
S321	Adj Stella Terra	Holborn Hill	Millom	0.38	Poor access.

Ref	Site	Street	Settlement	Area (ha)	Reason
S332	Adj Marsh House	Devonshire Rd	Millom	0.29	Ecology.
SR23	Crook Field	Devonshire Road	Millom	1.3	Flood risk - Zone 3a
S044		Millom Road	Millom	0.30	Flood Zone 3a. Allotments
S351	Former Ironworks	Devonshire Road	Millom	2.00	SSSI. Local Nature Reserve.
S086		Queen Street	Millom,	0.04	Completed development.
CS61	Scalegill Hall		Moor Row	1.52	Outside settlement boundary. Employment land allocation (Westlakes Science & Technology Park). Impact on Listed building.
CS85	Land Adjacent to Scalegill		Moor Row	9.78	Outside settlement boundary. Employment land allocation (Westlakes Science & Technology Park). Impact on Listed building.
CS86	Land Adjacent Moor Row and Wes		Moor Row	0.66	Outside settlement boundary - open countryside.
CS90	Land on Corner of A595 at Moor		Moor Row	2.2	Outside settlement boundary - open countryside.
CS93	Land at Moor Row		Moor Row	1.65	No suitable access to public highway. Outside settlement boundary. High visual/landscape impact.
CS65	Allotments	Rear Penzance St	Moor Row	3.90	Part of site is protected green space. Allotments. Access problems.
CS47	Round Close Farm		Moresby Parks	9.8	Poor access. Scale of site would have significant impacts.
CS62	Former Opencast Access	Scilly Banks	Moresby Parks	2.1	Outside settlement boundary - open countryside.
SR35	Woodend	Woodend	Nr Egremont	0.11	Outside settlement boundary - open countryside.
S324	Playground	Brewery Brow	Parton	0.59	Poor access. Would result in loss of community facility.
S350	Whites Row		Parton	0.40	Flood Zone 3a - if included should be 6-15
S041		Cross Lanes,	Seascale	0.7	Loss of employment land.
S103	Car Park	The Banks	Seascale	0.21	Existing use - car park for golf course.
S042		Rueberry Drive	Seascale	0.20	If not will be 6-15
S102		Black How	Seascale	0.40	Access issues
S108		Rear Wansfell Hotel	Seascale	0.31	Access issues
CS11		Nethertown Rd	St Bees	3.87	Poor access and outside settlement boundary.

Ref	Site	Street	Settlement	Area (ha)	Reason
S229B	Abbey Road		St Bees	0.35	Easement and landscape area for roadside approval on S229.
S230	Seacote Car Park		St Bees	0.37	Existing use - car park. Visual impact.
S325	Stonehouse Farm	Main St	St Bees	0.17	Poor access. Backland site. Impact on neighbouring properties.
S336	Rear Albert Hotel	Lonsdale Terrace	St Bees	0.2	Poor access. Backland site. Impact on Listed building.
S227	Rear Manx Horizon		St Bees	0.35	Access. Backland site
CS99	Thornhill	37 Thorntree Drive	Thornhill	0.16	No suitable access. Backland site.
CS94	Harras Moor	Harras Dyke Farm	Whitehaven	0.19	Outside settlement boundary. Access.
CS97	Harras Moor	Harras Dyke Farm	Whitehaven	0.15	Outside settlement boundary. Access.
CS49	Brisco Bank Farm		Whitehaven	12.26	Topography and scale of site. Significant impact.
CS10	Moresby Parks Rd	Hensingham	Whitehaven	0.58	Existing business on site. Remote from residential areas.
CS12	New Monkway	Hensingham	Whitehaven	9.25	Outside settlement boundary and scale of site.
CS20	Laural Bank	The Highlands	Whitehaven	1.6	Protected Open Space.
CS40	Adj Bay Vista	Victoria Road	Whitehaven	0.28	Impact on TPO and landscape. Poor visibility for access.
CS44	Play Area	Bay Vista Estate	Whitehaven	0.12	Site in beneficial use - open space.
CS45	Alder Close	Rannerdale Drive	Whitehaven	0.09	Poor access.
CS46	Rosemary Close	Bay Vista Estate	Whitehaven	0.21	Loss of open space.
CS60	Industrial Estate	Sneckyeat Rd	Whitehaven	1.31	Loss of employment land.
S008	Greenbank P and M Club	Greenbank Avenue	Whitehaven	0.4	Site in beneficial use.
S009	Homewood Road		Whitehaven	3.85	Former landfill site.
S013	Parton	Parton Brow	Whitehaven	4.5	Scale of site, ground conditions, topography. Part of site in Flood Zone 3a. Possible access problems.
S054	BT Depot	Cart Road	Whitehaven	0.96	Employment land and risk of sewer flooding.
S056	Telephone Exchange	Catherine Street	Whitehaven	0.19	Site in beneficial use.
S064	Woodhouse	Wastwater Road	Whitehaven	1.5	Permission granted and under construction.

Appendix 5 – SHLAA Settlement Maps

The maps on the following pages illustrate the SHLAA sites as they are located in the various towns and villages in the borough. Only those settlements containing deliverable or developable SHLAA sites have been included.

The sites have been colour coded to indicate when they are likely to come forward. The timescales are:



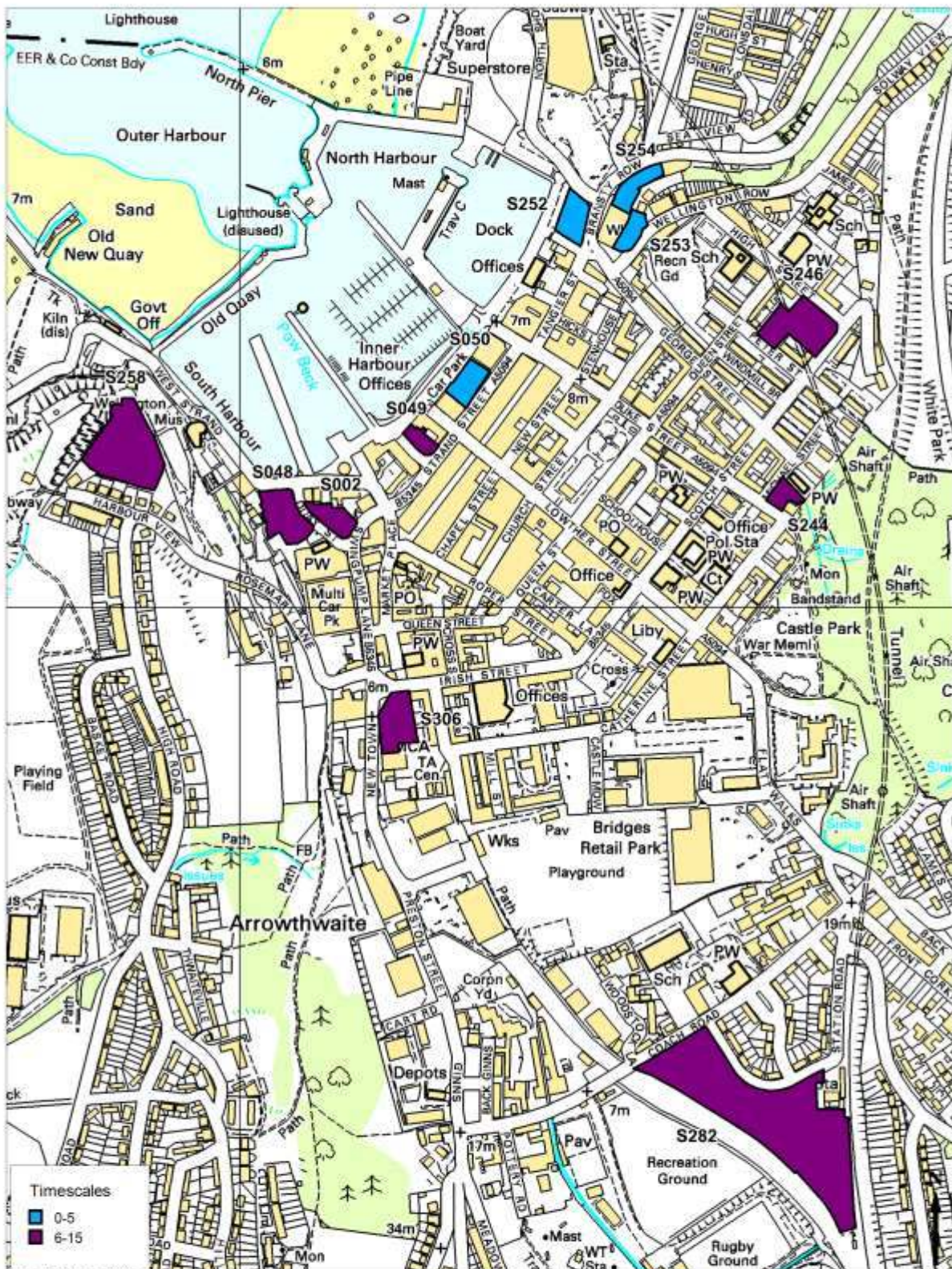
Deliverable (0-5 Years after adoption of the Core Strategy)



Developable (6-15 Years after adoption of the Core Strategy)

Maps showing the discounted sites have not been included in this report but are available to view on the Council's website www.copeland.gov.uk or on request by calling 0845 054 8600

