

Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	BE013	Site Name	Land adjacent Glenholme
Area (ha)	1.62 ha	Source	Employment and Opportunity Sites document
Address / Location		Beckermat	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A This site forms part of the larger site BE019-A.	
Description of Site and Surrounding Area		This is a greenfield site located to the south of Beckermat village, outside the existing settlement boundary. The site is currently open countryside, separated from the settlement boundary and built up area of Beckermat. The site is bounded to the south by Kirk Beck and a group of residential properties on Kirkbeck Drive and to the north, west and east by agricultural fields. The topography of the site is undulating and slopes downhill towards the beck at the south of the site. Access to the site is understood to be off Braystones Drive to the north, although this access involves passing through agricultural fields.	
Landowner(s) (if known)		Mr Mike Slater	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		Yes - Large parts of the site (south) are within Flood Risk Zone 2 and 3	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located immediately south east of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape		The site is located in the 'Low Farmland' character area around Beckermat village. In respect to this character area the assessment states <i>"The traditional feel of the village and isolated farms contributes to a sense of stepping back in time and is sensitive to unsympathetic village expansion. The small field pattern characteristic to the old part of the settlement is sensitive to</i>	

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Character Assessment?	<i>development, domestication and hedgerow loss. The stream valley and historic core sensitive to over development". Any future development of this site is likely to have an adverse impact on the sensitive landscape in this area.</i>
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located approximately 440m north of Low Church Moss SSSI. The potential impact of any future development of this site upon this designated site would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	Yes, development of this site would likely be harmful to the landscape character and the setting of the village.
Is the site well related and well connected to an existing settlement?	No – the site is separated from the main built form of Beckermert village to the north by agricultural fields. It is separated from Kirkbeck Drive to the south by Kirk Beck.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Yes – development of this site would result in an unsympathetic expansion of the village into the surrounding countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees running along the eastern and southern site boundaries. None of these is protected by a TPO.
Can suitable access to the site be provided?	No – the site is not accessible without passing over other land.
Does the site have good strategic connectivity and accessibility?	Beckermert is located in close proximity to the A595 which passes north east of the village. However, the site itself is on the south western side of the village so access to the A595 would involve passing through the centre of the village where access by large

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	vehicles is constrained.
Would development of the site have an unacceptable impact on the highway network?	The roads in the centre of Beckermat are narrow and unsuitable for large vehicles.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are a number of Grade II listed buildings located north of the site in the centre of Beckermat. There is also a Grade II* listed building located approximately 320m south west of the site (Church of St Bridget). Beckermat Conservation Area is also located to the north east of the site. The potential impact of any future development of this site upon these assets and their settings would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the	No

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emerging spatial strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	The site was put forward through the 2019 Call for Sites, however it is not confirmed whether the site is currently available for employment use.
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an	No

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employment site?	
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership but is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Large part of site within Flood Risk Zone 2 and 3.</p> <p>Intrusion into open countryside and impact on landscape character / setting of Beckermest village.</p> <p>The site is located within the Sellafeld safeguarding zone.</p> <p>Constrained access to the site.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to issues

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	relating to lack of access, landscape impacts and flood risk.
Availability	Availability of the site for employment use is not recently confirmed.
Deliverability	The site is neither suitable nor confirmed as being available for employment use, and is therefore not deliverable within the plan period.
Recommendation	
The site is neither suitable nor available for employment use and should therefore not be allocated.	

Site Photographs	
	
	

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Site Plan



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Site Information			
Site Ref.	BE019/A	Site Name	Land West of Holm Forge
Area (ha)	6.05 ha	Source	Employment and Opportunity Sites document
Address / Location		Beckermert	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A This site comprises the smaller site BE013 (forming the south eastern corner of this larger site).	
Description of Site and Surrounding Area		This is a greenfield site located to the south west of Beckermert village, outside the existing settlement boundary. The site is currently open countryside in agricultural use. The site is bounded to the south and east by Kirk Beck and a group of residential properties on Kirkbeck Drive, to the north by Braystones Drive and to the west by agricultural fields. The topography of the site is undulating and slopes downhill towards the beck at the south of the site. There is also a raised railway embankment that passes north-south through the western part of the site. Access to the site is off Braystones Drive to the north and north-west corner of the site.	
Landowner(s) (if known)		Mr & Mrs M. Slater	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		Land adjacent to Kirk Beck at the south of the site is in Flood Zone 3. Agent suggested this area of the site would be suitable for screening and green planting to reduce the impact of the development, provision of flood alleviation and carbon capture / biodiversity offsetting (2019 Call for Sites submission).	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential properties adjacent to the northern and south eastern site boundaries. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features		The site is located in the 'Low Farmland' character area around Beckermert village. In respect to this character area the assessment states <i>"The traditional feel of the village and isolated farms contributes to a sense of stepping back in time and is sensitive to</i>	

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identified in the Settlement Landscape Character Assessment?	<i>unsympathetic village expansion. The small field pattern characteristic to the old part of the settlement is sensitive to development, domestication and hedgerow loss. The stream valley and historic core sensitive to over development". Any future development of this site is likely to have an adverse impact on the sensitive landscape in this area.</i>
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located approximately 350m north of Low Church Moss SSSI. The potential impact of any future development of this site upon this designated site would need to be considered. The southern site boundary is adjacent to Kirk Beck.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	Yes, development of this site would likely be harmful to the landscape character and the setting of the village.
Is the site well related and well connected to an existing settlement?	The site is not located within the adopted village settlement boundary, however it is adjacent to the existing built form of the village.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Yes – development of this site would result in an unsympathetic expansion of the village into the surrounding countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees running along the south eastern site boundary. None of these is protected by a TPO.
Can suitable access to the site be provided?	There are a number of existing access points to the site from the adjacent highway (Braystones Drive) to the north of the site.
Does the site have good strategic connectivity	Beckermat is located in close proximity to the A595 which passes north east of the village. However, the site itself is on the south western side of the village so access to the A595 would involve

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and accessibility?	passing through the centre of the village where access by large vehicles is constrained.
Would development of the site have an unacceptable impact on the highway network?	The roads in the centre of Beckermest are narrow and unsuitable for large vehicles.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are a number of Grade II listed buildings located north of the site in the centre of Beckermest. There is also a Grade II* listed building located approximately 225m south of the site (Church of St Bridget). The potential impact of any future development of this site upon these assets and their settings would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial	No

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strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No – single (joint) ownership
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Site was submitted through 2019 Call for Sites. Preferred use is housing but economic use identified as potential alternate use. It has not been recently confirmed whether the site is still available for employment use.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No

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Is the site owned by a developer or other agency known to undertake employment development?	No, although site has been promoted through the Local Plan Call for Sites process.
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Site is in single ownership. Landowners are not known to be developers.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	No previous planning history on the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Potential access issues, particularly for vehicles passing through the village. An old railway embankment passes north-south through the western part of the site.</p> <p>Electricity pylons and overhead wires pass over site.</p> <p>Land adjacent to Kirk Beck at the south of the site is in Flood Zone 3 – flooding along the Beck is known to be an issue (2019 Call for Sites submission).</p> <p>There are no known contamination issues at the site.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	

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Suitability	The site is not considered suitable for employment use due to issues relating to lack of access, landscape impacts and flood risk.
Availability	Availability of the site for employment use is not recently confirmed.
Deliverability	The site is neither suitable nor confirmed as being available for employment use, and is therefore not deliverable within the plan period.
Recommendation	
The site is neither suitable nor available for employment use and should therefore not be allocated.	

Site Photographs



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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	BE025	Site Name	Beckermat Extension to Energy Coast Business Park
Area (ha)	1.08 ha	Source	Employment and Opportunity Sites document
Address / Location		Beckermat	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>The site is an area of open countryside located immediately west of the existing Energy Coast Business Park. The business park is situated in open countryside to the east of Thornhill and north of Beckermat. The site is accessed via an unadopted track which leads directly off the A595 and passes half a mile north to reach the site. The site is surrounded by agricultural fields and adjoins the business park which is located to the east of the site. The topography of the site is relatively flat, with a slight uphill slope from east to west. There are long views to the east of the site down towards the valley. There is a wind turbine located to the south of the site.</p>	
Landowner(s) (if known)		Louisa Gay Strong	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		No – the site is in a remote rural location	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No	

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Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located approximately 550m south west of Haile Great Wood SSSI. The potential impact of any future development of this site upon this designated site would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The neighbouring site is already developed for employment use therefore further expansion of this use into the site is unlikely to be harmful to the character of the area provided it is of an appropriate scale.
Is the site well related and well connected to an existing settlement?	No – the site is located a significant distance from any nearby settlements.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Development of this site would represent an intrusion into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	Yes – there is existing vehicular access to the site off the A595 to the south via an unmade track.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located 0.5 miles north of the A595.
Would development of the site have an unacceptable impact on	Significant future development of this site could impact upon the capacity of the A595, and therefore any future development would need to be accompanied by appropriate highways and transport

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the highway network?	assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There is a Grade II listed building (Haile Church) located approximately 550m north east of the site. The potential impact of any future development of this site upon this asset and its setting would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site was proposed as an employment site within the Site Allocations and Policies Plan Preferred Options January 2015 as it was identified within the Employment Land and Premises Study 2008 and Employment Land Review 2012 as a location for businesses needing to be close to the Sellafield site (and potentially the Moorside development site).</p> <p>The site is not currently allocated for employment use in the adopted Local Plan (2013-2028).</p> <p>The site is not proposed for employment allocation in the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Development of this site as an extension to the adjoining Energy Coast Business Park could help to respond to opportunities identified in the Cumbria Local Industrial Strategy, including building on the existing range of nuclear research activities, training/skills development and supply chain firms.

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

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developer or other agency known to undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is understood to be in single ownership but is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Proximity to ecologically designated sites. Intrusion into open countryside. Former mining area.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to the potential for further development to intrude into open countryside.
Availability	The availability of the site for employment development is currently unknown.

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Deliverability	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.
Recommendation	
The site is not identified as being available or suitable – do not allocate for employment use.	

Site Photographs
 

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Site Plan



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Site Information			
Site Ref.	BE026	Site Name	Beckermets Extension to Energy Coast Business Park (2)
Area (ha)	1.65 ha	Source	Employment and Opportunity Sites document
Address / Location		Beckermets	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>The site is an area of open countryside located immediately east of the existing Energy Coast Business Park. The business park is situated in open countryside to the east of Thornhill and north of Beckermets. The site is accessed via an unadopted track which leads directly off the A595 and passes half a mile north to reach the site. The site is surrounded by agricultural fields with Kirk Beck to the east, and adjoins the business park which is located to the west of the site. The topography of the site is relatively flat, with a slight downhill slope from west to east. There are long views to the east of the site down towards the valley.</p>	
Landowner(s) (if known)		Louisa Gay Strong	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		No – the site is in a remote rural location	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape		No	

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Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located approximately 570m south west of Haile Great Wood SSSI. The potential impact of any future development of this site upon this designated site would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The neighbouring site is already developed for employment use therefore further expansion of this use into the site is unlikely to be harmful to the character of the area provided it is of an appropriate scale.
Is the site well related and well connected to an existing settlement?	No – the site is located a significant distance from any nearby settlements.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Development of this site would represent an intrusion into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	Yes – there is existing vehicular access to the site off the A595 to the south via an unmade track.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located 0.5 miles north of the A595.
Would development of the site have an	Significant future development of this site could impact upon the capacity of the A595, and therefore any future development would

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unacceptable impact on the highway network?	need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There is a Grade II listed building (Haile Church) located approximately 460m north east of the site. The potential impact of any future development of this site upon this asset and its setting would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Development of this site as an extension to the adjoining Energy Coast Business Park could help to respond to opportunities identified in the Cumbria Local Industrial Strategy, including building on the existing range of nuclear research activities, training/skills development and supply chain firms.
Site Availability Appraisal	
Is the site already in	No

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

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development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is understood to be in single ownership but is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	4/14/2295/0F1 – Application for a proposed new office development in the central part of the site was refused in December 2014. 4/18/2305/0F1 – The northern part of the site was part of a wider application site for erection of 2 commercial buildings (1,440 sqm and 2,880 sqm). This application was withdrawn in February 2019.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Proximity to ecologically designated sites. Intrusion into open countryside Former mining area.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to potential for further development to intrude into open countryside.
Availability	The availability of the site for employment development is currently unknown.
Deliverability	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.

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Recommendation

The site is not identified as being available or suitable – do not allocate for employment use.

Site Photographs



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Site Plan



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Site Information			
Site Ref.	BI012	Site Name	Land to the west of A595 Springfield Farm
Area (ha)	3.16 ha	Source	Submission to Preferred Options Consultation
Address / Location		Bigrigg	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		This is a greenfield site currently in agricultural use that is located at the north western edge of the village of Bigrigg, to the west of the A595. Topography of the site is flat and adjoins other commercial and industrial development (including a petrol station) on the west side of the A595. The site is set at a lower level than the A595 and land to the east. The site currently lies outside but adjacent to the adopted Bigrigg settlement boundary. There are residential uses to the east of the site on the opposite side of the A595, and agricultural land to the north and west. The site is accessible via a gated entrance off the A595, however there is no dropped kerb so no existing vehicular access.	
Landowner(s) (if known)		Unknown	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential properties located east of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape		No	

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Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is located at the edge of the settlement adjacent to an existing industrial site. Development of this site may have a negative impact on the character of the area by obstructing views towards Linethwaite Beck from the east.
Is the site well related and well connected to an existing settlement?	The site currently lies outside but adjacent to the adopted Bigrigg settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The site would extend into the open countryside and obstruct views towards Linethwaite Beck from the east.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is a band of trees along the eastern boundary of the site which is protected by a TPO.
Can suitable access to the site be provided?	The site is accessible via a gated entrance off the A595, however there is no dropped kerb so no existing vehicular access. Access may be possible via the track that runs to the north of the site, however this appears to fall outside the site boundary.
Does the site have good strategic connectivity and accessibility?	Site has good access to the A595 which runs to the east of the site.

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Would development of the site have an unacceptable impact on the highway network?	The development of this site may have an impact on traffic on the A595 which runs to the east of the site. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	

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Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	According to Preferred Options Consultation Response submitted on behalf of Jacksons Timber Ltd, the landowner is a willing seller and they are in the process of agreeing the heads of terms of an option agreement on the land. No confirmation of this has been received from the landowner directly.
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other	Unknown





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agency known to undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Unknown
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	4/89/0765/0 – Application for a car showroom, parts department and storage compound was refused in October 1989.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Gaining vehicular access to the site may be an issue.</p> <p>There are trees protected by TPO in the south eastern part of the site.</p> <p>The site represents an intrusion into open countryside and its development would extend the built up area of Bigrigg settlement.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to issues relating to access and intrusion into open countryside.
Availability	The availability of the site for employment use has not been confirmed.

Employment Land Availability Study Site Assessment Proforma

Deliverability	The site is neither suitable nor available, and is therefore not a deliverable employment site.
Recommendation	
The site is neither suitable nor confirmed as being available – do not allocate for employment use.	

Site Photographs	
	
	

Employment Land Availability Study Site Assessment Proforma

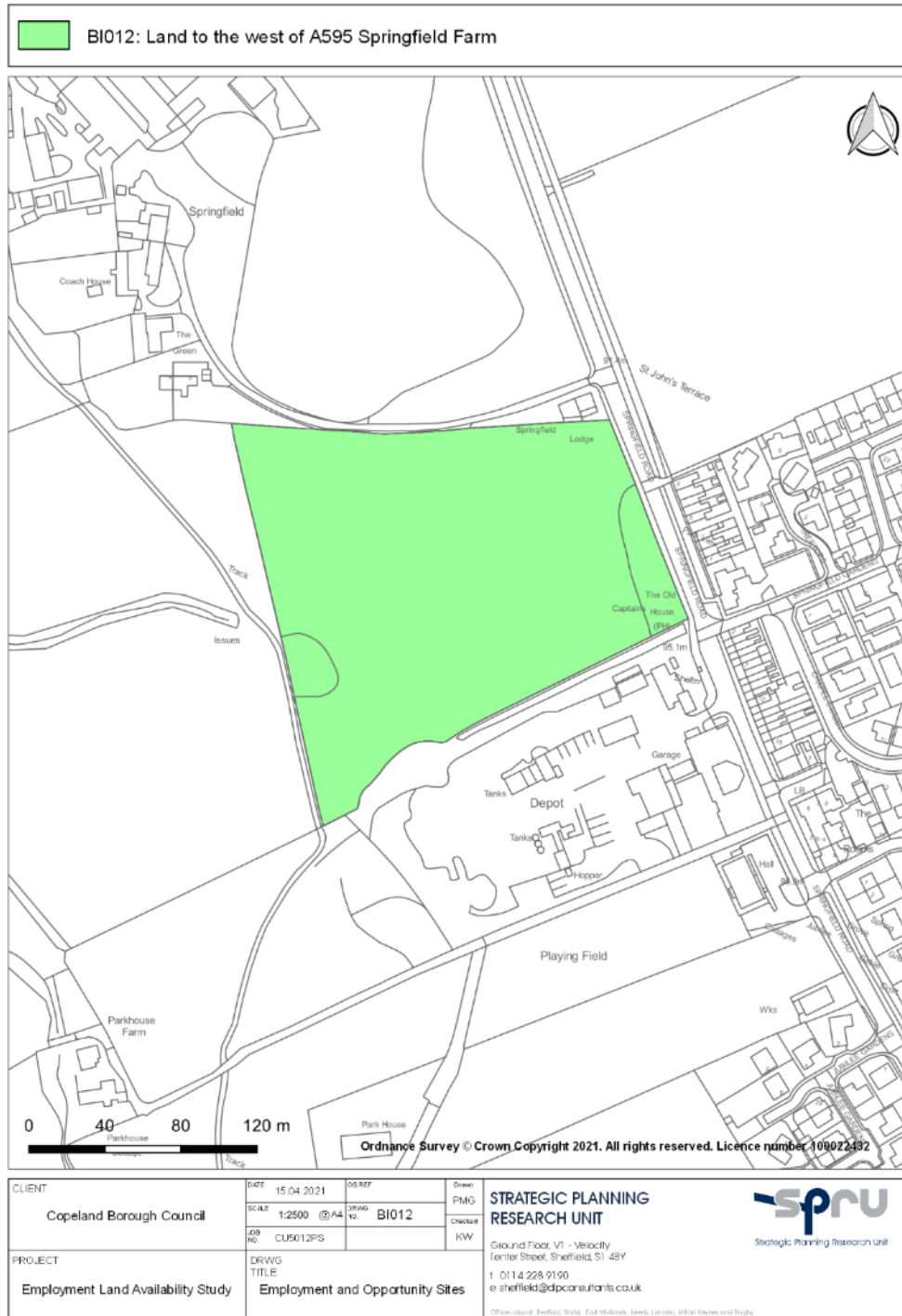


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	BI019	Site Name	Land to rear (south west) Village Hall
Area (ha)	1.52 ha	Source	Employment and Opportunity Sites document
Address / Location		Bigrigg	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>The site is located to the rear of Bigrigg Village Hall in the centre of Bigrigg village, to the west of the A595. The main (western) part of the site comprises an overgrown, disused playing field which currently contains piles of soil/rubble with an agricultural field to the south. The eastern part of the site comprises an area of maintained grass to the south of the village hall car park. There is existing vehicular access to the site off the A595 to the east. The site is bounded to the north by the village hall building, a track and depot / petrol station, to the east by the A595 and residential properties, to the south by residential properties and to the west by agricultural fields and a farm track which bends around the site. The topography of the site is flat.</p>	
Landowner(s) (if known)		Unknown	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located to the east and south of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the		No	

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Settlement Landscape Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	The northern part of the site is identified as amenity greenspace (ref. 15) in the Open Space Assessment. This site is assessed as being of both low quality and low value. The playing field is currently disused.
Would development of the site be harmful to the character of the area?	The development of this site (particularly the northern part) would likely enhance the character of the area.
Is the site well related and well connected to an existing settlement?	The site lies outside but adjacent to the existing adopted settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Whilst development of this site would extend into open countryside it would be in line with the existing built form of the settlement and would not extend the linearity of Bigrigg any further north or south. It would fill in a 'gap' in the linear built form of Bigrigg and help to better define the western edge of the settlement.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are some trees and hedgerows along the borders of the site, however none of these is protected by a TPO.
Can suitable access to the site be provided?	There is existing vehicular access to the site off the A595 to the east.
Does the site have good strategic connectivity and accessibility?	Site has good access to the A595 which runs to the east of the site.
Would development of the site have an unacceptable impact on	The development of this site may have an impact on traffic on the A595 which runs to the east of the site. Any future development would need to be accompanied by appropriate highways and

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Site Assessment Proforma

the highway network?	transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is not currently allocated for employment use in the adopted Local Plan (2013-2028).</p> <p>The site is not proposed for employment allocation in the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	No

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If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	Unknown

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Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Unknown
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Loss of amenity greenspace / playing field – this may need to be re-provided within the site or elsewhere. Access onto the A595 may need to be improved to enhance visibility.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is considered suitable for employment development subject to improved access arrangements and the issue of loss of playing field provision being overcome. It may be that only the southern part of the site is suitable.
Availability	The availability of the site for employment use is not confirmed.
Deliverability	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.

