

Copeland Local Plan 2021-2038 Examination

Main Modifications to the Submission Draft Plan for Public Consultation

Appendices

February 2024

Introduction

This set of appendices to the schedule of proposed Main Modifications to the Copeland Local Plan 2021-2038 Publication Draft and Addendum Document is designed to clearly show the proposed modifications to a number of elements of the Plan where they are too large or complex to clearly show within the main schedule.

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Appendix 1 – Updated Policy H5: Housing Allocations (Main Modification MM65)

Strategic Policy H5PU: Housing Allocations



The following sites are allocated for housing over the Plan period 2021-~~2039~~ 2038. The yields identified are indicative only and alternative yields will be accepted where appropriate.

Settlement	Site Ref (SHLAA reference is shown in brackets)	Address	Indicative Yield (dwellings – based on 25dph unless otherwise stated)
Towns			
Whitehaven	HWH1 (WE032 & WE001)	Land at West Cumberland Hospital and Homewood Sneeky Rd	46 127
	HWH2 (WH011a)	Red Lonning and Harras Moor*	370 ¹
	HWH3 (WS013)	Land at Edgehill Park Phase 4	109 120
	HWH4 (WW018/WW022)	Land south and west of St Mary's School	60
	HWH5 (WW014)	Former Marchon Site North*	532
	HWH6 (WW019a)	Land South of Waters Edge Close	35
Cleator Moor	HCM1 (CM028 & CM038)	Land at Jacktrees Road	127
	HCM2 (CM082a)	Land north of Dent Road	119 96
	HCM3 (CM008b)	Former Ehenside School	40
	HCM4 (CM025a)	Land at Mill Hill	65 81
Egremont	HEG1 (EG014, EG036 & EG050)	Land north of Ashlea Road	108
	HEG2 (EG008, EG025 & EG032)	Land at Gulley Flatts	170
	HEG3 (EG007)	Land to south of Daleview Gardens	141
Millom	HMI1 (MI001)	Land west of Grammerscroft	107

¹ Based on application discussions

	HMI2 (MI022 & MI026)	Moor Farm	195
Local Service Centres			
Arlecdon & Rowrah	HAR01 (AR009 & AR020)	Land East of Arlecdon Road	37
Distington	HDI1 (DI013a)	Land south of Prospect Works	30
	HDI2 (DI033)	Land south west of Rectory Place	30
St Bees	HSB1 (SB001)	Land adjacent Abbots Court	40 58
	HSB3 (SB018 Part SB028)	Land adjacent Fairladies	30
Seascale	HSE2 (SE024)	Fairways Extension	22
	HSE3 (SE006)	Town End Farm East	32
Thornhill	HTH1 (TO002a)	Land to south of Thornhill	20
Sustainable Rural Villages			
Beckermet	HBE1 (BE003 & BE023)	Land north of Crothouse Farm	46
	HBE2 (BE006)	Land adjacent to Mill Fields	27
Bigrigg	HBI1 (BI001)	Land north of Springfield Gardens	65
	HBI2 (BI002a)	Land west of Jubilee Gardens	35
Drigg	HDH2 (DH012)	Wray Head, Station Road	22
Holmrook	HDH3 (DH007/a)	Hill Farm, Holmrook	20
Moor Row	HMR1 (MO009)	Land to north of Social Club	19 37
	HMR2 (MO006a)	Land to south of Scalegill Road	41
Lowca	HLO1 (LO004)	Solway Road	22
Rural Villages			
Summergrove	HSU1 (MO028)	Land to South West of Summergrove	80

Appendix 2 – Updated Monitoring Table (Main Modification MM117)

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Development Strategy					
Policy DS1PU: Presumption in favour of Sustainable Development	All	The percentage of planning decisions in accordance with the development plan. ²	Number of planning applications approved annually Percentage of approvals in accordance with the plan/ percentage of departures from the plan	At least 95% of approvals should be in accordance with the Local Plan.	
Policy DS2PU: Reducing the impacts of development on Climate Change	All	Achievement of reducing the impacts of climate change and progress towards achieving the Cumbria target of net zero carbon by 2037.	N/A ³	N/A	
Policy DS3PU: Settlement Hierarchy	All	To what extent the Development is located in accordance with the settlement hierarchy ⁴	Number of applications approved for residential/ employment use outside of settlement boundaries per year The proportion of applications approved	Development should be located in accordance with the settlement hierarchy The proportion of development	Review of policy criteria that enable development against settlement hierarchy. Review of decisions by the LPA and also appeal decisions

²Policy DS1PU underpins all other policies in the plan. Progress towards achieving these will act as an indicator towards the achievement of sustainable development.

³Progress towards achieving this target is shown through the achievement of other policies within the plan.

⁴Progress towards Policy DS3PU will be outlined in terms of Distribution of employment and residential uses as indicated by E2PU and H4PU

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			within each tier of the settlement hierarchy per year.	should not deviate from the proportions allocated through Policy H4 across a three-year average.	
Policy DS4PU: Settlement Boundaries	ENV2, ENV4, ENV8, SO1, SO2, ECO1	The extent to which the settlement boundaries are functioning as a tool to guide development growth	Number of applications approved for residential/ employment use outside of settlement boundaries per year	All development should be located within the settlement boundaries No development should be located outside of settlement boundaries (Except in certain cases as outlined in Policy)	Review of policy criteria that enable development beyond settlement boundaries. Review of LPA planning decisions and appeal decisions
Development Standards					
Policy DS5PU: Planning Obligations	SOC1, SOC2, SOC3, ECO1	Whether planning obligations are being successfully executed to ensure policy compliance The number and type of planning obligations secured	Number and detail type of Planning obligations secured and implemented annually ⁵	N/A All developments should provide relevant policy compliant contributions or be subject to an	Review the Viability Review mechanism. Analysis of Viability Assessments submitted to remove planning obligations.

⁵ Also monitored through the Annual Infrastructure Funding Statement (IFS)

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
		annually as per categories listed in the Policy.		appropriate viability review mechanism.	Analysis of types of planning obligations removed. Review housing allocations to ensure viable sites are available and deliverable.
Policy DS6PU: Design and Development Standards	ENV1, ENV2, ENV4, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, ECO1	The extent to which all new development meets the high quality design standards set out in DS6PU.	Number of applications/appeals upheld, or otherwise refused on the grounds of design ⁶ % of applications refused on design grounds upheld/overtaken at appeal	N/A All developments should accord to Copeland design standards set out in criteria a- or. 100% of cases refused on design grounds to be upheld on appeal	Run a design workshop that outlines Copeland design standard. Review DM decision making process Review criteria
Policy DS7PU: Hard and Soft Landscaping	ENV2	Details surrounding high quality landscaping relating to new developments Whether the policy is effective at securing high	N/A % of the planning applications where a landscaping scheme is secured on 'major	N/A Ensuring new major development provide high quality	Review DM decision making process Review criteria

⁶ Data will be more closely monitored when the Council produces a Design Guide SPD.

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
		<p>quality landscaping schemes in new developments</p> <p>Whether the policy is effective at avoiding the loss of ancient hedgerows or woodlands</p>	<p>development' per annum?</p> <p>No HA/metres of ancient hedgerow/woodland lost as a result of a development per annum.</p>	<p>landscaping as part of application.</p> <p>Ensure no loss of ancient hedgerow/woodlands</p>	
<p>Policy DS8PU: Reducing Flood Risk</p>	ENV3, ENV5	The extent to which development minimises flood risk in Copeland the Borough	<p>Number and detail of any residential or employment applications approved within Flood Zone 2 or 3 per annum</p> <p>Number of developments given consent against Environment Agency Flood Risk Advice per annum</p>	<p>To minimise flood risk in Copeland</p> <p>All development should be located outside of areas with Flood Flood Risk Zone 3 unless adequate flood risk and exception tests are carried out and mitigation put into place</p>	<p>Analysis of developments approved.</p> <p>Review decision making process</p>
<p>Policy DS9PU: Sustainable Drainage</p>	ENV3, ENV5	The degree to which the incorporation of sustainable drainage systems are incorporated into new major development	<p>Details of SuDS schemes incorporated into approved major developments</p> <p>No of SuDS schemes incorporated into approved major</p>	<p>N/A</p> <p>All relevant schemes should provide SUDs where possible (not all sites will be suitable for SUDs)</p>	<p>Review decision making process</p>

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			developments per annum as a proportion of all schemes.		
Policy DS10PU: Soils, Contamination and land stability	ENV7	Opportunities taken to reduce soil degradation and reduce land contamination	Proportion of applications accompanied by a soil resource plan for major development on greenfield sites. Number of implemented planning permissions for major development where a contaminated site has been remediated. Number of ha of contaminated land that has been remediated per annum.	A reduction in the number of contaminated sites in the borough. The proportion of contaminated sites⁷ in Copeland should reduce each year.	Pursue Brownfield remediation funding
Policy DS11PU: Protecting Air Quality	ENV8	Air pollution levels in Copeland the borough Copeland	Annual analysis of air quality indicators ⁸ Detail of any Air Quality Management Areas introduced	Continuing improvement The air quality of Copeland should improve each year.	Creation of more Air Quality Management Areas.

⁷ At the point of Local Plan adoption.

⁸ Data collected by CBC Environmental health Team

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Copeland's Economy					
Policy E1PU: Economic Growth	ECO1	Progress towards achieving a strengthened economic base and encourage economic growth in Copeland the borough	Unemployment rates in Copeland the borough per annum. Educational attainment Working age population Employees in each sector Jobs created Business start-ups/ deaths Success within specialist economic areas shown by indicators for policies E3 and E4.	Reduction in unemployment Increase in educational attainment Increase in working age population Increase in jobs growth Continuing improvement	N/A
Policy E2PU: Location of Employment	ECO1	The extent to which employment development is in line with the settlement hierarchy	Number and Location of B2, B8 and E(g) uses approved per annum in each tier of the settlement hierarchy	Scale of development to be in line with criteria in E2PU No employment developments should be located	Review of cases to determine whether particular policies are facilitating unsustainable development.

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
				outside of Employment allocations or Opportunity Sites (except in certain cases as outlined in relevant policies) or outside settlements	Consider a partial local plan review.
Policy E3PU: Westlakes Science and Technology Park	ECO1	The use class of development proposals on the Westlakes site.	Number and type of approvals granted at Westlakes per annum	Uses to be restricted to E(g) and F1 use classes, except for ancillary uses where deemed appropriate	Review whether the definition of “Ancillary Uses” is too broad.
Policy E4PU: Cleator Moor Innovation Quarter at Leconfield	ECO1	Progress towards developing the CMIQ site to attract new businesses and investment to Copeland	Number and type of approvals granted at Cleator Moor Innovation Quarter	Uses should be restricted to B2, B8 and E(g), except for ancillary uses where deemed appropriate.	Review whether the definition of “Ancillary Uses” is too broad.
Policy E5PU: Employment Sites and Allocations	ECO1	Progress on bringing allocated employment sites into use	Number, type and floorspace of approvals granted at identified employment sites per annum.	N/A To increase the amount of employment land uptake on allocated site To ensure that permissions are in	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
				line with the use classes identified for the site	
Policy E6PU: Opportunity Sites	ECO1	Progress on bringing allocated Opportunity Sites into use	Number, type and floorspace of approvals granted at identified Opportunity Sites per annum	N/A Delivery of at least one Opportunity Site every three years throughout the plan period.	N/A
Policy E7PU: Safeguarding of Employment Sites	ECO1	Ensuring that employment allocations are being retained for employment uses	Analysis of any approvals granted for non E(g), B2 or B8 uses on employment sites per annum	N/A No proposals should be allowed on employment sites that are not relevant for employment uses.	Consider a partial local plan review. Review decision making process
Rural Economy					
Policy RE1PU: Agricultural Buildings	ECO1	Applications for new agricultural buildings requiring planning permission	Number of annual approvals/refusals for new agricultural buildings requiring planning approval per annum	N/A Planning approvals to be in accordance with the principles set out RE1.	N/A
Policy RE2PU: Equestrian Related Development	ECO1, ENV7	Applications for equestrian related development	Number of annual approvals granted for Equestrian related development per annum and their location.	Equestrian related developments should be situated in accordance with the principles of RE2	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy RE3PU: Conversion of rural buildings to commercial or community use	ECO1, ENV9	Applications for the conversion and reuse of rural buildings	Annual analysis Number of approvals/refusals for conversions of rural buildings to commercial or community use outside of settlement boundaries per annum	N/A To ensure that proposals are permitted in accordance with the principles set out in Policy RE3	N/A
Low Carbon and Renewable Energy					
Policy CC1PU: Large Scale Energy Developments (excluding nuclear and wind energy developments)	ENV4, ENV6, ECO1	Progress towards the increased provision of large scale renewable energy developments to support the Cumbria target of net zero by 2037	Number of applications and approvals for large scale energy developments per annum KW/MW of energy produced per annum through CC1 relevant energy developments.	Increased provision of large scale renewable energy technology in the borough across each five-year period.	N/A
Policy CC2PU: Wind Energy Developments	ENV4, ENV6, ECO1	The number of wind energy developments in Copeland the borough , contributing towards the Cumbria net zero by 2037 target	Number and location of applications and approvals for wind energy developments Kw/MW of energy produced per annum	Large turbines must be located in areas identified as suitable for wind energy. Net Zero by 2037 Developments should be located in areas identified as suitable for wind energy.	Review Wind Energy Evidence Document.

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
				No of large scale turbines within the Area Suitable for Wind Energy	
Nuclear Development					
Policy NU1PU: Supporting Development of the Nuclear Sector	ENV6, ECO1	Progress surrounding the development of the nuclear sector in Copeland	Analysis of development proposals for nuclear new build and associated infrastructure	N/A	N/A
Policy NU2PU: Maximising opportunities from Nuclear Decommissioning	ENV6, ECO1	Opportunities surrounding nuclear decommissioning in Copeland.	Employees in each sector (see E1PU) per annum. Qualitative analysis of progress towards nuclear new build and supply chain development in accordance with the relevant growth scenarios in the EDNA per annum	N/A Increase the number of Sellafield jobs in Copeland's towns as a result of relocation from the Sellafield site.	N/A
Policy NU3PU: General Nuclear Energy and associated Development and Infrastructure	ENV6, ECO1	Opportunities for the provision of improved infrastructure to support the nuclear sector	Percentage of nuclear and associated development applications approved within the settlement	N/A All nuclear energy and associated development infrastructure	N/A Review decision making process/policy criteria.

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			boundaries/ employment sites per annum Percentage of approved applications outside settlement boundaries.	within employment sites or settlement boundaries	
Policy NU4PU: Nuclear and Associated Development at Sellafield	ENV6, ECO1	Progress surrounding development on Sellafield site The number and scale of developments approved outside the Sellafield planning boundary and not within settlements/employment sites per annum, and the accepted justification for this.	Applications for development within the Sellafield site Percentage of Sellafield Development outside Sellafield site Ha of Sellafield Development outside Sellafield site.	N/A The maximum amount of development is within Sellafield site or an allocated employment site/settlement boundary. All development outside the planning boundary at Sellafield site has been robustly justified as essential for that location.	Review what has been accepted as justifying essential development outside the planning boundary Possible planning boundary review
Policy N5PU: Nuclear Demolition	ENV6, ECO1	Applications for the demolition of buildings on the Sellafield site.	As above	N/A	
Retail and Leisure					

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy	SOC1, SOC2, ECO1, ECO2, ECO4	The health of Copeland's town centres and villages	N/A % of vacancies within town centres Retail floorspace in total/broken down by centres Net increase/loss in retail/town centre floorspace	N/A Less than 15% vacancies rates by 2029 Less than 10% by 2038	N/A
Policy R2PU: Hierarchy of Town Centres	SOC1, SOC2, ECO1, ECO2, ECO4	The type and scale of development within settlements in accordance with the settlement hierarchy	N/A No of applications approved for town centre uses-broken down by use per settlement	N/A	N/A
Policy R3PU: Whitehaven Town Centre	SOC1, SOC2, ECO1, ECO2, ECO4	Development that supports the role of Whitehaven as Copeland's Principal Town	Analysis of main town centre uses approved in Whitehaven Town Centre. Proposals granted permission in Primary Shopping Area in line with R6PU	Decrease in Town Centre vacancy rates Below the vacancy % outlined by R1 Evidence of developments in the town in line with R3PU	Review Whitehaven Town Centre boundary

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			<p>Annual analysis of number/% of vacancies</p> <p>Town centre health check-monitoring indicators</p> <p>% units within each type of town centre use</p> <p>Qualitative analysis of development supporting the vitality and viability of Whitehaven</p>	<p>Maintain and expand the mix and range of retailer businesses in town centres.</p>	
Policy R4PU: The Key Service Centres	SOC1, SOC2, ECO1, ECO2, ECO4	Development that supports the role of Cleator Moor, Egremont and Millom as Key Service Centres	<p>Analysis of main town centre uses approved in Key Service Centres</p> <p>Number/% of vacancies</p> <p>Qualitative analysis of development supporting the vitality and viability of KSCs</p> <p>See also above indicators for Whitehaven/R1</p>	<p>Decrease in vacancy rates</p> <p>Evidence of developments in the key service centres in line with R4PU</p> <p>See above for Whitehaven</p>	Review Town Centre boundaries

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy R5PU: Retail and service provision in rural areas	SOC1, SOC2, ECO1, ECO2, ECO4	The type of developments being supported in rural locations within Copeland the borough	Analysis of approvals granted for retail or service provision in rural areas by size and location Analysis of lost retail and services in town centres outlined by village services survey.	N/A Decisions to be made in line with policy Departures from policy -minimum At least retain the number of services within settlements at existing levels	N/A
Policy R6PU: Whitehaven Town Centre Primary Shopping Area	SOC1, SOC2, ECO1, ECO2, ECO4	The type of developments being supported in Whitehaven Town Centre Primary Shopping Area	See indicator for R3PU Proposals granted permission in Primary Shopping Area in line with R6PU. Changes in floorspace by use per annum.	All development within the boundary Primary Shopping Area should be for a main town centre use Retail use or comply with the exceptions in Policy R6	Review Whitehaven Primary Shopping Area boundary
Policy R7PU: Sequential Test	ECO1, ECO4	Main town centre uses not located within town centres	Analysis of town centre uses approved outside of defined town centres.	N/A	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
				Ensure the town centres remain the focus for new retail development	
Policy R8PU: Retail and Leisure Impact Assessments	ECO1, ECO4	Applications submitted for retail and leisure use outside of defined centres and above a defined floorspace	Assessment of retail or leisure uses approved outside of defined centres for Whitehaven, Millom, Cleator Moor and Egremont	Impact Assessment must be submitted for proposals over the thresholds set out in R8PU. Minimise the impact on the vitality and viability of town centres	N/A
Policy R9PU: Non-Retail Development in Town Centres	SOC1, SOC2, ECO1, ECO2, ECO4	The details of applications which relate to non-retail development in town centres	Analysis of non-retail uses approved within town centres % of non-retail uses within town centres by use class Vacancies at first floor level Amount of new non-retail floorspace	Provision of additional non-retail development which supports the role and diversity of town centres To improve the health and vitality of town centres Reduction in vacancies at ground and first floor level	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			<p>approved at ground floor level</p> <p>Amount of new non-retail floorspace (i.e. residential, offices etc) approved at first floor level</p>	Diversity of uses in town centre (so long as add to the viability/diversity)	
Policy R10PU: Hot Food Takeaways	SOC1, SOC2, ECO1, ECO2, ECO4	The impacts of additional hot food takeaways in Copeland	<p>Annual analysis of hot food takeaways granted permission</p> <p>No. of hot food takeaways approved/refused in each hierarchy of centre per annum</p>	Developments should not give rise to negative amenity issues	N/A
Tourism					
Policy T1PU: Tourism Development	SOC2, ECO1, ECO2	Progress towards developing Copeland's tourism industry further	<p>Visitor numbers per annum</p> <p>Revenue created in tourism sector per annum</p>	<p>Increase in visitors, employees and revenue</p> <p>The number of visitors, tourist sector employees, and revenue, should increase over each three-year period.</p>	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			Number of employees in sector ⁹ Approvals of tourism based planning applications by tier in settlement hierarchy	No of approvals for different type of tourism uses: attractions, interpretation/infra structure, and accommodation.	
Policy T2PU: Tourism Coastal Development along the Developed Coast	SOC2, ECO1, ECO2	Levels of appropriate development to support the developed coast	Analysis of applications for tourism development in close proximity to the coastline	Provision of additional development that supports Copeland's tourism industry N/A	N/A
Policy T3PU: Caravan and camping sites for short term letting	ECO1, ECO2	Proposals for new static, tourism caravan and camping sites for short term letting	Details of any proposals for new static, touring caravan and camping sites	N/A	N/A
Housing					
Policy H1PU: Improving the Housing Offer	ENV9, SOC1, SOC2, ECO1, ECO3	The delivery of homes in the right locations	Number of approvals on allocated sites per annum Number of empty homes brought back into use	Rolling Housing Land Supply in excess of 5 years	Criteria 1) and 2) in H3 covers the relevant action.