Whitehaven – Town Centre Area

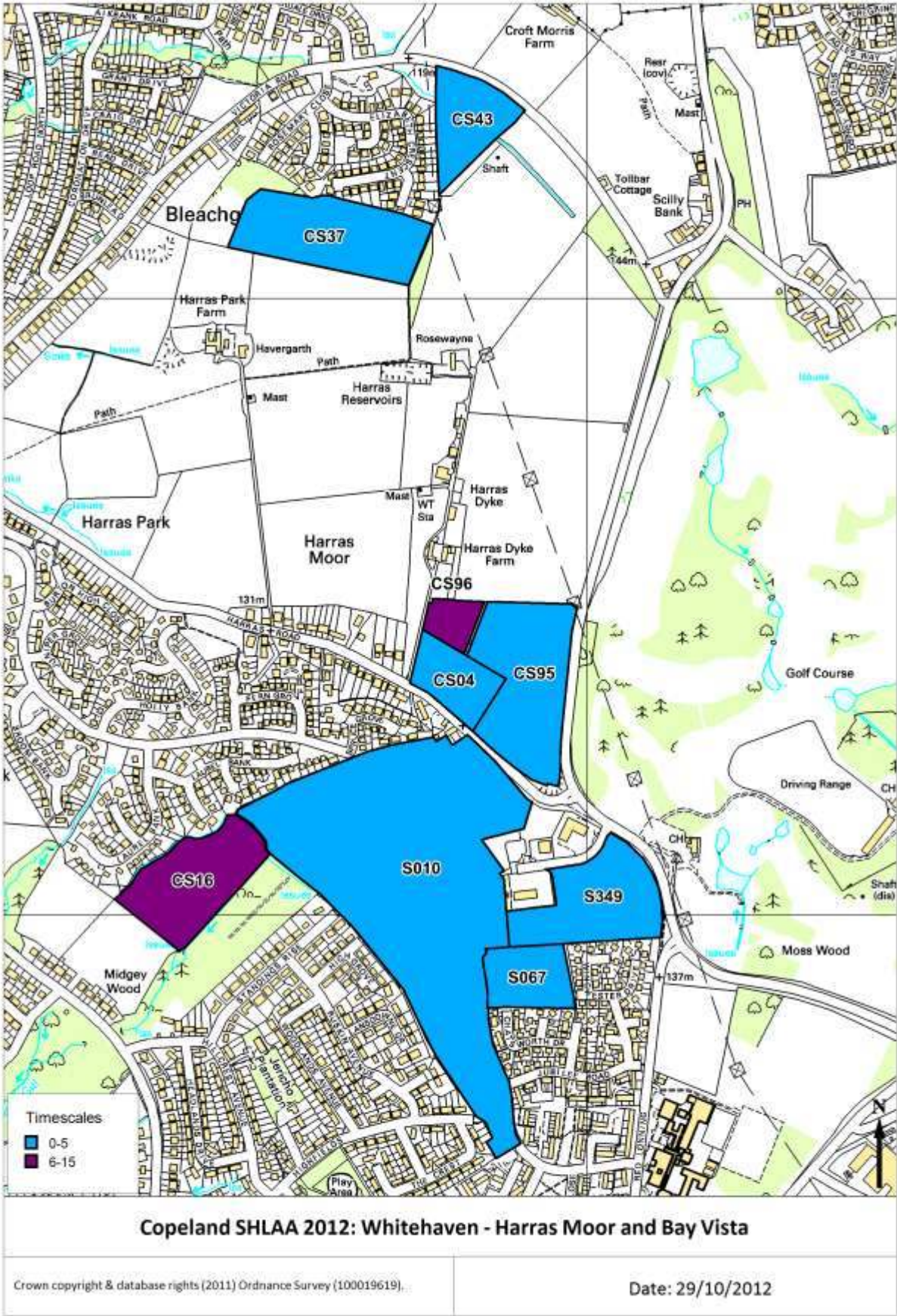


Copeland SHLAA 2012: Whitehaven - Town Centre Area

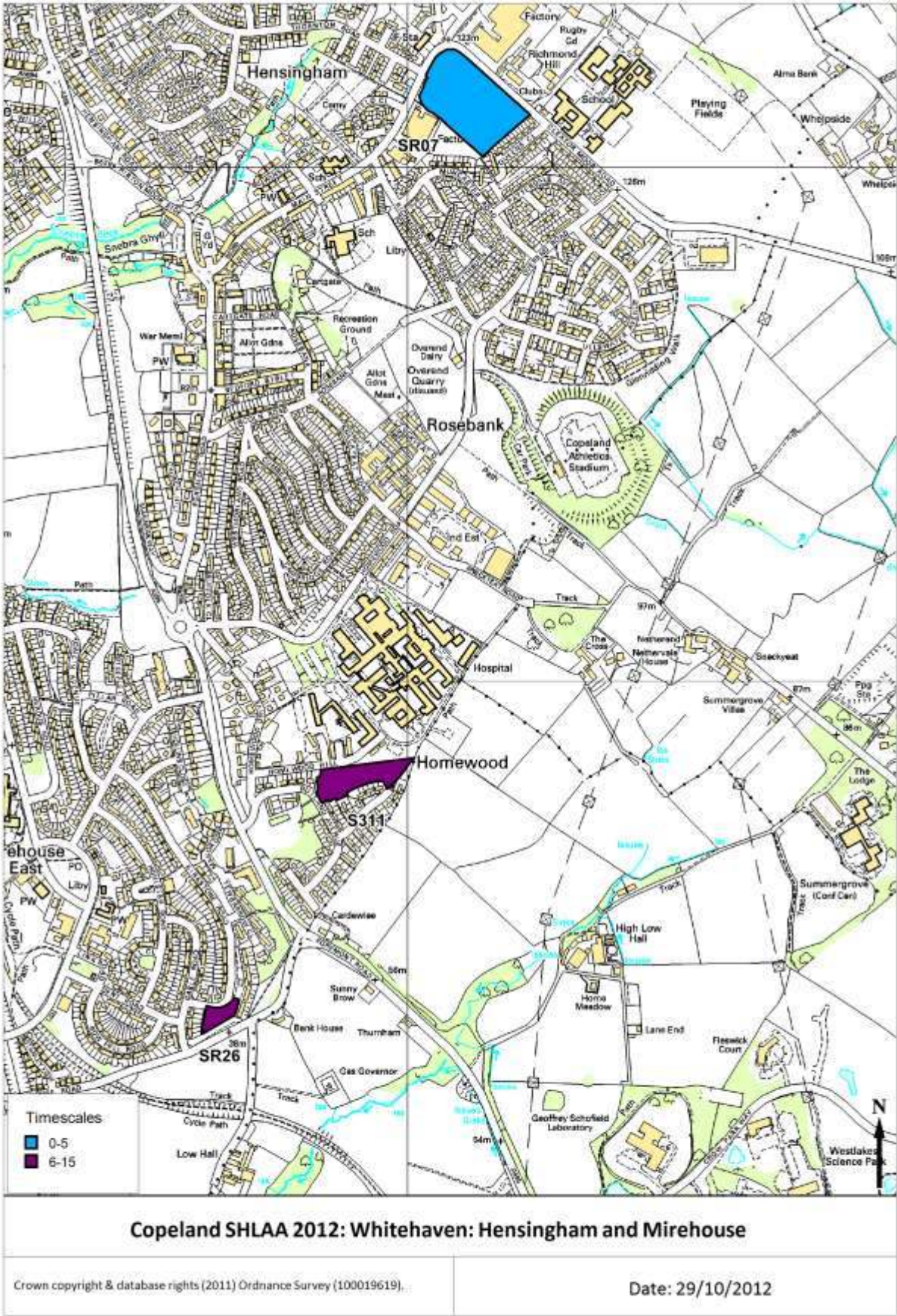
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Date: 29/10/2012