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Recommendation

The availability of the site is not confirmed – do not allocated for employment use.

Site Photographs

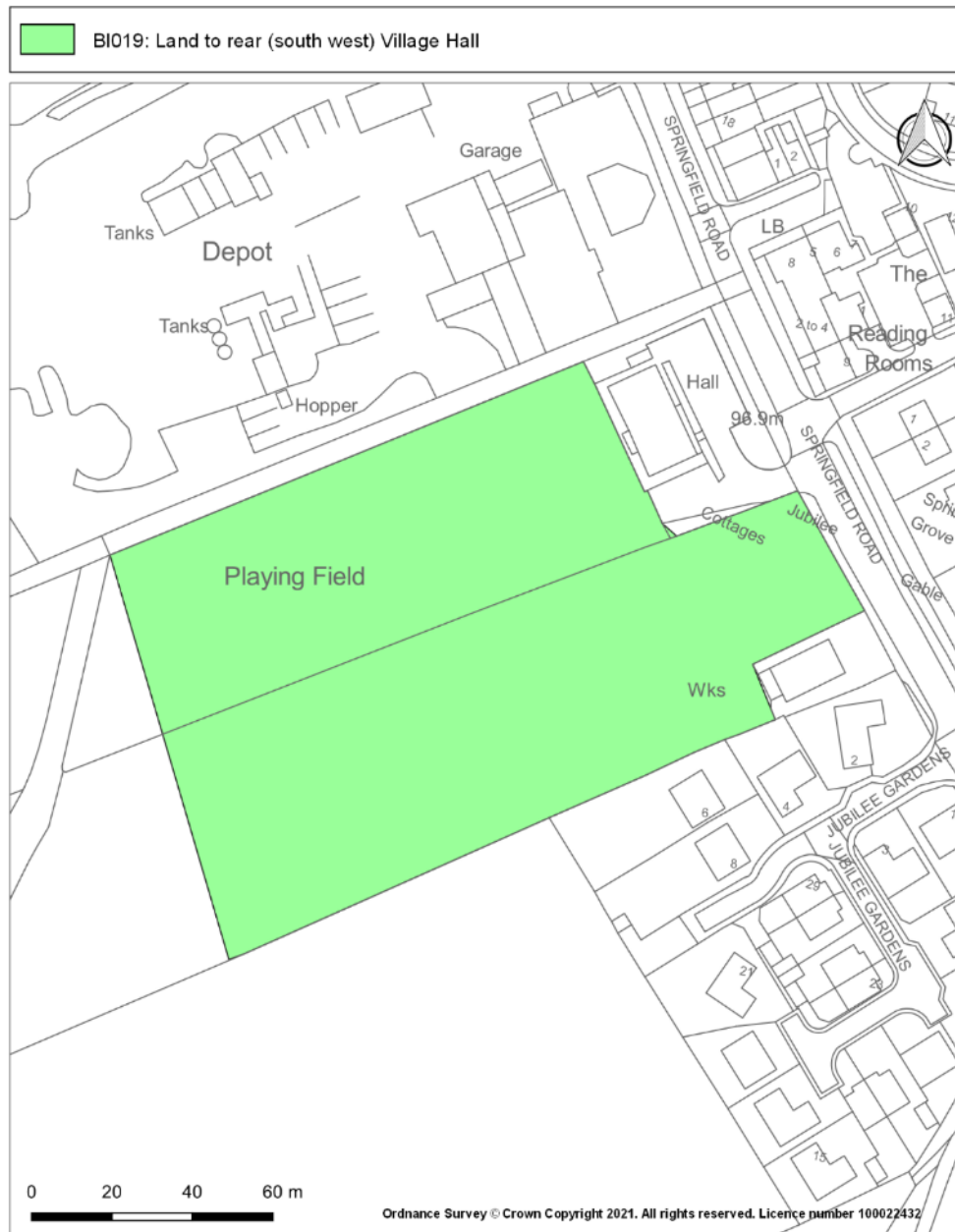


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Site Plan



CLIENT Copeland Borough Council	DATE 15.04.2021	OS REF	Drawn PMG
	SCALE 1:1250 @A4	DRAWING NO. BI019	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS		
	DRWG TITLE Employment and Opportunity Sites		
<p>STRATEGIC PLANNING RESEARCH UNIT</p> <p>Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4SY t: 0114 228 9190 e: sheffield@dpcconsultants.co.uk</p> <p><small>Offices also at: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</small></p>			

Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	CM086 (E7) and E7a	Site Name	Leconfield Extension (North)
Area (ha)	6.25 ha (E7) / 7.73 ha (E7a)	Source	Employment and Opportunity Sites document
Address / Location		Cleator Moor	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>This is an undeveloped, greenfield site located to the north of the existing Leconfield Industrial Estate. The site is separated from the industrial estate by the Cleator Moor Cycle Track and public footpath together with a row of mature trees / woodland and Nor Beck that forms the southern site boundary. The topography of the site slopes uphill from south to north. There are residential properties to the west of the site on Sanderson Park and to the east of the site on Birks Road. The site comprises E7 and E7a. Site E7a is a larger extension of site E7 which stretches north to meet the B5294 and Birks Road in the east.</p>	
Landowner(s) (if known)		<p>Ivor Peel Towers (site E7)</p> <p>Owners of site E7a are unknown.</p> <p>Land to south forming the bridleway is owned by Copeland Borough Council.</p>	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		Large parts of this site are located in Flood Zones 2 and 3.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located immediately north of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of		The site forms part of the Cleator Moor Slopes landscape character	

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Site Assessment Proforma

the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?	area, which is described as rising land to the north of Cleator Moor which provides a rural setting for the town. The assessment states this is a <i>“peaceful pastoral atmosphere sensitive to large scale development”</i> and that new development should <i>“Maintain separation between existing, distinct settlements and prevent urban sprawl. Define Cleator Moor settlement edge by planting, landscape management, gateways”</i> . This assessment should be taken into consideration in any future development of the site.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	Site E7 is identified as an area of natural / semi-natural greenspace (Nor Beck, ref. 153) in the Open Space Assessment. However, this site is assessed as being both of low quality and low value.
Would development of the site be harmful to the character of the area?	Subject to the landscape considerations (see above) being taken into account, the development of this site should not be harmful to the character of the area.
Is the site well related and well connected to an existing settlement?	Site E7 is located within the Cleator Moor settlement boundary. Site E7a is located adjacent to but outside the adopted settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Site E7 is within the adopted settlement boundary so does not extend into open countryside. Site E7a extends into open countryside to the north and east.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is a dense band of trees / vegetation forming the southern site boundary. There are also a number of hedgerows within the site and along the northern site boundary. None of these is protected by a TPO.
Can suitable access to the site be provided?	Access to the site is constrained. Access from Leconfield Industrial Estate is restricted by the presence of Nor Beck to the south of the site. It may be possible to access site E7 from Sanderson Place to

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	the west, but this is a quiet residential street so access is likely to be inappropriate. Access to the wider site E7a may be possible from Bowthorn Road to the north and Birks Road to the east, however there is currently no established vehicular access.
Does the site have good strategic connectivity and accessibility?	The site is 2.5 miles (6 minute drive) north of the A595.
Would development of the site have an unacceptable impact on the highway network?	Given the large size of these sites, their development for employment uses may have a negative impact upon the local highway network. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	The site forms part of the wider Leconfield industrial estate development to the south
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	Site E7 is currently allocated as Employment Land (ref. E7) in Policy EMP1 of the adopted Local Plan (2013-2028). Site E7a is not currently allocated. The site is not currently proposed for allocation in the emerging Local Plan.

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Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within	No

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the last 5 years?	
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The ownership of part of the site is unknown. Site E7 is not understood to be owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no relevant planning history on the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The land is at a lower level than the industrial estate and access is constrained by the presence of Nor Beck to the south and limited other access points (especially to site E7). Development of this site could not easily form an extension to Leconfield Industrial Estate Large parts of site E7 are located in Flood Zones 2 and 3.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Employment development on this site is unlikely to be viable without public funding
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	It is understood that possible funding sources are currently being explored by the Council.

Employment Land Availability Study Site Assessment Proforma

Appraisal Summary	
Suitability	The site may be suitable for employment use subject to issues relating to access and flood risk being resolved
Availability	Availability of the site is not known.
Deliverability	As the site is not currently confirmed as available for employment use, therefore the site is not currently considered to be deliverable.
Recommendation	
The site is not currently confirmed as being available – do not allocate for employment use.	

Site Photographs	
	
	

Employment Land Availability Study Site Assessment Proforma



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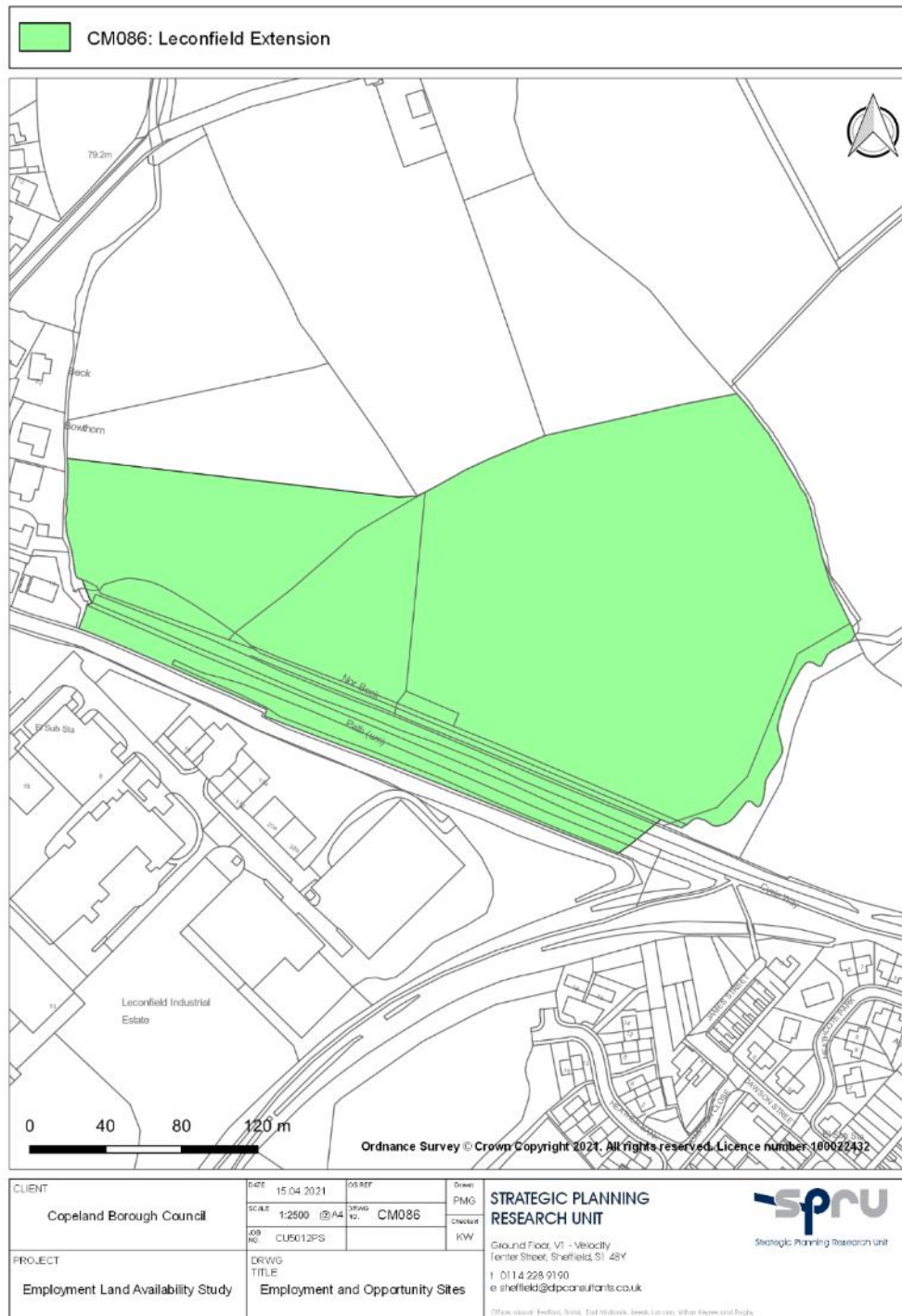


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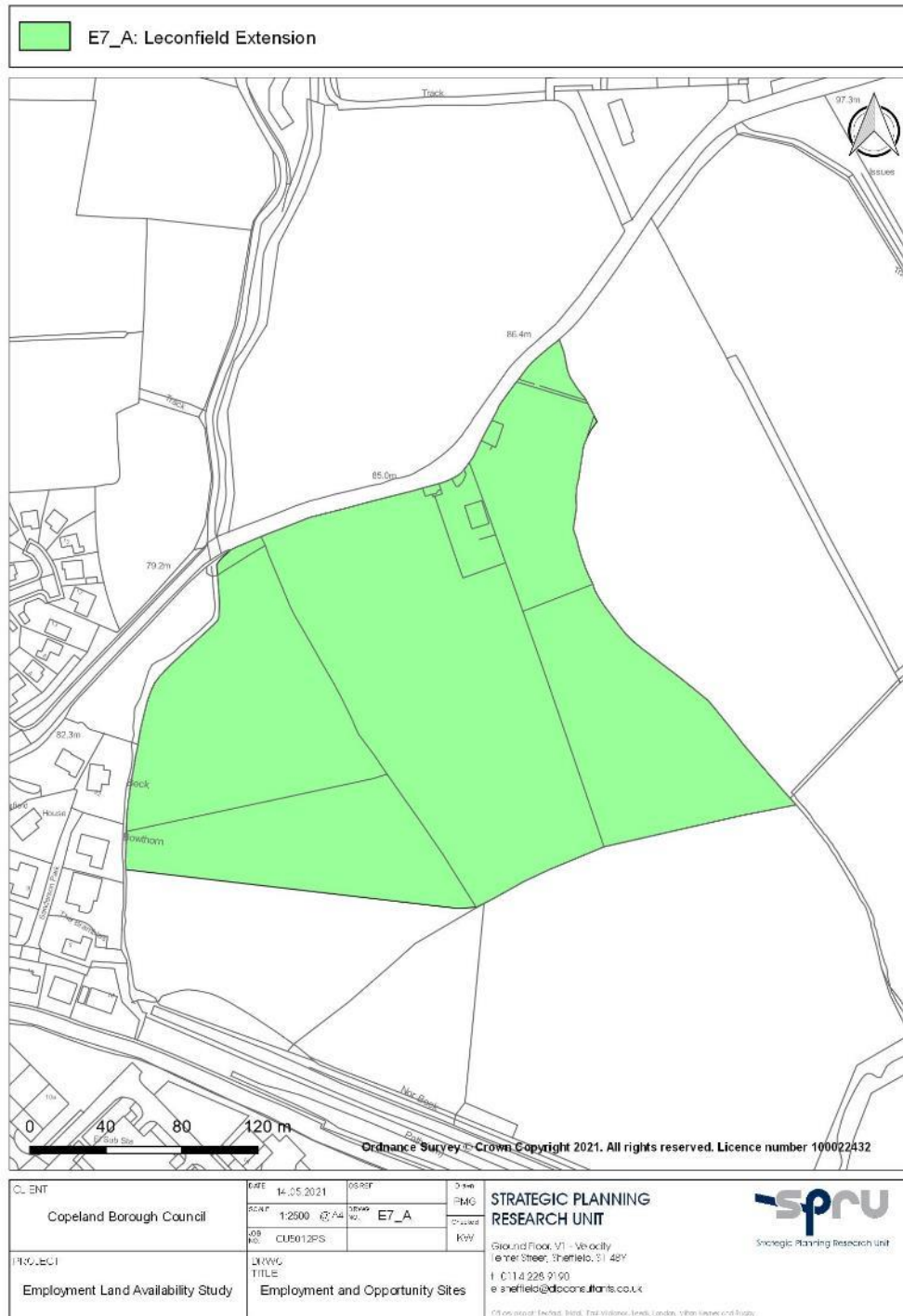


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Site Plan



Employment Land Availability Study Site Assessment Proforma



Employment Land Availability Study

Site Assessment Proforma



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Site Assessment Proforma

Site Information			
Site Ref.	DI031	Site Name	Rear of Central Garage
Area (ha)	1.38 ha	Source	Employment and Opportunity Sites document
Address / Location		Distington	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A The access to this site partially overlaps site ELA2.	
Description of Site and Surrounding Area		The site is located to the rear of a car sales garage (Central Garage), and otherwise surrounded by open countryside. The site is disused, overgrown scrubland containing some mature trees, accessed via a single-carriageway tarmac track to the south of Furnace Row. The main area of the site to the south west is fenced and gated and currently inaccessible from the main access drive. The main access drive is also gated. The overgrown parts of the site also contain rubble and tyres.	
Landowner(s) (if known)		Mark Thomson	
Current Site Occupiers			
Unknown – Vacant			
Site Suitability Appraisal			
Is the site in an area of flood risk?		The southernmost part of the site that runs along Distington Beck falls within Flood Zone 2.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential properties that run along Furnace Row to the north of the site, opposite the site access road. These properties may be impacted by additional traffic entering / leaving the site but are unlikely to be significantly affected by employment uses at the site itself.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		Limited landscape sensitivity in this area. Study notes that valley landscape to east of Distington is sensitive to development, however this is to the south of site DI031 and therefore unlikely to be negatively impacted by development of this site.	

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Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	Site is located within an SSSI Impact Risk Zone (River Derwent & Tributaries SSSI). However, the site is located 4,700m from the SSSI so the potential impact is likely to be minimal.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is well-screened from the main road and therefore unlikely to impact on the character of the area.
Is the site well related and well connected to an existing settlement?	The site is separated from the settlement of Distington but is well-connected to Lillyhall to the north.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Development of the site would reduce the separation between Distington in the south and Lillyhall in the north. However, the site is well-contained and screened from surrounding open countryside by trees and the topography of the site.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a large number of trees on the site, however the site is not designated as an area of ancient woodland and there are no known Tree Preservation Orders in place.
Can suitable access to the site be provided?	Access to the site is via a single gated tarmac driveway off Furnace Row to the north of the site. The narrow access drive and tight turning circle at the top of the drive may be a constraint depending on the uses proposed. The access is shared with neighbouring farm buildings to the south east of the site (in active use).
Does the site have good strategic connectivity and accessibility?	The site has good strategic connectivity and accessibility via the A595 which joins the roundabout to the north west of the site.
Would development of the site have an	Access to the site is relatively constrained via a single track driveway.

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unacceptable impact on the highway network?	
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There is a Grade II listed building (Milestone East of Distington Secondary School) located approximately 200m north of the site boundary on the A595. However, although the potential impact on this heritage asset would need to be fully assessed, it is considered that the development of this site is unlikely to have a significant impact on the setting of this listed building.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A – applies to existing employment sites only
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is located adjacent to Lillyhall, situated in Allerdale District, which is promoted as an important employment site, encouraging the growth of nuclear technology and research clusters. It is an allocated employment site and forms part of the Energy Coast Innovation Zone (Allerdale Local Plan Part 1, Policy S13).</p> <p>The site is adjacent to the existing Furnace Row employment site which is a proposed Local Employment Site allocation.</p> <p>The site is located outside the settlement boundary of Distington and is therefore in the Open Countryside. Draft Policy E2PO supports development of 'small scale economic opportunities' in the Open Countryside linked to expansion of existing businesses, re-use of existing buildings or diversification of existing buildings. Development of Site DI031 does not align with these policy objectives.</p>

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Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – landowner has confirmed site is available for employment use.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within	No

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the last 5 years?	
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	No – site is in single ownership. Landowner has confirmed site is available for development.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	No identified planning history
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Part of the site falls within Flood Zone 2. Potential access issues and intrusion into open countryside. Possible impact on ecological habitats due to large number of trees / established vegetation on site.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A

Employment Land Availability Study Site Assessment Proforma

Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to issues relating to access.
Availability	Landowner has confirmed that the site is available.
Deliverability	Although the site is available it is not considered suitable, and therefore is not considered to be deliverable.
Recommendation	
The site is not considered suitable for employment use – do not allocate.	