⁹ These indicators are monitored through the annual Copeland STEAM report

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			through s106 contributions per annum Number of homes approved on windfall sites within settlement boundaries per annum Five year land supply position		
Policy H2PU: Housing Requirement	SOC2, ECO1, ECO3	The extent to which the Copeland housing requirement is being met annually	Net additional approvals and completions of dwellings per annum	Minimum of 146 net additional dwellings per annum, with a 200 growth figure	N/A
Policy H3PU: Housing delivery	SOC2, ECO1, ECO3	Sets out action to take if the targets in H2PU are not being achieved. ¹⁰	N/A Housing Delivery Test	N/A Delivery of policy	Consider Local Plan Review
Policy H4PU: Distribution of Housing	SOC1, SOC2, ECO1, ECO3	The extent to which housing delivery is in line with the settlement hierarchy	Number and percentage of developments completed by settlement tier per annum	Achieve distribution as set out in H4PU The Council will seek to achieve the distribution defined by Policy H4 over a three-year average period.	N/A

¹⁰ Delivery will be measured against the trajectory as set out in H3PU

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy H5PU: Housing Allocations	SOC1, SOC2, ECO1, ECO3	Progress towards the delivery of identified housing allocations	Number of dwellings completed on allocated sites.	N/A Allocated sites are developed over the Plan period and broadly in line with the delivery outlined in the housing trajectory	Criterion 1) of H3 covers the relevant action
Policy H6PU: New Housing Development	ENV1, ENV2, SOC1, SOC2, ECO1, ECO3	The standards of new residential development	N/A The proportion of developments that are refused on H6 per annum.	N/A The Council will seek to achieve the outlined standards within development.	N/A
Policy H7PU: Housing Density and Mix	ENV7, SOC1, SOC2, ECO1, ECO3	The extent to which new residential development makes an appropriate use of land and that local housing needs are met	Housing densities on completed residential developments per annum The accordance of new housing development with the SHMA informed housing mix.	N/A That appropriate developments accord with a SHMA informed mix.	N/A
Policy H8PU: Affordable Housing	SOC2, ECO1, ECO3	Whether affordable housing targets on new developments are being met.	Number/ % of affordable housing on residential developments per annum	10% on sites 10 dwellings or more, or 5 units or more if in the Whitehaven Rural Area	Review whether the Viability Review Mechanism is delivering Affordable Housing effectively.

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
				All developments on sites of 10 dwellings or more, or 5 units or more in the Whitehaven Rural Area, should provide a minimum of 10% Affordable Housing.	
Policy H9PU: Allocated site for Gypsies, Travellers and Travelling Showpeople	SOC2, ECO3	Whether the allocated site has been retained developed for the use of Gypsies, Travellers and Travelling Showpeople.	N/A No of pitches approved per annum (on allocated site) Progress of delivery of allocated site.	N/A Any approval for Gypsy, Traveller, or Travelling Show People development is on the Gypsy & Traveller site allocation.	N/A
Policy H10PU: Gypsies, Travellers and Travelling Showpeople Windfall Sites	SOC1, SOC2, ECO3	Whether windfall sites for this development type accord with the standards in policy H10PU	Provision Approval of windfall sites for Gypsies, Travellers and Travelling Showpeople per annum No of pitches per annum	N/A	N/A
Policy H11PU: Community-led, Self-build and	ECO1, ECO3	The delivery of these housing types in accordance with the policy	Annual analysis of planning approvals for Self and Custom Build housing	N/A Delivery of self/custom build in	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Custom Build housing				accordance with policy	
Policy H12PU: Residential Establishments, including Specialist, older persons housing and purpose built student and key-worker accommodation	SOC1, SOC2, SOC3, ECO1, ECO3	The delivery of additional residential establishments to meet need in Copeland the borough	Annual analysis of planning approvals for Residential Establishments by type (i.e. older persons; student/key worker)	N/A Delivery of development for forms of residential accommodation wherein a need has been identified In the SHMA and any further bespoke evidence	N/A
Policy H13PU: Conversion and subdivision of buildings to residential uses including large HMOs	SOC2, ECO1, ECO3	The delivery of additional HMOs in the Plan area borough in line with criteria in Policy H13PU	Annual analysis of planning approvals for the subdivision of existing properties The number of subdivisions by location.	N/A No particular location accrues an overconcentration of HMOs.	Review whether policy framework is sufficiently able to control HMOs.
Policy H14PU: Domestic Extensions and Alterations	ECO3	The standards of new residential alterations and extensions	N/A	N/A No of applications for residential extensions overturned at appeal	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy H15PU: Rural Exception Sites	SOC2, ECO3	Planning permissions for development on Rural Exception Sites	Analysis of applications for dwellings in the open countryside The number of affordable and open market homes delivered on Rural Exception sites.	No applications approved contrary to the criteria in H15PU	N/A
Policy H16PU: Essential Dwellings for Rural Workers	SOC2, ECO3	Planning permissions for development within the open countryside for rural worker accommodation	As above Analysis of applications for dwellings in the open countryside per annum	No applications approved contrary to the criteria in H16PU	N/A
Policy H17PU: Conversion of Rural Buildings to Residential Use	ENV1, ENV2, ENV7, SOC1, SOC2, ECO1, ECO3	Conversion of buildings in the open countryside for residential use	Analysis of applications for conversion of rural buildings to residential use per annum	N/A	N/A
Policy H18PU: Replacement Dwellings outside Settlement Boundaries	ENV7, SOC1, SOC2, ECO3	Applications for replacement dwellings in the open countryside	Analysis of applications for replacement dwellings No. of replacement dwellings approved and refused outside settlement boundaries each year and their location	N/A	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy H19PU: Beach Bungalows	ECO3	Applications for the replacement or alteration of existing beach bungalows	Analysis of applications relating to beach bungalows No. of replacement beach bungalows approved per annum No. of replacement beach bungalows refused per annum and reasons	N/A	Review whether a Coastal Change Management Area is required.
Policy H20PU: Removal of Occupancy Conditions	ECO3	Applications for the removal of conditions restricting the occupancy of a dwelling in the open countryside	Analysis of applications for the Removal of occupancy conditions in particular locations per annum Applications granted with Local Occupancy Conditions per annum	N/A	N/A
Policy H21PU: Residential Caravans	ECO3	Applications for new residential caravans (with the exception of sites for Gypsies, Travellers and Travelling Showpeople).	Analysis of applications for new residential caravans Number of applications approved/refused/approved in accordance with policy of applications for new residential caravans per annum	N/A	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Health, Sport and Culture					
Policy SC1PU: Health and Wellbeing	SOC2	The extent to which physical and mental health and wellbeing is being protected and enhanced in Copeland the borough	N/A ¹¹	N/A	N/A
Policy SC2PU: Sporting, Sports and Leisure and Cultural Facilities (excluding playing pitches)	SOC1, SOC2,	Proposals for the loss or gain of sporting and leisure facilities	Details of any proposals resulting in the gain or loss of sporting facilities Net gain or loss of sporting and leisure facilities per annum	No overall reduction in sporting provision To increase or improve provision to meet the needs identified in the Built Facilities Study No loss of sporting facilities, unless there is a justified reason as set out in the policy	Review Sport and Physical Activity Strategy
Policy SC3PU: Playing Fields and Pitches	SOC1, SOC2,	Proposals for the loss or gain of playing fields or pitches	Number of s106 contributions towards playing fields annually	No overall reduction in loss of playing fields or pitches, unless there is a justified reason	Review PPS to ensure it is still effective and accurate

¹¹ Progress towards achieving SC1PU will be shown through achievement of other indicators throughout the plan

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			Number and location of playing fields gained or lost annually	as set out in the policy To increase or improve provision to meet the needs identified in the Playing Pitch Strategy	
Policy SC4PU: Impact of new development on sporting facilities (including playing fields and playing pitches)	SOC1, SOC2,	The prevention of prejudicial impacts on sporting facilities as a result of new residential development	Details of any proposals granted planning permission contrary to the advice of Sport England per annum	Appropriate mitigation measures should be put into place to reduce prejudicial impact	Review PPS to ensure it is still effective and accurate
Policy SC5PU: Community and Cultural Facilities	SOC1, SOC2, ECO1, ECO2	Proposals for the gain or loss of community or cultural facilities	Details of any new or lost community or cultural facilities per annum (net loss or gain)	Prevent the loss of community and cultural facilities except in exceptional circumstances in line with SC5PU	N/A
Natural Environment					
Policy N1PU: Conserving and Enhancing	ENV1-ENV8, SOC2, ECO1	Development on or in close proximity to Sites of Special Scientific Interest, Special	Details No. of any applications in these areas.	Development on such sites should be avoided completely or appropriate	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Biodiversity and Geodiversity		Areas of Conservation and Special Protection Areas.	Details of any applications granted permission contrary to Natural England Advice	mitigation measures put into place in line with the policy	
Policy N2PU: Local Nature Recovery Networks	ENV1	The provision of any Local Nature Recovery Networks in Copeland the borough	N/A ¹² The extent and quality of the LNRS sites. The quantity of off-site BNG spend by location and form. Additional LNRN identified in ha each year Area of LNRN identified for BNG improvements in ha each year	N/A The Council will ensure that off-site BNG spend is appropriately focused on LNRS sites.	Review BNG spend and delivery in Copeland.
Policy N3PU: Biodiversity Net Gain	ENV1	The provision of biodiversity net gain on all new development	The total number and type of biodiversity units created annually credits spent within the Plan area and outside the Plan area The number of developments achieving	Annual achievement of at least 10% biodiversity net gain The Council will secure at least 10% biodiversity net gain from relevant	Review BNG spend and delivery in the Plan area.

¹² Unable to monitor until the Environment Act is adopted in full

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			Net Gain annually and a note where the 10% target is exceeded A record of on-site and off-site contributions	developments in the Plan area. The Council will seek to secure a maximal BNG spend and delivery within Copeland.	
Policy N4PU: Marine Planning	ENV1, ENV3	Any development with potential to harm the Marine Conservation Zone	Analysis of any applications approved contrary to the Marine Management Organisation	No applications should be approved contrary to MMO advice	Review whether policy accurately reflects MMO policy
Policy N5PU: Protection of Water Resources	ENV1, ENV3, ENV5	The quality of surface and groundwater resources in Copeland the borough	Annual analysis of quality of surface and groundwater resources ¹³ Number of approvals within a Groundwater Source Protection Zone	Quality should remain consistent or improve annually The Council seek to improve water quality annually over a three-year average.	N/A
Policy N6PU: Landscape Protection	ENV2, ENV7	The extent to which Copeland's landscapes are being protected and enhanced	Analysis of applications approved contrary to professional landscape advice	No applications should be approved against this advice	Review cases of approval against advice

¹³ Recorded through the Environment Agency

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			The number of applications refused on grounds of N6 and the relevant evidence base.		
Policy N7PU: St Bees and Whitehaven Heritage Coast	ENV1, ENV2	The protection and enhancement of the St Bees and Whitehaven Heritage Coast	Development granted planning permission in the vicinity of the Heritage Coast by type/per annum	N/A The Council will not allow any development that harms the St Bees and Whitehaven Heritage Coast.	N/A
Policy N8PU: The Undeveloped Coast	ENV1- ENV8	The extent to which development protects and enhances the landscape character of the undeveloped coast	Any development granted permission along the undeveloped coast by type/per annum	Development must be in line with criteria in N8PU	Review cases of approval against policy to understand source.
Policy N9PU: Green Infrastructure	ENV1, ENV2, ENV4, ENV7, SOC2	The extent to which development protects and enhances green infrastructure	N/A No. of hectares of Green Infrastructure delivered through contributions per annum.	N/A Increase in quality and quantity of Green Infrastructure over the Local Plan period across a three-year average.	N/A
Policy N10PU: Green Wedges	ENV1, ENV2, ENV4, ENV7, SOC2	The protection of green wedges from development	Development granted planning permission within Green Wedges (by type/per annum)	No development should be granted permission in Green Wedges except in	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
				exceptional circumstances as outlined in the policy	
Policy N11: Provision of Open Space in New Development	ENV1, ENV2, ENV4, ENV7, SOC2	The provision of Open Space delivered through planning obligations.	Ha of Open Space (by type) delivered through contributions per annum Ha of Open Space (by type) improved from contributions per annum	Increase in quality and quantity of Open Spaces over the Local Plan period across a three-year average.	N/A
Policy N12PU: Protected Green Open Spaces	ENV1, ENV2, ENV4, ENV7, SOC2	The extent to which Protected Open Green Open Spaces are being conserved through the development process	Development granted permission within a Protected Green Open Space and details of any replacement provision made, where necessary The net loss/addition of Protected Open Space per annum	Any development resulting in the loss of Protected green Open Spaces should provide an appropriate replacement	N/A
Policy N123PU: Local Green Spaces	ENV1, ENV2, ENV4, ENV7, SOC2	The extent to which protected Local Green Spaces are being conserved through the development process	Development granted permission within a Local Green Space per annum, by type of Green Space	Any development resulting in the loss of protected Local Green Spaces should be avoided, except in exceptional circumstances as	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
				outlined in the policy	
Policy N134PU: Woodlands, Trees and Hedgerows	ENV1, ENV2, ENV4, ENV8	The gain and loss of woodlands, trees and hedgerows in Copeland the borough	Qualitative analysis of delivery of sites contributing towards Community Forests or similar projects Ha of Woodland, Trees, and Hedgerows delivered through contributions per annum.	N/A A net-gain in Woodlands, Trees, and Hedgerows, over the three-year period	N/A
Policy N145PU: Community Growing Spaces	SOC2	The provision of additional community growing spaces in Copeland the borough	Qualitative analysis of any community growing spaces in Copeland the borough The hectares of Community Growing Spaces delivered through contributions per annum.	N/A The Council will deliver a net-gain in Community Growing Spaces over the plan period.	N/A
Built and Historic Environment					
Policy BE1PU: Heritage Assets	ENV2	The conservation and enhancement of heritage	Number of developments granted permission	Development contrary to HE	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
		assets in Copeland the borough	against Historic England advice per annum	advice should be avoided	
Policy BE2PU: Designated Heritage Assets	ENV2	The conservation and enhancement of designated heritage assets in Copeland the borough	Analysis of any developments with potential harm to designated heritage assets The number of planning permissions/refusals on BE2 grounds per annum.	Development Unacceptable harm should be avoided except in very exceptional circumstances and/or mitigated in accordance with the significance of the heritage asset.	N/A
Policy BE3PU: Archaeology	ENV2	Proposals affecting archaeological sites of less than national significance (or local significance)	Analysis of what type of any developments are anticipated to have potential harm on archaeology Net loss of archaeological sites Monitor use of conditions requiring recording of archaeological remains	N/A Avoid loss of archaeological sites/remains/ Ensure remains recorded prior to development taking place.	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy BE4PU: Non-Designated Heritage Assets	ENV2	The conservation and enhancement of non-designated heritage assets in Copeland the borough	Number of assets within Local Lists ¹⁴	N/A Unacceptable harm should be avoided.	N/A
Policy BE5PU: Shopfronts	ENV2, ECO1, ECO4	The quality of shopfronts in Copeland the borough	Analysis of proposals relating to shopfronts No of applications per annum/those in accordance with policy and the shop front design guide SPD of proposals relating to shopfronts	Changes and improvements to shopfronts should all be in accordance with the Shopfront Design Guide SPD	N/A
Policy BE6PU: Advertisements	ENV2	The provision of advertisements that do not result in harm to amenity or public safety	N/A No of advertisement consents granted PP/refused	N/A Ensure in accordance with policy	N/A
Connectivity					
Policy CO1PU: Telecommunications and Digital Connectivity	SOC1, SOC2, ECO1	Indication of progress towards improved telecommunications provision	Progress towards achieving 'Connecting Cumbria' aims. Growth in high-speed telecommunications across Cumbria	Progress to be monitored Support progress towards achieving 'Connecting Cumbria' aims.	N/A

¹⁴ This will be monitored when a Local List is produced for Copeland

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
Policy CO2PU: Priority for improving Transport networks within Copeland	SOC1, SOC2, ECO1, ECO5	Indication of progress towards achieving criteria a-f within the policy	Qualitative information Proposals contributing to highways improvements outlined in the Copeland Transport Improvement Study Monitor 106 obligations Progress against schemes in IDP	Progress to be monitored The Council will secure the objectives of the Transport Improvement Study. The Council will support the addition of the Whitehaven Relief Road as a the RIS3 Scheme and other road improvement schemes.	Review Transport Improvement Study
Policy CO3PU: Priorities for improving transport links to and from Copeland the Borough	SOC1, SOC2, ECO1, ECO5	Analysis of any proposals improving road safety and journey times to and from Copeland.	Qualitative information	Progress to be monitored	N/A
Policy CO4PU: Sustainable Travel	ENV4, ENV8, SOC1, SOC2, ECO1, ECO5	Analysis of a shift towards sustainable transport modes	Delivery of housing and employment allocations ¹⁵	Progress to be monitored	N/A

¹⁵ Delivery of these sites acts as an indicator towards sustainable travel as they have been deemed accessible locations

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			Progress towards achieving improvements outlined in the Copeland Transport Improvement Study Number and details of any proposals requiring a Travel Plan	Travel Plan implementation should be in line with targets in CDDG (or any document that replaces it)	
Policy CO5PU: Transport Hierarchy	ENV4, ENV8, SOC1, SOC2, ECO1, ECO5	Provision of high quality sustainable transport in line with the transport hierarchy	N/A	N/A	N/A
Policy CO6PU: Countryside Access	ENV1, ENV2, ENV4, ENV8, SOC1, SOC2, ECO1, ECO2, ECO5	The extent to which improvements to countryside access in Copeland the borough are being implemented	Qualitative analysis of progress, including indicators such as the provision of a community forest. Additional kilometres of Public Footpaths, Rights of Way, and Public Footpath delivered through contributions.	Progress to be monitored Enhancement and extension to public footpaths, rights of way, and public bridleways.	N/A
Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure	ENV4, ENV6, ENV8, SOC1, SOC2, ECO1, ECO5	Annual additional EV charging points That development meets the standards in the Cumbria Design Guide	Provision of electric vehicles in line with criteria in policy CO7PU	Progress to be monitored Development meets parking standards	N/A

Policy	Sustainability objectives policy helps to achieve	What we want to monitor	Monitoring indicators:	Target/ Objective	Contingency Action
			<p>Number of charging points secured annually¹⁶</p> <p>Increase in public charging points using ZAP map data</p> <p>No. of developments where the standards are not met and the justification for this</p>		

¹⁶ Monitoring of EVs is subject to the introduction of new legislation requiring all new development to provide EVs

Appendix 3 – Proposed new Local Plan Appendix A: Superseded Policies (Main Modification MM120)

Appendix A: Superseded Policies

The Copeland Local Plan (2021-2039) will supersede the Copeland Core Strategy and Development Management Policies DPD (2013-2028), including any saved policies from the Copeland Local Plan 2001-2016.