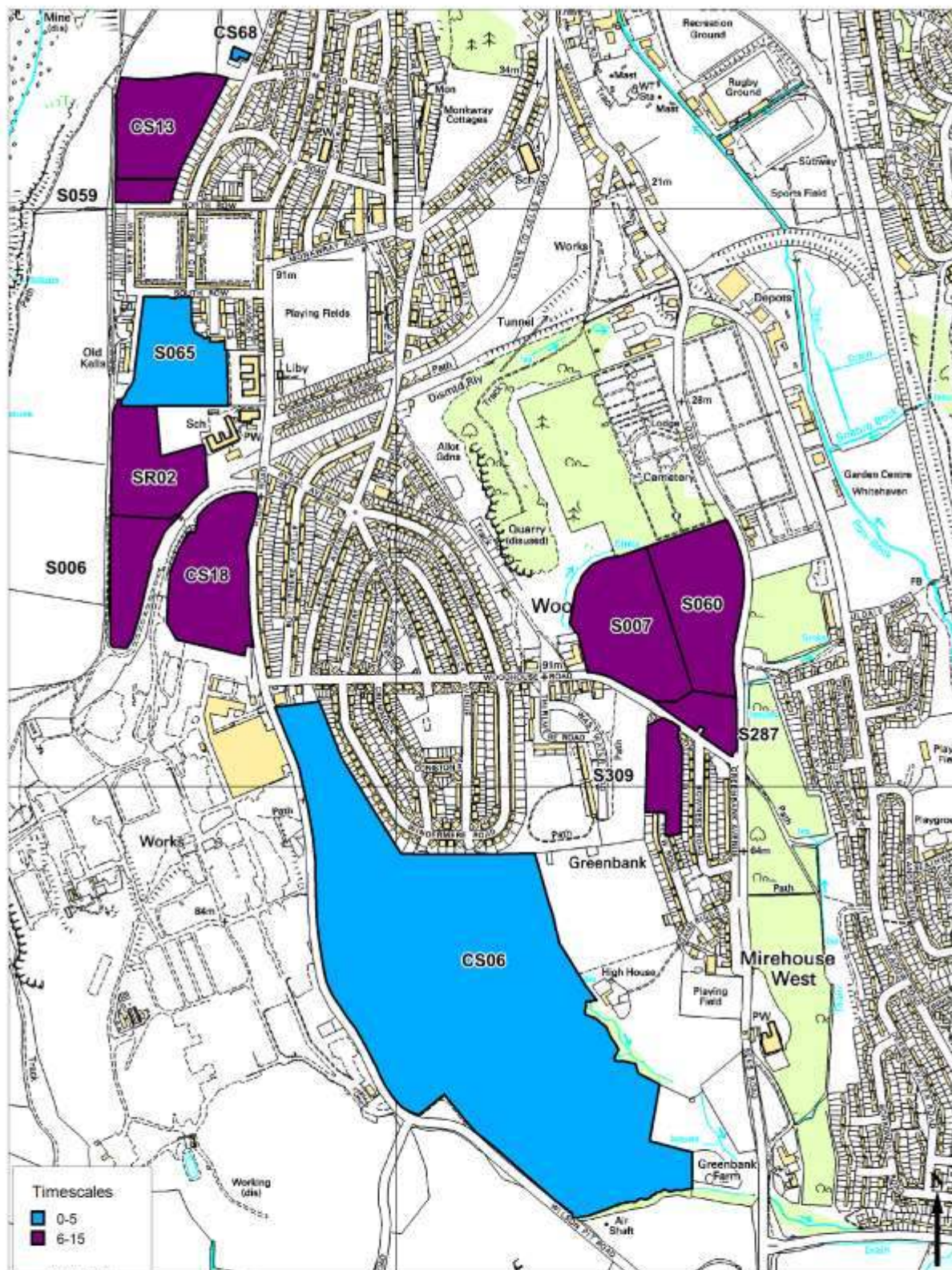
Whitehaven – Harras Moor and Bay Vista



Whitehaven – Hensingham and Mirehouse



Whitehaven – Kells and Woodhouse

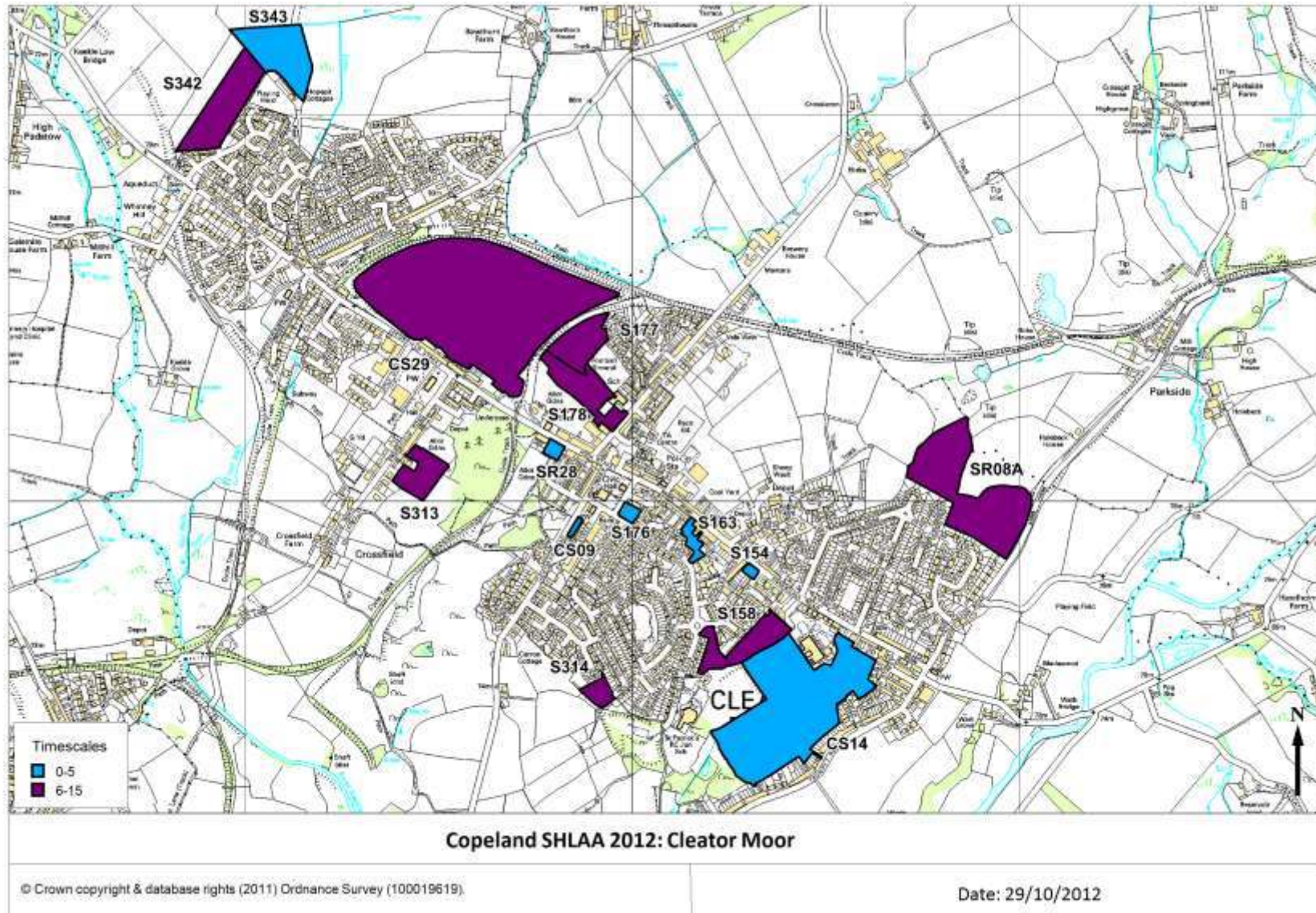


Copeland SHLAA 2012: Whitehaven - Kells and Woodhouse

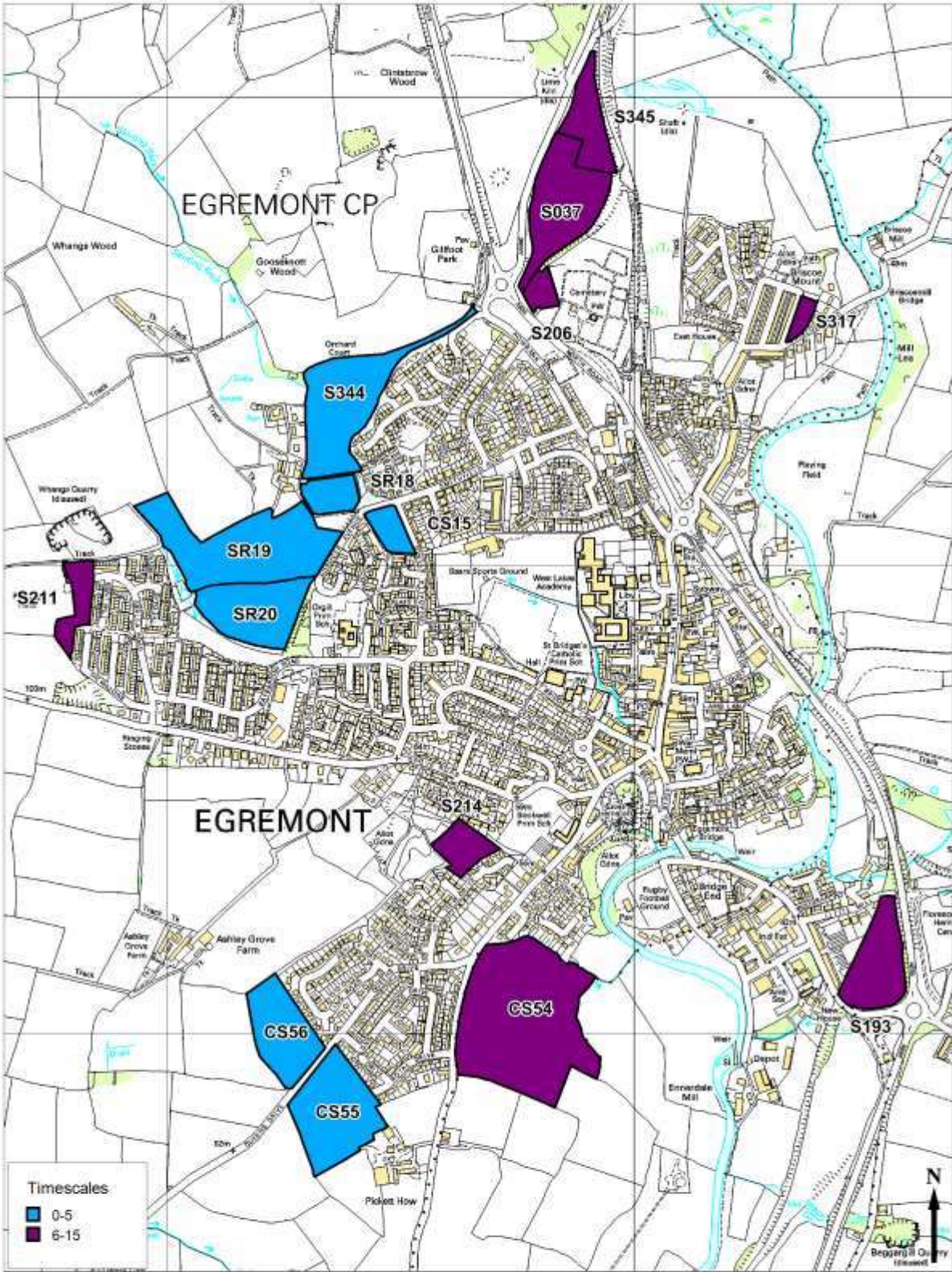
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Date: 29/10/2012