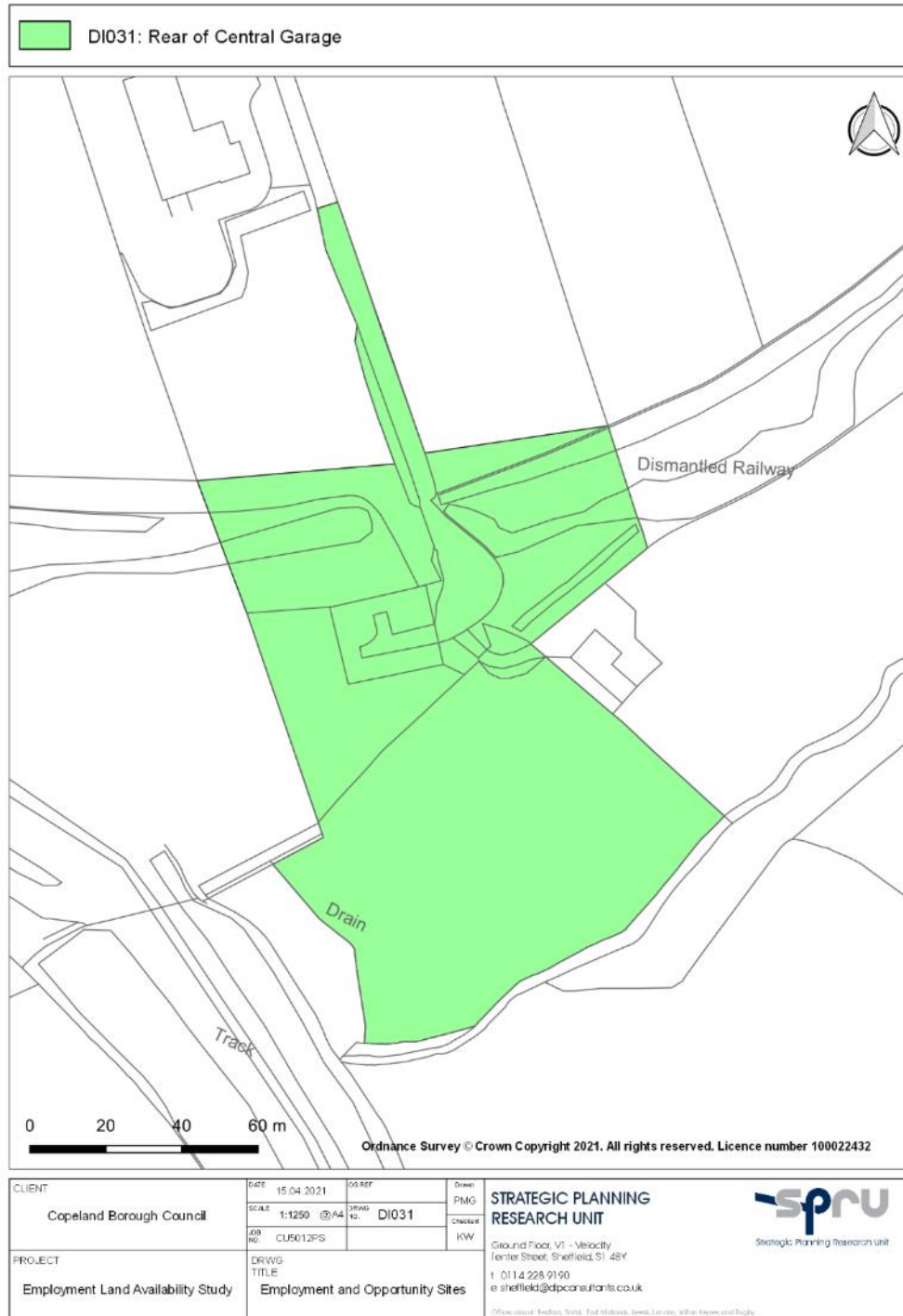
Site Photographs	
	
	

Employment Land Availability Study Site Assessment Proforma



Employment Land Availability Study Site Assessment Proforma

Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	E6a	Site Name	Leconfield Industrial Estate Extension (East) (Land off Heather Bank / Birks Road)
Area (ha)	5.54 ha	Source	Additional Site to Assess
Address / Location		Cleator Moor	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		This is an undeveloped, greenfield site located to the east of the existing Leconfield Industrial Estate. The site is separated from the industrial estate by the Cleator Moor Cycle Track and public footpath together with a row of mature trees / woodland. The site is overgrown grass with a band of dense vegetation forming the western site boundary. The site is bordered by residential dwellings (Heather Bank) to the north, Cleator Moor Celtic Football Club to the east and allotments to the south. There is existing vehicular access to the site from the end of Heather Bank to the north, however the site is currently fenced off. There is evidence of fly tipping in the site.	
Landowner(s) (if known)		Part of the site is owned by Copeland Borough Council. Other landowners unknown	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential properties located immediately north of the site. Access to the site from the west is restricted due to the presence of the Cleator Moor Cycle Path, therefore access to the site would need to be through the residential estate to the north. This could significantly impact upon the amenity of these residential properties.	
Would development of the site have an adverse impact on important landscape features		No	

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Site Assessment Proforma

identified in the Settlement Landscape Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No, however the site is located adjacent to the Cleator Moor Cycle Track which is a protected semi/natural greenspace that runs along the western site boundary. The site also lies immediately north of Cleator Moor allotments and west of a football ground, which are also protected open spaces. The site itself was assessed in the Open Space Assessment as a semi/natural greenspace, however it was assessed as being of low quality and low value.
Would development of the site be harmful to the character of the area?	Development of the site may improve the character of the site itself, however if developed for employment uses it may negatively impact upon the character of the surrounding residential areas.
Is the site well related and well connected to an existing settlement?	The site is located within the currently adopted Cleator Moor settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No – the site is located within the adopted settlement boundary.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are mature trees forming a buffer along the western site boundary, however these are not subject to a Tree Preservation Order. There is a TPO on Leconfield Street to the south west of the site, however this lies outside the site boundary.
Can suitable access to the site be provided?	Yes, there is existing vehicular access off Heather Bank to the north of the site. Access to the south of the site is available off Birks Road.
Does the site have good strategic connectivity and accessibility?	The site is 2.5 miles (6 minute drive) north of the A595.

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Site Assessment Proforma

Would development of the site have an unacceptable impact on the highway network?	Given the residential character of the surrounding streets, development of this site for employment uses may have a negative impact upon the local highway network.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	Two Grade II listed buildings (Church of St John Evangelist and Cleator Moor War Memorial) are situated approximately 220m south west of the site. There are also a cluster of 6 further Grade II listed buildings situated at the end of Birks Road, approximately 160m south east of the site. The potential impact of any future development of this site upon these assets and their settings would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	The site is located adjacent to the Leconfield Industrial Estate which is identified by the Council as a strategic development site
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is allocated for housing (ref. HA8 – Birks Road) in the adopted Local Plan (2013-2028).
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No

Employment Land Availability Study

Site Assessment Proforma

Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	N/A
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No – the site has previously been allocated for housing
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a	Unknown

Employment Land Availability Study

Site Assessment Proforma

developer or other agency known to undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in multiple ownership but is partly owned by the Council who have previously brought forward other employment developments
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	4/92/0047/0 – An outline application for residential development on the site was approved in April 1992. This formed part of a wider site, which was partly built out in the mid-1990s.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	There is dense vegetation and a footpath/cyclepath forming the western boundary of the site. This would make connections with the existing Leconfield Industrial Estate to the west more difficult to achieve. The site would have to be accessed via Heather Bank / Birks Road to the north and east, which are predominantly residential streets with constrained access for larger vehicles.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	Given its location and constrained access arrangements, this site would only likely be suitable for Class E employment uses and would not be suitable for industrial employment uses. It is considered that the site would be more suitable for housing development given the residential character of the surrounding area.

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Availability	The part of the site owned by the Council is confirmed as being available. The availability of other parts of the site for employment use is unknown.
Deliverability	Deliverability of the site for employment use is unknown.
Recommendation	
This is a greenfield 'infill' site within the Cleator Moor settlement boundary. It is likely to be unsuitable for most forms of employment development given the residential nature of the surrounding area and constrained access arrangements. The availability of part of the site not owned by the Council is also unknown. The site should therefore not be allocated for employment use.	

Site Photographs
   

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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	EG056	Site Name	Begargill Quarry North
Area (ha)	11.97 ha	Source	Employment and Opportunity Sites document
Address / Location		Egremont	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		The site is a former quarry and historic landfill site. It is separated from the Key Service Centre of Egremont by the A595. The site now includes open fields and is a county wildlife site. The topography of the site is undulating and slopes downhill from south east to north west and uphill from the north east. There is currently only agricultural access to the site off Little Mill which forms the northern site boundary and off the road forming the southern site boundary. The site is located just east of the roundabout junction with the A595.	
Landowner(s) (if known)		Unknown	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties to the south west of the site, but the site is primarily in a rural location.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No	
Would development of		The site is immediately adjacent to the Florence Mine SSSI which	

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Site Assessment Proforma

the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	lies to the north of the site. The potential impact of any future development of this site upon this designated site would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site and the area surrounding it has a remote rural feel (despite being in close proximity to Egremont). There are long views to the west towards Egremont from the highest point of the site (south eastern corner). The site is accessed via narrow country roads which adds to the rural feel. Development of this site would likely be harmful to the character of this area.
Is the site well related and well connected to an existing settlement?	The site is located to the south east of Egremont but is situated outside the adopted settlement boundary. The site is separated from Egremont by the A595.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Yes – the site is not particularly well connected to Egremont, despite being relatively close geographically. The site is rural in character and its development would be an unacceptable intrusion into the open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees and hedgerows throughout the site, however none is subject to a TPO.
Can suitable access to the site be provided?	There is currently no vehicular access to the site. Access may be gained from Little Mill at the south western corner of the site, however the roads around the site are narrow and may not be suitable for large vehicles.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located directly adjacent to a roundabout junction with the A595 just south of Egremont.
Would development of	Given the large size of this site, its development would likely impact

Employment Land Availability Study

Site Assessment Proforma

the site have an unacceptable impact on the highway network?	upon the capacity of the A595. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	

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Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to	Unknown

Employment Land Availability Study

Site Assessment Proforma

undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Unknown
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	The site has previously had permission for mining and landfill uses. In the southern part of the site permission was granted in February 1991 for development of a waste transfer facility (ref. 4/90/1171/0).
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The site is understood to be a county wildlife site – potential impacts on landscape and habitats. Intrusion into open countryside. Potential access issues.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to issues relating to intrusion into open countryside, access and potential landscape / ecological impacts.
Availability	The availability of the site is not currently known.
Deliverability	The site is neither suitable nor available for employment use, and is

Employment Land Availability Study Site Assessment Proforma

	therefore not deliverable.
Recommendation	
The site is neither suitable nor available for employment use and should therefore not be allocated.	

Site Photographs	
	
	

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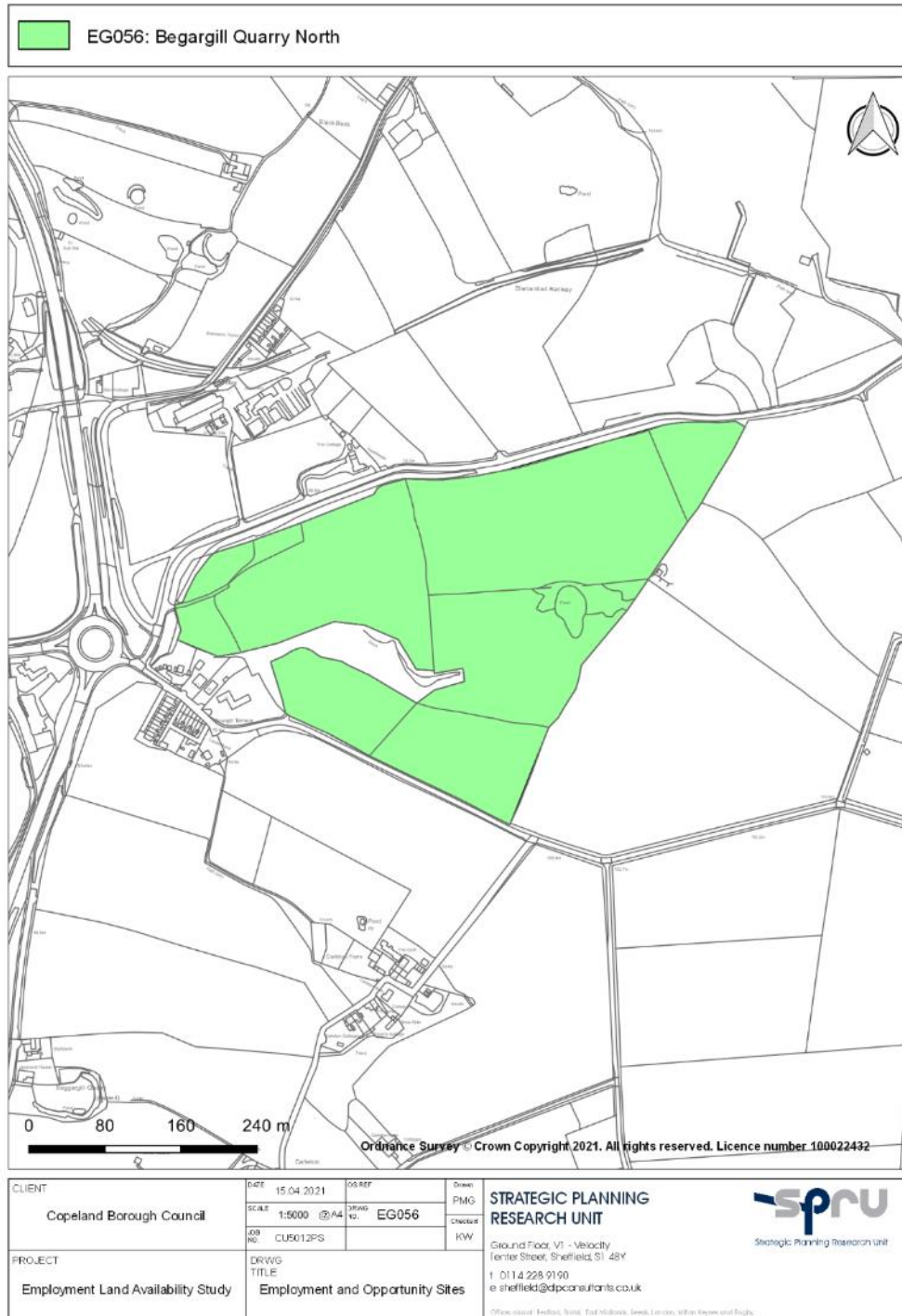


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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	EG057	Site Name	Begargill Quarry South
Area (ha)	12.48 ha	Source	Employment and Opportunity Sites document
Address / Location		Egremont	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>The site is a former quarry and historic landfill site. It is separated from the Key Service Centre of Egremont by the A595. The site is currently in use as open fields / farmland. The topography of the site is undulating and slopes downhill from east to west. There are long views from the eastern part of the site towards the Isle of Man in the west. Vehicular access to the site can be gained from roads running along the northern, eastern and western site boundaries. The site is located just south east of the roundabout junction with the A595.</p>	
Landowner(s) (if known)		<p>John Sherwen Patricia Sherwen Phillip Sherwen Robert Sherwen</p>	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties to the north west of the site, but the site is primarily in a remote rural location.	
Would development of the site have an adverse impact on important landscape features identified in the		No	

Employment Land Availability Study

Site Assessment Proforma

Settlement Landscape Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is close to the Florence Mine SSSI which lies approximately 350m north of the site. The potential impact of any future development of this site upon this designated site would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site and the area surrounding it has a remote rural feel (despite being in close proximity to Egremont). There are long views to the west towards Egremont and the Isle of Man from the highest point of the site (eastern corner). The site is accessed via narrow country roads which adds to the rural feel. Development of this site would likely be harmful to the character of this area.
Is the site well related and well connected to an existing settlement?	The site is located to the south east of Egremont but is situated outside the adopted settlement boundary. The site is separated from Egremont by the A595.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Yes – the site is not particularly well connected to Egremont, despite being relatively close geographically. The site is rural in character and its development would be an unacceptable intrusion into the open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees and hedgerows throughout the site, however none is subject to a TPO.
Can suitable access to the site be provided?	Vehicular access to the site can be gained from roads running along the northern, eastern and western site boundaries, however the roads around the site are narrow and may not be suitable for large vehicles.
Does the site have good	Yes – the site is located directly adjacent to a roundabout junction

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Site Assessment Proforma

strategic connectivity and accessibility?	with the A595 just south of Egremont.
Would development of the site have an unacceptable impact on the highway network?	Given the large size of this site, its development would likely impact upon the capacity of the A595. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial	No

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strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Yes
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – the landowners of the western part of the site (John, Patricia and Phillip Sherwen) have confirmed the availability of this section of land for employment use. Unable to confirm availability of eastern part of the site.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No

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Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Yes – the site is in multiple ownership
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>The site is understood to be a county wildlife site – potential impacts on habitats.</p> <p>Landscape impacts and intrusion into open countryside.</p> <p>Potential access issues.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Landowners of the western part of the site believes development would be viable without public funding.
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to issues relating to intrusion into open countryside, access and potential landscape / ecological impacts.

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Availability	The western part of the site is available. The availability of the eastern part of the site is not currently known.
Deliverability	The site is not suitable for employment use, and is therefore not deliverable.
Recommendation	
The site is not suitable for employment use and should therefore not be allocated.	

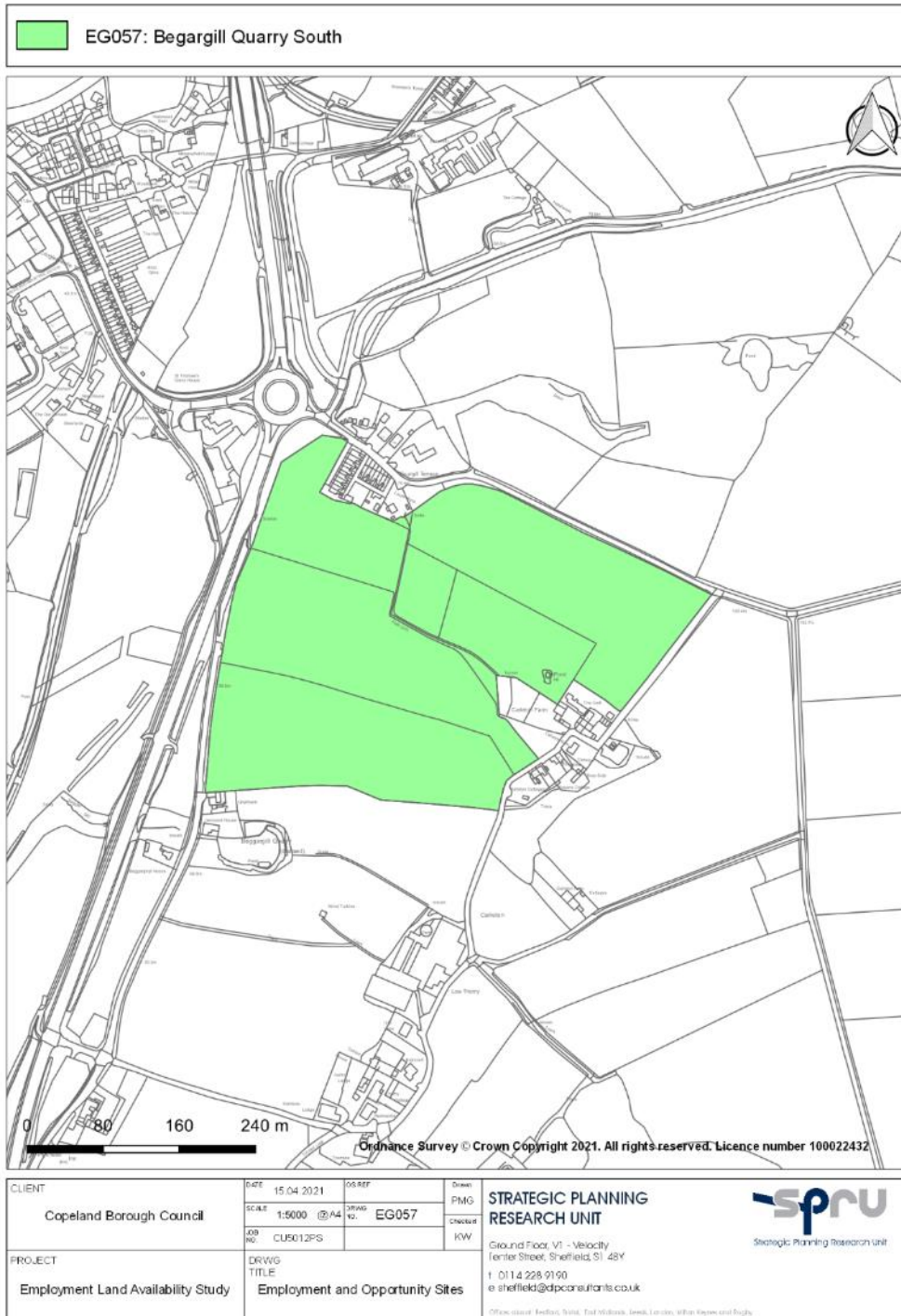
Site Photographs
   

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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	EG066	Site Name	Land at Florence Mine
Area (ha)	2.78 ha	Source	Employment and Opportunity Sites document
Address / Location		Egremont	
Local Plan Preferred Options Employment Site Type (if relevant)		Not allocated but identified as Potential Reserve Site	
Description of Site and Surrounding Area		The site is north of Bergargill Quarry and is separated from the Key Service Centre of Egremont by the A595. It is the location of a former mine, a museum, gallery and workshop which are situated just north of the site. The site itself comprises open fields currently used for grazing. The topography of the site slopes steeply downhill towards Florence Mill Arts Centre to the north of the site. There is vehicular access to the site off Little Mill to the south.	
Landowner(s) (if known)		John Sherwen Patricia Sherwen Phillip Sherwen Hardheads House	
Current Site Occupiers			
Florence Mill Arts Centre			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties adjacent to the site, but the site is primarily in a rural location.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape		No	

Employment Land Availability Study

Site Assessment Proforma

Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is immediately adjacent to the Florence Mine SSSI which lies to the east of the site. The potential impact of any future development of this site upon this designated site would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is in open countryside however it is adjacent to an area of existing built development to the north (including Florence Mill Arts Centre) and has strong boundary features (trees and hedgerows) which screen the site from the south and west. There are long views from the southern site boundary. The character of the area is predominantly rural which would be negatively impacted by the development of this site.
Is the site well related and well connected to an existing settlement?	The site is located to the south east of Egremont but is situated outside the adopted settlement boundary. The site is separated from Egremont by the A595.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Yes – the site is not particularly well connected to Egremont, despite being relatively close geographically. The site is rural in character and its development would be an unacceptable intrusion into the open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees and hedgerows throughout the site, however none is subject to a TPO.
Can suitable access to the site be provided?	There is existing vehicular access to the site off Little Mill to the south, however this is a narrow lane not suitable for large vehicles.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located directly adjacent to a roundabout junction with the A595 just south of Egremont.