The table below provides a reference guide to how the key policies contained within the Copeland Local Plan (2021-2039) correlate with the policies within the superseded Core Strategy and Development Management DPD.

Core Strategy and Development Management Policies DPD	Local Plan 2021-2039 Policy
Chapter 3: Setting the Strategy	
ST1	Elements within Policies DS6, SC1, N1, N9, BE1, CO2, H1
ST2	DS3, DS4
ST3	E3, E4, E6 <i>Additional related policies: R1</i>
ST4	DS5 <i>Additional related policies: N11, CO1, CO2</i>
Chapter 4: Economic Opportunity and Regeneration	
ER1	NU1, NU2, NU3, NU4
ER2	CC1, CC2
ER3	NU3
ER4	E5, E7
ER5	E2, E5, E7
ER6	E2, E3
ER7	DS3, R1, R2, R3, R4
ER8	R3, R6
ER9	R4, R5
ER10	T1, T2
ER11	E1
Chapter 5: Sustainable Settlements	
SS1	H1 <i>Additional related policies: H4, H5, H6, DS6</i>
SS2	H4, H5, H7

Core Strategy and Development Management Policies DPD	Local Plan 2021-2039 Policy
SS3	H1, H7, H8 <i>Additional related policies: H9, H11, H12, H15, H16</i>
SS4	SC1, SC2, SC4, SC5
SS5	SC3, N9, N10, N11, N12, N13 <i>Additional related policies: N2, DS7</i>
Chapter 6: Accessibility, Transport, and Communications	
T1	CO2, CO3, CO4, CO5
T2	CO1
Chapter 7: Environmental Protection and Enhancement	
ENV1	DS8, DS9 <i>Additional related policies: N5</i>
ENV2	N4, N8, T2 <i>Additional related policies: N7</i>
ENV3	N1, N2, N3 <i>Additional related policies: N6, N14</i>
ENV4	BE1, BE2, BE4
ENV5	N6
ENV6	CO6
Development Management Policies	
DM1	NU1, NU2, NU3, NU4
DM2	CC1, CC2
DM3	E7
DM4	E3
DM5	NU4
DM6A	R9
DM6B	R6
DM7	R1, R5, R10
DM8	RE3, T1
DM9	RE3, T1, T3
DM10	DS5 <i>Additional related policies: DS7, H6, H7</i>
DM11	DS1 <i>Additional related policies: DS5, DS6, DS7, DS9, DS10</i>

Core Strategy and Development Management Policies DPD	Local Plan 2021-2039 Policy
DM12	DS5, H6, N11 <i>Additional related policies: CO7</i>
DM13	H13, CO7
DM14	H12
DM15A	H17
DM15B	RE3
DM16	H18
DM17	H20
DM18	H14
DM19	H19, H21
DM20	H9, H10
DM21	SC5
DM22	DS6, CO5
DM23	CO1
DM24	DS5, DS8
DM25	N1, N2, N3
DM26	DS7, N6
DM27	BE1, BE2, BE3, BE4
DM28	N14, DS7
DM29	BE6
DM30	RE1, RE2

Appendix 4 – Updated Maps for Local Plan Appendix B: Settlement Maps and Appendix F: Housing Allocation Profiles (Main Modifications MM122-MM126 and MM137)

The following maps show the proposed changes to Copeland Local Plan 2021-2039 Appendix B: Settlement Maps and Appendix F: Housing Allocation Profiles:

Map 4.1 – Revised Boundary for Housing Allocation HWH1 (Modification MM122)

Map 4.2 – Updated Whitehaven Map (Modification MM122) showing:

- Updated Boundary for Housing Allocation HWH1
- Change of Housing Allocation HWH6 from a housing allocation to a site with planning permission
- Inclusion of additional planning permission 4/21/2174/0F1

Map 4.3 – Updated Whitehaven Town Centre Map showing additional planning permission 4/21/2174/0F1 (Modification MM122)

Map 4.4 – Proposed amendment to settlement boundary at Crossfield Road, Cleator Moor (Modification MM123)

Map 4.5 – Updated Cleator Moor Map (Modification MM123) showing:

- Updated settlement boundary at Crossfield Road
- Inclusion of planning permissions 4/21/2459/0F1 and 4/21/2278/0F1

Map 4.6 – Proposed amendment to settlement boundary at Dent View and Briscoe Road

Map 4.7 – Updated Egremont Map incorporating settlement boundary amendments (Modification MM124)

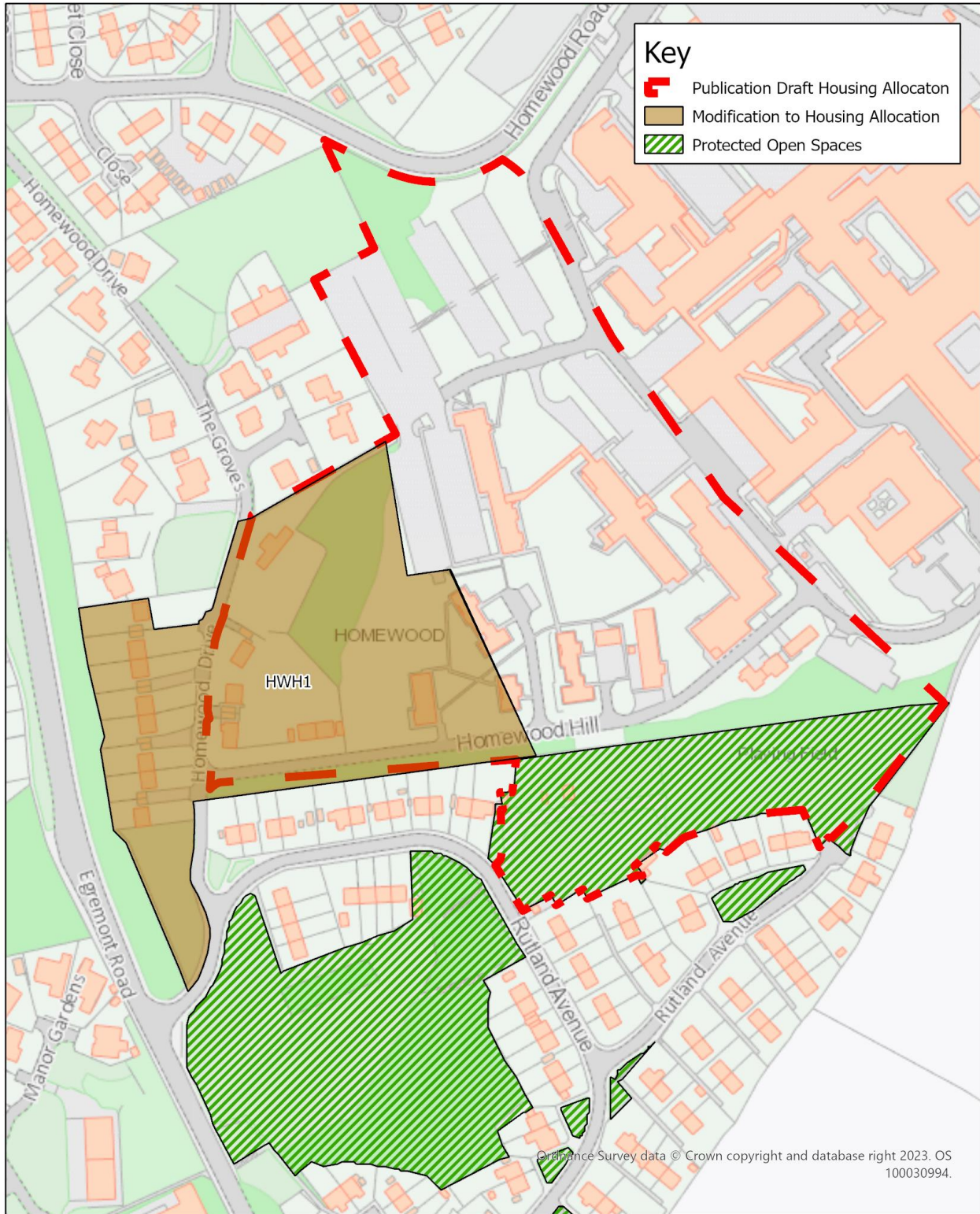
Map 4.8 – Updated Beckermet Map showing planning permission 4/21/2361/001 (Modification MM125)

Map 4.9 – Proposed Sellafield Planning Boundary (Modification MM126)

Map 4.10 – Updated aerial photo showing revised boundary for Housing Allocation HWH1 (Modification MM137)

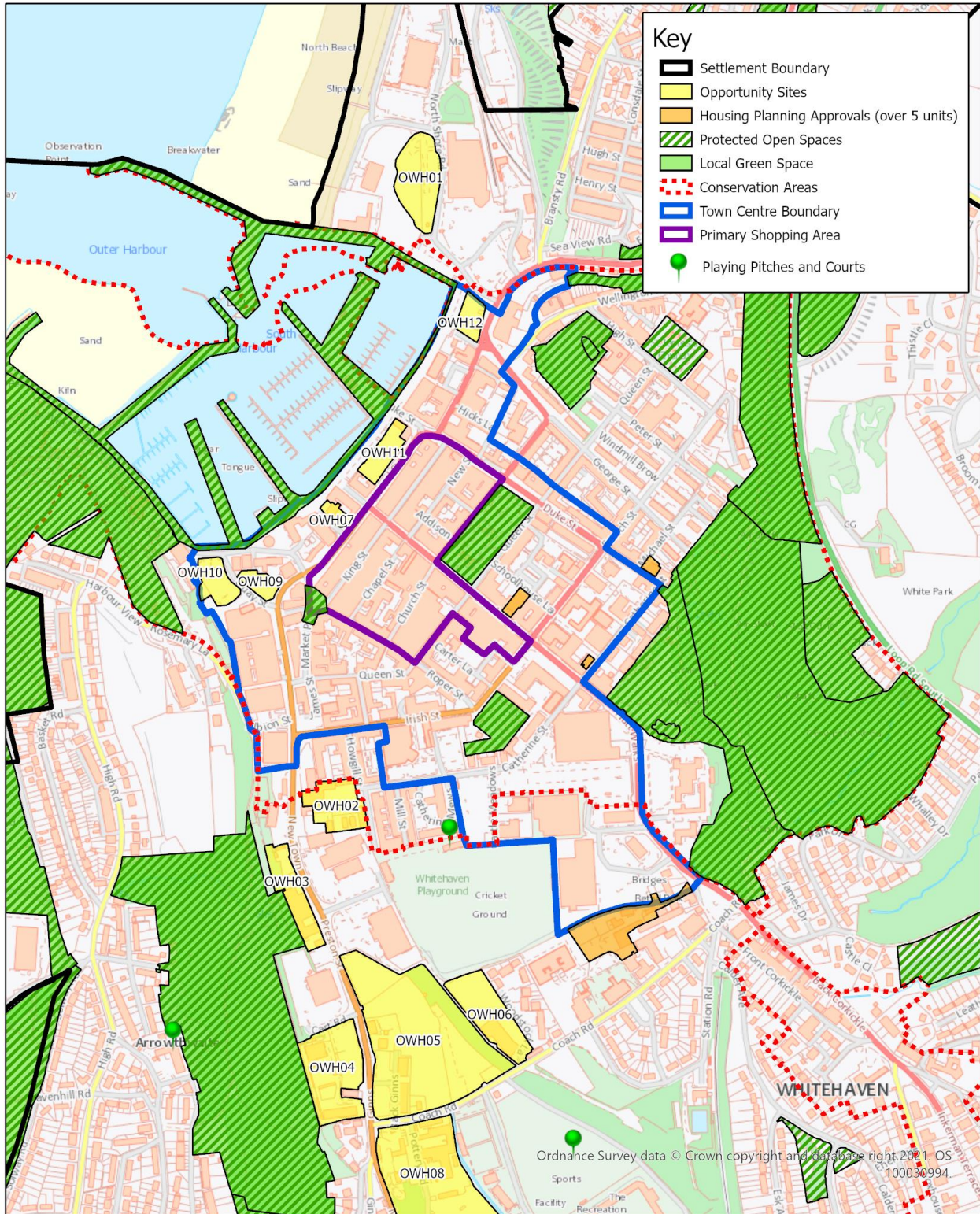
Map 4.11 – Updated map showing revised boundary for Housing Allocation HWH1 (Modification MM137)

Map 4.1 – Revised Boundary for Housing Allocation HWH1



<p>HWH1 - Land at West Cumberland Hospital and Homewood Road, Whitehaven</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 11/01/2024</p>	<p>Scale: 1:2,000</p>

Map 4.3 – Updated Whitehaven Town Centre Map



Whitehaven Town Centre

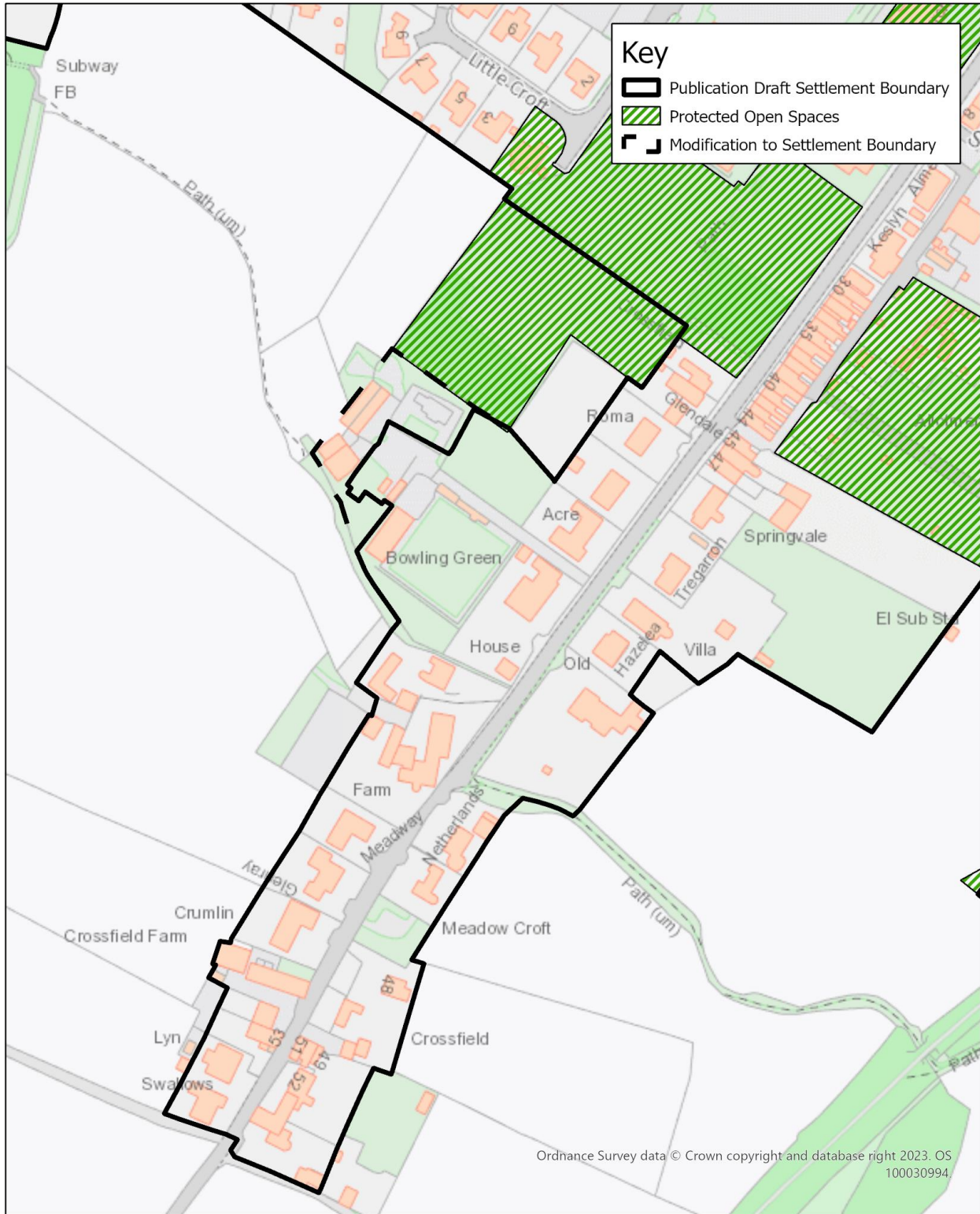
Copeland Borough Council
 The Market Hall
 Market Place
 Whitehaven
 Cumbria, CA28 7JG