Cleator Moor



Egremont

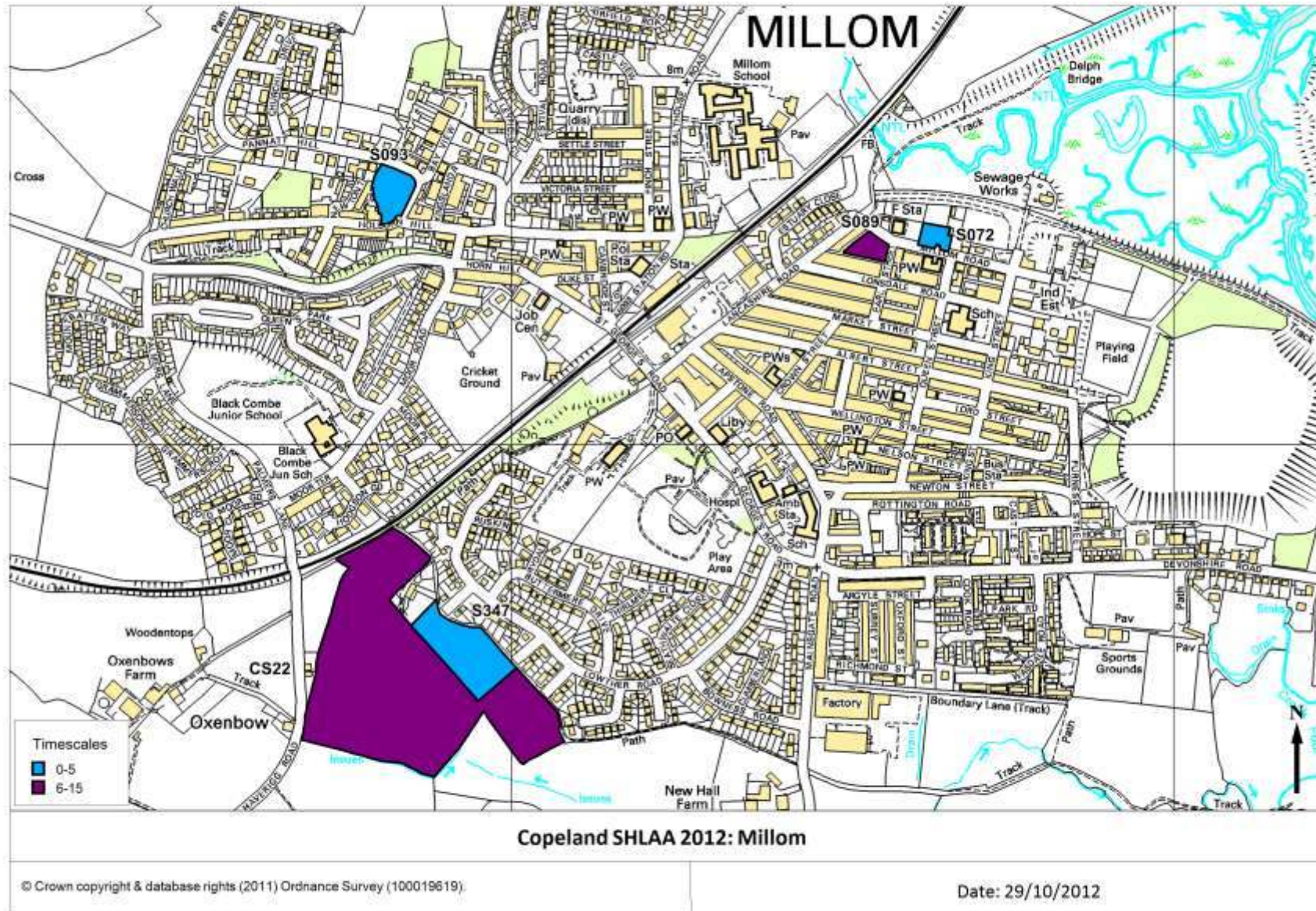


Copeland SHLAA 2012: Egremont

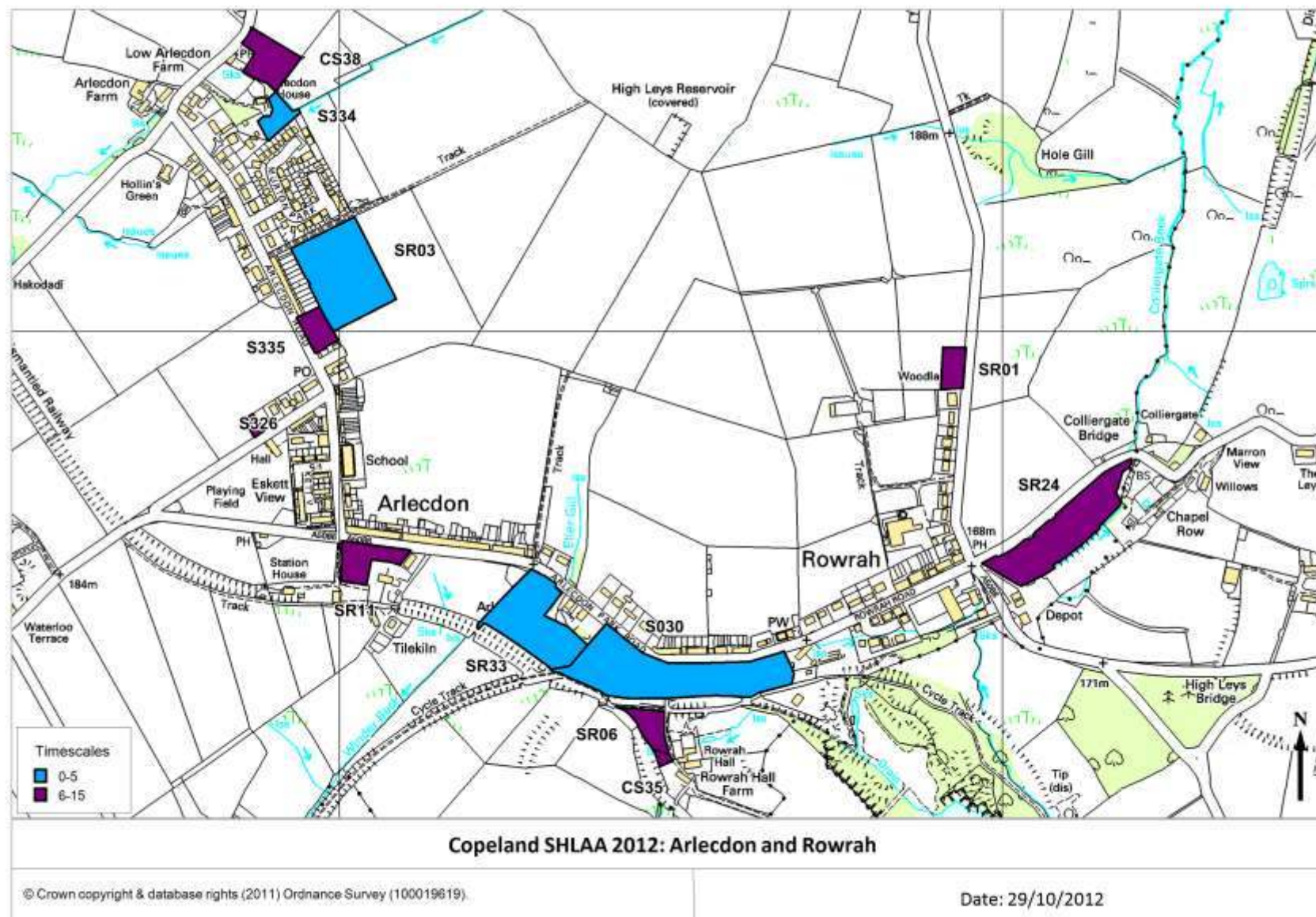
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Date: 29/10/2012

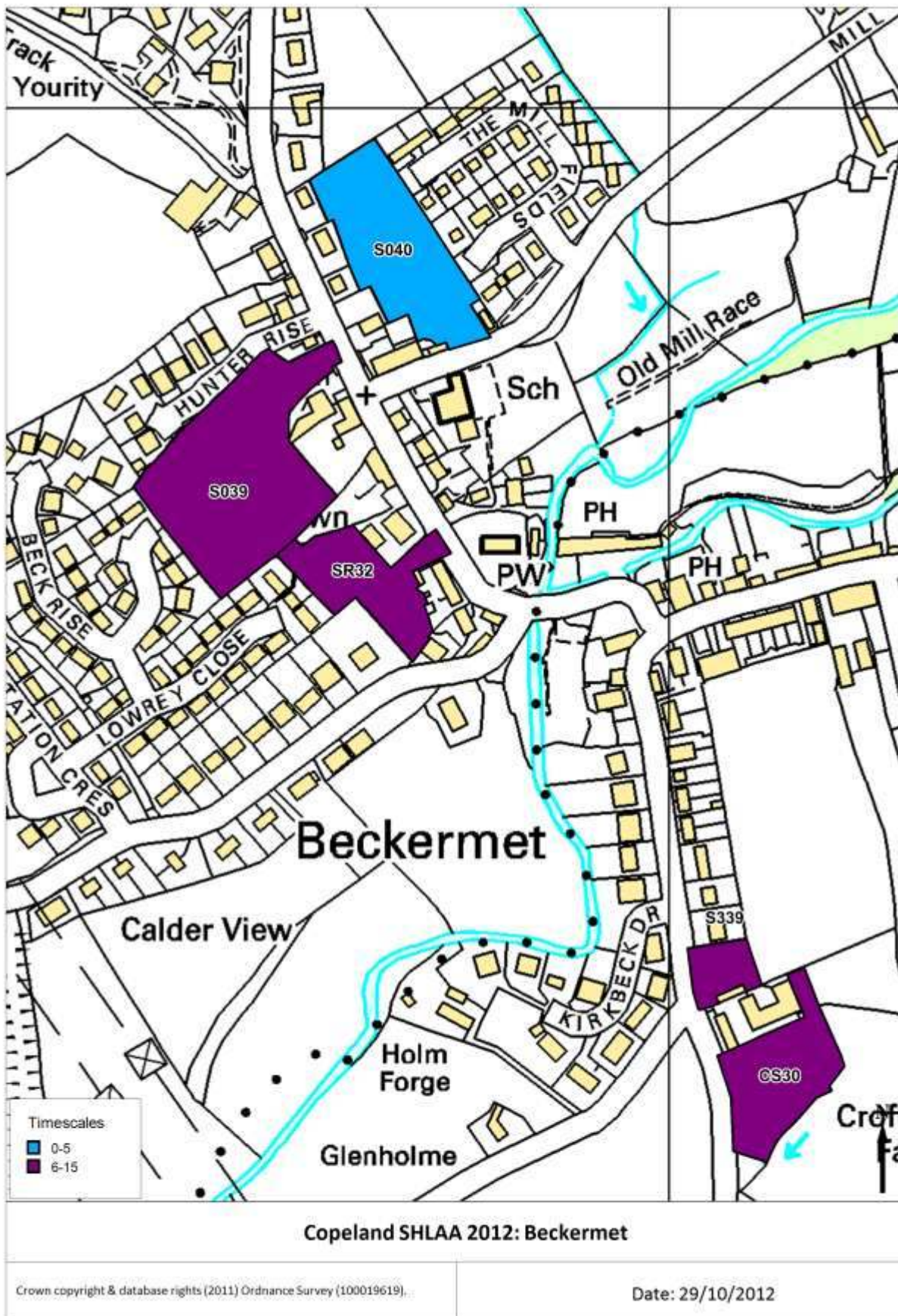
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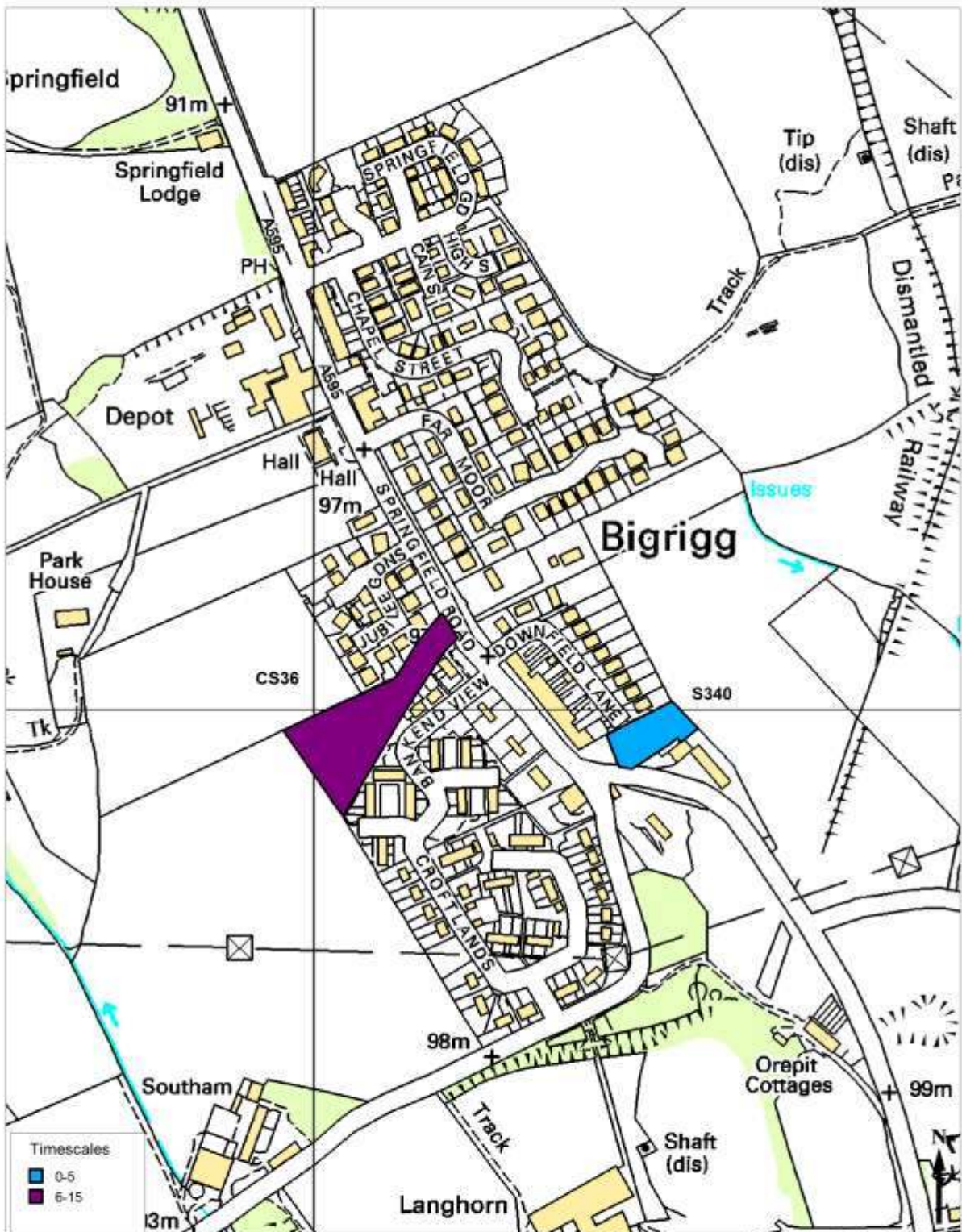
Arlecdon and Rowrah