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Site Assessment Proforma

Would development of the site have an unacceptable impact on the highway network?	Development of this site may impact upon the capacity of the A595. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan. However, it is identified as a potential reserve site.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	

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Site Assessment Proforma

Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Yes
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – landowners of the western part of the site (John, Patricia and Phillip Sherwen) have confirmed their land is available for economic use. Unable to contact the landowner of the eastern part of the site.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to	No

Employment Land Availability Study

Site Assessment Proforma

undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in multiple ownerships but it is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There are no existing permissions for employment development on the site
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Potential for wildlife habitats on the site – would require further assessment.</p> <p>Potential landscape impacts / intrusion into open countryside.</p> <p>Sloping topography.</p> <p>Potential access constraints for large vehicles.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Yes – landowner believes employment development would be viable without public funding
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to issues relating to intrusion into open countryside, access and potential landscape / ecological impacts.
Availability	Only the western part of the site is confirmed as being available for employment use.

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Deliverability	The site is not suitable for employment use and is only partly confirmed as being available, and is therefore not considered deliverable.
Recommendation	
The site is not suitable for employment use and is only partly confirmed as available – do not allocate.	

Site Photographs
   

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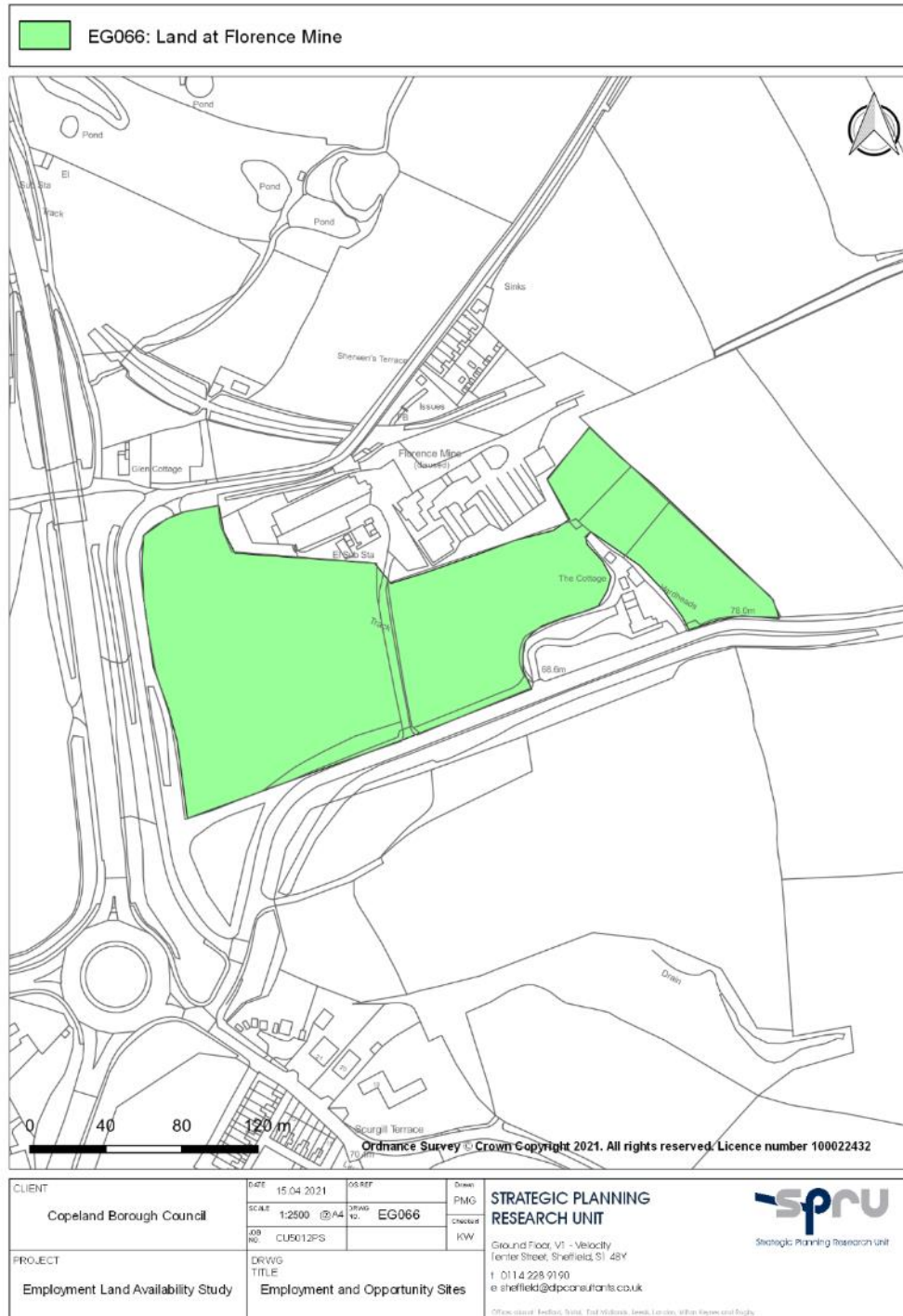


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information					
Site Ref.	ELA3	Site Name	Red Lonning Industrial Estate		
Area (ha)	1.42 ha	Source	Additional site to assess		
Address / Location		Whitehaven			
Local Plan Preferred Options Employment Site Type (if relevant)		N/A			
Description of Site and Surrounding Area		<p>The site is located to the north east of Whitehaven built-up urban area, to the east of Harras Moor. The site comprises the built up areas of the existing Red Lonning Industrial Estate which is in active employment use with a number of distinct plots occupied by various businesses, some of which are no longer in employment (B Class) use. There is existing vehicular access to the site off Red Lonning to the east. The site is bounded to the west by agricultural fields, to the south by agricultural fields and an overgrown disused playing field, and to the east Whitehaven Golf Club. The land immediately north is undeveloped but is partly in active employment use as a storage yard and to all intents and purposes forms part of the Red Lonning site (site ref. WH021). The topography of the site slopes uphill slightly from south to north.</p>			
Landowner(s) (if known)		Unknown			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Red Lonning Industrial Estate	McGrady Engineering Ltd	Engineering	B2, B8	
2	Red Lonning Industrial Estate	Sunbelt Rentals	Plant hire	B2, B8	
3	Red Lonning Industrial Estate	The Funhouse	Soft play centre	D2	
4	Red Lonning	Elliot & Black	Blind	B2, B8	

Employment Land Availability Study

Site Assessment Proforma

	Industrial Estate	Ltd	manufacturer		
Site Suitability Appraisal					
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.			
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential properties to the south of the site but these are separated from the site by a vegetated buffer.			
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No – this is an existing employment / brownfield site.			
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?		The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.			
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?		No			
Would development of the site be harmful to the character of the area?		No – the site is an existing industrial site			
Is the site well related and well connected to an existing settlement?		The site is located within the adopted Whitehaven settlement boundary.			
Would development of the site constitute an unacceptable intrusion into the open		No			

Employment Land Availability Study

Site Assessment Proforma

countryside?	
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is a band of trees along the southern site boundary, however these are not the subject of a TPO.
Can suitable access to the site be provided?	There is existing vehicular access to the site off Red Lonning to the east.
Does the site have good strategic connectivity and accessibility?	The site is located approximately 2 miles (3 minute drive) south of the A595 via Red Lonning.
Would development of the site have an unacceptable impact on the highway network?	There are limited opportunities for new development within the site so it is unlikely this would have a significant impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments. On site parking would also need to be considered as there is currently limited parking within the industrial estate.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	The site is located within a sustainable location with good access to the strategic highway network.
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for	No

Employment Land Availability Study

Site Assessment Proforma

employment uses?	
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is not proposed to be allocated as an employment site in the emerging Local Plan.</p> <p>The land to the north and west of the site is currently proposed as a housing allocation (ref. HWH2 / WH001a) within the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Development of this site could help to support the emerging strategic objective of providing a wide range of modern, high-quality employment sites within the key service centres.
Site Availability Appraisal	
Is the site already in active employment use?	Yes
If yes, what are current occupancy rates on the site?	The site appears to be fully occupied.
If the site is an existing employment site, is there any available developable space within the site?	<p>There is limited available developable space within the site itself. However, the undeveloped land to the north of the site (ref. WH021) has potential to be further developed, subject to availability. This is currently partly used for storage associated with the McGrady Engineering site.</p> <p>The land immediately south of the site (currently in use as informal parking for the industrial estate, the remainder of which is partly vegetated and partly a disused playing field) may also have potential for development. The Open Space Assessment identifies this playing field (ref. 179) as being of low quality and low value.</p>
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown

Employment Land Availability Study

Site Assessment Proforma

Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The site has been in employment use for more than 10 years.
Has there been any recent development activity on site within the last 5 years?	There has been no recent development activity on the site.
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	Unknown
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Unknown
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>Recent planning applications on the site include:</p> <p>4/11/2438/0F1 – Permission granted for the erection of a new build single storey warehouse unit in October 2011 (unit currently occupied by Sunbelt Rentals).</p> <p>4/12/2474/0F1 – Permission granted for change of use from storage unit to a soft play centre in November 2012 (unit currently occupied by The Funhouse).</p> <p>4/15/2400/0F1 – Permission granted for an extension to the McGrady Engineering workshop in October 2015.</p>
Are there any barriers to development coming forward e.g. access,	The proximity of proposed housing allocation to the north and west of the site may prevent intensification of industrial use on the site due

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infrastructure requirements, neighbouring uses?	to possible amenity impacts. There is a sub-station located within the site, close to the site entrance.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is suitable for employment use.
Availability	The site is currently in employment use, however areas of land to the north and south of the site may be suitable sites for expansion of the Red Lanning Industrial Estate. The eastern part of site WH021 is confirmed as being available. The availability of other parts of these sites for further employment development is unknown.
Deliverability	The site is already developed as an employment site, however further expansion may be possible subject to availability.
Recommendation	
The part of the site identified as being 'available' is already in employment use therefore should not be allocated. Recommend that the site is identified as an existing employment site and the potential availability of surrounding land for future expansion of the industrial site should be further investigated.	

Site Photographs

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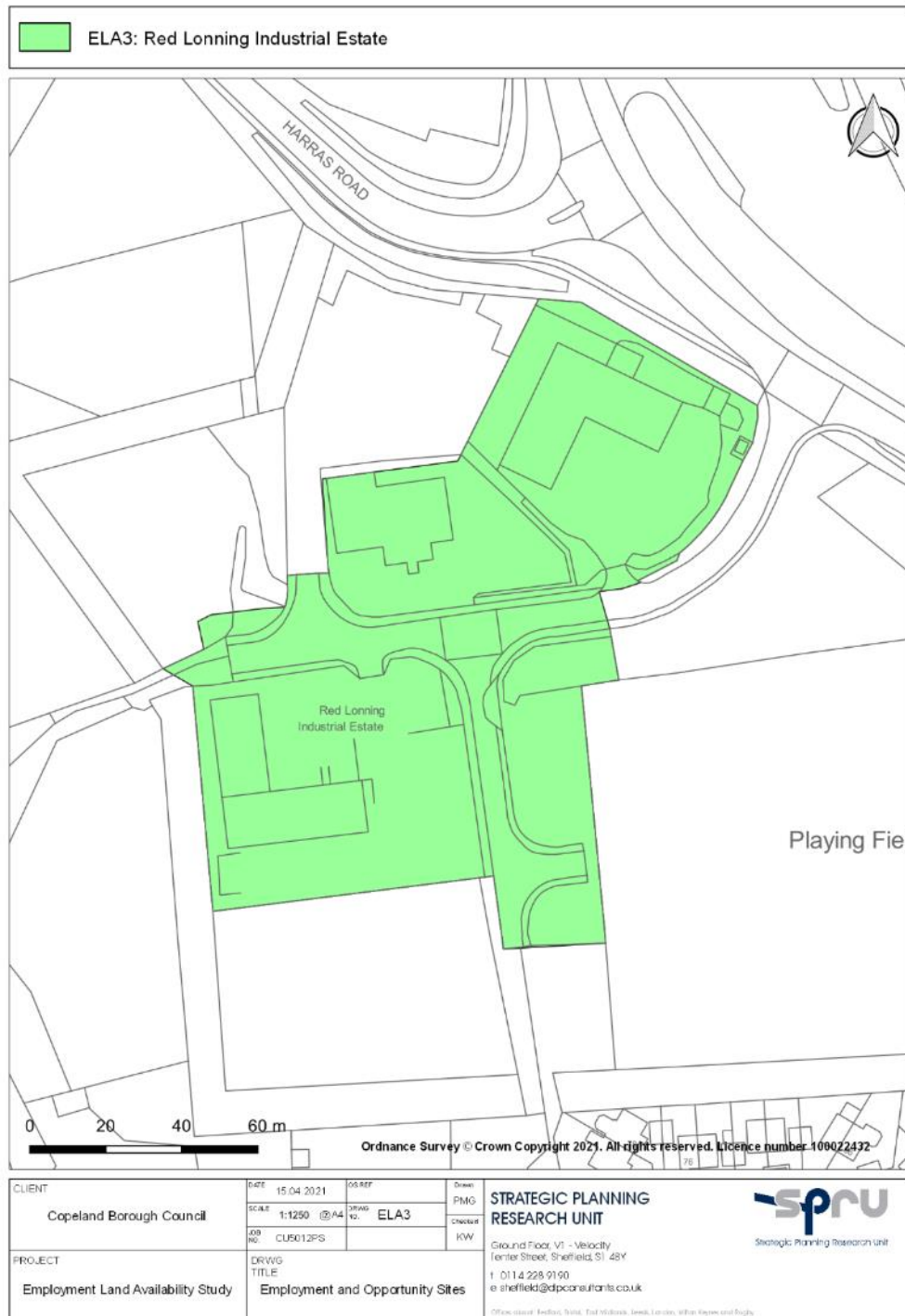


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Site Plan



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Site Information					
Site Ref.	ELA4	Site Name	Beckermets Industrial Estate		
Area (ha)	7.58 ha	Source	Additional site to assess		
Address / Location		Beckermets			
Local Plan Preferred Options Employment Site Type (if relevant)		N/A			
Description of Site and Surrounding Area		<p>The site is an existing industrial estate situated in open countryside to the east of Thornhill and north of Beckermets. The site is accessed via an unadopted track which leads directly off the A595 and passes half a mile north to reach the site. The site is surrounded by agricultural fields and Kirk Beck passes by the east of the site. The topography of the site is flat, however the surrounding land slopes downhill from west towards the river valley in the east. There are long views to the east of the site towards the valley. The site comprises a number of industrial units arranged in a 'box park' style, with some of the units appearing to be temporary constructions. The main part of the site is fenced and there is an informal parking area at the southern end of the site. The site is located on the site of former Beckermets mine.</p>			
Landowner(s) (if known)		Unknown			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Energy Coast Business Park	G & A M Lawson Ltd			
4	Energy Coast Business Park	Livingstone Surface Treatments Ltd			
26	Energy Coast Business Park	BEP Project Team			

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27	Energy Coast Business Park	BD Nuclear Ltd			
28	Energy Coast Business Park	Ansaldo NES Ltd			
29	Energy Coast Business Park	Hold Engineering Ltd			
30	Energy Coast Business Park	Focus MDC Ltd			
31	Energy Coast Business Park	Jacobs			
32	Energy Coast Business Park	Vacant			
	Energy Coast Business Park	Mammoet			
Site Suitability Appraisal					
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.			
Would development of the site offer a poor level of amenity to neighbouring residents?		No – the site is in a remote rural location			
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No			
Would development of the site have an adverse		The site is located approximately 320m west of Haile Great Wood SSSI. The potential impact of any future development of this site			

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impact on any designated sites or sites of environmental or ecological significance?	upon this designated site would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	As the site is already established, further development of the site of a scale in keeping with the surrounding landscape would unlikely harm the character of the area.
Is the site well related and well connected to an existing settlement?	No – the site is located a significant distance from any nearby settlements.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The site is already developed and therefore further intensification of use on the site would not intrude further into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	Yes – there is existing vehicular access to the site off the A595 to the south via an unmade track.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located 0.5 miles north of the A595.
Would development of the site have an unacceptable impact on the highway network?	Significant future development of this site could impact upon the capacity of the A595, and therefore any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an	There is a Grade II listed building (Haile Church) located approximately 320m north east of the site. The potential impact of

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unacceptable impact upon a heritage asset or its setting?	any future development of this site upon this asset and its setting would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	The site is located close to the strategic highway network, however it is located far from existing settlements and for this reason is not in an overly sustainable location.
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is not currently allocated for employment use in the adopted Local Plan (2013-2028).</p> <p>The site is not proposed for employment allocation in the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Further development of this site could help to respond to opportunities identified in the Cumbria Local Industrial Strategy, including building on the existing range of nuclear research activities, training/skills development and supply chain firms.
Site Availability Appraisal	
Is the site already in active employment use?	Yes
If yes, what are current occupancy rates on the site?	There are 10 units on the site, of which 1 was vacant, which is a current occupancy rate of 90%.

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If the site is an existing employment site, is there any available developable space within the site?	Yes, there is potential developable space in the north of the site.
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	A number of the portacabins on the site are understood to have been built within the last 5 years.
Is the site being actively marketed as an employment site?	The vacant units on the site are currently being marketed. The undeveloped parts of the site are not being marketed.
Is the site owned by a developer or other agency known to undertake employment development?	Unknown
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to	Unknown

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bring it forward for employment development?	
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>There are a significant number of planning applications associated with the site. The most recent permissions include:</p> <p>4/16/2234/0F1 – Permission granted in August 2016 for change of use of vacant land for the erection of temporary portacabins, storage and vehicle parking with fencing to compound.</p> <p>4/18/2305/0F1 – Application submitted in July 2018 for erection of 2 commercial buildings of 1,440 sqm and 2,880 sqm together with regrading of landscape mound and iron ore spoil bank top soiling. This application was later withdrawn. This application related to land in the north of the site.</p> <p>4/19/2255/0F1 – Retrospective permission was granted in September 2019 for change of use of part of former mine yard for the storage of plant and equipment with fencing to compound.</p>
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Proximity to ecologically designated sites.</p> <p>Former mining area.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is considered suitable for employment use.
Availability	The availability of the site for further employment development is currently unknown.

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Deliverability	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.
Recommendation	
The site is not identified as being available – do not allocate for employment use.	