Date of Issue: 24/11/2021

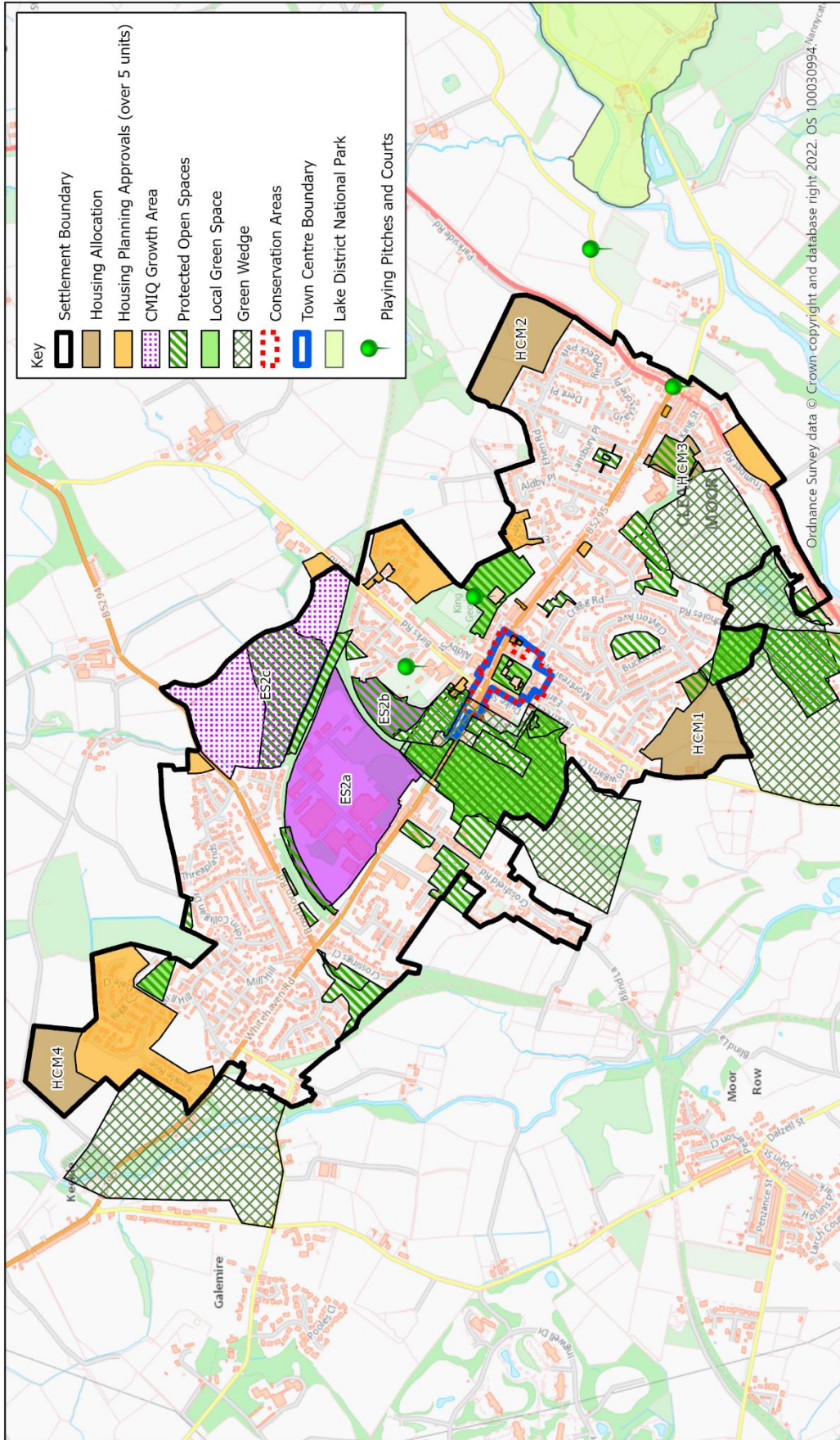
Scale: 1:6,500

Map 4.4 – Proposed amendment to settlement boundary at Crossfield Road, Cleator Moor



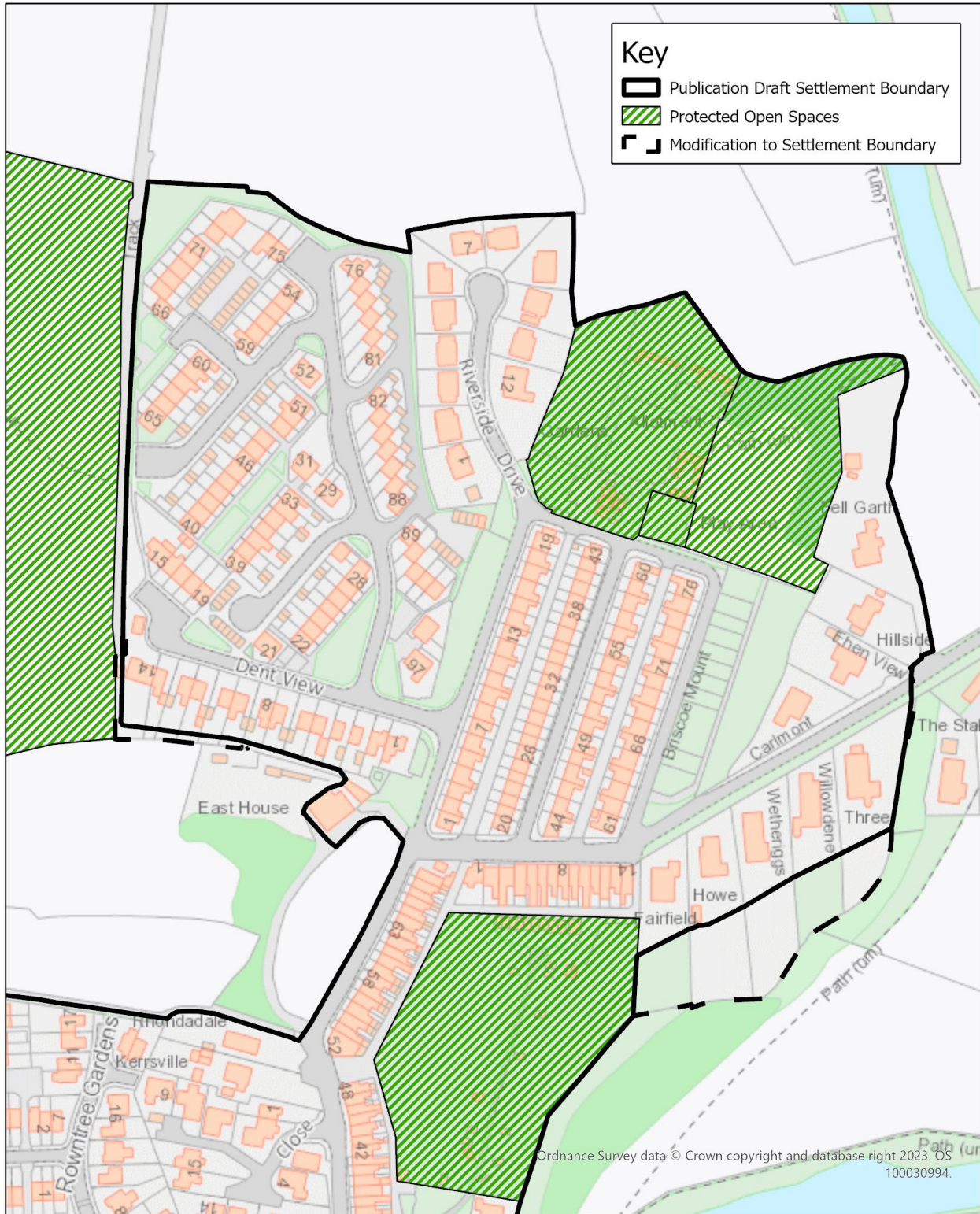
<p>Crossfield Road, Cleator Moor</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 11/01/2024</p>	<p>Scale: 1:2,000</p>

Map 4.5 – Updated Cleator Moor Map



	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	<p>Cleator Moor</p>
<p>Scale: 1:14,000</p>	<p>Date of Issue: 24/11/2021</p>	<p>© Crown copyright & database rights (2021) Ordnance Survey (100019619).</p>

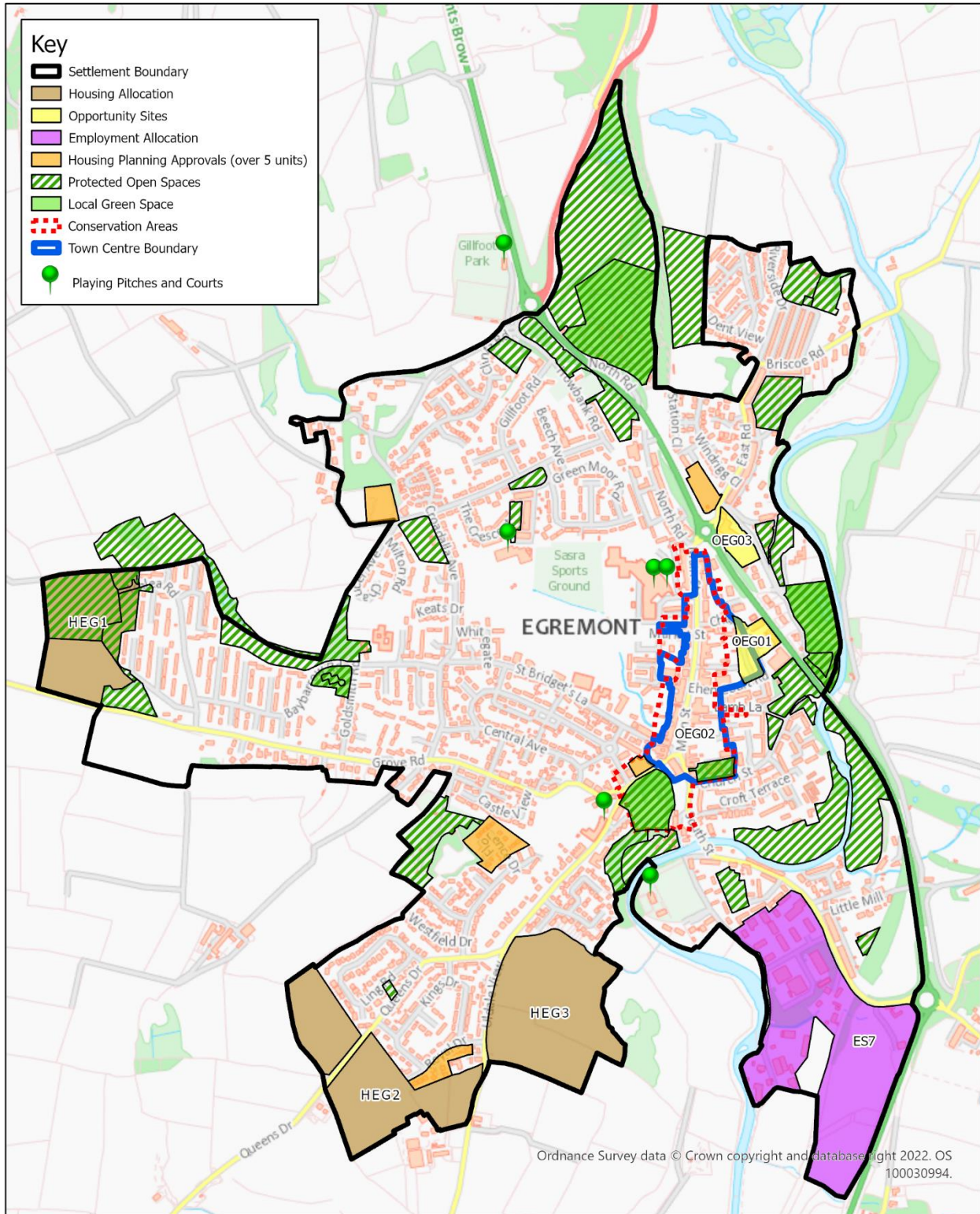
Map 4.6 – Proposed amendment to settlement boundary at Dent View and Briscoe Road



Ordnance Survey data © Crown copyright and database right 2023. OS 100030994.

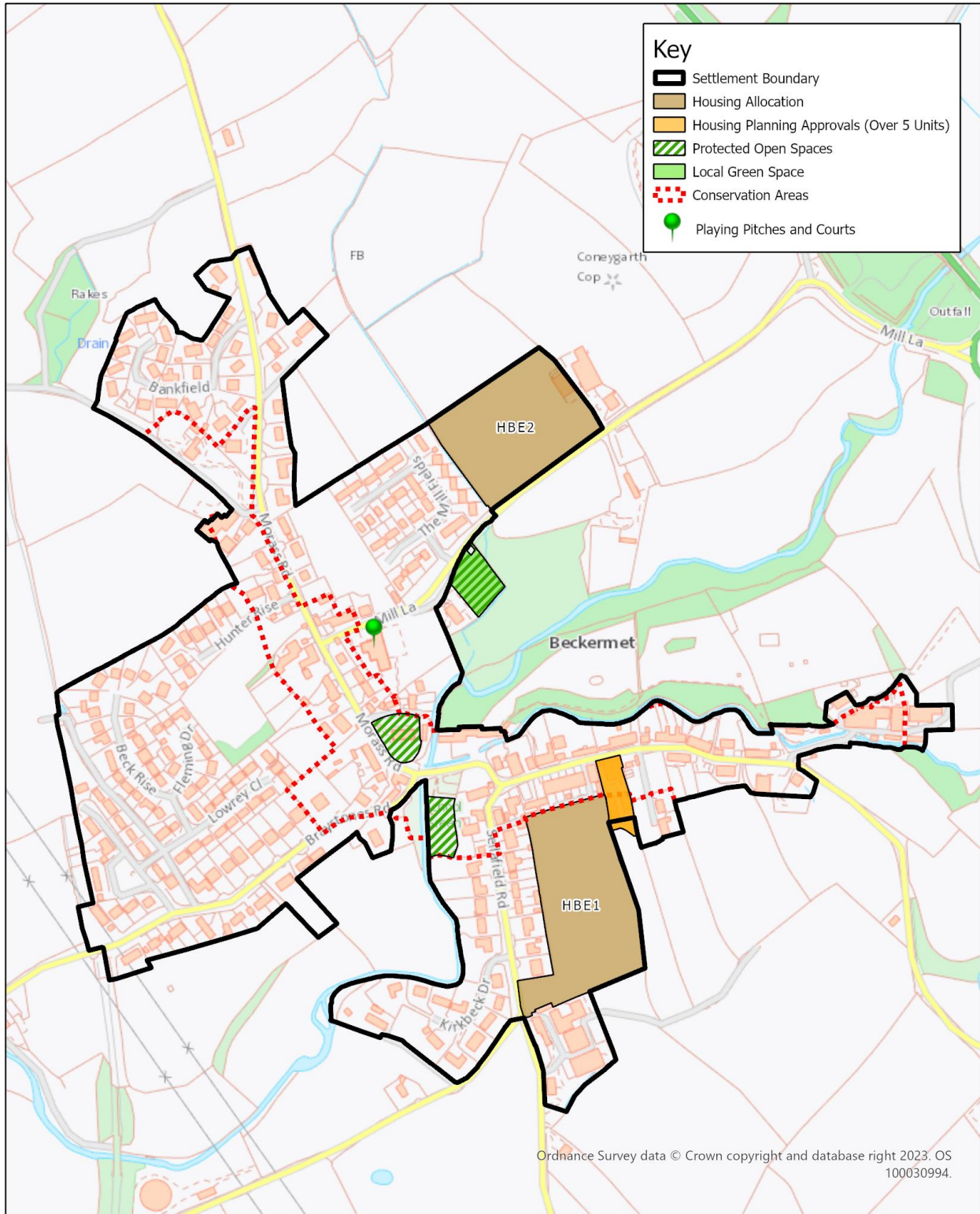
Dent View and Briscoe Mount, Egremont	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 11/01/2024	Scale: 1:2,000

Map 4.7 – Updated Egremont Map



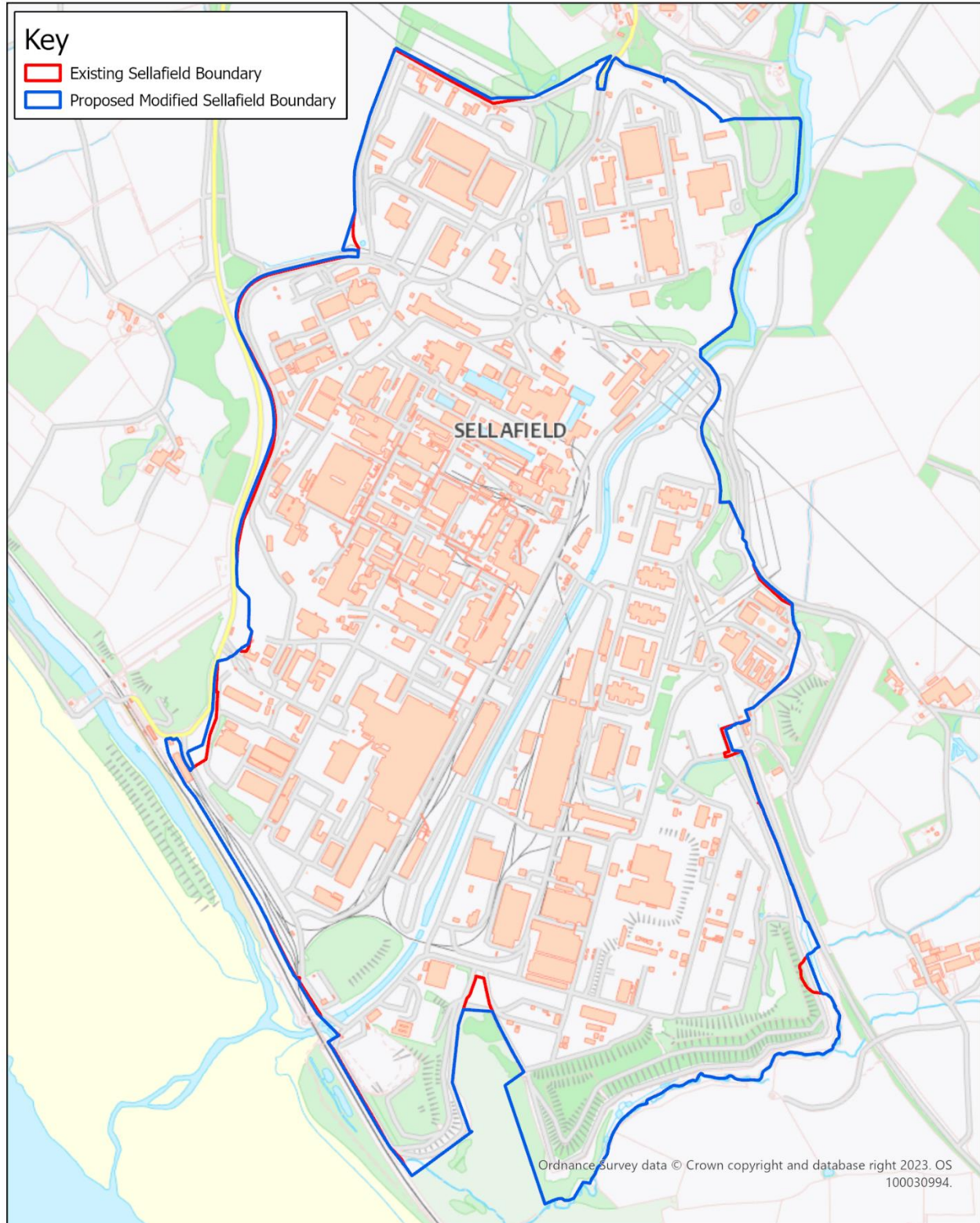
Egremont	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	Scale: 1:10,500