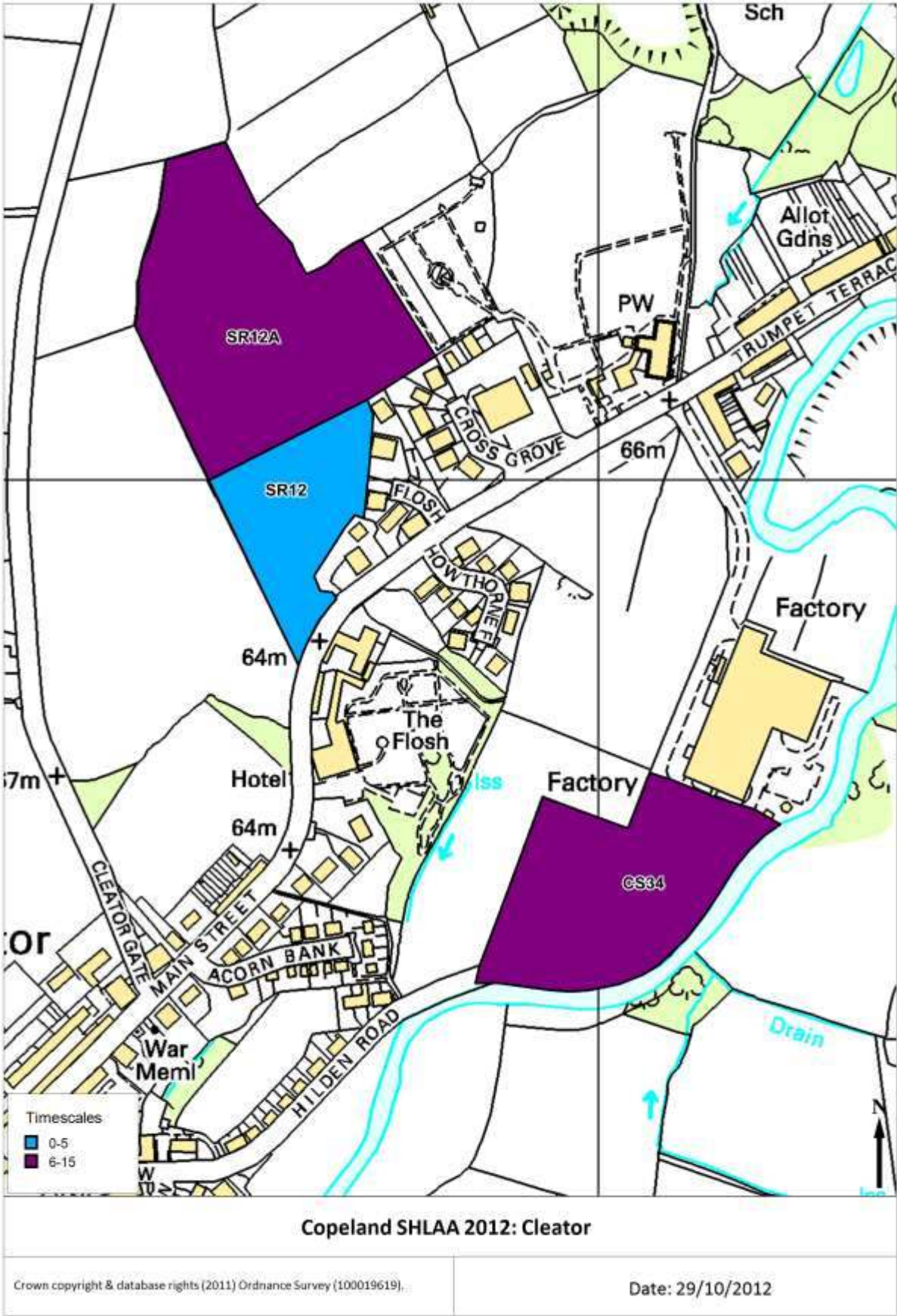
Beckermat



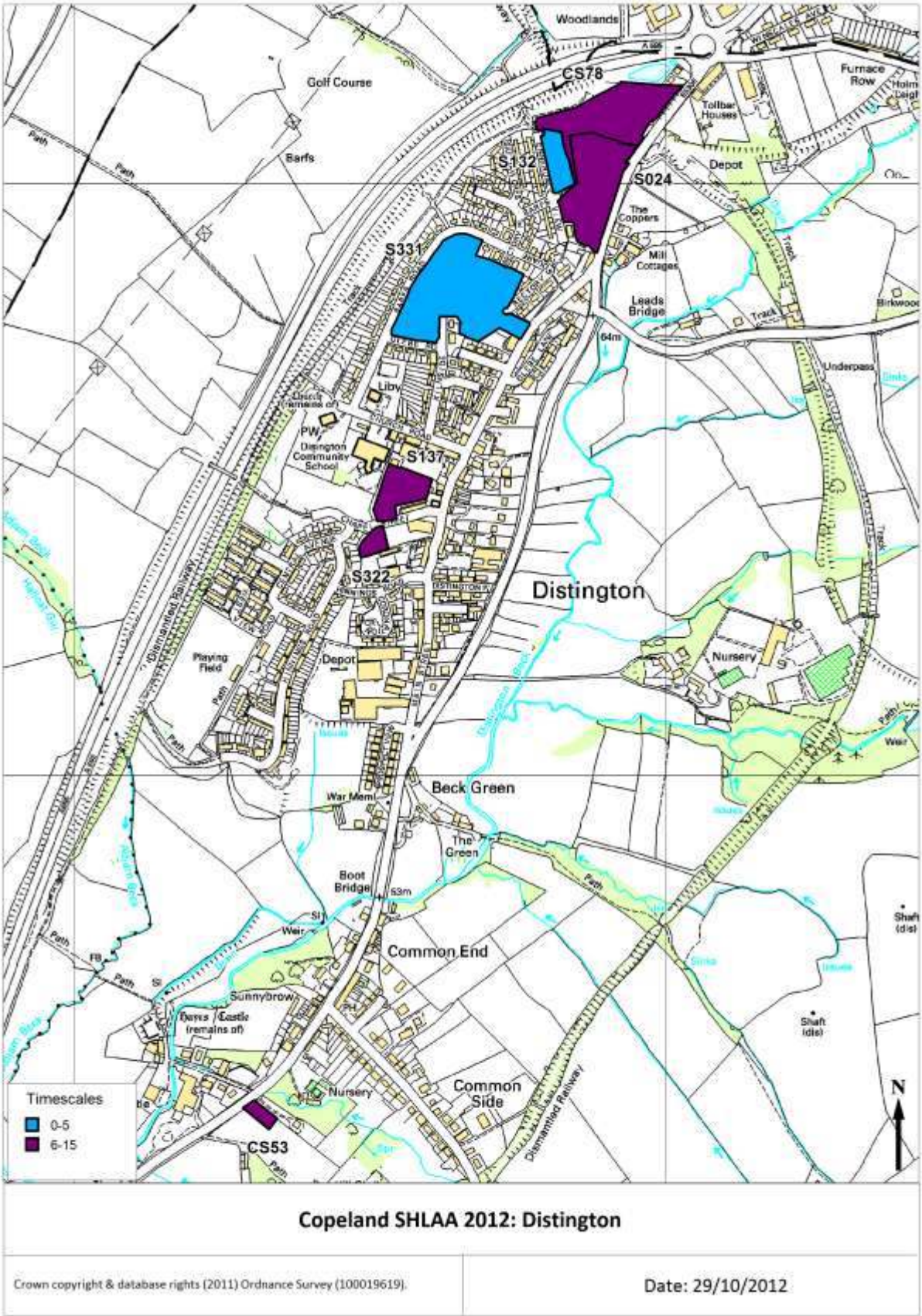
Bigrigg



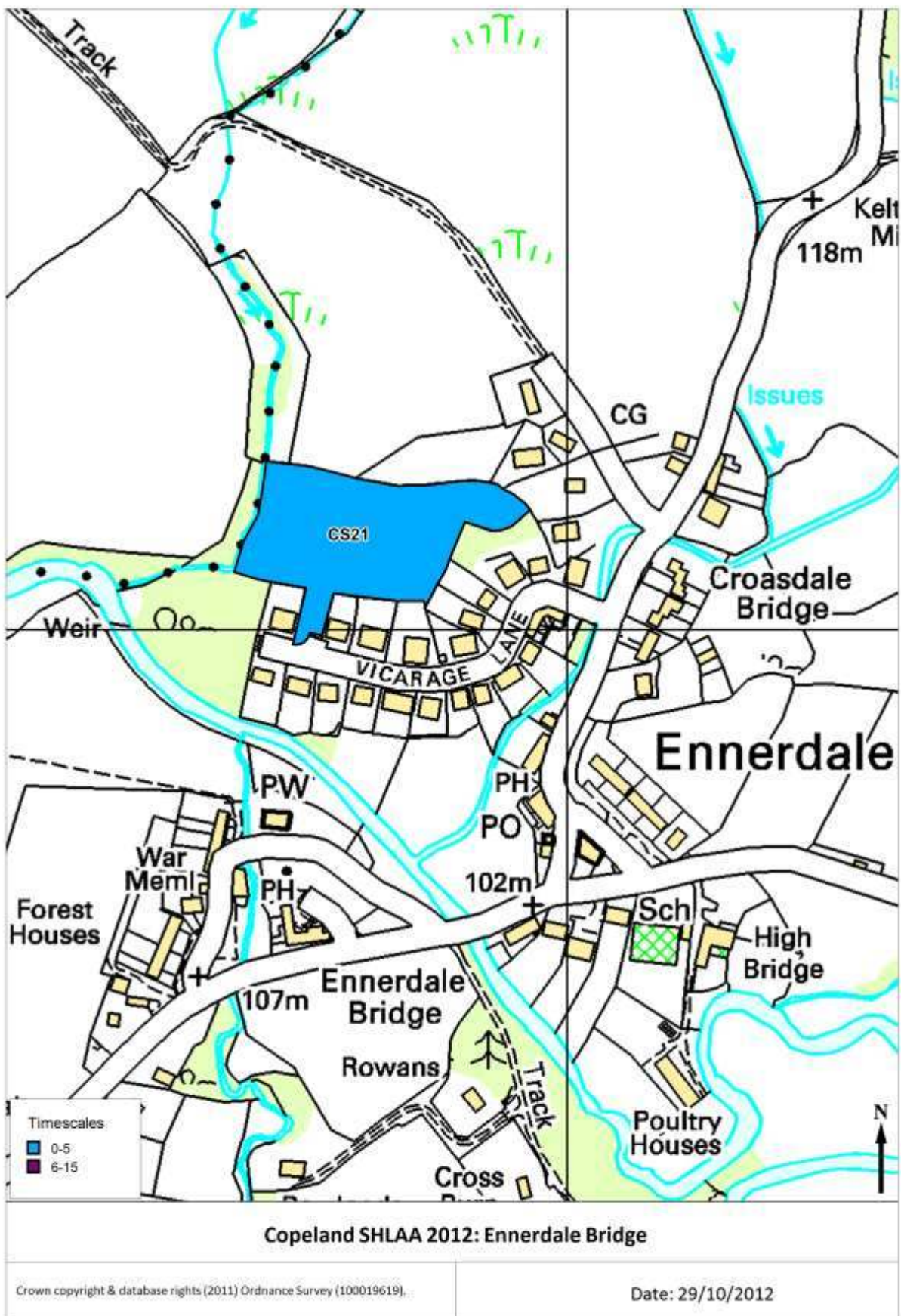
Cleator



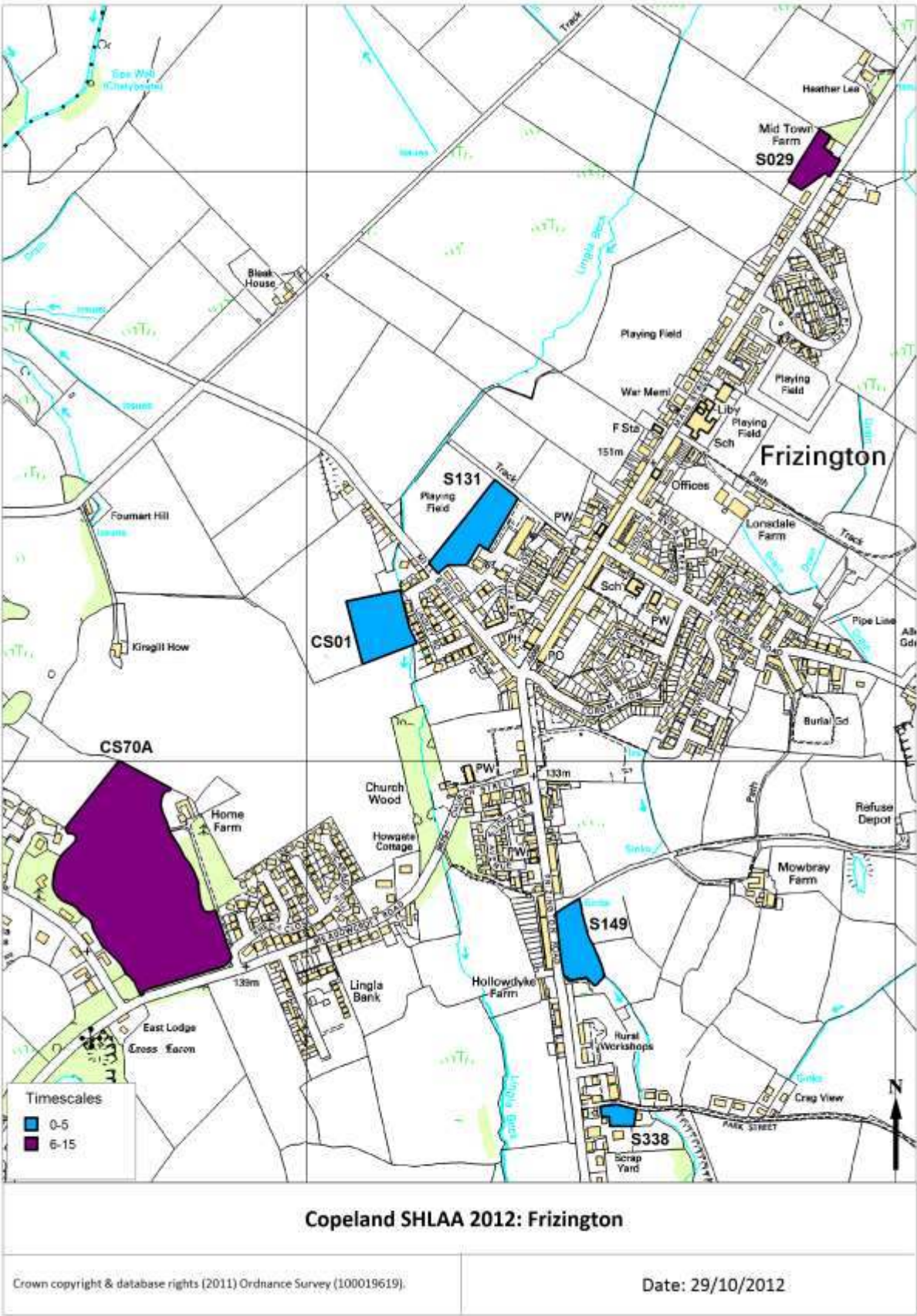