Site Photographs



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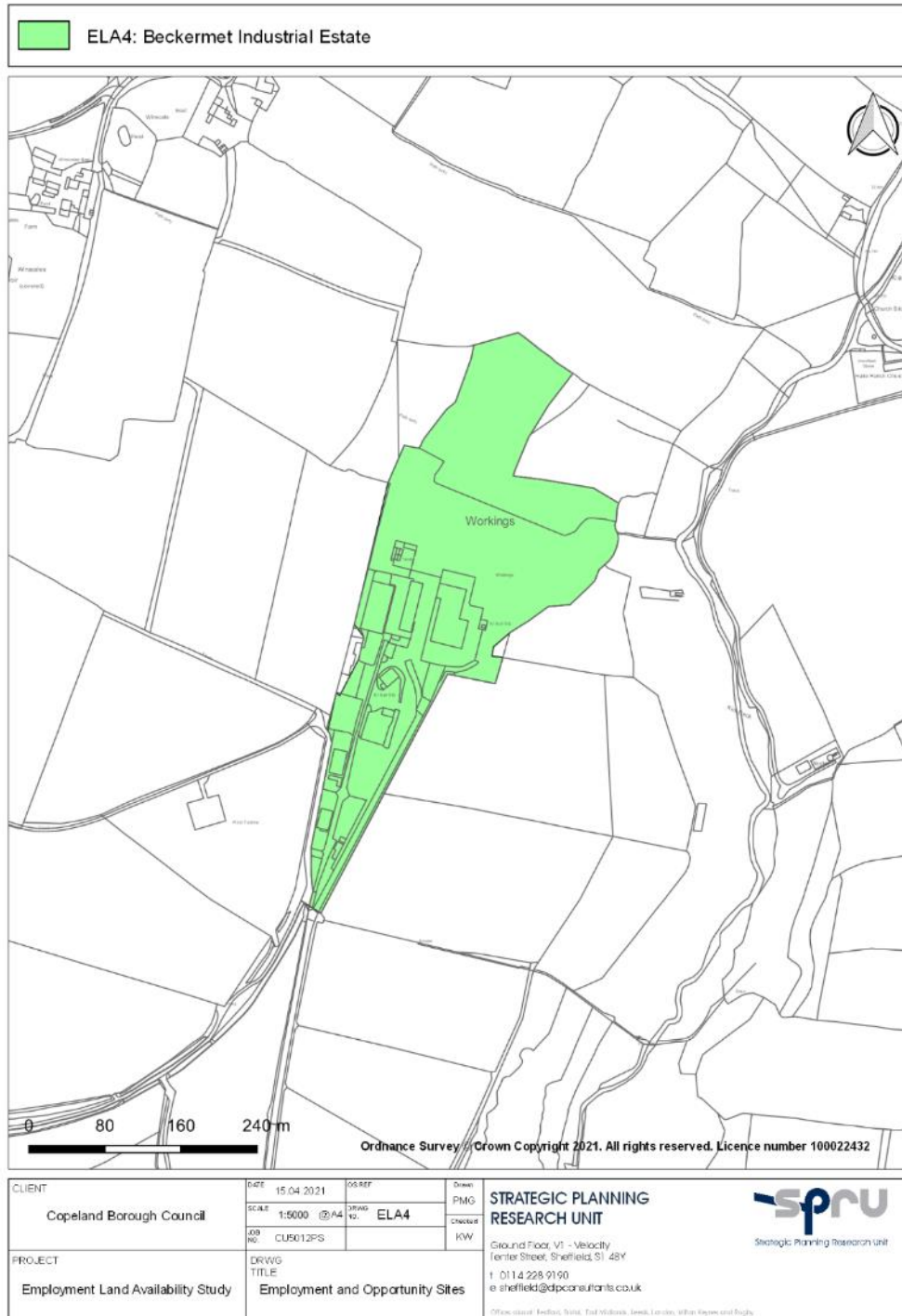


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information					
Site Ref.	ELA5	Site Name	Haverigg Industrial Estate		
Area (ha)	2.67 ha	Source	Additional site to assess		
Address / Location		Haverigg			
Local Plan Preferred Options Employment Site Type (if relevant)		N/A			
Description of Site and Surrounding Area		<p>This is an existing industrial site located in the east of Haverigg, The site is bounded to the north and west by Poolside and Haverigg Pool. There are a number of residential properties located to the north, south and south west of the site. The site is surrounded by agricultural fields (currently used for grazing) to the north west, east and south. Harbour Lights campsite is also located to the south east of the site. The topography of the site is flat. There is vehicular access to the site off Poolside / Haverigg Road to the north via an unmade track. This track runs along the eastern site boundary and provides access to Haverigg Beach. The site comprises a number of warehousing and industrial units, each accessed off the track to the east of the site. These units are mostly poor quality and a mixture of 1 and 2 storey equivalent buildings, mostly in use as car garages / junk yards. A number of the buildings appear to be vacant and derelict.</p>			
Landowner(s) (if known)		Unknown			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Haverigg Industrial Estate	W. Milligan & Sons	Used car dealer		
2	Haverigg Industrial Estate	Mike Huddleston	Garage / car repairs		
3	Haverigg Industrial Estate	Occupied – unknown user			

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4	Haverigg Industrial Estate	SN Group			
5	Haverigg Industrial Estate	Ian Hudson & Co	Used car dealer		
Site Suitability Appraisal					
Is the site in an area of flood risk?		The whole of the site is located in Flood Zone 3.			
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located to the north, south and south west of the site. There are also caravan parks located to the south east of the site. The potential impact of any future development of this site upon these uses would need to be considered.			
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No			
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?		The south eastern corner of the site is located within a wild bird Special Protection Area. The site is located approximately 300m north of the Duddon Estuary SSSI and Ramsar Site. The potential impact of any future development upon these designated sites would need to be considered.			
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?		No			
Would development of the site be harmful to the character of the area?		Parts of the site are in a run down condition, therefore further development or redevelopment of this site would likely improve the character of the area. The site is well-screened from the coastal setting to the south.			
Is the site well related		Yes, the site is located within the adopted Haverigg settlement			

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and well connected to an existing settlement?	boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	Yes, there is existing vehicular access to the site off Poolside / Haverigg Road to the north via an unmade track.
Does the site have good strategic connectivity and accessibility?	The site is located approximately 1 mile south of the A5903 which provides access to the east and north west.
Would development of the site have an unacceptable impact on the highway network?	The site is already in employment use, therefore further development of this site would likely have limited impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	The site is adjoins the existing settlement of Haverigg and is located in close proximity to the strategic road network. However, the site is located in Flood Zone 3.
Strategic Planning Considerations	

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Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is not currently allocated for employment use in the adopted Local Plan (2013-2028).</p> <p>The site is not proposed for employment allocation in the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	Yes
If yes, what are current occupancy rates on the site?	It is unclear exactly what the occupancy rate of the site is, however there appears to be at least one vacant / derelict unit.
If the site is an existing employment site, is there any available developable space within the site?	There may be opportunity for parts of the site to be redeveloped. There may also be opportunity for expansion on land to the south and east of the site.
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown

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Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The site has been in employment use for at least 10 years.
Has there been any recent development activity on site within the last 5 years?	4/20/2424/0F1 – Application approved in December 2000 for erection of 3no. self contained industrial units in the north western part of the site.
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	Unknown
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Unknown
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>There have been a number of minor applications for industrial related development approved on the site over the years. The most recent application was approved in December 2020 for erection of buildings for 3 self-contained industrial units (ref. 4/20/2424/0F1).</p> <p>An application for housing was previously approved in November 1997 on land immediately south of the site (ref. 4/97/0644/0) however this permission was not implemented.</p>
Are there any barriers to development coming forward e.g. access, infrastructure requirements,	The site is located in Flood Zone 3, however it is understood to be protected by flood defences.

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neighbouring uses?	
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	This is an existing employment site which is considered suitable for allocation for employment use, subject to consideration of issues related to flood risk (SFRA Level 2 assessment).
Availability	The availability of the site is not confirmed.
Deliverability	The site is not identified as being currently available, and therefore is not deliverable.
Recommendation	
The site is not confirmed as being available, therefore should not be allocated for employment use.	

Site Photographs
 

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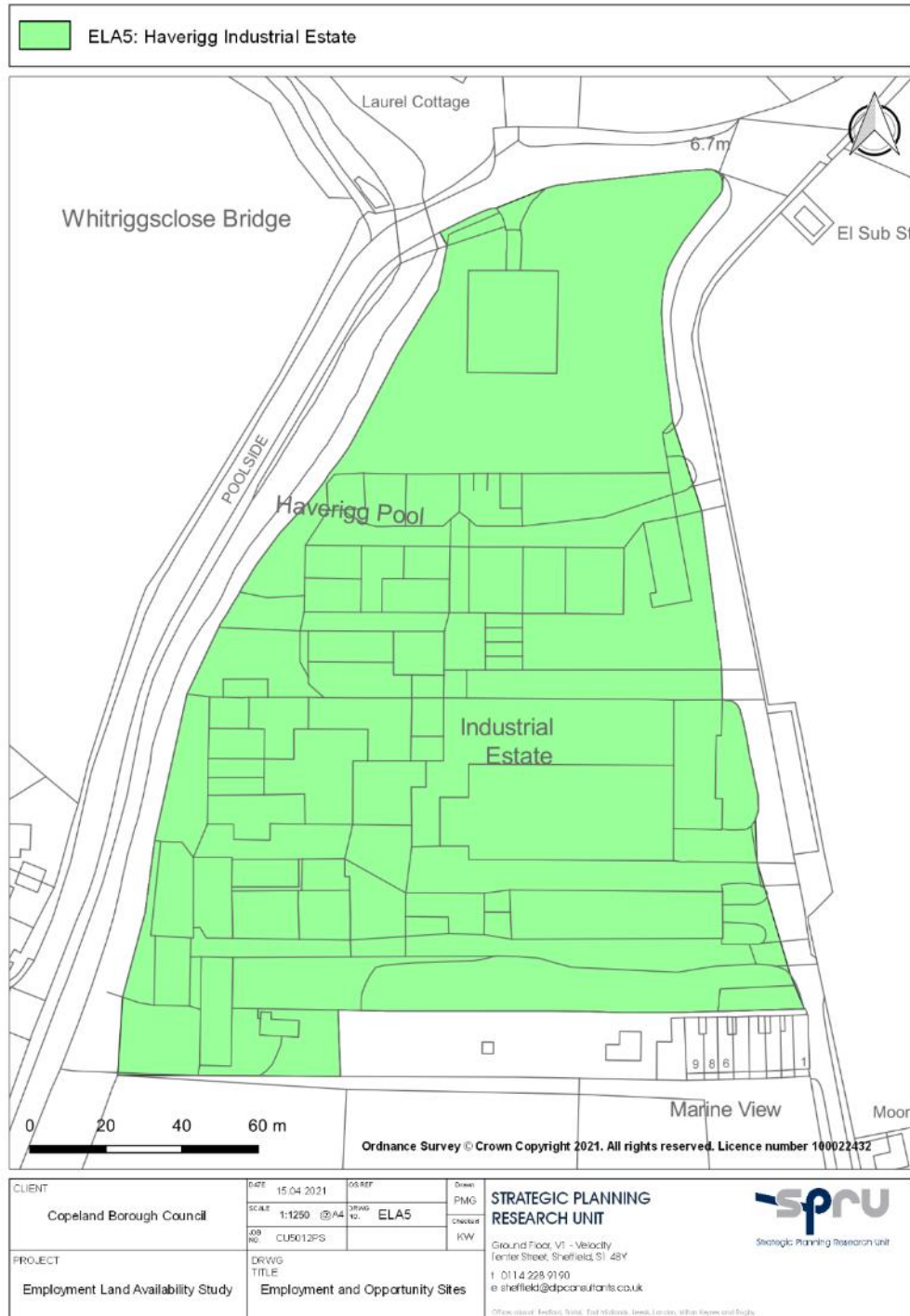


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	ELA6	Site Name	North of Former Marchon
Area (ha)	19.86 ha	Source	Additional site to assess
Address / Location		Whitehaven	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>This is a large strategic site located on the south western edge of the Whitehaven built-up urban area. It is a large area of overgrown grassland that was the site of the former Marchon Chemical Plant. The site has a prominent clifftop location and the topography of the site is undulating and uneven. The site is currently fenced but has informal footpaths running through. There is vehicular access to the north and east of the site off High Road which runs along the eastern site boundary. The site is bounded to the north and east by residential development. The residential units immediately north of the site appear to be relatively newly constructed. There are fields / greenspace to the north, west and south of the site which form a buffer between the site and cliff edge to the west. There are long views from the site out to sea. The site slopes steeply uphill to the south / south-west.</p>	
Landowner(s) (if known)		Whitehaven Developments Ltd.	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential uses to the north, east and south east of the site. Access to the north of the site is via a residential street. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important		The site is situated within the identified Coastal Urban Fringe Cliffs landscape character area. This area is described in the assessment as a “dramatic clifftop landscape west of Whitehaven, heavily	

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Site Assessment Proforma

landscape features identified in the Settlement Landscape Character Assessment?	<i>influenced by historic, now disused mining, quarrying and industry. Now acts as informal and formal recreation space for the town". The assessment states that "The views across the landscape towards open sea and views of expansive skies are sensitive to development that would enclose or interrupt these views. Recreational use of the area is sensitive to development that encroaches on the coastal margin". These factors would need to be taken into consideration in any future development of the site.</i>
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	St Bees Head SSSI is located 220m west of the site. The potential impact of any future development of this site upon this SSSI would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	This is a brownfield site whose redevelopment could be an improvement to the character of the area subject to the potential landscape impact considerations noted above.
Is the site well related and well connected to an existing settlement?	The site is located within the adopted Whitehaven settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	There is vehicular access to the north and east of the site off High Road which runs along the eastern site boundary.

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Does the site have good strategic connectivity and accessibility?	The site is approximately 1.5 miles (3 minutes' drive) from the A595 which is located to the east of the site via Wilson Pit Road and Mirehouse Road.
Would development of the site have an unacceptable impact on the highway network?	Given the large strategic nature of the site, it is likely its development would have a significant impact on the highway network. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	The former Marchon site is identified in the emerging Local Plan as a key regeneration site.
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The wider site (site ELA6 and the land to the south) was previously allocated as an Employment Opportunity Site in the adopted Local Plan (2013-2028) (ref. EOS1).</p> <p>The site is identified in the emerging Local Plan as a potential housing site, with the area to the south of the site being the subject of an ongoing planning application for a new metallurgical coal mine.</p> <p>The site is not currently proposed to be allocated as an employment site within the emerging Local Plan.</p>
Is the site important in	No

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Site Assessment Proforma

delivering other economic development objectives or the emerging spatial strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	The landowner did not respond to request for confirmation of site availability.
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The site is identified as an Employment Opportunity Site in the adopted Local Plan (2013-2028).
Has there been any recent development activity on site within the last 5 years?	It is understood that the Marchon factory closed in 2005 and the buildings were demolished in 2012. There has been no recent development activity on the site itself however there has recently been interest by the landowner in bringing the site forward for


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Site Assessment Proforma

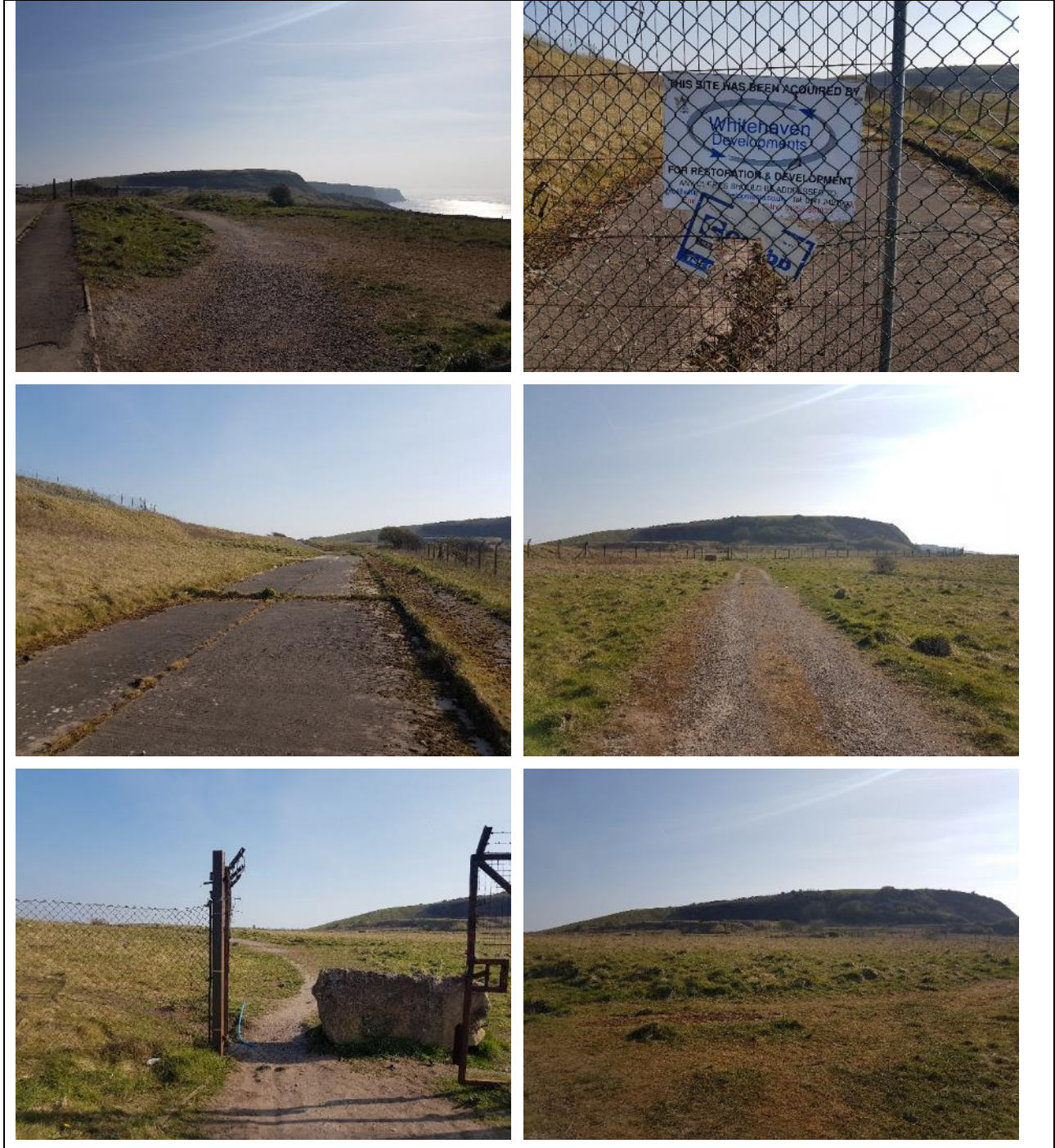
	housing.
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	Yes
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership and is owned by a development company.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>There is no relevant recent planning history on the site.</p> <p>The land immediately north of the site is currently subject to a pending planning application for residential development (ref. 4/20/2455/0F1).</p> <p>The land immediately south of the site is currently subject to an ongoing planning application for a new metallurgic coal mine which would create 500 jobs and 200 support roles.</p>
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>The site is identified as a safeguarding zone for hazardous installations in the adopted Local Plan (2013-2028) (ref.ST2(e)).</p> <p>The south eastern part of the site is located in a gas pipeline safeguarding zone.</p> <p>Given the site's former use, there may be contamination issues associated with the site.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment	Unknown

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development viable?	
Appraisal Summary	
Suitability	Subject to potential issues regarding landscaping impact and impact on neighbouring residential uses being considered, the site is likely to be suitable for employment use.
Availability	The availability of the site has not been confirmed. It appears that the site is being promoted for residential use.
Deliverability	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.
Recommendation	
If the site is not delivered for residential use it may be brought forward as an employment site, subject to availability. Availability of the site is unknown, do not allocate for employment use.	