Map 4.8 – Updated Beckermets Map



Beckermets	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	Scale: 1:5,000

Map 4.9 – Proposed Sellafield Planning Boundary



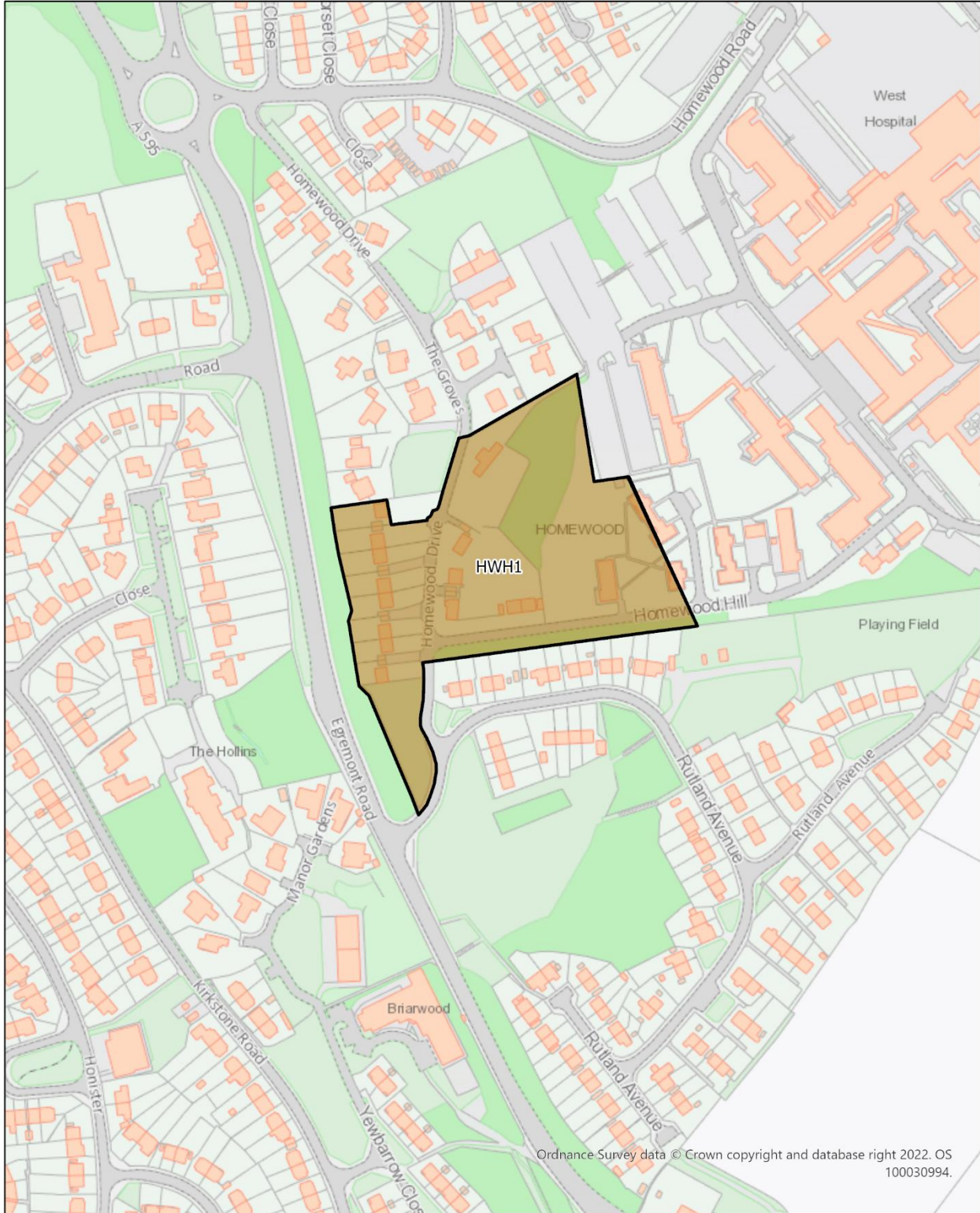
Sellafield	Cumberland Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 Cumberland Council
	Date: 26/10/2023	Scale: 1:11,000

Map 4.10 – Updated aerial photo showing revised boundary for Housing Allocation HWH1



HWH1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <p><i>Proud of our past. Energised for our future.</i></p>
	Date of Issue: 19/09/2022	Scale: 1:2,500

Map 4.11 – Updated map showing revised boundary for Housing Allocation HWH1



HWH1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <p><i>Proud of our past. Energised for our future.</i></p>
	Date of Issue: 12/09/2022	Scale: 1:2,500

Appendix 5 – Updated Local Plan Appendix E: Housing Trajectory (Main Modification MM135)

The Housing Trajectory was updated as a result of the Hearings to reflect the proposed modifications around timescales of delivery for the site allocations as well as moving the base date for considering planning permissions from 31st March 2021 to 31st March 2022.

The updated Housing Trajectory that was agreed during the Hearings is shown in the remainder of this appendix.



COPELAND LOCAL PLAN 2021-2038

Appendix E

26th February 2023 V3

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Introduction

- 1.1 The Housing Trajectory identifies how much housing is likely to be delivered in Copeland annually over the 2021-2038 plan period and on which sites. It also identifies how much housing is planned within each settlement and within which tier of the settlement hierarchy.
- 1.2 The document has a base date of 31st March 2022. This means that any planning permission granted, or any dwelling completed after this date will not be taken into account unless it relates to a site that had outline planning permission at the base date.
- 1.3 The trajectory considers the following types of sites:
 - (1) Allocations: Allocated housing sites within the emerging Local Plan.
 - (2) Extants 5 and Under: Sites with planning permission (full or reserved matters) for 5 dwellings or less¹.
 - (3) Extants Over 5: Sites with extant planning permission (full or reserved matters) for over 5 dwellings¹⁷.
 - (4) Outlines: Sites with extant outline planning permission for housing¹⁸.
 - (5) Windfalls: Sites that have not yet been specifically identified through the Local Plan process where housing will come forward over the plan period including those that fall under the size threshold for allocation. This includes larger sites that are currently subject of pre-application discussions and smaller sites, such as conversions etc.
 - (6) Demolitions: An allowance has been made for future demolitions. Further information is included in Table 1 below.
- 1.4 The trajectory is based upon the latest estimates of delivery from developers where provided¹⁹. This has been reviewed and “sense checked” during the Local Plan Hearing sessions. The estimates are non-binding and simply give an indication of when a development is likely to commence and how many homes will be built on site each year. Where this data is not available, assumptions have been made as set out below.

¹⁷ Where a site has stalled and no activity has taken place for a number of years the site has not been included in the supply unless recent evidence suggests re-commencement is likely.

¹⁸ In some cases, a site has an outline planning permission but individual plots have been sold on as self-build plots. Where a plot has a reserved matters or full application it is included in the Extants 5 and Under category and the number of units listed in the outlines table has been reduced accordingly.

¹⁹ Where such information is available this is indicated within the relevant table.

Assumptions

1.5 Where delivery timeframes haven't been provided by the developer the following assumptions have been applied. This is based upon the generic delivery assumptions set out in the Five year Housing Land Supply which have, in the main, been agreed by the development industry.

Table 1: Delivery Assumptions

<p>Development Start</p>	<p>Where development has commenced it has been assumed that completions will be delivered on site from year one unless evidence suggests development has stalled.</p> <p>Where development has not yet started, but permission has been granted, completions are assumed to come forward in years 2 and 3 at the earliest dependent upon whether the approval is outline or full/reserved matters, the complexity of any constraints/conditions, whether there is developer interest etc.</p> <p>Where a site is allocated but does not benefit from an extant permission, completions have been assumed from years 4 at the earliest. Each allocation has been considered individually through the Local Plan hearing sessions and the most likely start year has been identified.</p>
<p>Delivery Rates</p>	<p>A cautious approach has been taken and an assumed completion rate of 10 dwellings per year has been applied, unless delivery rates have been provided by the developer. This assumed rate is based upon the <i>lowest</i> of the delivery rates provided by developers across sites of 5 units or more.</p>
<p>Windfall allowance</p>	<p>The Five Year Land Supply Statement (HLS) provides compelling evidence to show that windfall developments have formed a significant part of the housing supply in previous years and will continue to do.</p> <p>An allowance has been made for 30 dwellings per year on small sites (5 and under). This is based on previous trends which show that on average 34 dwellings per annum have been delivered on such sites since 2013²⁰</p> <p>The projected figures have been reduced by 10% (from 34 to 30) to take into account garden sites as is common practice. A cautious approach has been taken and a windfall allowance is only included for years 3+ to avoid double counting as windfall developments that come forward in the earlier years are likely to already benefit from planning permission.</p>

²⁰ Please see the Five-Year Housing Land Statement for more information regarding previous delivery on windfall sites

	<p>Previous trends show that 93 dwellings have been delivered on larger windfall sites on average each year since 2013²¹. The Council is also aware of a number of larger sites (5 units+) that have gained planning permission or have been the subject of pre-application discussions post the trajectory base date of 1st April 2022. No windfall allowance for larger sites has been included here however as developers are likely to be focussed on delivering the Local Plan allocations and completing sites that are already under construction.</p> <p>This approach differs to that taken in the Five Year Housing Land Supply Statement which includes a windfall allowance for larger sites instead of including housing allocations.</p>
Housing Allocations	<p>All housing allocations have been included in the trajectory and a number have received planning permission post the trajectory base date. To avoid double counting, allocations that received full planning permission prior to the base date have been deleted. Where delivery rates have been provided by the developer this has been noted. Where this information has not been available, or where the site does not benefit from planning permission, an assumption that 10 dwellings per year will be completed annually has been applied. The first completions are anticipated in years 4 or 5 of the plan period²² at the earliest depending on whether the site has planning permission or not at present.</p>
Demolitions²³	<p>The HLS shows that since 1st April 2013 there have been, on average, two homes demolished each year. This excludes demolitions²⁴ between 1st April 2020 and 31st March 2022 which were a result of a single housing market renewal development at Queens Park, Millom. There is no evidence to suggest this level of demolition will occur again over the plan period.</p>

- 1.6 Table 2 shows that the Local Plan requirement over the plan period 2021-2038 of 2482 dwellings can be met comfortably, with the identified sources of sites providing up to **4,343** dwellings. It also shows that the aspirational growth target of 3400 dwellings can also be met comfortably.
- 1.7 It must be noted however that, whilst all sites are considered to be deliverable, they may not all be delivered. Allocating over and above the highest target allows for flexibility and helps improve the range and choice of housing in the borough. The actual delivery rate will depend upon a number of factors including market forces and demand, wider economic signals and the progress with local projects affecting the growth scenarios, and capacity within the sector locally.

²¹ It should be noted that the Council has not allocated any new housing sites since 2006.

²² Year 5 of the plan period relates to year 4 of the Five year supply period as each projects forward from a different date.

²³ Please see the Five Year Housing Land Supply Statement for more information regarding demolition rates

²⁴ 58 demolitions as part of the Queens Park redevelopment scheme in Millom, which will see a similar number of new homes replace them.

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Table 2: Annual Completions by source²⁵

	(Yr 1) 21/22	(Yr 2) 22/23	Yr 3 23/24	Yr 4 24/25	Yr 5 25/26	Yr 6 26/27	Yr 7 27/28	Yr 8 28/29	Yr 9 29/30	Yr 10 30/31	Yr 11 31/32	Yr 12 32/33	Yr 13 33/34	Yr 14 34/35	Yr 15 35/36	36/37	37/38	Total in Plan Period
Allocations²⁶ See table 4	6	0	0	60	155	286	289	330	319	277	207	184	161	88	85	83	71	2601
Windfall Completions	138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138
Extants 5 and under - not commenced See table 5	-	8	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73
Extants 5 and under – under construction	-	157	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	159
Extants 6+ - not commenced See table 6	-	35	87	24	20	16	45	35	35	35	35	35	35	20	0	0	0	457
Extants 6+ - under construction	-	131	81	42	16	10	10	10	10	10	10	1	0	0	0	0	0	331
Outlines See table 7	-	9	12	61	29	15	15	15	15	10	10	5	0	0	0	0	0	196
Windfalls²⁷	-	0	0	30	30	30	30	30	30	30	30	30	30	30	30	30	30	420
Demolitions	0	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-32
Totals	144	338	245	215	248	355	387	418	407	360	290	253	224	136	113	111	99	4343

²⁵ Figures for 21/22 are actual figures and the remainder are projections

²⁶ Allocations in Local Plan 2021-2038 except for 21/22 which relates to allocations in the Core Strategy or 2001 Local Plan

²⁷ Sites of 5 units or less. Please see the Five Year Housing Land Statement for more information regarding the small sites windfall allowance

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Figure 1: Annual Net Additional Dwellings

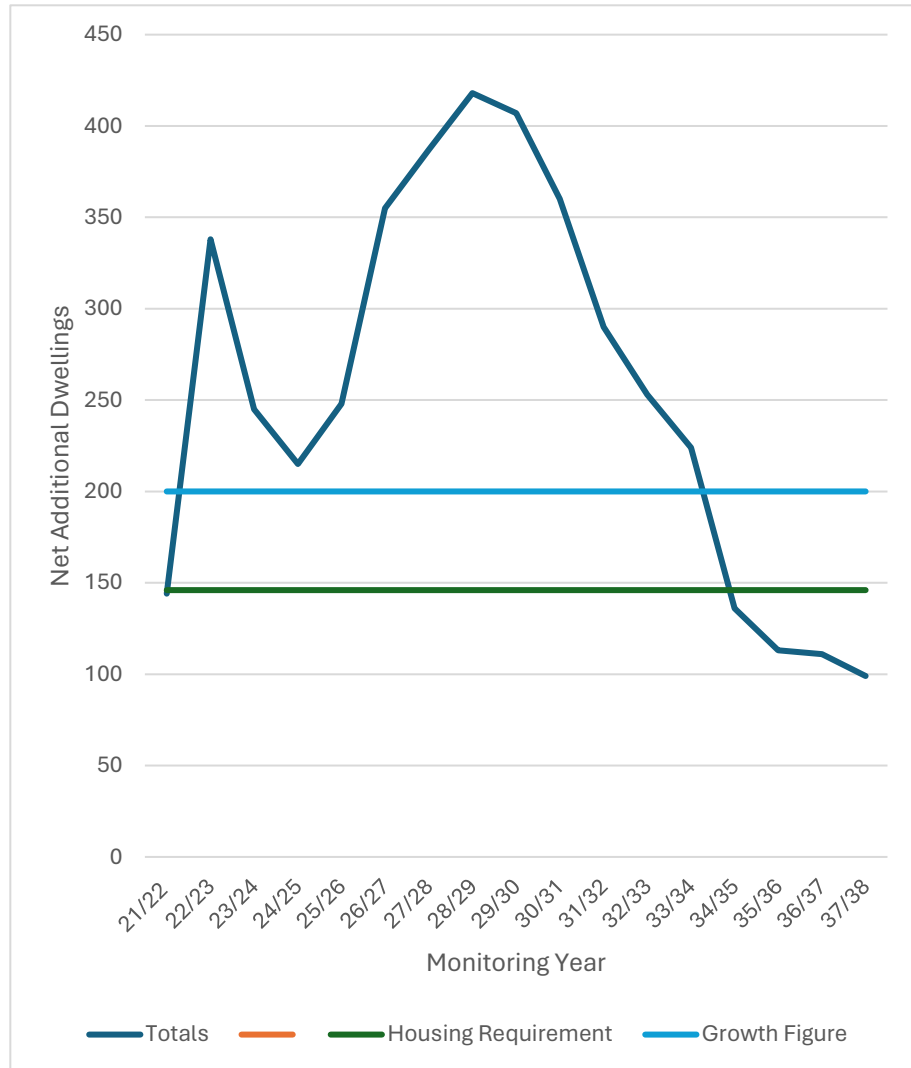
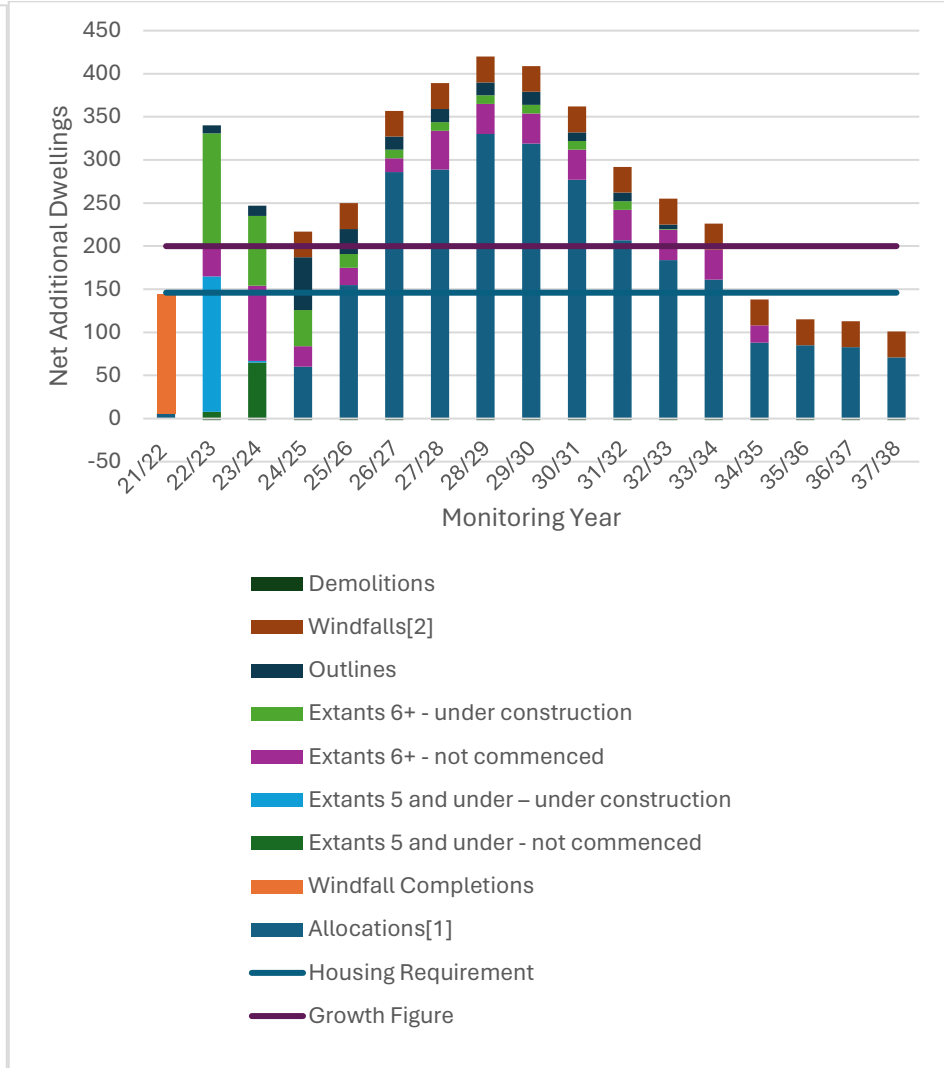


Figure 2: Annual Completions by Source



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- 1.8 Figure 2 shows that sites that have planning permission at present (full or reserved matters) form the largest part of the supply in the early years of the plan period; these are replaced in the later years by dwellings on allocated sites.
- 1.9 The majority of homes over the full plan period (2595) will be delivered on sites allocated in the Copeland Local Plan 2021-2038. Development on windfall sites will also continue to make up a significant proportion of the supply, particularly those that benefit from a current planning permission in the earlier years.
- 1.10 Housing delivery will reach its peak in 2028/29 as there will be completions coming forward on sites that have planning permission at present and delivery will be increasing on allocated sites as many will have gained planning permission by this point.
- 1.11 Housing delivery is projected to drop below the housing requirement in the last four years of the plan period, however a number of Local Plan Reviews will have been carried out by this point which will ensure needs are met. This may be through the allocation of additional sites and/or the inclusion of Broad Locations. It may also be that issues outside the Councils control such as the availability of materials, tradespeople and Covid-19 impact upon delivery rates resulting in a steadier rate of delivery rather than the peak and trough type trajectory shown.
- 1.12 Table 3 breaks the trajectory down by settlement hierarchy tier and summarises tables 4-7. It shows each tier within the hierarchy is able to deliver the amount of housing needed to meet its required needs. Each tier is also able to provide enough dwellings to meet its growth aspirations, with the exception of the Rural Villages and Local Service Centres tiers. This is not however considered to be a problem, or a reason to increase the amount of housing allocated within the tier, as it is likely that a number of windfall developments will take place within the Rural Villages tier over the plan period which will increase supply.
- 1.13 It should also be noted that the following table does not include developments on future windfall sites (which is why the figures differ with those in Table 2 which includes a windfall allowance). The windfall allowance set out in Table 2 is not attributed to any particular settlements. Table 3 also does not account for future demolitions.