Distington



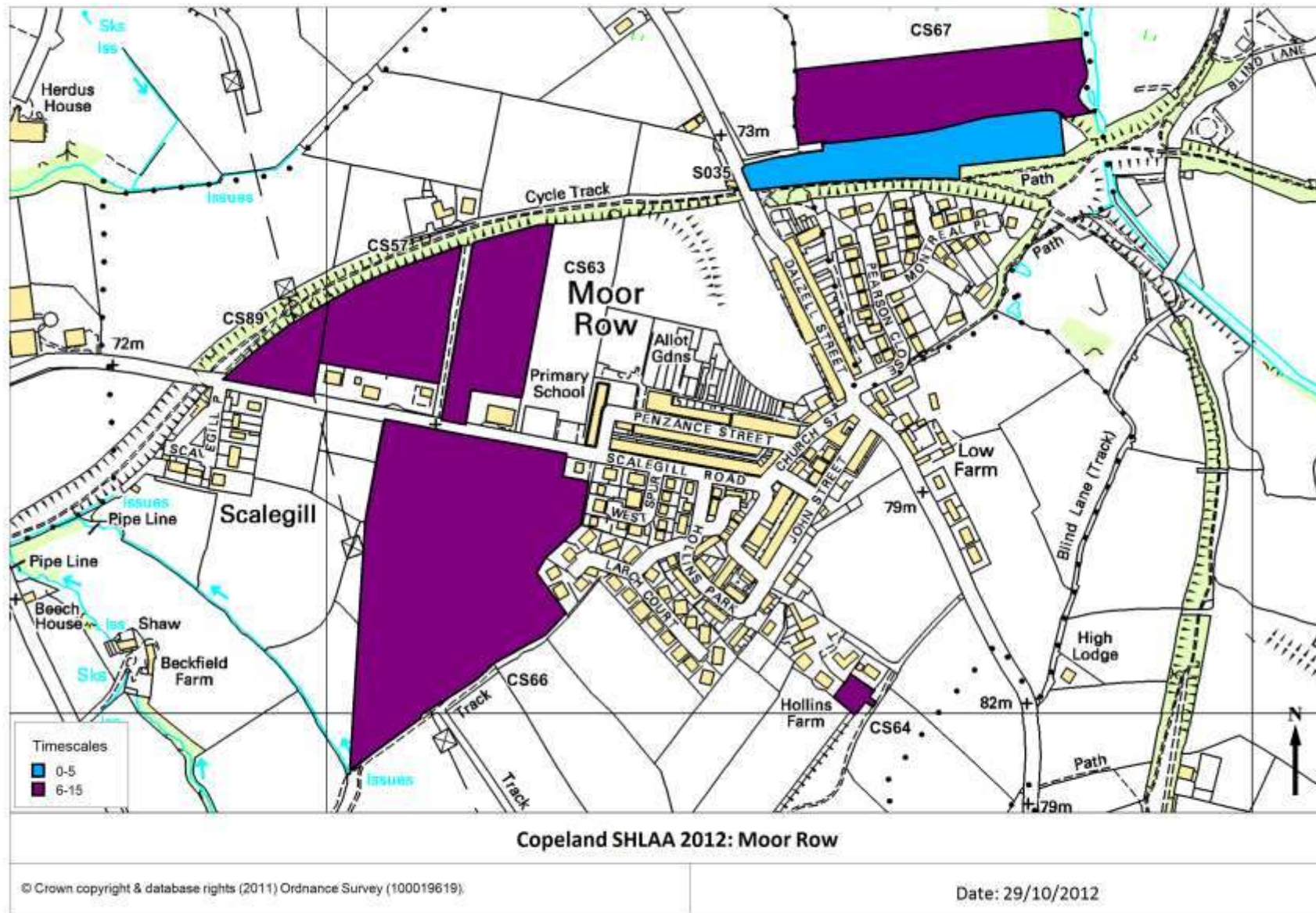
Ennerdale Bridge



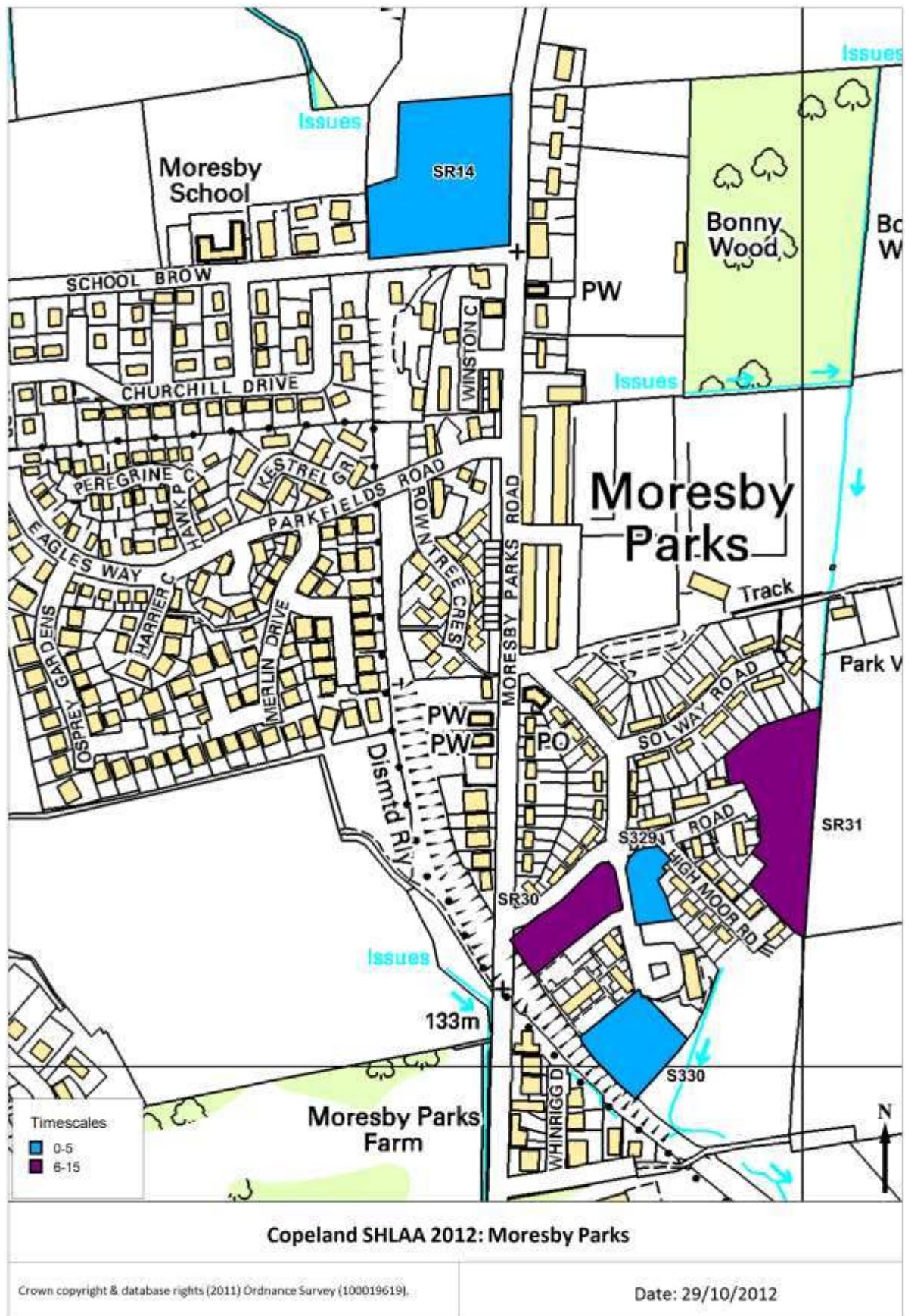
Frizington



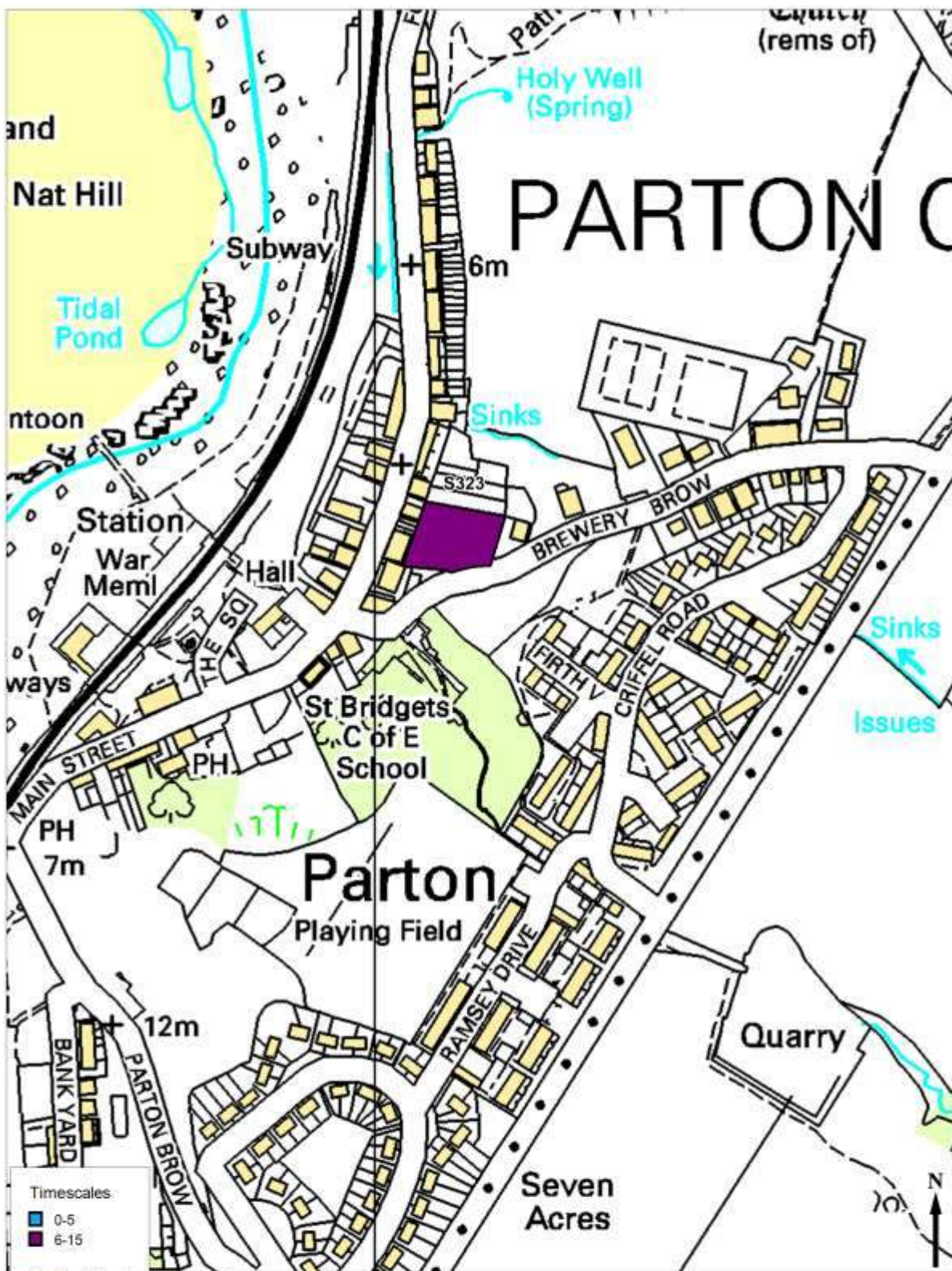
Moor Row



Moresby Parks



Parton