Site Photographs


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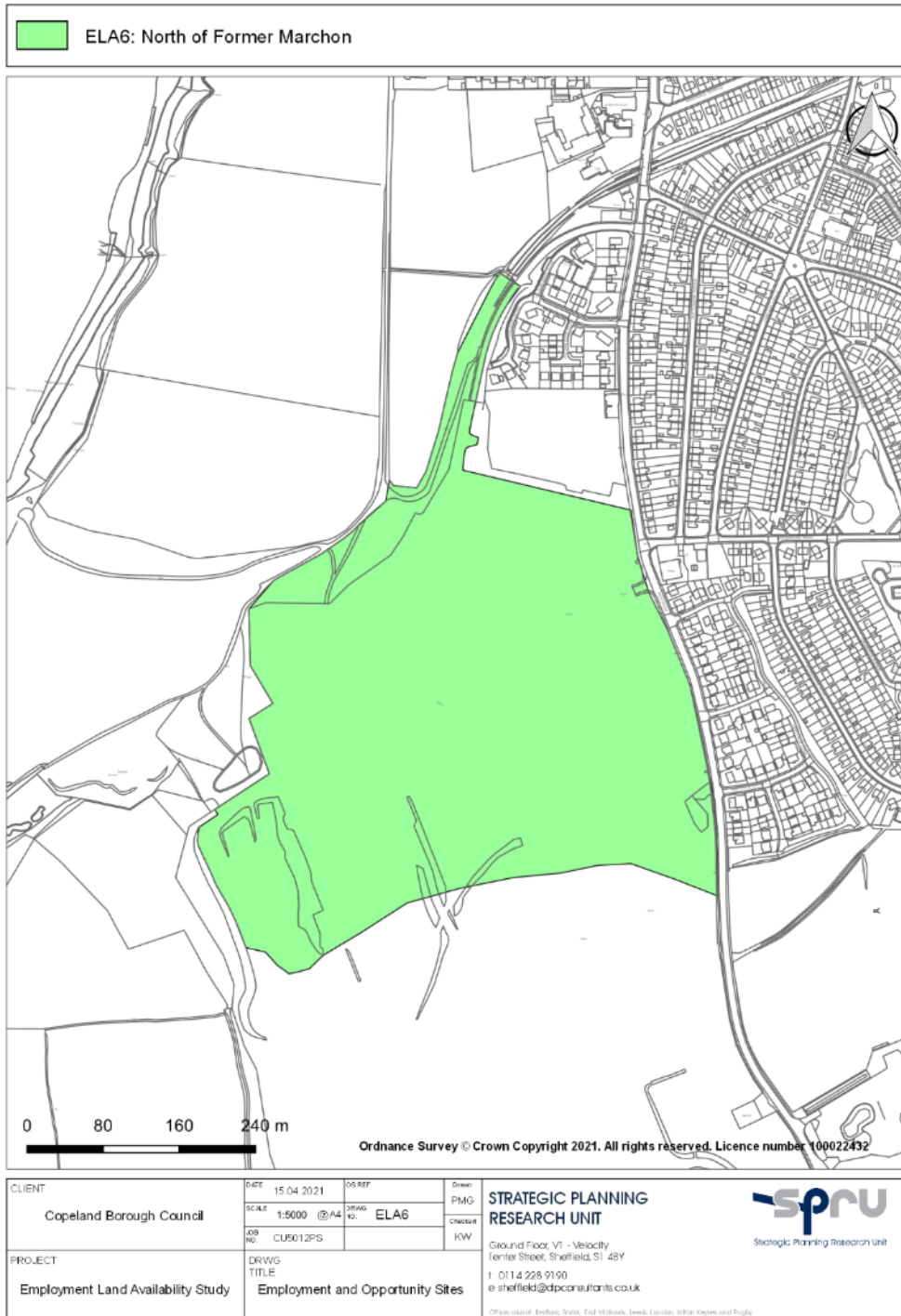


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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	ELA7	Site Name	East Road Garage
Area (ha)	0.62 ha	Source	Additional site to assess
Address / Location		Egremont	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>This is a brownfield site located just east of the A595 to the north east of Egremont town centre. The site was previously in use as a petrol station and car garage with adjoining gravel forecourt / parking area to the south. The former petrol station and garage buildings are still present on the site. The site itself is accessed via a narrow access road (Wyndham Terrace) off East Road at the north of the site. The topography of the site slopes downhill slightly from north west to south east, although the majority of the site is flat. There are a number of residential properties located to the north west and south east of the site.</p>	
Landowner(s) (if known)		East Road Garage (Egremont) Ltd (Co. Regn. No. 000850589)	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located north west and south east of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No	

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Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	No – this site is currently vacant, so its future redevelopment would likely enhance the character of the area.
Is the site well related and well connected to an existing settlement?	Yes – the site is situated within the adopted Egremont settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	There is existing vehicular access to the site off Wyndham Terrace to the north. The access is relatively constrained and is unlikely to be suitable for large HGVs.
Does the site have good strategic connectivity and accessibility?	Yes – the site is situated immediately adjacent to the A595.
Would development of the site have an unacceptable impact on the highway network?	The potential impact of any future development upon the surrounding highway network, including the A595, would need to be assessed.

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Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is not currently allocated for employment use in the adopted Local Plan (2013-2028).</p> <p>The site is not proposed for employment allocation in the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current	N/A

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Site Assessment Proforma

occupancy rates on the site?	
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – the landowner has confirmed their intention to sell the site.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation,	No

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or owned by an organisation unlikely to bring it forward for employment development?	
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent relevant planning history associated with the site, including for employment uses.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The site is relatively constrained so may be unsuitable for some types of employment use due to access arrangements.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Yes – the landowner believes the site would be viable for employment development without public funding
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	The site is considered suitable for employment use, subject to access arrangements being considered.
Availability	The site is confirmed as being available for employment use.
Deliverability	The site is suitable and available for employment use and could be delivered within 5 years.
Recommendation	
The site is allocated for employment use subject to sustainability appraisal and site selection criteria being met.	

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Site Photographs

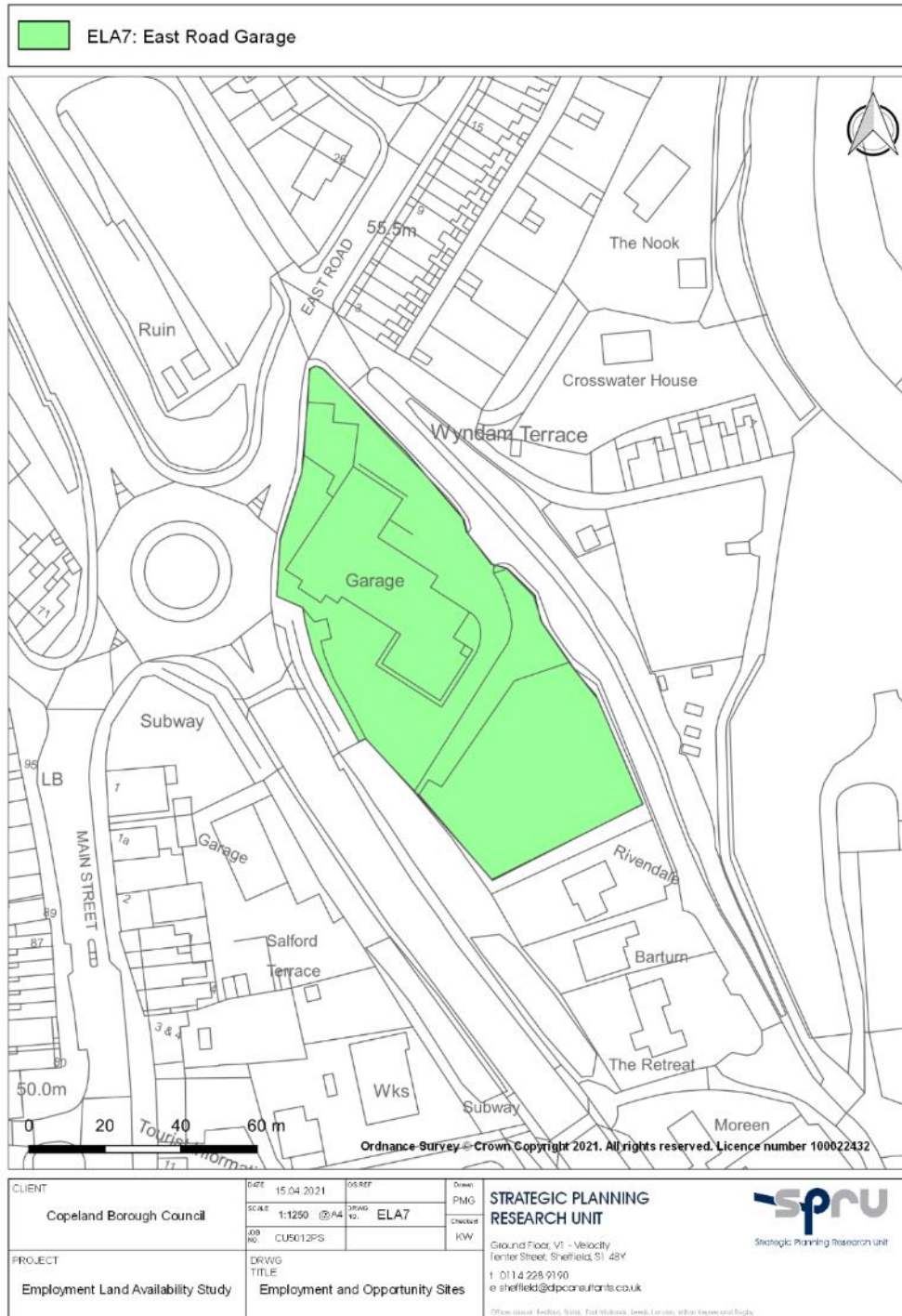


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Site Plan



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Site Information					
Site Ref.	ELA8	Site Name	Old Prospect Works		
Area (ha)	2.09 ha	Source	Additional site to assess		
Address / Location		Distington			
Local Plan Preferred Options Employment Site Type (if relevant)		N/A			
Description of Site and Surrounding Area		The site is an existing employment site in active use. The site comprises a number of warehouse / industrial units and office units (both 1 and 2 storey) and is located to the west of Main Street at the southern edge of Distington village, within the currently adopted settlement boundary. A large proportion of the western part of the site is taken up by a haulage yard. The site is surrounded by residential uses to the north, west, north-east and south. There is an area of grassed greenfield land to the south-west and to the south-east the site overlooks an area of amenity greenspace with views to the open countryside beyond. The topography of the site is flat.			
Landowner(s) (if known)		Unknown			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint (approx.)
1	Old Prospect Works	Unknown – occupied	Unknown	Unknown	900 sqm
2a	Old Prospect Works	Unknown – occupied	Unknown	Unknown	670 sqm
2b	Old Prospect Works	Vacant – To let	N/A	E(c), B2, B8	549 sqm
3	Old Prospect Works	AJS Design & Appliances	Interior Design	E(a), E(c), B2	300 sqm
4	Old Prospect Works	Unknown – occupied	Unknown	Unknown	380 sqm
5	Old Prospect	Tyson H.	Transport /	B8	580 sqm

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	Works	Burridge	freight		
6	Old Prospect Works	Selwood Pumping Solutions	Manufacturing and plant hire	B2, B8	1,190 sqm
7	Old Prospect Works	Unknown – occupied	Unknown	Unknown	1,470 sqm
Site Suitability Appraisal					
Is the site in an area of flood risk?		No – the site is in Flood Zone 1.			
Would development of the site offer a poor level of amenity to neighbouring residents?		The site is currently in industrial use, however intensification of use has potential to impact on amenity of neighbouring residential uses.			
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No – the site overlooks the Distington Valley Sides Landscape Character Area in which it is noted that fields close to the settlement edge are sensitive to unsympathetic development, but because the site is already developed, further intensification of use within the site boundaries would be unlikely to infringe on this character area.			
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?		No. The site is situated within a SSSI Impact Risk Zone, however this is only relevant if the site is used for processes involving combustion or large scale livestock units.			
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?		No			
Would development of the site be harmful to the character of the area?		As the site is already development for employment use with units of medium-poor quality, further development of this site is unlikely to be harmful to the character of the area.			
Is the site well related and well connected to		Yes, the site is located within the currently adopted Distington settlement boundary.			

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an existing settlement?	
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	Yes – existing access to the site is provided off Main Street to the east.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located adjacent to the B5306 which links to the A595 a short distance north and south of the site.
Would development of the site have an unacceptable impact on the highway network?	Further development of the site may have a negative impact on the surrounding highway network, in particular due to HGVs passing through the centre of Distington. It may be necessary to restrict large vehicle movements to the B5306, if these aren't already in place.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There is a Grade II listed church and arch located 350m north-west of the site. There is residential development in between therefore further development of site ELA8 is unlikely to negatively impact the setting of these heritage assets.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Although access through Distington village along Main Street is constrained, the B5306 provides an alternative access to the site which is likely to minimise impact on neighbouring residential uses and the highway network. The site is in a sustainable location within Distington settlement boundary.
Strategic Planning Considerations	
Is the site part of a comprehensive or long-	No

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Site Assessment Proforma

term development or regeneration proposal, which depends on the site being developed for employment uses?	
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>Distington is identified as a Local Service Centre in the Preferred Options Local Plan. Emerging Policy E2PO supports small scale economic opportunities in these settlements, including improvements and upgrade of existing buildings and employment sites, which would be supported by the allocation of this site for employment use.</p> <p>The land south of Prospect Works is identified as a proposed housing allocation (HDI1) for 30 residential units.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	Yes, the site has a range of uses and sizes of units. Most units are in industrial / warehousing / storage use (B2/B8). There is also some office and retail counter accommodation.
If yes, what are current occupancy rates on the site?	One of the eight units (12.5%) was identified as being vacant.
If the site is an existing employment site, is there any available developable space within the site?	The haulage yard in the western part of the site may provide an opportunity for future development of smaller industrial units should this site become vacant. The vacant office / warehouse unit to the south-east of the site is of poor quality and offers potential for improvement or redevelopment.
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become	Unknown

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available?	
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The site is not identified as an employment site in the adopted Local Plan. The site has been in employment use for more than 10 years.
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	The vacant office / warehouse unit is currently being marketed by agents Carigiet Cowen (http://www.carigietcowen.co.uk/property_1480.shtml)
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Unknown
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>4/88/0563/2 – June 1988 – Permission granted for extension to store (Unit 7)</p> <p>4/97/0101/0 – March 1997 – Permission granted for change of use from car showroom to offices and training workshops (Unit 2a)</p> <p>4/97/0259/0 – June 1997 – Permission granted for change of use from car showroom / repair workshop to retail and repair of TV/audio and domestic appliances (Unit 3)</p> <p>4/00/0584/0 – October 2000 – Permission granted for erection of training workshops (land to rear of Units 1 and 2a)</p>
Are there any barriers to	Proposed residential development to south of the site (HDI1) may

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Site Assessment Proforma

development coming forward e.g. access, infrastructure requirements, neighbouring uses?	prevent any future intensification / development of employment uses at this site.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Yes
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	The site is an existing employment site that is considered suitable for employment use.
Availability	The availability of the site for further redevelopment or intensification of existing employment uses is unknown.
Deliverability	The site is in existing employment use with no immediate prospect of redevelopment / intensification therefore the site is not currently considered to be deliverable, however may be developable in the future.
Recommendation	
Availability of the site is not confirmed – do not allocate. Identify as existing employment site.	

Site Photographs

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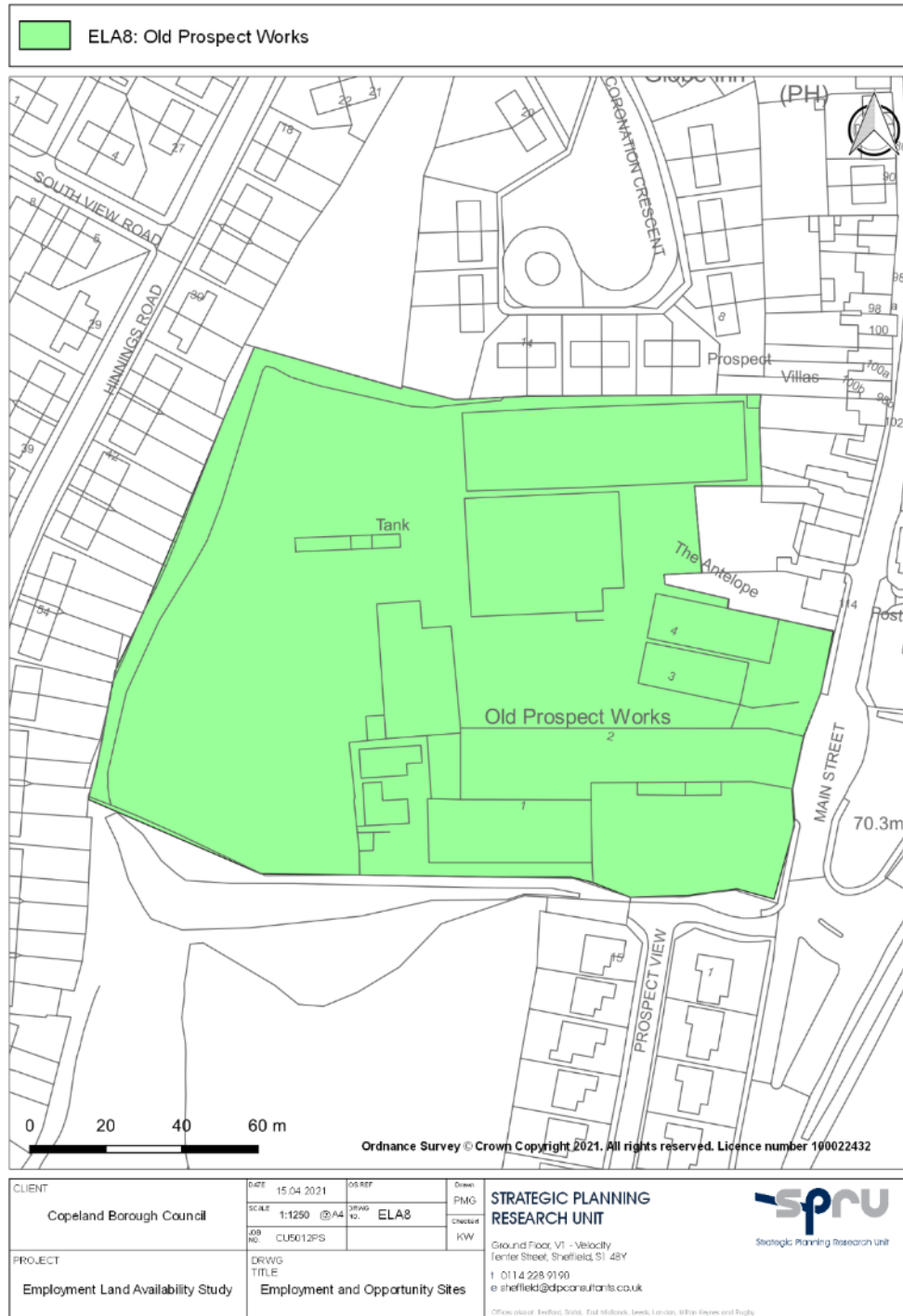


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Site Plan



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Site Assessment Proforma

Site Information					
Site Ref.	ELA9	Site Name	Chapel Row Goods Yard		
Area (ha)	1.50 ha	Source	Additional site to assess		
Address / Location		Rowrah			
Local Plan Preferred Options Employment Site Type (if relevant)		N/A			
Description of Site and Surrounding Area		This is an existing industrial site located to the east of Rowrah village. The site is bounded by Chapel Row and agricultural fields to the north, Rowrah Road (A5086) and Nissan garage to the west and agricultural fields and farm buildings to the south and east. Access to the site is off Chapel Row to the north. Rowrah is a small linear village in a relatively remote rural location. The topography of the site slopes downhill from north to south. The site is divided into three separate units, all of which are in active use.			
Landowner(s) (if known)		Unknown			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Chapel Row	Occupied - unknown	Storage yard (cars and coaches)		
2	Chapel Row	Birketts Fencing Ltd	Fencing company		
3	Chapel Row	Ennerdale Craft Brewery	Brewery		
4	Chapel Row	Jensen Travel	Coach company		
5	Chapel Row	J. Edgars (Nissan)	Car sales		
Site Suitability Appraisal					

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Is the site in an area of flood risk?	No – the site is located in Flood Zone 1.
Would development of the site offer a poor level of amenity to neighbouring residents?	There are a number of residential properties located to the north west and west of the site. The potential impact of any future development of this site upon these uses would need to be considered.
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?	No
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	No – the site is already in industrial use
Is the site well related and well connected to an existing settlement?	The site lies outside, but immediately east of the adopted settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or	No

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Site Assessment Proforma

does it contain trees protected by Tree Preservation Order?	
Can suitable access to the site be provided?	Yes – vehicular access to the site is off Chapel Row to the north.
Does the site have good strategic connectivity and accessibility?	The site is located in a relatively remote location, far from the strategic road network including the A595 to the west and A66 to the north.
Would development of the site have an unacceptable impact on the highway network?	Further development of the site is unlikely to have an unacceptable impact on the capacity of the surrounding road network, however any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Given the site's distance from the strategic road network it is possible the site would not have been allocated for development today.
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of	The site is not allocated in the adopted Local Plans. The site is not proposed as an allocation in the emerging Local Plan.

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relevance to the site?	
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	Yes
If yes, what are current occupancy rates on the site?	The site appears to be fully occupied.
If the site is an existing employment site, is there any available developable space within the site?	There may be potential for redevelopment / intensification of use in the areas in the east and south west of the site that are currently used for storage.
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The site has been in employment use for more than 10 years.
Has there been any recent development	One of the units on the site changed use to a micro brewery, café and drinking establishment (B1, A3, A4). This was approved in May

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activity on site within the last 5 years?	2016.
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	Unknown
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Unknown
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>Recent applications on the site include:</p> <p>4/15/2052/0F1 – Permission granted in March 2015 for change of use from a market garden centre to a micro brewery (Ennerdale Brewery)</p> <p>4/16/2276/0F1 – Permission granted in May 2016 for change of use of building to mixed use as micro brewery (B1), café (A3) and drinking establishment (A4) (Ennerdale Brewery site)</p> <p>4/18/2199/0F1 – Permission granted in July 2018 for replacement of buildings with 3no. portakabins to provide improved welfare and office facilities (Jansen Travel)</p>
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The site is in a relatively remote location and not in close proximity to the strategic route network.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public	Unknown

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funding committed (or likely to be provided) to make employment development viable?	
Appraisal Summary	
Suitability	Parts of the site may be suitable for redevelopment or intensification of use. The site may be suitable for allocation as a local employment site.
Availability	The availability of the site for further development is not confirmed.
Deliverability	The availability of the site is not confirmed so the site is not considered deliverable.
Recommendation	
Availability of the site is unknown, do not allocate for employment use.	