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Table 3: Breakdown of Housing Supply by Settlement Tier²⁸

Tier	Settlement	Previous actual completions 21/22	Completions on Allocated Sites over plan period (Table 4)	Extant PP - Sites with 5 units or less – Not commenced (Table 5)	Extant PP – Sites with 5 units or less – Under construction (Table 6)	Extant PP – Sites with 6+ units – Not commenced (Table 7)	Extant PP – Sites with 6+ units – Under construction (Table 8)	Completions on sites with outline planning permission over plan period (All sizes) (Table 9)	Total Supply	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
										100%	3400	2482
Principal Town	Whitehaven	63	970	10	29	423	60	94	1649	40% Min	1360	990
Key Service Centre	Cleator Moor	41	1005	24	41	20	106	52	1289	30% Min	1020	745
	Egremont											
	Millom											
Local Service Centre	Arlecdon & Rowrah	37	243	28	48	14	135	12	517	17%	578	422
	Cleator											
	Distington											
	Frizington											
	Haverigg											
	Seascale											
	St Bees											
Thornhill												

²⁸ This table does not take into account projected demolitions. Please see table 2 for full breakdown.

Tier	Settlement	Previous actual completions 21/22	Completions on Allocated Sites over plan period (Table 4)	Extant PP - Sites with 5 units or less – Not commenced (Table 5)	Extant PP – Sites with 5 units or less – Under construction (Table 6)	Extant PP – Sites with 6+ units – Not commenced (Table 7)	Extant PP – Sites with 6+ units – Under construction (Table 8)	Completions on sites with outline planning permission over plan period (All sizes) (Table 9)	Total Supply	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
Sustainable Rural Villages	Beckermat	1	297	2	21	0	0	37	358	10%	340	249
	Bigrigg											
	Drigg											
	Holmrook											
	Ennerdale Bridge											
	Moresby Parks											
	Moor Row											
	Lowca											
	Parton											
Rural Villages	Calderbridge	0	80	5	5	0	0	1	91	3%	102	75
	Hallthwaites											
	Keekle											
	Kirkland											
	Kirksanton											
	Summergrove											
	The Green											

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Tier	Settlement	Previous actual completions 21/22	Completions on Allocated Sites over plan period (Table 4)	Extant PP - Sites with 5 units or less – Not commenced (Table 5)	Extant PP – Sites with 5 units or less – Under construction (Table 6)	Extant PP – Sites with 6+ units – Not commenced (Table 7)	Extant PP – Sites with 6+ units – Under construction (Table 8)	Completions on sites with outline planning permission over plan period (All sizes) (Table 9)	Total Supply	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
Open countryside	N/A	2	0	4	15	0	30	0	51	N/A	N/A	N/A
TOTALS		144	2595	73	159	457	331	196	3955	100%	3400	2482

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Table 4: Annual Delivery on Allocated Sites in the Copeland Local Plan 2021-2038

Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ²⁹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Principal Town																								
Whitehaven	HWH1	Land at West Cumberland Hospital and Homewood Rd	6+ years	46	0	0	0	0	0	0	0	0	10	10	10	10	6	0	0	0	0	46	0	970
	HWH2	Red Lonning and Harras Moor ³⁰	6+ years	370	0	0	0	0	0	26	36	56	72	72	36	36	36	0	0	0	0	370	0	
	HWH3	Land at Edgehill Park Phase 4 ³¹	0-5 years	109	0	0	0	35	35	35	4	0	0	0	0	0	0	0	0	0	0	109	0	
	HWH4	Land south and west of St Mary's School	0-5 years	60	0	0	0	0	10	10	10	10	10	10	0	0	0	0	0	0	0	60	0	

²⁹ Actual Completions

³⁰ Annual delivery rates provided by developer in 2021. Planning permission refused in Sept 2022 therefore delivery now expected in years 6+ to allow for the determination of an appeal

³¹ Planning application for 109 dwellings on site 4/22/2332/0F1 submitted and currently under consideration. Annual delivery rates provided by developer.

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ^[29]	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
	HWH5	Former Marchon Site North ³²	6+ years	532	0	0	0	0	0	0	35	35	35	35	35	35	35	35	35	35	35	385	147	
Key Service Centres																								
Cleator Moor	HCM1	Land at Jacktrees Road	0-5 years	127	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	10	7	127	0	1005
	HCM2	Land north of Dent Road	6+ years	119	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	9	119	0	
	HCM3	Former Ehenside School	6+ years	40	0	0	0	0	0	0	0	0	10	10	10	10	0	0	0	0	0	40	0	
	HCM4	Land at Mill Hill (0-5 years	65	0	0	0	10	10	10	10	10	10	5	0	0	0	0	0	0	0	0	65	
Egremont	HEG1	Land north of Ashlea Road	6+ years	108	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	8	0	108	0	
	HEG2	Land at Gulley Flatts	6+ years	170	0	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	110	60	
	HEG3	Land to south of Daleview Gardens	0-5 years	141	0	0	0	0	20	20	20	20	20	20	20	1	0	0	0	0	0	141	0	
Millom	HMI1	Land west of Grammerscroft	6+ years	107	0	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	100	7	
	HMI2	Moor Farm	6+ years	195	0	0	0	0	0	24	24	24	24	24	24	24	24	3	0	0	0	195	0	

³² Annual delivery rates provided by developer in 2021. Commencement date has been pushed back due to the fact that the current planning application has stalled.

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ²⁹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Local Service Centres																								
Arlecdon	HAR01	Land East of Arlecdon Road	6+ years	37	0	0	0	0	0	10	10	10	7	0	0	0	0	0	0	0	0	37	0	243
Distington	HDI1	Land south of Prospect Works	6+ years	30	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	30	0	
	HDI2	Land south west of Rectory Place	6+ years	32	0	0	0	0	0	10	10	10	2	0	0	0	0	0	0	0	0	32	0	
St Bees	HSB1	Land adjacent Abbots Court ³³	0-5 years	40	0	0	0	0	15	15	5	0	0	0	0	0	0	0	0	0	0	40	0	
	HSB3	Fairladies extension	6+ years	30	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	30	0	
Seascale	HSE2	Fairways Extension ³⁴	6+ years	22	0	0	0	0	0	12	10	0	0	0	0	0	0	0	0	0	0	22	0	
	HSE3	Town End Farm East	6+ years	32	0	0	0	0	0	0	0	10	10	10	2	0	0	0	0	0	0	32	0	

³³ Annual delivery rates provided by developer in 2021

³⁴ Annual delivery rates provided by developer in 2021

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ^[29]	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Thornhill	HTH1	Land South of Thornhill	6+ years	20	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	20	0	
Sustainable Rural Villages																								
Bigrigg	HBI1	Land north of Springfield Gardens ³⁵	0-5 years	65	0	0	0	0	30	30	5	0	0	0	0	0	0	0	0	0	0	65	0	297
	HBI2	Land west of Jubilee Gardens	6+ years	35	0	0	0	0	0	10	10	10	5	0	0	0	0	0	0	0	0	35	0	
Beckermet	HBE1	Land north of Crofthouse Farm	6+ years	46	0	0	0	0	0	0	0	10	10	10	10	6	0	0	0	0	0	46	0	
	HBE2	Land adjacent to Mill Fields	6+ years	27	0	0	0	0	0	0	10	10	7	0	0	0	0	0	0	0	0	27	0	
Drigg	HDH2	Wray Head, Station Road	6+ years	22	0	0	0	0	0	0	10	10	2	0	0	0	0	0	0	0	0	22	0	
Holmrook	HDH3	Hill Farm Holmrook	6+ years	20	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	20	0	

³⁵ Annual delivery rates provided by developer in 2021

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Settlement	Ref	Address	Commencement	Indicative number of dwellings	21/22 ²⁹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier in plan period
Moore Row	HMR1	Land to north of social club	0-5 years	19	0	0	0	0	10	9	0	0	0	0	0	0	0	0	0	0	0	19	0	
	HMR2	Land to south of Scalegill Road	6+ years	41	0	0	0	0	0	10	10	10	10	1	0	0	0	0	0	0	0	0	41	
Lowca	HLO1	Solway Road	6+ years	22	0	0	0	0	0	0	0	0	0	10	10	2	0	0	0	0	0	22	0	
Rural Villages																								
Summer grove	HSU1	Land to South West of Summergrove ³⁶	0-5 years	80	0	0	0	15	15	15	15	15	5	0	0	0	0	0	0	0	0	80	0	80
Totals					0	0	0	60	155	286	284	330	319	277	207	184	161	88	85	83	71	2595	265	2595

³⁶ Planning application submitted on part of the site for 30 dwellings currently under consideration. Delivery timeframes provided by developer in 2021.

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Table 5: Annual Delivery on Sites with Extant Planning Permission for 5 units or Less – Development not commenced at 31st March 2022

Note: No completions anticipated post 2026-2027 as all sites in this list will be built out by 2026/27.

U = Under construction, N = Not started

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁷	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Principal Town													
Land Adjacent To 16 Loop Road South, Whitehaven	Whitehaven	4/16/2453/0o1 4/17/2363/0R1	11-Dec-17	N	1	0	1		1				10
Land near Pool Cottage, Sandwith, Whitehaven	Whitehaven	4/20/2007/0F1	02-Mar-20	N	1	0	1	1					
Plot 1, Land to West Of Casa-Mia, Harras Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2170/0R1	31-Jan-20	N	1	0	1	1					
Plot 8, West of Casa Mia, Harras Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2305/0R1	04-Mar-20	N	1	0	1	1					
Plot 9, Harras Moor Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2364/0R1	10-Mar-20	N	1	0	1	1					
Plot 6, Harras Moor Road, Harras Moor, Whitehaven	Whitehaven	4/18/2347/0o1 4/20/2025/0R1	12-Mar-20	N	1	0	1	1					
Land Adjacent To 1 Crossbarn, Sneckyeat Road, Whitehaven	Whitehaven	4/21/2043/0R1	29-Apr-21	N	1	0	1		1				
Land Adjacent To Casa Mia, Harras Road, Harras Moor, Whitehaven	Whitehaven	4/21/2268/0R1	11-Aug-21	N	1	0	1		1				
Land Adjoining 101 Woodhouse Road, Whitehaven	Whitehaven	4/21/2441/0F1	09-Jun-21	N	2	0	2		2				
Key Service Centres													
Plot 3, Cleator Gate, Jacktrees Road, Cleator	Cleator Moor	4/21/2239/0F1	09-Aug-21	N	1	0	1		1				24

³⁷ At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁷	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Plots 56 & 57, Ennerdale View, Birks Road Cleator Moor	Cleator Moor	4/21/2081/0R1	19-Apr-21	N	2	0	2		2				
Dentholme, Cragg Road, Cleator Moor	Cleator Moor	4/21/2477/0F1	13-Jan-22	N	2	0	2		2				
3 Market Street, Cleator Moor	Cleator Moor	4/21/2402/0F1	11-Nov-21	N	3	0	3		3				
Grove Court Hotel, Cleator	Cleator Moor	4/21/2434/0F1	20-Dec-21	N	1	0	1		1				
14 Main Street, Egremont	Egremont	4/17/2172/0f1	22-Jan-18	N	1	0	1		1				
Ghyll Farmhouse, Egremont	Egremont	4/18/2237/0f1	24-Jul-18	N	1	0	1	1					
Plot 1, Clarack Drive, Moor Row	Egremont	4/21/2130/0R1	15-Jun-21	N	1	0	1		1				
Plot 12, Rusper Drive, Moor Row	Egremont	4/21/2122/0R1	15-Jun-21	N	1	0	1		1				
22-23 Market Place, Egremont	Egremont	4/21/2442/0F1	05-Aug-21	N	1	0	1		1				
4-5 Dalzell Street, Moor Row	Egremont	4/22/2009/0F1	22-Oct-21	N	1	0	1		1				
Moorleys, Egremont	Egremont	4/22/2005/0F1	12-Nov-21	N	1	0	1		1				
Old Castle Cinema, Egremont	Egremont	4/14/2465/0o1 4/18/2039/0r1	02-May-18	N	4	0	4		4				
Land Adjacent To Thornlea, Carleton, Egremont	Egremont	4/19/2026/0o1 4/21/2563/0R1	28-Mar-19	N	1	0	1		1				
41 Wellington Street, Millom	Millom	4/19/2037/0f1	28-Mar-19	N	1	0	1	1					
47 Holborn Hill, Millom	Millom	4/18/2425/0F1	16-Apr-19	N	1	0	1	1					
Land Adj To Poolside/Whitriggs Drive, Poolside, Haverigg	Millom	4/21/2109/0R1	10-Dec-21	N	1	0	1		1				
Local Service Centres													
Land At Arlecdon Road, Arlecdon	Arlecdon	4/21/2469/0O1	28-Jan-22	N	1	0	1		1				28

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁷	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Land Adjacent To Thorn Bank, Arlecdon Road, Arlecdon	Arlecdon	4/21/2283/0R1	08-Sep-21	N	1	0	1		1				14
Stork Hotel, Rowrah Road	Arlecdon	4/21/2479/0F1	21-Dec-21	N	1	0	1		1				
Land At Barwise Row, Arlecdon	Arlecdon	4/21/2084/0R1	24-May-21	N	1	0	1		1				
Plot 1, Cleator Gate, Cleator	Cleator	4/22/2039/0F1	22-Mar-22	N	1	0	1		1				
Former Public House, Hall And Food Takeaway, 30 Main Street, Distington	Distington	4/20/2042/0F1	20-Jul-21	N	4	0	4		4				
Plot 4, West End, Rheda Park, Frizington	Frizington	4/21/2101/0F1	10-Jun-21	N	1	0	1		1				
5 West End, Rheda Park, Frizington	Frizington	4/21/2298/0F1	18-Nov-21	N	1	0	1		1				
Land At Lindow Street, Frizington,	Frizington	4/21/2164/0F1		N	5	0	5		5				
Moss Side, Waingate Bridge, Haverigg	Haverigg	4/19/2051/0F1	08-Apr-19	N	1	0	1		1				
Drummore, Drigg Road, Seascale	Seascale	4/21/2430/0F1	31-Mar-22	N	1	0	1		1				
Land To Rear Of 8 Railway Terrace, Seascale	Seascale	4/19/2396/0F1	07-May-21	N	3	0	3		3				
Station House, The Banks, Seascale	Seascale	4/21/2532/0F1	22-Jun-21	N	2	0	2		2				
Redundant Farm Buildings, Rottington Hall Estate, Rottington	St. Bees	4/21/2349/0F1	10-Feb-22	N	2	0	2		2				
St Bees Post Office, 122 Main Street, St Bees	St. Bees	4/21/2497/0F1	27-Apr-21	N	3	0	3		3				
Sustainable Rural Villages													
Plot 1, Land at Scalegill Road, Egremont, Moor Row	Moor Row	4/22/2029/0R1	07-Mar-22	N	1	0	1		1				2
26 Scalegill Road, Moor Row	Moor Row	4/22/2054/0F1	27-Jan-22	N	1	0	1		1				

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁷	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Rural Villages													
Hall Green Farm, Kirksanton	Kirksanton	4/18/2481/0f1	31-Jan-19	N	4	0	4		4				5
Field At Raceside, Kirksanton, Millom	Kirksanton	4/21/2175/0R1	07-Dec-21	N	1	0	1		1				
Open Countryside													
Millfields, Lamplugh	Lamplugh	4/20/2267/0F1	08-Dec-21	N	1	0	1		1				4
Land To North East Of Seabreeze Lodge, Nethertown	Nethertown	4/21/2190/0R1	18-Mar-22	N	1	0	1		1				
Land To The North East Of Seabreeze Lodge, Nethertown	Nethertown	4/18/2465/0o1 4/21/2041/0R1	18-Mar-22	N	1	0	1		1				
Lane Head Gardens, Lane Head, Sandwith	Sandwith	4/21/2503/0F1	10-Jan-22	N	1	0	1		1				
Totals					73	0	73	8	65	0	0	0	73

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Table 6: Annual Delivery on sites of 5 units or less - Under Construction at 31st March 2022