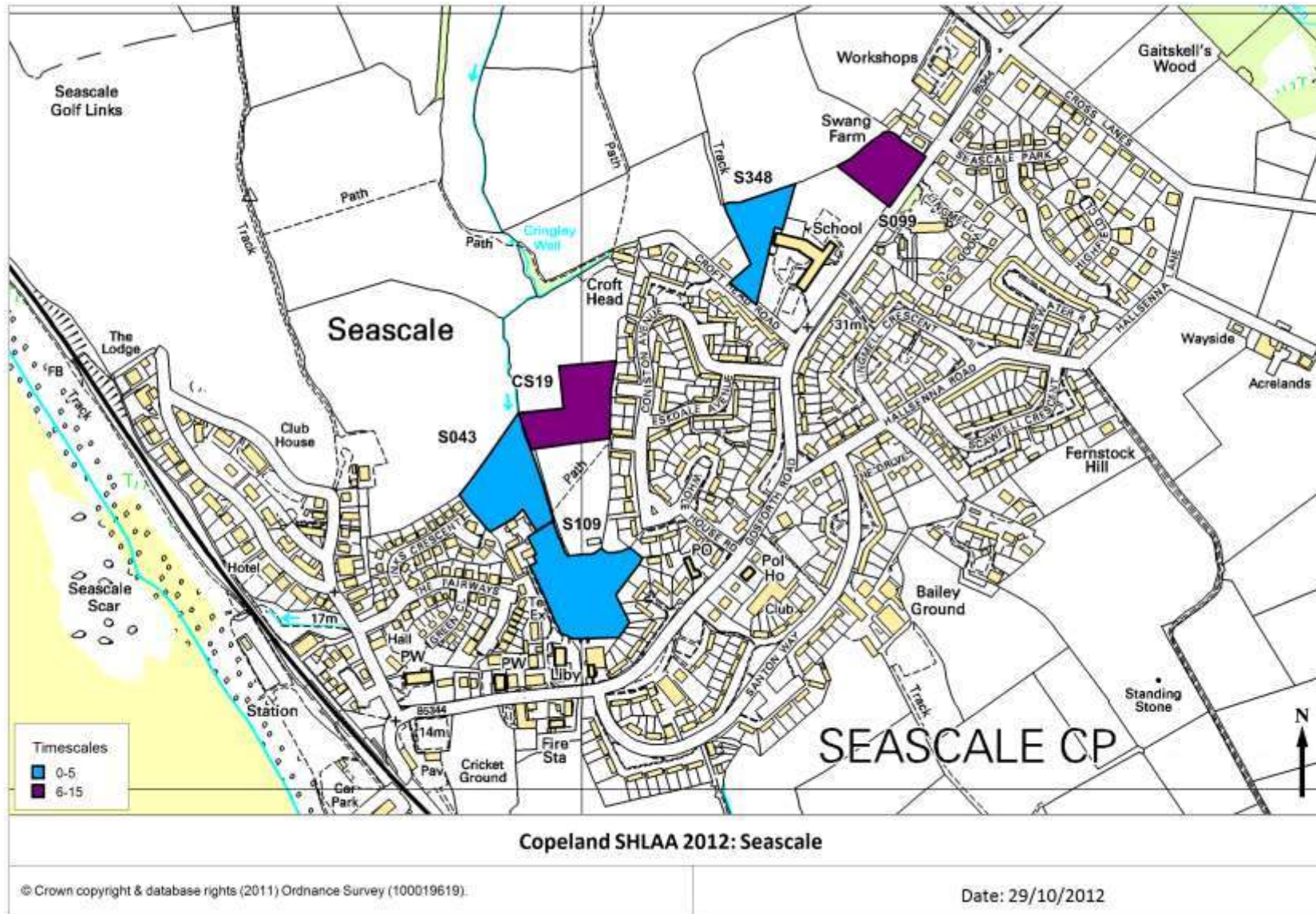


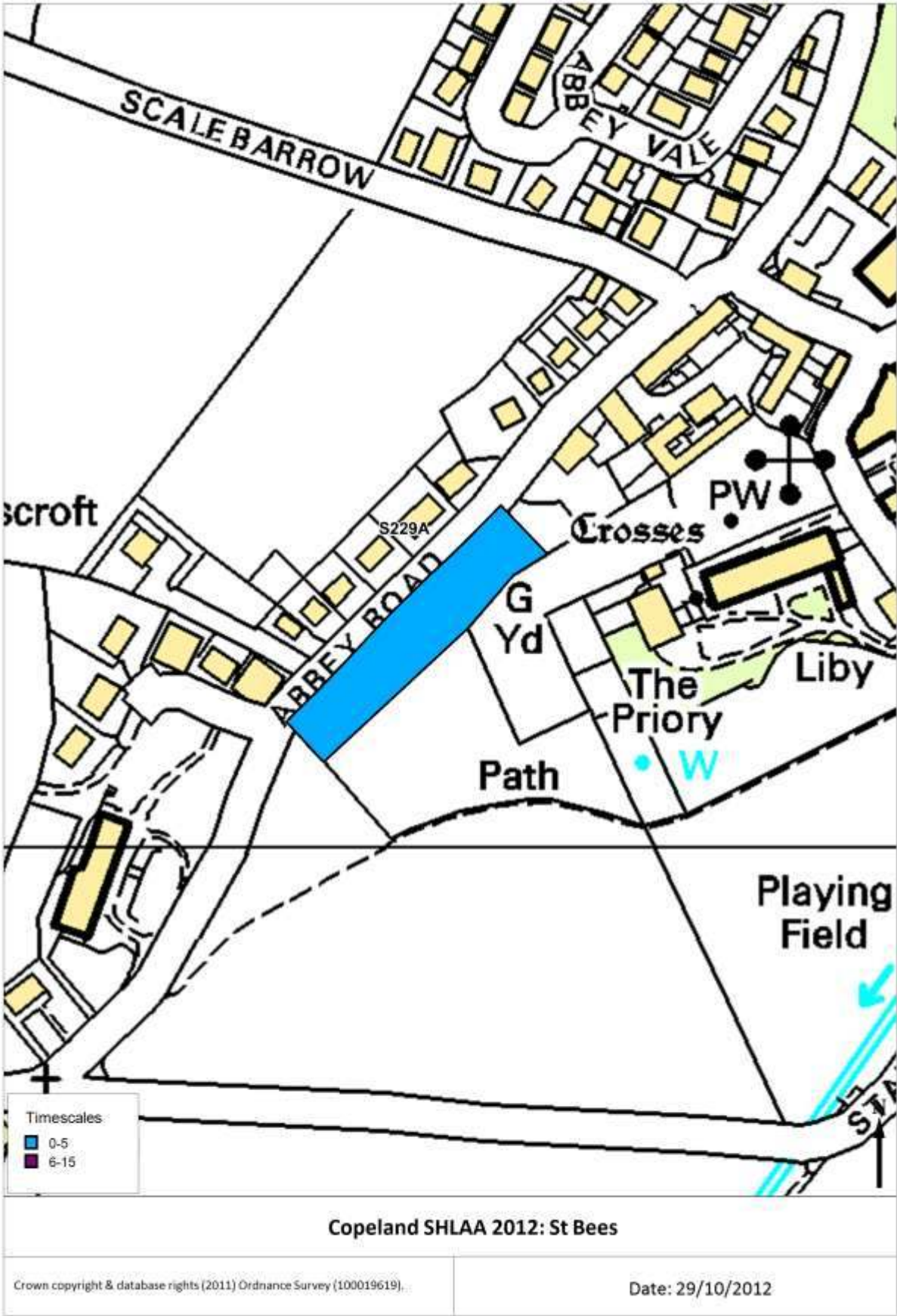
Copeland SHLAA 2012: Parton

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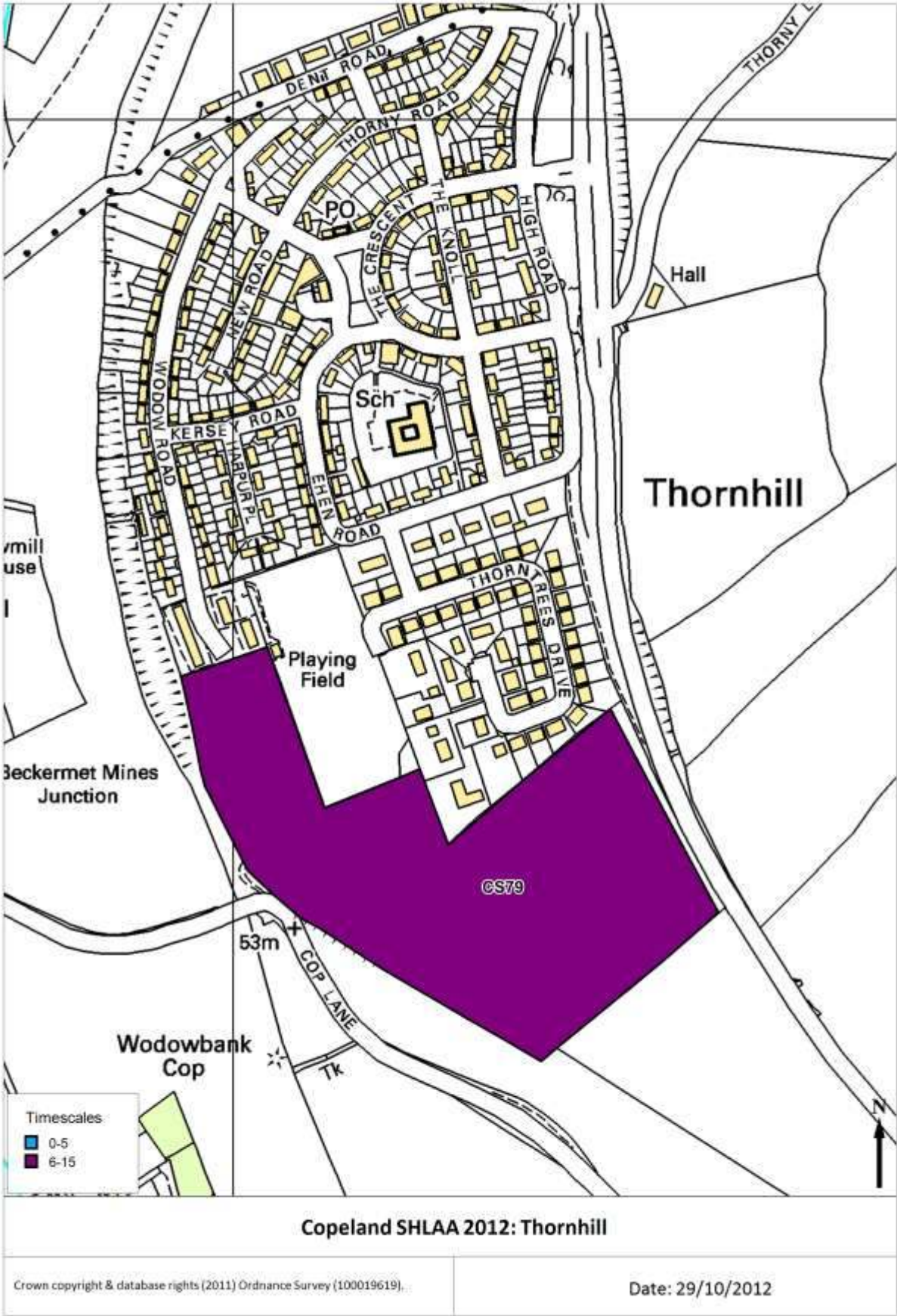