Site Photographs
 

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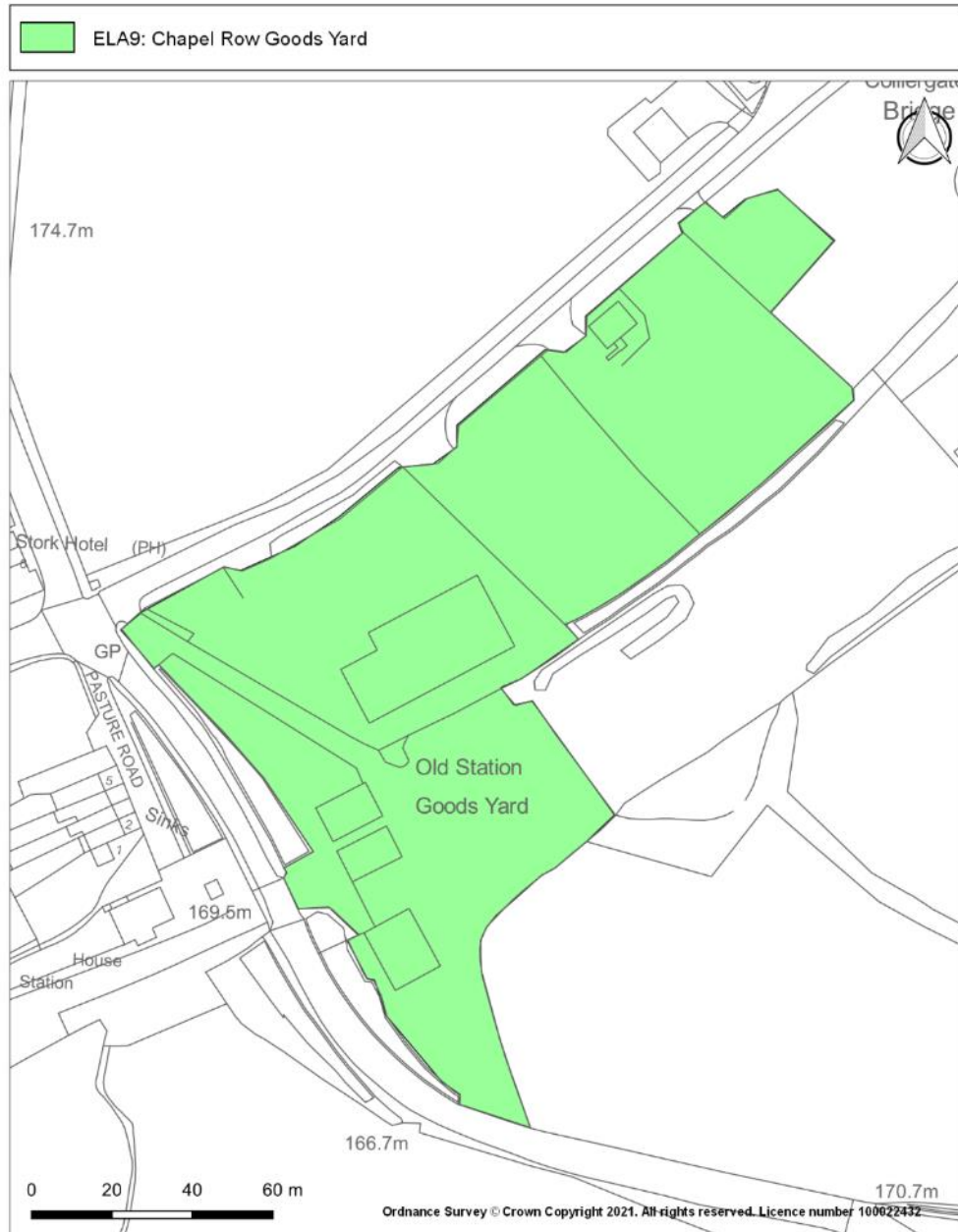


Employment Land Availability Study Site Assessment Proforma



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Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:1250 @A4	DRAWG NO. ELA9	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS		
	DRWG TITLE Employment and Opportunity Sites		
STRATEGIC PLANNING RESEARCH UNIT Ground Floor, V1 - Velocity (center Street, Sheffield, S1) 48Y T: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>Offices also at: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</small>			

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Site Assessment Proforma

Site Information			
Site Ref.	ELA10	Site Name	Whitehaven AD (Associated Development) Site
Area (ha)	73.49 ha	Source	Additional site to assess
Address / Location		Whitehaven	
Local Plan Preferred Options Employment Site Type (if relevant)		Not included as draft allocation but identified by Copeland Borough Council as Key Regeneration Site (South Mirehouse Well-being Village).	
Description of Site and Surrounding Area		<p>This site is a large strategic site situated to the south of Whitehaven (outside the adopted settlement boundary) and to the south west of Westlakes Science & Technology Park. The site was formerly identified as an Associated Development (AD) site to support the construction of Moorside power station, and is currently primarily in use as farmland and agricultural grazing. The site is divided into a number of fields and is dissected by a disused railway line that runs through the eastern part of the site. This is now in use as a public footpath / cycle path. The topography of the site is undulating and slopes downhill from east to west away from the A595. There are a number of ponds and groups of trees distributed throughout the site. There is also a band of mature trees running along the former railway line footpath. The fields forming the eastern part of the site can be accessed in various locations along the A595, but these access points are only really suitable for agricultural traffic. There is also an access road into the site off Mirehouse Road to the north (via Low Hall) which currently serves a number of farms and agricultural buildings.</p>	
Landowner(s) (if known)		Philip and Marjorie Palmer	
Current Site Occupiers			
Farms and small industrial uses			
Site Suitability Appraisal			
Is the site in an area of flood risk?		A small portion of the southernmost part of the site is located in Flood Zone 3. The majority of the site is in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located immediately north of the site. The potential impact of any future development of this site upon these uses would need to be considered.	

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Site Assessment Proforma

Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?	The site forms part of the Pow Beck Valley landscape character area, which is described as a <i>“broad, mostly unsettled river valley linking Whitehaven to St Bees”</i> . The assessment states that the urban edge of Whitehaven is defined by Mirehouse Road to the north of the area. The assessment also states that the <i>“peaceful quality of the valley is sensitive to development within it or on the upper slopes”</i> . In respect of the capacity to accommodate change it states <i>“Any new development south of Whitehaven to maintain peaceful character of valley through strong landscape definition of the urban edge. Opportunities for improved permeability between urban area and the surrounding countryside”</i> . Development of this site is therefore likely to remove the definition of the urban edge and have a negative impact on the landscape character of the Pow Beck Valley.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The landscape in this area appears to be sensitive to development and therefore development of this site may harm the character of the area.
Is the site well related and well connected to an existing settlement?	The site is located immediately south of the adopted Whitehaven settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Yes – the development of this site would extend beyond the well-defined southern boundary of Whitehaven urban area into the open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree	There are a number of mature trees distributed throughout the site, however none is subject to a TPO.

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Site Assessment Proforma

Preservation Order?	
Can suitable access to the site be provided?	It may be possible to provide suitable access to the site off the A595 to the east or off Mirehouse Road to the north.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located immediately west of the A595.
Would development of the site have an unacceptable impact on the highway network?	Given the scale of development proposed, any future development would need to be accompanied by appropriate highways and transport assessments to ensure that there were no unacceptable impacts on the local highway network, particularly the A595.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	This site is currently being taken forward as a well-being village (primarily extra care housing, open space etc).
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently included as draft employment allocation but is identified by Copeland Borough Council as Key Regeneration Site (South Mirehouse Well-being Village). It is understood that part of the site was also formerly identified for the Moorside nuclear development.

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Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Developing this site for employment use may help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within	No

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the last 5 years?	
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site understood to be in single ownership but is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent relevant planning history on the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Comments from Cumbria County Council (January 2021) state: Cycle path cross site - will need to be considered and link maintained. There are known highway capacity issues. A595 from Scalegill Road Junction to Mirehouse Road Junction. The level and type of development in this location needs to be tested first to confirm what is acceptable. Because of the scale of the development and existing known capacity issues we cannot confirm that the development site is acceptable. The impact of the site's development on the highway network will need to be assessed through the WCTM to evaluate what level of development is acceptable. A masterplan will need to be provided to show that the site can be developed in a comprehensive and co-ordinated way.</p> <p>There is a gas pipeline safeguarding zone running through the centre of the site.</p> <p>The disused railway line / footpath is significantly lower than the level of the surrounding land and would need to be incorporated into any future development of the site.</p>
Would employment development on this site	Unknown

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be viable without public funding to resolve infrastructure or other on-site constraints?	
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	Given the potential landscape character impacts, intrusion into open countryside and potential highways impacts, the site is not considered suitable for employment use.
Availability	The availability of the site for employment use has not been confirmed.
Deliverability	The site is considered to be neither suitable nor available for employment use, and is therefore not deliverable.
Recommendation	
The site is neither suitable nor available, therefore should not be allocated for employment use.	

Site Photographs
 

Employment Land Availability Study Site Assessment Proforma



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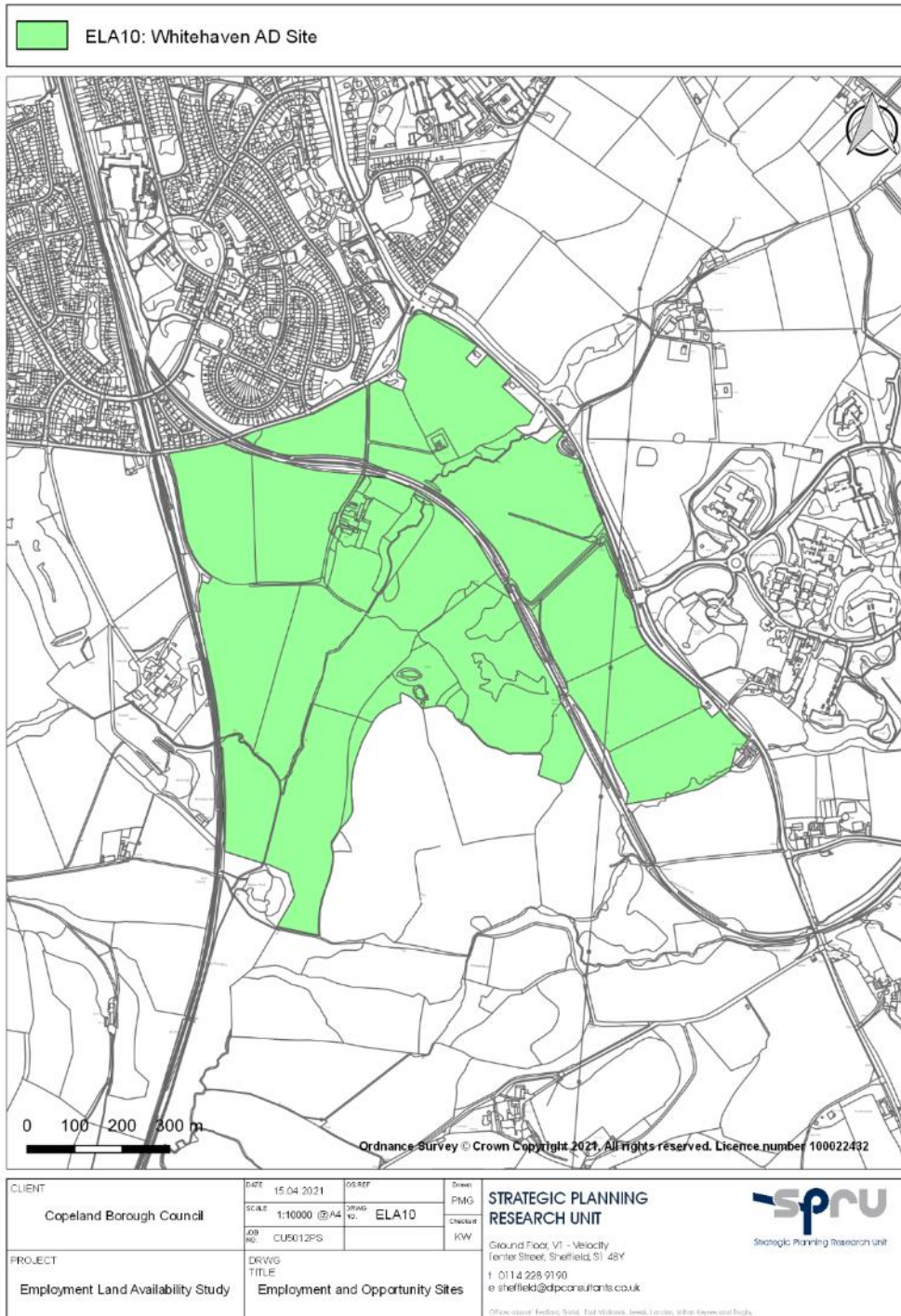


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	HA005	Site Name	Land east of Moor Moss Lane
Area (ha)	7.64 ha	Source	Employment and Opportunity Sites document
Address / Location		Haverigg	
Local Plan Preferred Options Employment Site Type (if relevant)		Not identified as allocation but submitted through 2015 Call for Sites.	
Description of Site and Surrounding Area		<p>This site is located to the east of the settlement of Haverigg, The site comprises open fields (currently in use for grazing) to the north and Harbour Lights caravan park to the south. The site is bounded to the north by Haverigg Road, open fields and a short row of residential properties; to the east by open fields; to the west by Haverigg Industrial Estate and to the south by the seafront. The topography of the site slopes uphill slightly towards the north and north east of the site. The area in use as a caravan park is flat. There is vehicular access to the site off Poolside / Haverigg Road to the north and off the coastal road to the south via an unmade track. This track runs along the western site boundary and provides access to Haverigg Beach.</p>	
Landowner(s) (if known)		<p>Jason Attwood</p> <p>Steven Attwood</p>	
Current Site Occupiers			
Harbour Lights Caravan Park			
Site Suitability Appraisal			
Is the site in an area of flood risk?		All of the site is located in Flood Zones 2 and 3. A significant portion of the site is in Flood Risk Zone 3.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential uses located to the north and west of the site, and a caravan park (Marina Village) located to the south east. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features		The site is located in the Coastal Pasture Urban Fringe landscape character area. The assessment states <i>"The views to open sea and expansive skies are sensitive to development that would enclose or interrupt these views"</i> . The assessment recommends <i>"Protect</i>	

Employment Land Availability Study

Site Assessment Proforma

identified in the Settlement Landscape Character Assessment?	<i>coastal edge areas from sporadic and peripheral development...Encourage new development on brownfield and vacant sites to protect and enhance habitats. Minimise the impact of new development by careful siting, design and high standards of landscape treatment particularly where public views are affected".</i> These should be taken into account when considering future development of the site.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The majority of the southern part of the site is located within a wild bird Special Protection Area. The site is also located immediately adjacent to the Duddon Estuary SSSI and Ramsar Site which is to the south of the site. The potential impact of any future development upon these designated sites would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	Given the identified potential landscape character impacts (see above) development of the southern part of this site in particular may have negative impacts on the character of the coastal landscape to the south.
Is the site well related and well connected to an existing settlement?	The site lies adjacent (to the east of) the adopted Haverigg settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Development of this site would extend the built up area of Haverigg into open countryside to the east, which is likely to be unacceptable and would impact upon the visual approach to Haverigg from the north east (via Haverigg Road).
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees and hedgerows located throughout the site but none is subject to a TPO.
Can suitable access to the site be provided?	Yes, there is existing vehicular access to the north and south of the site via an unmade track.

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Does the site have good strategic connectivity and accessibility?	The site is located approximately 1 mile south of the A5903 which provides access to the east and north west.
Would development of the site have an unacceptable impact on the highway network?	Development of this site would likely have some impact on the local highway network. Any future development would therefore need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the	No

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emerging spatial strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Yes
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	No – landowner contacted but no response received.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	<p>Application for change of use of agricultural land in the southern part of the site to camping site (year round) including amenity unit & 5 no. camping pods which was approved in May 2016 (ref. 4/16/2053/0f1).</p> <p>A retrospective application for erection of reception cabin, amenity building and change of use of land to form additional camping area and dog exercise area was approved in July 2018 (ref. 4/18/2043/0F1).</p>


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Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in multiple ownership and is not known to be owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>There is no planning history relating to the northern part of the site (agricultural fields).</p> <p>Recent planning applications relating to the caravan park in the south of the site include:</p> <p>Application for change of use of agricultural land in the southern part of the site to camping site (year round) including amenity unit & 5 no. camping pods which was approved in May 2016 (ref. 4/16/2053/0f1).</p> <p>A retrospective application for erection of reception cabin, amenity building and change of use of land to form additional camping area and dog exercise area was approved in July 2018 (ref. 4/18/2043/0F1).</p>
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>A significant portion of site is in Flood Risk Zone 3.</p> <p>There are potential amenity impacts on the caravan park to the south east of the site.</p> <p>Development of this site would represent an intrusion into open countryside.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to	Unknown

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make employment development viable?	
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to its intrusion into open countryside and potential amenity impacts on neighbouring uses. If additional employment land is required in Haverigg, the undeveloped land to the south of Haverigg Industrial Estate may be more suitable, as this would not result in the built form of the settlement extending further east.
Availability	Availability of the site for employment use is unknown.
Deliverability	The site is identified as unsuitable and unavailable for employment use, and therefore is undeliverable.
Recommendation	
The site is neither suitable nor available, and therefore should not be allocated for employment use.	

Site Photographs


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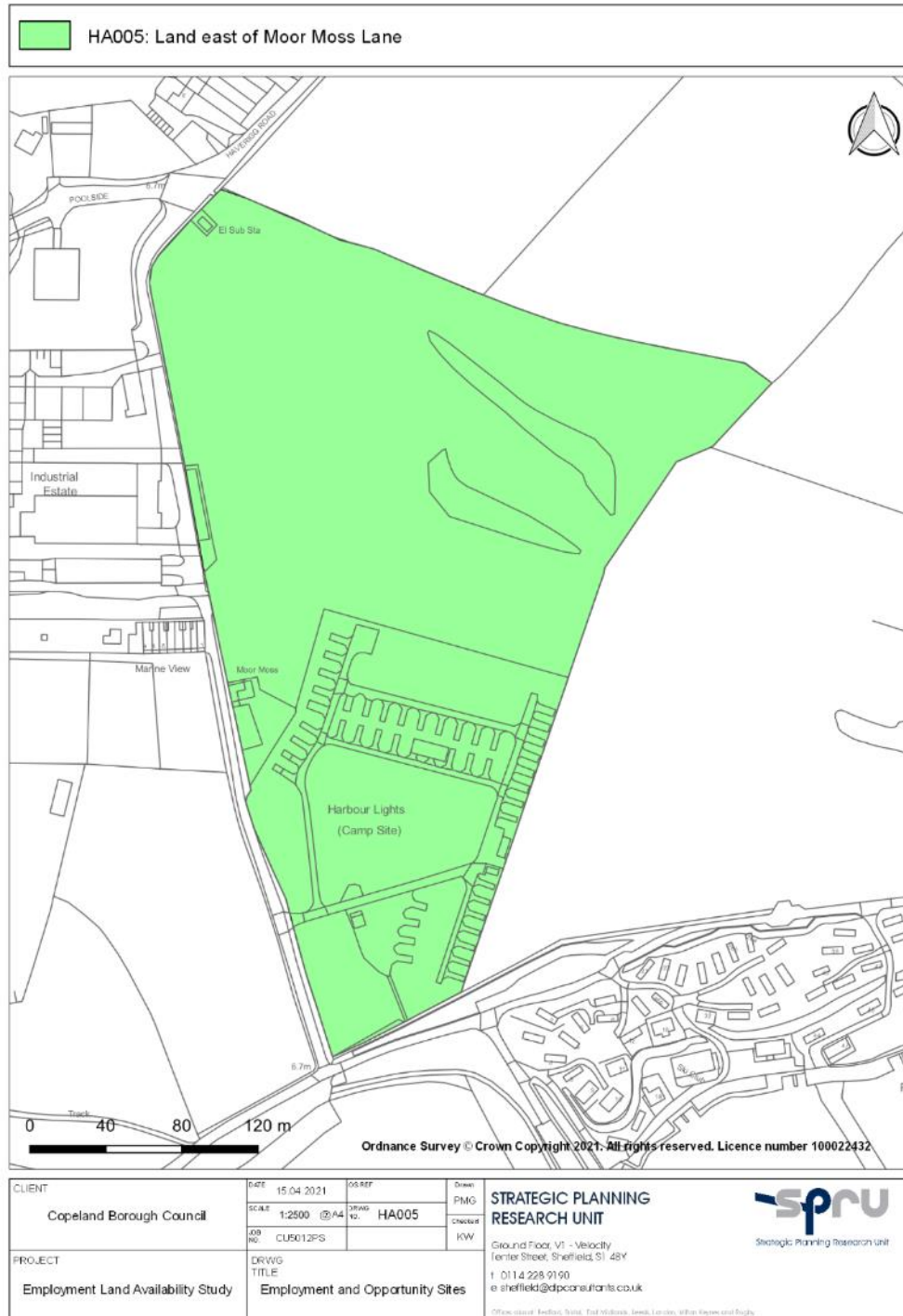


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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	KI009	Site Name	Kirkland House Farm
Area (ha)	1.53 ha	Source	Employment and Opportunity Sites document
Address / Location		Kirkland	
Local Plan Preferred Options Employment Site Type (if relevant)		Site not identified as allocation – submitted through 2019 Call for Sites for housing	
Description of Site and Surrounding Area		This is an agricultural site located at the north western edge of Kirkland village. The western part of the site is open countryside (currently in use as grazing) and the eastern part of the site is developed and in use as a farmhouse surrounded by agricultural buildings. The site is located adjacent to the built up area of Kirkland, the farm house is located within the site. Open fields are situated to the north of the site. There are residential properties immediately south of the site on the opposite side of West Road. The topography of the site slopes gradually uphill from south to north.	
Landowner(s) (if known)		Annie Edith Folder Fearon and Alan Fearon	
Current Site Occupiers			
N/A – Site is in agricultural use			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		The site is located immediately north and west of residential properties in the village of Kirkland. Employment development in this location has potential to impact upon the amenity of these residential properties.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		The Landscape Character Assessment identifies Kirkland as a linear settlement that sits on high ground within rolling landscape of farmland and moorland. In terms of sensitivity the assessment states Kirkland has a “dispersed, discrete settlement pattern sensitive to unsympathetic expansion and redevelopment” and “sense of place and linear form sensitive to unsympathetic development”. The landscape and settlement character in the area near to the site may therefore be sensitive to new development.	