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Principal Town													
Garden Of 30 Drive Park, Midghey, Whitehaven	Whitehaven	4/11/2334/Of1	21-Nov-11	U	1	0	1	1					29
Garden Land Of 16 Loop Road South, Whitehaven	Whitehaven	4/17/2363/Or1	11-Dec-17	U	1	0	1	1					
79 King Street, Whitehaven	Whitehaven	4/14/2137/Of1	02-Jun-14	U	2	0	2	2					
Builders Store, Old Arrowthwaite, Kells, Whitehaven	Whitehaven	4/15/2282/Of1	19-Aug-15	U	1	0	1	1					
The Surgery, Catherine Street, Whitehaven	Whitehaven	4/15/2374/Of1	13-Oct-15	U	3	0	3	3					
22 Chapel Street, Whitehaven	Whitehaven	4/16/2144/Of1	30-Jun-16	U	2	0	2	2					
49a Roper Street, Whitehaven	Whitehaven	4/17/2202/Of1	09-Aug-17	U	1	0	1	1					
Former Friends Meeting House Scotch Street Whitehaven	Whitehaven	4/17/2085/Of1	02-May-17	U	2	0	2	2					
7 Hensingham Road, Whitehaven	Whitehaven	4/18/2189/Of1	28-Jun-18	U	1	0	1	1					
1 Church Street, Whitehaven	Whitehaven	4/18/2117/Of1	06-Aug-18	U	1	0	1	1					
75 Lowther Street, Whitehaven	Whitehaven	4/19/2048/Of1	28-Mar-19	U	1	0	1	1					
61 Roper Street, Whitehaven	Whitehaven	4/18/2331/Of1	05-Oct-18	U	1	0	1	1					
Land Between Asda And Veterinary Surgery (Known As Church Car Sales) Preston Street, Whitehaven	Whitehaven	4/18/2196/Of1	27-Jun-18	U	2	0	2	2					

³⁸ At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
The Surgery, Catherine Street, Whitehaven	Whitehaven	4/18/2328/Of1	25-Sep-18	U	3	0	3	3					
79 Lowther Street, Whitehaven	Whitehaven	4/16/2044/Of1	15-Apr-16	U	4	1	3	3					
Plot 4, Former White School, Kells, Whitehaven	Whitehaven	4/19/2239/Of1	09-Oct-19	U	1	0	1	1					
53/54 Market Place, Whitehaven	Whitehaven	4/19/2313/Of1	20-Nov-19	U	4	3	1	1					
76-77 Lowther Street, Whitehaven	Whitehaven	4/21/2207/Of1	11-Aug-21	U	1	0	1	1					
Plot 13, Colliers Way, Whitehaven	Whitehaven	4/21/2350/Of1	14-Oct-21	U	1	0	1	1					
Key Service Centres													
1 Whitehaven Road, Cleator Moor	Cleator Moor	4/16/2370/Of1	08-Dec-16	U	1	0	1	1					41
Former Ewe And Lamb Inn, Padstow, Keekle, Cleator Moor	Cleator Moor	4/18/2082/Of1	17-Apr-18	U	1	0	1	1					
Plot 2, 53 Crossfield Road, Cleator Moor	Cleator Moor	4/17/2076/0o1, 4/18/2512/Of1	22-May-17	U	1	0	1	1					
Plot 1, Adjacent To 53 Crossfield Road, Cleator Moor	Cleator Moor	4/17/2076/0o1 4/19/2395/Of1	19-Dec-19	U	1	0	1	1					
Land At Mill Hill, Cleator Moor	Cleator Moor	4/17/2431/Of1	14-Mar-18	U	2	0	2	2					
Burton House, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2258/0o1, 4/18/2527,0R1, 4/18/2064/Of1	06-Aug-18	U	1	0	1	1					
Galemire Sawmill, Galemire, Cleator Moor	Cleator Moor	4/18/2431/Of1	07-Dec-18	U	1	0	1	1					
Grounds Of Burton House, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2527/Or1	27-Feb-19	U	1	0	1	1					
New House, Bowthorn Farm, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2433/Of1	29-Nov-18	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
58 Main Street, Egremont	Egremont	4/14/2041/Of1	21-Mar-14	U	1	0	1	1					
Plot At 2 Wyndham Place, Egremont	Egremont	4/15/2422/Of1	26-Nov-15	U	1	0	1	1					
Ghyll Farm, Egremont	Egremont	4/15/2403/Of1	19-Nov-15	U	1	0	1	1					
West Lakeland Veterinary Group, St Bridgets Lane, Egremont	Egremont	4/16/2069/Of1	20-May-16	U	2	0	2	2					
Land Behind No 10/10a Market Place, Egremont	Egremont	4/17/2151/Of1	29-Sep-17	U	1	0	1	1					
Ellerbeck Manor, 5 Ellerbeck Barns, Egremont	Egremont	4/18/2204/Of1	03-Jul-18	U	1	0	1	1					
Sandybank, Couderton, Egremont	Egremont	4/18/2168/Of1	05-Sep-18	U	1	0	1	1					
1 & 2 St Bridgets Lane, Egremont	Egremont	4/19/2385/Of1	17-Dec-19	U	2	0	2	2					
Land Adjacent To, Cross House Farm (Bay View Close), Millom	Millom	4/07/2761/0	06-Feb-08	U	4	0	4	4					
Former Central Dairy, Holborn Hill, Millom	Millom	4/13/2373/Of1	29-Oct-13	U	1	0	1	1					
63 Queen Street & 15 Nelson Street, Millom	Millom	4/11/2237/Of1	08-Jun-11	U	2	0	2	2					
Garage/Allotment Site, Richmond Street, Millom	Millom	4/15/2152/0o1, 4/17/2376/Of1	17-Aug-15	U	1	0	1	1					
Land Adjacent To Calderfield, Castle View, Millom	Millom	4/15/2330/Of1	14-Oct-15	U	1	0	1	1					
84 Wellington Street, Millom	Millom	4/17/2052/Of1	31-Mar-17	U	1	0	1	1					
Age Concern, Millom Road, Millom	Millom	4/17/2108/Of1	28-Sep-17	U	1	0	1	1					
Land Adjacent To Calderfield, Castle View, Millom	Millom	4/17/2225/Of1	28-Sep-17	U	1	0	1	1					
Allotment Gardens, Richmond Street, Millom	Millom	4/17/2376/Of1	02-Feb-18	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Royal British Legion Club, 86 Wellington Street, Millom	Millom	4/17/2053/0f1	06-Apr-17	U	3	0	3	3					
High Lowscales Farm, Millom	Millom	4/17/2117/0f1	04-May-17	U	3	0	3	3					
Land Adjacent To 2 Silverdale Street, Haverigg	Millom	4/21/2038/0F1	21-Jan-22	U	2	0	2	2					
Local Service Centres													
Brownrigg Barn, Arlecdon,	Arlecdon	4/17/2055/0f1	29-Sep-15	U	1	0	1	1					48
Agricultural Land At Barwise Row, Arlecdon	Arlecdon	4/17/2028/0o1, 4/18/2017/0R1	22-Nov-17	U	1	0	1	1					
Land Adjacent to Thorn Bank, Arlecdon Road, Arlecdon	Arlecdon	4/19/2141/0o1 4/19/2399/0R1	07-Jan-20	U	1	0	1	1					
9 Rowrah Road, Rowrah	Rowrah	4/15/2307/0f1	17-Aug-15	U	1	0	1	1					
Land At Ehen Hall Gardens, Cleator	Cleator	4/17/2310/0f1	01-Dec-17	U	1	0	1	1					
Plot 5, Cleator Gate, Cleator	Cleator	4/15/2304/0o1 4/19/2280/0F1	25-Sep-19	U	1	0	1	1					
Plot 3, Cleator Gate, Jacktrees Road, Cleator	Cleator	4/15/2304/0o1 4/19/2432/0F1	19-Mar-20	U	1	0	1	1					
The Reading Rooms, Main Street, Distington	Distington	Oct-01	15-Dec-10	U	1	0	1	1					
102/104 Main Street, Distington	Distington	4/15/2497/0f1	19-Jan-16	U	1	0	1	1					
Beckside Farm, Distington	Distington	4/18/2014/0f1	28-Mar-18	U	1	0	1	1					
Plot 1, Land at Kilnside, Distington	Distington	4/18/2195/0f1	24-Sep-18	U	1	0	1	1					
Beckside Farm, Distington	Distington	4/21/2143/0F1	10-Jun-21	U	1	0	1	1					
Old Masonic Hall, Frizington Road, Frizington	Frizington	4/14/2530/0f1	11-Feb-15	U	4	0	4	4					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
239 Frizington Road, Frizington	Frizington	4/17/2008/Of1	01-Mar-17	U	4	0	4	4					
26 Main Street, Frizington	Frizington	4/16/2014/Of1	09-Mar-16	U	1	0	1	1					
Land Adjacent To West Park, Park Street, Frizington	Frizington	4/19/2253/Of1	13-Sep-19	U	1	0	1	1					
Plot 3, West End, Rheda Park, Frizington,	Frizington	4/21/2102/Of1	06-Jul-20	U	1	0	1	1					
126 Main Street, Haverigg	Haverigg	4/17/2437/Of1	12-Feb-18	U	1	0	1	1					
The Rising Sun, 38 Main Street, Haverigg	Haverigg	4/17/2342/Of1	04-Dec-17	U	1	0	1	1					
Town Head Farm, 75 Main Street, Haverigg	Haverigg	4/19/2036/Of1	25-Mar-19	U	1	0	1	1					
Land Adjacent 3 Sandham Lane, Haverigg	Haverigg	4/18/2364/Of1	02-Nov-18	U	1	0	1	1					
Poolside Barn, Haverigg Road, Haverigg	Haverigg	4/18/2113/Of1	01-May-18	U	1	0	1	1					
Moorhouse Byre, Moorhouse Farm, Calderbridge, Seascale	Seascale	4/15/2366/Of1	07-Oct-15	U	1	0	1	1					
Land To Rear Of 55 Gosforth Road, Seascale	Seascale	4/16/2437/Of1	07-Feb-17	U	1	0	1	1					
Whingarth, The Banks, Seascale	Seascale	4/16/2048/Of1	27-May-16	U	2	0	2	2					
Scawfell Hall, Albert Street, Seascale	Seascale	4/16/2356/Of1	13-Feb-17	U	3	0	3	3					
Brookville, 8 South Parade, Seascale	Seascale	4/17/2433/Of1	30-Jan-18	U	1	0	1	1					
Lonnings, Cross Lanes, Seascale	Seascale	4/18/2352/0o1 4/19/2147/OR1	18-Jul-19	U	1	0	1	1					
Lonnings, Cross Lanes, Seascale	Seascale	4/18/2352/0o1, 4/19/2147/OR1	20-Dec-18	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Land Adjacent To Glencairn, Gosforth Road, Seascale	Seascale	4/16/2096/0f1	07-Jul-16	U	3	1	2	2					21
St Cuthberts Church Hall, The Banks, Seascale	Seascale	4/18/2175/0f1	21-Jun-18	U	1	0	1	1					
Silver How Farm, Seascale	Seascale	4/18/2020/0o1 4/19/2266/OR1	15-Jan-20	U	1	0	1	1					
Town Head Farm, Main Street, St Bees	St Bees	4/15/2471/0f1	04-Jul-16	U	2	0	2	2					
The Knoll, High House Road, St Bees	St Bees	4/13/2074/0f1	21-May-13	U	1	0	1	1					
116a Main Street, St Bees	St. Bees	4/19/2082/0F1	14-May-19	U	1	0	1	1					
St Bees Methodist Church, Main Street, St Bees	St. Bees	4/21/2324/0F1	11-Oct-21	U	2	0	2	2					
Sustainable Rural Villages													
Springfield Stores (Ground Floor), Springfield Road, Bigrigg	Bigrigg	4/17/2298/0f1	22-Nov-17	U	1	0	1	1					21
Land North Of High House Farm, Holmrook	Holmrook	4/19/2341/001		U	1	0	1	1					
Glenlea Guest House, Stramford Hill, Lowca	Lowca	4/10/2229/0F1	30-Jun-10	U	1	0	1	1					
Lowca Methodist Church, East Croft Terrace, Lowca	Lowca	4/17/2284/0f1	03-Nov-17	U	1	0	1	1					
Croft Head Farm, Lowca,	Lowca	4/17/2233/0f1	31-Jan-18	U	1	0	1	1					
Montreal Farm, Moor Row	Moor Row	4/13/2484/0f1	04-Sep-14	U	3	0	3	3					
Barn Adjacent To Shaw Farm, Moor Row	Moor Row	4/16/2314/0f1	04-Nov-16	U	1	0	1	1					
Plot 23, Rusper Drive, Moor Row	Moor Row	4/16/2206/0o1 4/19/2185/OR1	19-Jul-19	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Moresby Post Office/Store, Moresby Parks Rd	Moresby	4/11/2537/0f1	16-Dec-11	U	2	1	1	1					
Barn At Canada Farm, Moresby Parks	Moresby	4/18/2293/0f1	24-Aug-18	U	2	0	2	2					
Canada Farm, Moresby Parks	Moresby Parks	4/17/2121/0f1	24-May-17	U	1	0	1	1					
Adjacent To, The Lowther Arms, Main St, Parton	Parton	4/16/2094/0f1	16-May-16	U	2	0	2	2					
49 Main Street, Parton	Parton	4/16/2178/0f1	01-Jul-16	U	1	0	1	1					
Land at Bank Yard Road, Parton (Plot 7)	Parton	4/17/2022/001, 4/17/2416/0R1	23-Nov-17	U	1	0	1	1					
Land at Bank Yard Road, Parton (Plot 4)	Parton	4/17/2022/001 4/18/2388/0R1	07-Nov-18	U	1	0	1	1					
Land at Bank Yard Road, Parton (plot 1)	Parton	4/17/2022/0o1 4/18/2048/0R1	20-Apr-18	U	1	0	1	1					
Land at Bank Yard Road, Parton (plot 6)	Parton	4/17/2022/0o2 4/17/2415/0R1	23-Nov-17	U	1	0	1	1					
Rural Villages													
Barn At Bridge End, Hallthwaites	Hallthwaites	4/16/2064/0f1	18-Apr-16	U	1	0	1	1					5
Black Combe House, Kirksanton	Kirksanton	4/16/2073/0f1	28-Apr-16	U	1	0	1		1				
Mill Farm, The Green	The Green	4/15/2340/0g1	05-Oct-15	U	1	0	1	1					
Punch Bowl Inn, The Green	The Green	4/15/2257/0f1	01-Sep-15	U	1	0	1	1					
Land Opposite Mill Park, The Green	The Green	4/18/2397/0f1	25-Mar-19	U	1	0	1	1					
Open Countryside													
Land at Asby Road, Asby	Asby	4/18/2486, 4/19/2441/0R1	18-Feb-20	U	2	0	2	2					15

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁸	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Holm Croft Farm, Braystones	Braystones	4/14/2523/Of1	04-Feb-15	U	2	0	2	1	1				
Stackwood Gilgarran	Gilgarran	4/18/2332/Of1	26-Sep-18	U	1	0	1	1					
Orchard Brow Barn, Haile	Haile	4/16/2163 4/18/2021/Of1	05-Jul-18	U	1	0	1	1					
Gate House Lodge, Haile	Haile	4/19/2008/Of1	27-Feb-19	U	1	0	1	1					
Ghyll Brow, Low Moresby	Low Moresby	4/10/2413/Of1, 4/16/2447/Of1	25-Oct-10	U	1	0	1	1					
Site At Low Moresby, Low Moresby	Low Moresby	4/19/2019/Of1	14-Mar-19	U	1	0	1	1					
Newmill Farm, Ponsonby	Ponsonby	4/16/2229/Of1	08-Sep-16	U	1	0	1	1					
Rottington Hall Estate, Rottington	Rottington	4/18/2122/Of1	03-May-18	U	1	0	1	1					
Barn Adjacent To Bell House Farm, Sandwith,	Sandwith	4/17/2361/Of1	07-Dec-17	U	1	0	1	1					
Tarn Flatt Hall Cottage, Sandwith	Sandwith	4/15/2181/Of1	14-Jul-15	U	1	0	1	1					
Newtown Barn, Sandwith	Sandwith	4/19/2189/Of1	30-Jul-19	U	1	0	1	1					
Part Barn Adjacent To Bell House Farm, Sandwith	Sandwith	4/17/2361/Of1	07-Dec-17	U	1	0	1	1					
Totals					165	6	159	157	2	0	0	0	

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Table 7: Annual Delivery on Sites with Extant Planning Permission for 6+ units – Development not commenced at 31st March 2022

U = Under construction, N = Not started

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier in plan period	
Principal Town																											
70 Lowther Street, Whitehaven	Whitehaven	4/21/2174/0 F1	17-Jun-21	N	8	0	8		8																8	0	423
Jefferson Park, Whitehaven	Whitehaven	4/21/2339/0 F1	25-Nov-21	N	14	0	14		10	4															14	0	
Former Romar Factory, Ivy Mill, Main Street, Hensingham, Whitehaven	Whitehaven	4/20/2334/0 R1 / 4/17/2143/0 o1	17-Nov-21	N	26	0	26			10	10	6													26	0	
Land South of Waters Edge Close, Kells, Whitehaven	Whitehaven	4/20/2455/0 F1	30-Mar-22	N	40	0	40			10	10	10	10												40	0	
Phase 3, Edgehill Park, Whitehaven ⁴⁰	Whitehaven	4/20/2474/0 R1	27-Apr-21	N	335	0	335	35	35	0	0	0	35	35	35	35	35	35	35	20					335	0	

³⁹ At 1st April 22

⁴⁰ Delivery timeframes received from developer in 2022

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ³⁹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier in plan period	
Key Service Centres																											
Land at Bowthorn Farm, Bowthorn Road, Cleator Moor	Cleator Moor	4/17/2252/0 o1 4/19/2003/0 R1	25-Apr-19	N	6	0	6	6																	6	0	20
Former Clinic, Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2278/0 F1	20-Aug-21	N	7	0	7	7																	7	0	
12 Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2459/0 F1	17-Jan-22	N	7	0	7	7																	7	0	
Local Service Centres																											
Land To North Of Cross Grove, Cross Grove, Cleator	Cleator	4/14/2214 4/20/2218/0 R1	27-Oct-17	N	7	0	7	7																	7	0	14
Land To Rear Of Trafalgar House, Yeathouse Road, Frizington	Frizington	4/21/2273/0 F1	20-Aug-21	N	7	0	7	7																	7	0	
Totals							457	35	87	24	20	16	45	35	35	35	35	35	35	20	0	0	0	457	0	457	

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Table 8: Annual Delivery on sites with extant planning permission for 6+ units - Under construction at 31st March 2022

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴¹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier
Principal Town																										
The Mount	Whitehaven	4/20/2179/0 F1	20-Aug-20	U	8	6	2	2																2	0	60
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Whitehaven Phase 1	Whitehaven	4/13/2235/0 O1 4/14/0170/1	20-May-14	U	30	29	1	1																1	0	
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Whitehaven Phase 3/4*	Whitehaven	4/13/2235/0 o1, 4/17/2103/0 R1, 4/18/2304/0 F1	13/03 /2014 , 5-Jul-17, 5-Sep-19	U	96	78	18	10	8															18	0	
Land At Edgehill, Whitehaven	Whitehaven	4/19/2124/0 F1	07-Aug-19	U	9	0	9		9															9	0	