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Seascale

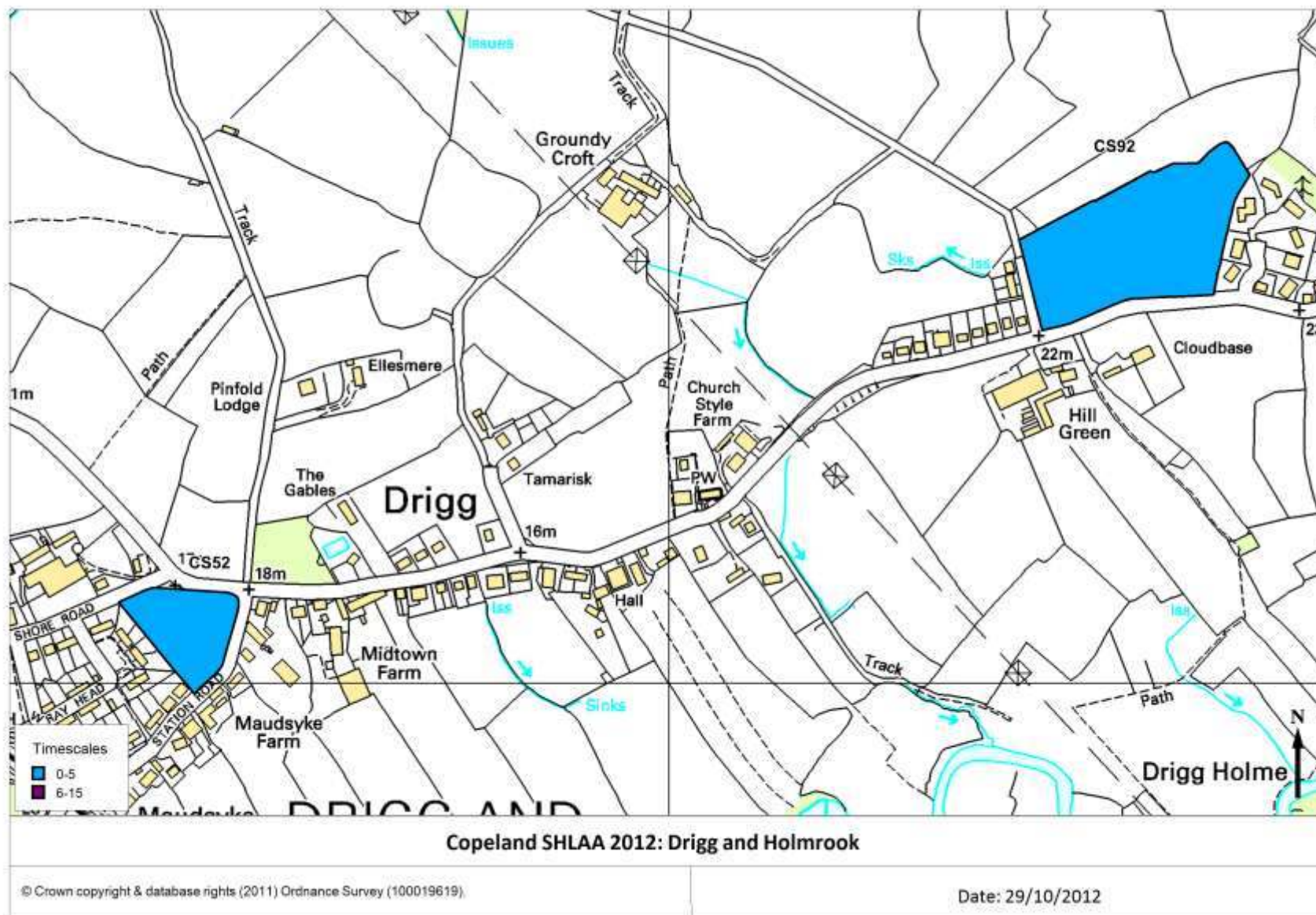




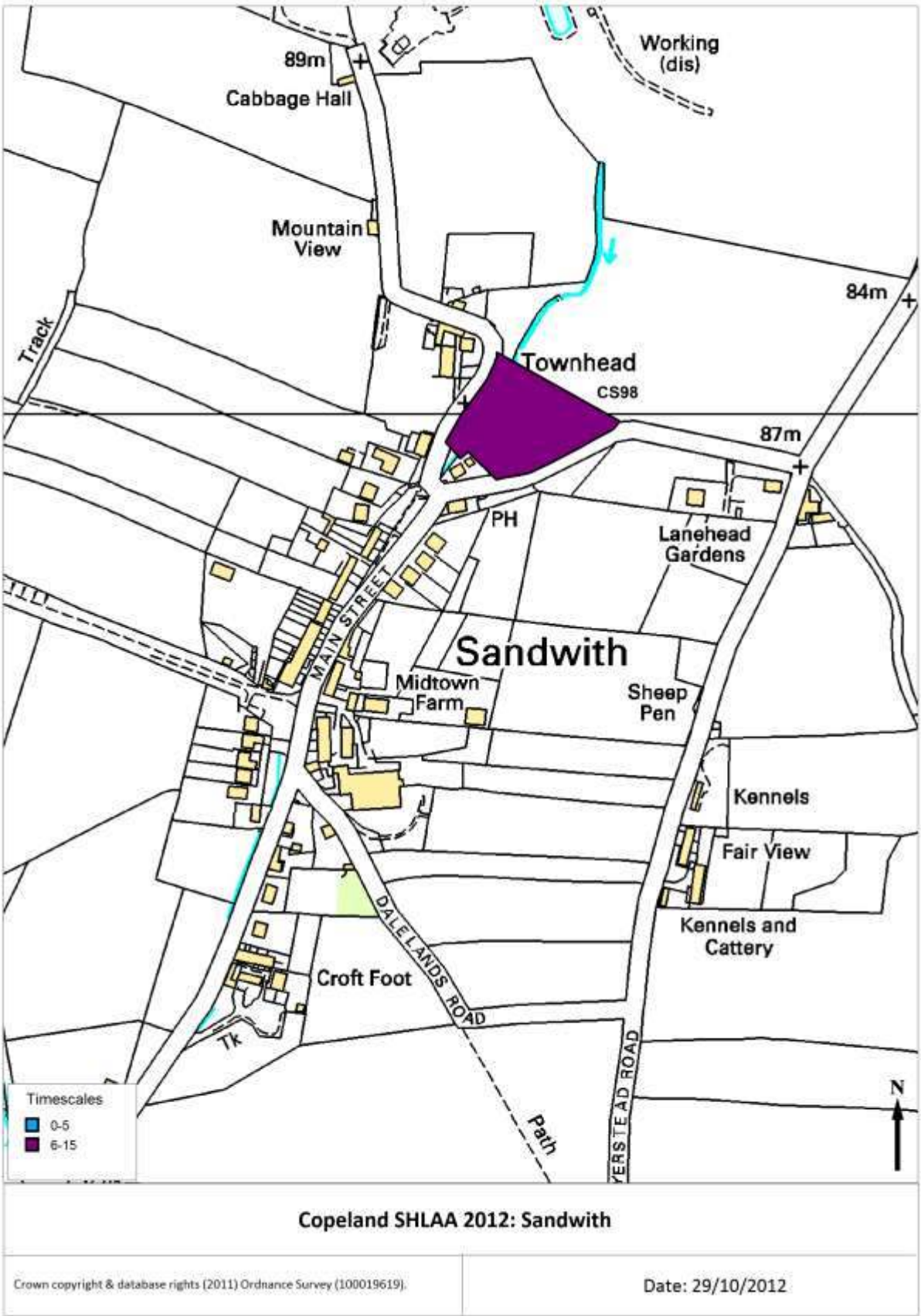
Thornhill



Drigg and Holmrook



Sandwith



The Hill