⁴¹ At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴¹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier	
Cumberland Cold Storage Ltd, Hensingham, Whitehaven ⁴²	Whitehaven	4/16/2433/0 R1	27-Oct-14	U	25	0	25	10	10	5														25	0		
Plots 51, 52, 53, 54, 43, 44, 36 & 37 Jollows close, Whitehaven	Whitehaven	4/20/2034/0 F1	31-Mar-20	U	8	3	5	5																5	0		
Key Service Centres																											
Land off Hopedene, Mill Hill, Phase 6, Cleator Moor	Cleator Moor	4/16/2181/0 R1	06-Jul-16	U	6	4	2	2																	2	0	10 6
Plots 46-59, 59a and 60 Keekle Meadows, Cleator Moor	Cleator Moor	4/12/2259/0 o1 4/18/2075/0 R1	11-Apr-18	U	16	2	14	10	4																14	0	
Plots 59 To 65 Keekle Meadows, Cleator Moor	Cleator Moor	4/12/2259/0 o1 4/18/2069/0 R1	11-Apr-18	U	7	6	1	1																	1	0	
Mill Hill, Cleator Moor (phase 2)	Cleator Moor	4/16/2409/0 o1 4/19/2158/0 R1	15-Jan-20	U	9	8	1	1																	1	0	

⁴² Delivery timeframes received from developer in 2021

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴¹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier
Land At Mill Hill, Cleator Moor	Cleator Moor	4/15/2273/0 o1 4/17/2338/0 R1	21-Dec-17	U	11	6	5	5																5	0	
Former Club Site, Birks Road, Cleator Moor	Cleator Moor	4/13/2428/0 f1	01-May-14	U	7	1	6	2	2	2														6	0	
Former Methodist Church Site, Ennerdale Road, Cleator Moor	Cleator Moor	4/16/2122/0 f1	08-Jun-16	U	7	0	7	7																7	0	
Land At Mill Hill, Cleator Moor	Cleator Moor	4/18/2472/0 4/20/2074/0 R1	13-Jul-20	U	44	11	33	10	10	10	3													33	0	
Plots 50 to 58 Land at Mill Hill	Cleator Moor	4/16/2409/0 O1 4/19/2158/0 R1	14-Jan-20	U	9	8	1	1																1	0	
Land To Rear Of Ennerdale View, Birks Road, Cleator Moor (Phase 3 - plots 3,4,5,6,7,12,16,17,18)	Cleator Moor	4/16/2315/0 o1 4/19/2123/0 R1	19-Jul-19	U	9	7	2	2																2	0	
Land at Birks Road, Cleator Moor (Phase 3 -	Cleator Moor	4/16/2315/0 o1 4/19/2359/0 R1	15-Jan-20	U	9	0	9		3	3	3													9	0	

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴¹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier	
19,19a,20,22,23,52,52a,53,54)																											
Land Adjacent To Fell View Drive, Egremont	Egremont	4/19/2143/0 F1	31-Jan-20	U	29	11	18	10	8															18	0		
Council Yard, Holborn Hill, Millom	Millom	4/14/2214/0 o1	29-Jan-18	U	7	2	5	5																5	0		
Adjacent Station Yard, Salthouse Road, Millom	Millom	4/04/2620/0	13-Oct-04	U	6	4	2	2																2	0		
Local Service Centres																											
Agricultural field adjacent to Church St, Cleator	Cleator	4/15/2278/0 R1	15-Feb-16	U	8	1	7	3	3	1															7	0	
Land Adjacent to Cleator Gate, Cleator	Cleator	4/16/2351/0 R1	05-Sep-17	U	6	1	5	5																	5	0	
Rheda Park, Frizington	Frizington	90/0876	25-Sep-90	U	24	22	2	2																	2	0	
Land To The West Of Rheda Park, Frizington	Frizington	4/16/2393/0 o1	15/02/2017	U	9	1	8	4	4																8	0	
Land at North Park, Rheda, Frizington	Frizington	4/18/2426/0 o1 4/19/2261/0 R1	19-Mar-20	U	55	30	25	10	10	5															25	0	13 1

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴¹	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by tier	
Poolside, Port Haverigg	Haverigg	Oct-26	10/11 /2010	U	81	0	81			10	10	10	10	10	10	10	10	1							81	0	
Adams Recreation Site, St Bees	St Bees	07/2346	22-Aug-07	U	12	11	1	1																	1	0	
Adams Recreation Site, St Bees	St Bees	4/12/2541/0 F1	23-Sep-13	U	8	2	2	2																	2	0	
Open Countryside																											
Land Adjacent To Mill Howe, Millfields, Lamplugh	Lamplugh	4/17/2182/0 F1	28-Mar-17	U	27	1	26	10	10	6															26	0	30
Town Head Farm Sandwith	Sandwith	4/14/2194/0 o1 (plot 1: 4/13/2396/0 f1, plot 3: 4/15/2488/0 f1, plot 8: 4/15/2054,0 f1)	01-Jul-14	U	7	3	4	4																	4	0	
Totals							330	131	81	42	16	10	10	10	10	10	10	1	0	0	0	0	0	0	331	0	331

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Table 9: Annual Delivery on Sites with Outline Planning Permission⁴³

Note: The following figures have been reduced to take into account where part of the site had reserved matters approval at 31st March 2022 including where parts of the site are being developed as self-build plots. In such cases the dwellings with reserved matters approval are counted in Table 5.

Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁴	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by Tier	
Principal Town																										
Land to the North of Island View, 1 Low Kells, Whitehaven	Whitehaven	4/19/2370/001	09-Jan-20	1	0	1			1															1	0	94
Harras Dyke Farm, Harras Dyke, Whitehaven	Whitehaven	4/21/2001/001	15-Apr-21	1	0	1			1															1	0	
Land Adjacent Distressed Sailors Inn, Egremont Road, Whitehaven	Whitehaven	4/21/2201/001	30-Jun-21	2	0	2			2															2	0	
Land To Frontage Of Harras Road, Harras Moor, Whitehaven, Phase 1	Whitehaven	4/16/2416/0o1	02-Aug-17	5	0	5		5																5	0	
Land At Harras Moor, Whitehaven, Phase 2	Whitehaven	4/16/2415/0o1	02-Aug-17	85	0	85			10	10	10	10	10	10	10	10	5							85	0	

⁴³ This list is more expansive than the list of outline permissions contained within the Five Year Housing Land Supply document.

⁴⁴ At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁴	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by Tier	
Key Service Centres																										
Land At Mill Hill, Cleator Moor	Cleator Moor	4/15/2273 /001	21-Aug-15	26	24	2	2																2	0	52	
Keekle Meadows, Cleator Moor	Cleator Moor	4/16/2409 /0o1	03-Feb-17	65	25	40	5	5	5	5	5	5	5										40	0		
Land Adjacent Belvedere, Wath Brow, Cleator	Cleator Moor	4/21/2202 /001	30-Sep-21	1	0	1			1														1	0		
Former Aldby Coal Yard, Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2070 /001	11-May-21	2	0	2			2														2	0		
Land Adjacent To Tanglin, Jacktrees Road, Cleator Moor	Cleator Moor	4/21/2120 /001	18-Jun-21	3	0	3			3														3	0		
Land At Scalegill Road, Moor Row	Egremont	4/21/2099 /001	06-May-21	2	0	2			2														2	0		
Allotment Site, Argyle Street/Back Surrey Street/Back Mainsgate Road, Millom	Millom	4/17/2408 /0o1	29-Jan-18	1	0	1			1														1	0		
Land To Rear Of Holborn Hill, Millom	Millom	4/21/2470 /001	20-Dec-21	1	0	1			1														1	0		
Local Service Centres																										
Brandle How, Gilgarran	Distington	4/18/2461 /0o1	11-Dec-18	1	0	1			1														1	0	12	
Site of Former Distington Motors	Distington	4/19/2202 /001	02-Sep-19	2	0	2			2														2	0		

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁴	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by Tier	
Garage, Main Street, Distington																										
Land to West of Rheda Cross, Rheda Park, Frizington	Frizington	4/19/2325/001	12-Mar-20	1	0	1			1														1	0		
Land Adjacent To West Park, Park Street, Frizington	Frizington	4/18/2165/0o1	11-Jun-18	1	0	1			1														1	0		
Land At Barwise Row, Arlecdon, Frizington	Frizington	4/18/2092/0o1	25-Apr-18	1	0	1			1														1	0		
Hollowdyke Farm, Frizington Road, Frizington	Frizington	4/21/2253/001	15-Oct-21	4	0	4			4														4	0		
Land Adjacent To Poolside/Whitriggs Close, Haverigg Road, Haverigg, Millom	Haverigg	4/19/2208/001	13-Feb-20	3	0	2	1	1															2	0		
Sustainable Rural Villages																										
Land Rear to Rusper Drive ⁴⁵	Moor Row	4/16/2206/001	15-Aug-17	26	12	14			10	4													14	0		
Two Pieces Of Land To North Of School Brow,	Moresby Parks	4/16/2175/0o1	10-Aug-20	20	0	20			10	10													20	0		
Land at Bank Yard Road, Parton ⁴⁶	Parton	4/17/2022/001	15-Mar-17	7	0	3	1	1	1														3	0		
																										37

⁴⁵ Remaining figures exclude those dwellings with reserved matters approval

⁴⁶ Remaining figures exclude those dwellings with reserved matters approval

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁴	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total Plan Period	Total Post Plan Period	Total by Tier	
Rural Villages																										
Field at Raceside (Adjacent To Elm Close), Kirksanton, Millom	Kirksanton	4/19/2314 /001 / 4/21/2175 /OR1	28-Nov-19	1	0	1			1															1	0	1
Totals⁴⁷																										
				337	97	196	9	12	61	29	15	15	15	15	10	10	5	0	0	0	0	0	0	196	0	

⁴⁷ Totals in first three columns don't tally exactly as a number of dwellings have been removed due to them now having reserved matters approval

Appendix 6 – Proposed new Local Plan Appendix H: HRA Requirements for Allocated Sites (Main Modification MM171)

Introduction

The following table contains extracts from the Habitat Regulations Assessment Report that supports the Copeland Local Plan 2021-2038. It identifies where there is potential for development to have negative effects on National Site Network sites (formerly known as Natura 2000 sites) and RAMSAR sites. It sets out what will be required from developers at planning application stage to further assess impacts and provide necessary mitigation.

Table 10: For more information, please see the full HRA accompanying the Copeland Local Plan

Affected Allocations	HRA Recommendation/Requirement
<i>Affected Protected Site/Species and potential pathway: River Ehen SAC – Water Quality</i>	
<p>Housing: HCM1, HCM2, HCM3, HCM4, HEG2, HEG3, HBE1, HBE2,</p> <p>Employment: Westlakes Science and Technology Park, Leconfield Areas 1-3, ES7, ES9</p> <p>Opportunity Sites: East Rd Garage (OEG03/E9) Cleator Mills (OCL01/CL005) Chapel St (OEG01/EEOS1)</p>	<p><i>Development will only be supported where a project-specific HRA is undertaken that will include: A Construction Environmental Management Plan (CEMP) that addresses risk assessment of potentially damaging construction activities; practical measures (both physical measures and sensitive working practices) to avoid impacts during construction; location and timing of sensitive works to avoid harm; responsible persons and lines of communication. This would need to cover safe storage of vehicles, plant and materials containing potential pollutants (e.g. fuel, oil, chemicals) to avoid pollution through spills and run-off; and protocols for dealing with any accidental spillages including provision of spill kits.</i></p> <p><i>A drainage strategy that must be in place prior to first occupation. This will need to include provision for disposal of waste water and sewerage such that this is directed into approved and contained waste water systems whereby the effluent will not enter the catchment of the River Ehen SAC. The drainage strategy must also include details of how any surface water run-off will be managed, for example, if necessary through the provision of Sustainable Drainage Systems (SuDS) that would detain run-off and direct run-off away from the catchment of the SAC.'</i></p>

Affected Allocations	HRA Recommendation/Requirement
Affected Protected Site/Species and potential pathway: River Ehen SAC - urbanisation	
Housing: HCM1, HCM2, HCM3	<p><i>No development shall take place until a project specific Habitats Regulations Assessment has been undertaken to demonstrate that the project can demonstrate no Likely Significant Effect on the River Ehen SAC through urbanisation. This will include the need for a waste management strategy that addresses the need for facilities to be provided that will minimize the risk of fly tipping, in particular of garden waste, oils, fuels, and chemicals. The development will need to be supported by the provision of appropriate facilities or access to facilities such that it is clear that occupants of the new developments will have sufficiently straightforward ability to dispose of any materials that could lead to LSE on the River Ehen SAC.</i></p>
Affected Protected Site/Species and potential pathway: SPA species including Harrier Hen – loss of or disturbance to off-site supporting habitats	
Employment: ES3	<p><i>No development shall take place until a project-specific Habitat Regulations Assessment is undertaken that includes a project-level assessment of the proposed development area and surrounding habitats, taking into account the proposals for construction and operation that will include</i></p> <ul style="list-style-type: none"> <i>• An assessment of the suitability of the habitats to support relevant species</i> <i>• If then necessary, a desk-based assessment to determine known use of the site and surroundings by these species; and</i> <i>• Bird surveys undertaken at an appropriate time of year and for an appropriate duration to determine presence or likely absence of such species.</i> <p><i>Where the results of these studies cannot determine lack of Likely Significant Effects, then mitigation would be required such that no LSE on the relevant NSN or Ramsar site (LSE) would remain, for example provision of alternative habitat for use by bird species and which would need to be shown to be utilised prior to determination of any application.</i></p>

Affected Allocations	HRA Recommendation/Requirement
<i>Affected Protected Site/Species and potential pathway: Morecambe Bay SAC, Morecambe Bay and Duddon Estuaries SPA and Duddon Estuary Ramsar – air quality (in combination)</i>	
Employment: ES11, ES12	<i>No development shall take place until a project specific Habitat Regulations Assessment has been undertaken to demonstrate that the project can demonstrate no Likely Significant Effect on the Morecambe Bay SAC, Morecambe Bay and Duddon Estuary SPA and Duddon Estuary Ramsar through reduced air quality in combination with other plans and projects. This will include an analysis of the potential for emissions of airborne pollutants as a result of the function of the development. Where necessary, this will then need to be supported by air quality modelling, taking into account the contribution of the proposed development in combination with other plans and projects.</i>
<i>Affected Protected Site/Species and potential pathway: Solway Firth – water quality (in combination)</i>	
Housing: HWH4, HWH5, HWH6, Employment: ES5 Opportunity Sites: Former Mark House (OWH11/WT013) Marlborough St (OWH07/WT019) Car Park, Quay St East (OWH09/Wt030) Quay St West (OWH10/WTC1) Bransty Row (OWH12/WTC4)	<i>Development will only be supported where a project-specific Habitat Regulations Assessment is undertaken that will include:</i> <i>A Construction Environmental Management Plan (CEMP) that addresses risk assessment of potentially damaging construction activities; practical measures (both physical measures and sensitive working practices) to avoid impacts during construction; location and timing of sensitive works to avoid harm; responsible persons and lines of communication. This would need to cover safe storage of vehicles, plant and materials containing potential pollutants (e.g. fuel, oil, chemicals) to avoid pollution through spills and run-off; and protocols for dealing with any accidental spillages including provision of spill kits.</i> <i>A drainage strategy that must be in place prior to first occupation. This will need to include provision for disposal of waste water and sewerage such that this is directed into approved and contained waste water systems whereby the effluent will not enter the catchment of protected sites. The drainage strategy must also include details of how any surface water run-off will be managed, for example, if necessary through the provision of Sustainable Drainage Systems (SuDS) that would detain run-off and direct run-off away from the catchment of the National Site Network Site or RAMSAR.'</i>

Affected Allocations	HRA Recommendation/Requirement
<i>Affected Protected Site/Species and potential pathway: Drigg Coast SAC and Morecambe Bay and Duddon Estuary Ramsar site – water quality (in combination)</i>	
Housing: HDH2, HDH3	<i>As above</i>
<i>Affected Protected Site/Species and potential pathway: Morecambe Bay SAC, Morecambe Bay and Duddon Estuary SPA and Duddon Estuary Ramsar – water quality (in combination)</i>	
Employment: ES11, ES12, ES13 Opportunity Sites: Millom Pier (OMI01/Mi042)	<i>As above</i>

Affected Allocations	HRA Recommendation/Requirement
<p>Affected Protected Site/Species and potential pathway: Morecambe Bay and Duddon Estuary SPA, Solway Firth SPA, Duddon Estuary Ramsar and Morecambe Bay Ramsar sites - Loss of or Disturbance to Off-Site Supporting Habitats (In Combination)</p>	
<p>Housing: HCM1, HCM2, HCM4, HWH2, HWH3, HWH4, HWH5, HWH6, HMI1, HBI1, HBI2, HLO1, HMR1, HMR2, HDH2</p>	<p><i>Development will only be supported where a project-specific Habitat Regulations Assessment is undertaken that will include a project-level assessment of the proposed development area and surrounding habitats, taking into account the proposals for construction and operation that will include</i></p> <ul style="list-style-type: none"> • <i>An assessment of the suitability of the habitats to support relevant species</i> • <i>If then necessary, a desk-based assessment to determine known use of the site and surroundings by these species; and</i> • <i>Bird surveys undertaken at an appropriate time of year and for an appropriate duration to determine presence or likely absence of such species.</i> <p><i>Where the results of these studies cannot determine lack of Likely Significant Effect (LSE), then mitigation would be required such that no LSE on the relevant NSN or Ramsar site would remain, for example provision of alternative habitat for use by bird species and which would need to be shown to be utilised prior to determination of any application.</i></p>
<p>Affected Protected Site/Species and potential pathway: Morecambe Bay SAC, Morecambe Bay and Duddon Estuaries SPA and Duddon Estuary Ramsar – Coastal Squeeze (in combination)</p>	
<p>Opportunity Area: Millom Pier (OMI01/Mi042)bg</p>	<p><i>Development will only be supported where a project-specific Habitat Regulations Assessment is undertaken that will include a project-level assessment of the proposed development area and surrounding habitats, that will include an assessment of the likely loss of habitat through coastal squeeze, taking into account other plans and projects.</i></p> <p><i>Where the results of these studies cannot determine lack of Likely Significant Effect (LSE), then mitigation would be required such that no LSE on the relevant NSN or Ramsar sites would remain, for example</i></p>

Affected Allocations	HRA Recommendation/Requirement
	<i>contribution to or provision of alternative habitat at a suitable location, and which would need to be shown to be secured prior to determination of any application.</i>