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Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located 500m east of High Leys SSSI and National Nature Reserve. The potential impact of any future development of this site upon these designated sites would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is located on the edge of the small village of Kirkland. Given the sensitivities identified in the Landscape Character Assessment (see above) the development of this site for employment use may be harmful to the character of the area.
Is the site well related and well connected to an existing settlement?	The eastern part of the site lies within the adopted Kirkland settlement boundary. The western part of the site is outside the boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The development of this site would intrude into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	There is existing vehicular access to the site off Lake View to the east. There is also gated access to the fields in the west of the site off West Road to the south.
Does the site have good strategic connectivity and accessibility?	The site is accessed via narrow country roads and is located relatively far from the strategic road network including the A595 to the west and A66 to the north.
Would development of the site have an unacceptable impact on the highway network?	The site is unlikely to have an unacceptable impact on the capacity of the surrounding road network, however vehicle movements to the site may impact on the character of the settlement. Any future development would need to be accompanied by appropriate

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Site Assessment Proforma

	highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not allocated in the adopted Local Plan. The site was promoted for housing in the 2019 Call for Sites. SHLAA identifies site as a deliverable housing site.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	No

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If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – the landowner looking to promote site for either housing or employment.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	N/A
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No

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Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership but is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no relevant planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	CBC Heritage Officer comments that: SW July 20: Harm to setting of local NDHAs (1-5 West Road, Kirkland House Farm), historic agricultural setting of village itself) (medium risk). Potential amenity impacts. Potential impacts on settlement character.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	Given the landscape and settlement character sensitivities identified in the area and the remote rural location, the site is not considered suitable for employment use.
Availability	The landowner has confirmed they are considering releasing the site for employment (or residential) use.
Deliverability	Whilst the site is available it is not suitable for employment use, therefore is considered undeliverable.

Employment Land Availability Study Site Assessment Proforma

Recommendation

The site is not suitable, therefore do not allocate for employment use.

Site Photographs



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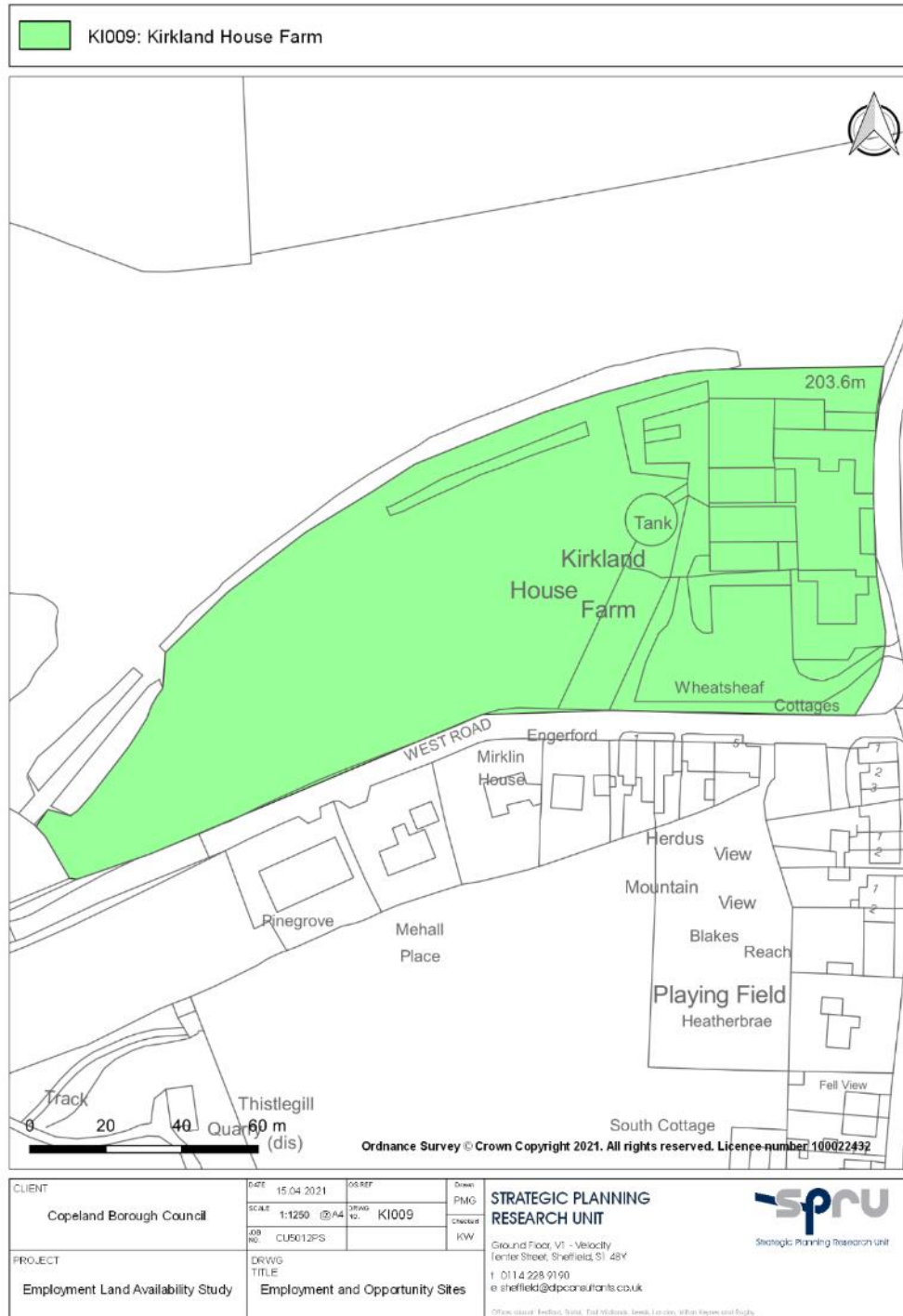


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	MI029	Site Name	Foundry Road Garage, King Street
Area (ha)	0.77 ha	Source	Employment and Opportunity Sites document
Address / Location		Millom	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		The brownfield site is located at the north eastern edge of Millom within the built up urban area. The site comprises an existing car garage to the west and an overgrown yard area to the east. The site is bounded by a car park to the west, residential development to the south west, sewage works and estuary to the north, and car parking and further residential development to the south. The topography of the site is flat. The site is accessed off King Street to the west.	
Landowner(s) (if known)		Unknown	
Current Site Occupiers			
Car garage (W. Milligan & Sons)			
Site Suitability Appraisal			
Is the site in an area of flood risk?		The majority of the site is located within Flood Zones 2 and 3.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located to the south west and south of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No	
Would development of the site have an adverse		The site is located within a wild bird Special Protection Area. The site is also located immediately adjacent to the Duddon Estuary SSSI	

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Site Assessment Proforma

impact on any designated sites or sites of environmental or ecological significance?	and Ramsar Site which is to the north of the site. The site lies approximately 130m west of the Millom Ironworks Local Nature Reserve. The potential impact of any future development upon these designated sites would need to be considered.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	No
Is the site well related and well connected to an existing settlement?	Yes, the site is located within the adopted Millom settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	Yes – there is existing vehicular access off King Street to the west of the site.
Does the site have good strategic connectivity and accessibility?	The site is located in a primarily residential area on the north eastern side of Millom, therefore access to the strategic road network from this location is relatively constrained.
Would development of the site have an unacceptable impact on the highway network?	The roads around the site are residential streets, some of which are narrow and unsuitable for large vehicles. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact	There are no heritage assets identified within close proximity to the site.

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Site Assessment Proforma

upon a heritage asset or its setting?	
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is located in the adopted 'Developed Coast' policy area (ref. ENV2).</p> <p>The site is not proposed for employment allocation in the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	There is an existing car garage operating from the western part of the site.
If yes, what are current occupancy rates on the site?	The western part of the site is in use as a car garage.
If the site is an existing	There is a yard area in the eastern part of the site which may be

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Site Assessment Proforma

employment site, is there any available developable space within the site?	developable space, subject to availability.
Is the site in multiple ownerships?	Unknown
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	No – site appears to be in existing use as a garage.
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	<i>e.g. Works on site, new or revised planning applications / building regulations applications</i> Desk assessment
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	Unknown
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment	Unknown

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development?	
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Over 50% of site within Flood Zone 2 or 3. There may be some access constraints.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is not suitable for employment allocation due to issues relating to access and flood risk.
Availability	The availability of the site for employment allocation is currently unknown.
Deliverability	The site is neither suitable nor available for employment use, and is therefore not deliverable.
Recommendation	
The site is neither suitable nor available, and should therefore not be allocated for employment use.	

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Site Photographs



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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	MI039	Site Name	Mainsgate Road
Area (ha)	3.24 ha	Source	Employment and Opportunity Sites document
Address / Location		Millom	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A Site forms part of existing employment site E12.	
Description of Site and Surrounding Area		This site comprises a large area of vacant undeveloped land adjacent to the existing commercial unit (CGP Publications Group Ltd.) and car parking to the west. The site is accessed off Mainsgate Road via the CGP site to the west of the site. The site is bounded to the north by Boundary Lane (pedestrian access only), to the east by undeveloped greenfield land and to the south by an unadopted track providing access to a nearby farm. The site is located at the southern edge of Millom settlement, being surrounded on two sides (east and south) by agricultural land and surrounded on the other two sides (west and north) by residential development. The topography of the site is flat.	
Landowner(s) (if known)		CGP Publications Group Ltd.	
Current Site Occupiers			
CGP Publications Group Ltd.			
Site Suitability Appraisal			
Is the site in an area of flood risk?		Parts of the site are within Flood Zones 2 and 3.	
Would development of the site offer a poor level of amenity to neighbouring residents?		The site is located in a predominantly built-up residential area. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape		No	

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Site Assessment Proforma

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

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Site Assessment Proforma

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

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Site Assessment Proforma

If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	No – site owned by CGP Publications Group Ltd. who also own the existing factory on the adjoining site to the west and may want to retain this land for potential future expansion. It is therefore considered unlikely that it would be released for general employment use.
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The western part of the site was previously allocated for employment use in the Local Plan (2013-2028).
Has there been any recent development activity on site within the last 5 years?	There has been no recent development activity on this part of the site.
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No

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Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership but is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	4/16/2444/0F1 – Application for 3 storey extension to south side of the existing building to the north of the site – approved February 2017. A further application for a similar development was submitted in October 2020 but later withdrawn (ref. 4/20/2425/0F1).
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The majority of the site is located in Flood Zone 2.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The majority of the site is located in Flood Zone 2 but may be suitable for further employment development subject to Level 2 SFRA. Given surrounding residential uses it is only likely to be suitable for Class E uses.
Availability	The site is not known to be currently available for employment use.
Deliverability	The site is potentially suitable for employment use but is not currently identified as available, and therefore is not deliverable within the plan period.

Employment Land Availability Study Site Assessment Proforma

Recommendation

The site is not confirmed as being available for employment use, and therefore should not be allocated.

Site Photographs



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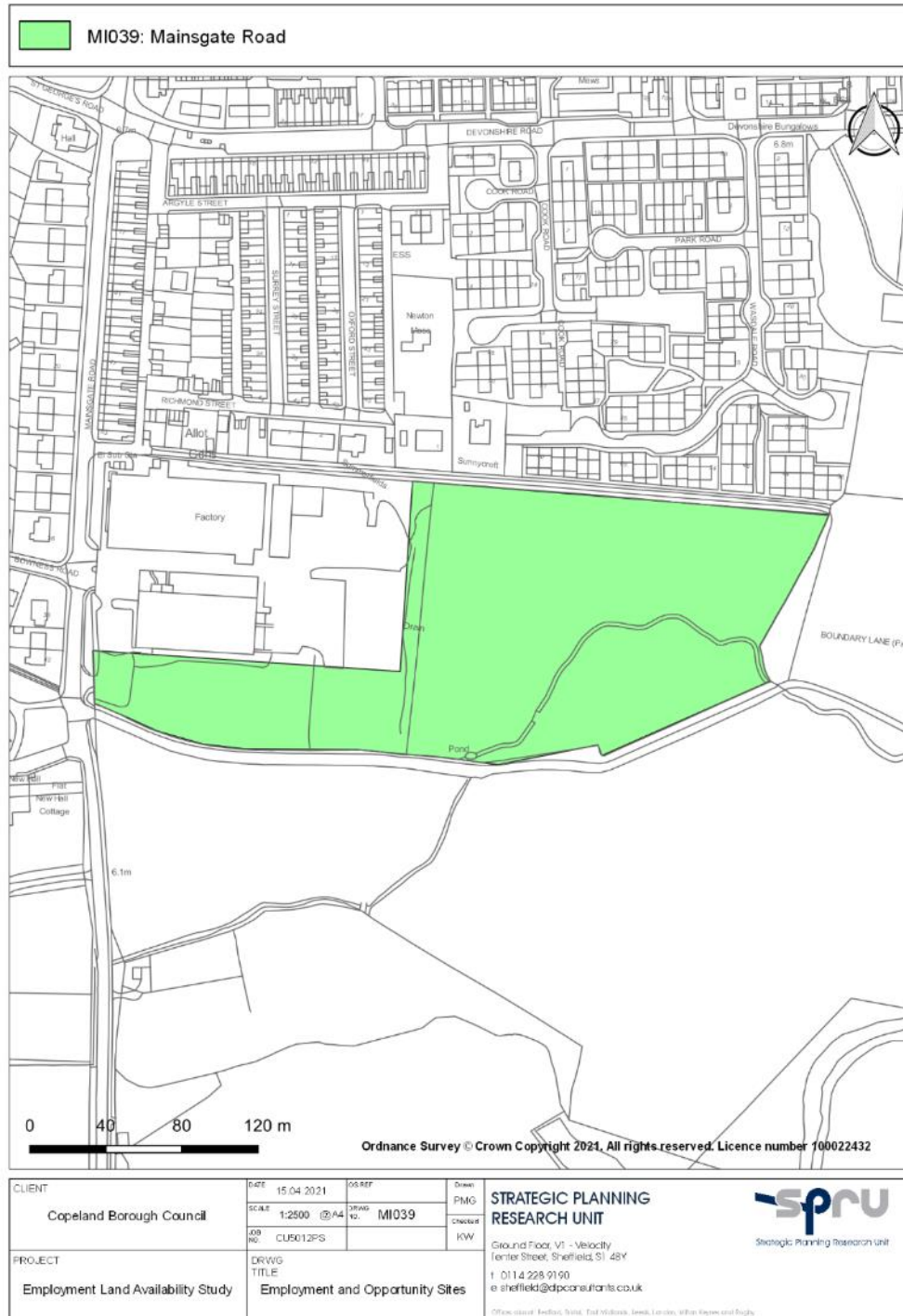


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	MI042	Site Name	Millom Pier
Area (ha)	3.10 ha	Source	Employment and Opportunity Sites document
Address / Location		Millom	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		This is a brownfield site located to the east of Millom town centre in a coastal location with views across the estuary. The site is vacant and does not appear to be in active use but signage indicates it may be used for quayside storage and landfill. The site is accessed via a narrow access road to the west of the site which joins with Borwick Rails to the south. To the west of the site is an industrial yard and large villa in use as holiday accommodation, to the north and east is the estuary, and to the south is a sewage works. The topography of the site is flat.	
Landowner(s) (if known)		Lea McMeekin Jenny Brumby	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		The northern edge of the site lies within Flood Zone 2.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There is a residential holiday home and a number of other residential dwellings situated to the south west of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape		The site is located in the Coastal Derelict ex Industrial Urban Fringe landscape area. The assessment states " <i>The landscape is characterised by view to open sea and expansive skies, both of which are sensitive to development that would enclose or interrupt these views. The high ecological value of former industrial sites is sensitive to changes in land management and development</i> ". With respect to managing new development the assessment states	

Employment Land Availability Study

Site Assessment Proforma

Character Assessment?	<i>"Encourage new development on brownfield and vacant sites to protect and enhance habitats. Minimise the impact of new development by careful siting, design and high standards of landscape treatment".</i> These recommendations should be taken into consideration when considering future development of the site.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located adjacent to Morecombe Bay and Duddon Estuaries SPA and Ramsar, and the Duddon Estuary SSSI and may offer supporting habitat for any bird species for which the SPAs and Ramsar sites are designated.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site has excellent views across the estuary but is predominantly located in an existing industrial area, therefore development of this site for employment uses would not be out of character with the existing uses.
Is the site well related and well connected to an existing settlement?	Yes – the site is located within the adopted Millom settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No
Can suitable access to the site be provided?	Yes – there is existing vehicular access off the road which runs to the west of the site.
Does the site have good strategic connectivity	The site is situated on the far eastern side of Millom, therefore access to the strategic road network from this location is relatively

Employment Land Availability Study

Site Assessment Proforma

and accessibility?	constrained.
Would development of the site have an unacceptable impact on the highway network?	Access to this site would require vehicles passing through Millom town centre. Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is currently allocated as Employment Land (ref. E11) in Policy EMP1 of the adopted Local Plan (2013-2028).</p> <p>The site is not proposed for employment allocation in the emerging Local Plan.</p> <p>It is understood that this part of the town is being considered for leisure uses as part of the Town Deal Fund bid.</p>
Is the site important in delivering other economic development objectives or the emerging spatial	No

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strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Yes
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Landowner Lea McMeekin confirmed they are considering various options for the development of their part of the site, including leisure, tourism, office and storage. They did not confirm that the site was available for employment use.
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The site was allocated for employment use in the adopted Local Plan (2013-2028).
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	Not actively, although there is a website identifying the site as suitable for a number of uses: https://www.portmillom.co.uk/

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Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in multiple ownership. It is not understood to be owned by developers.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	4/93/0360/0 – Application for outline consent submitted in July 1993 for piling and reinstatement of Millom pier and landscaping. This application was later withdrawn. 4/99/0531/0 – Permission granted in February 2000 for rebuilding and levelling of Millom Pier to provide aggregate storage bays, winter storage and yacht repair yard and recreational area.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The site is located adjacent to Morecombe Bay and Duddon Estuaries SPA and Ramsar and may offer supporting habitat for any bird species for which the SPAs and Ramsar sites are designated. The site is partly within Flood Zone 2 and is located within an industrial and coastal setting.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is considered suitable for employment use subject to impacts on environmental designations, access arrangements and flood risk being considered.

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Availability	The site is not currently confirmed as being available for employment use.
Deliverability	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.
Recommendation	
The site is not currently confirmed as being available – do not allocated for employment use.	

Site Photographs	
	
	

Employment Land Availability Study Site Assessment Proforma

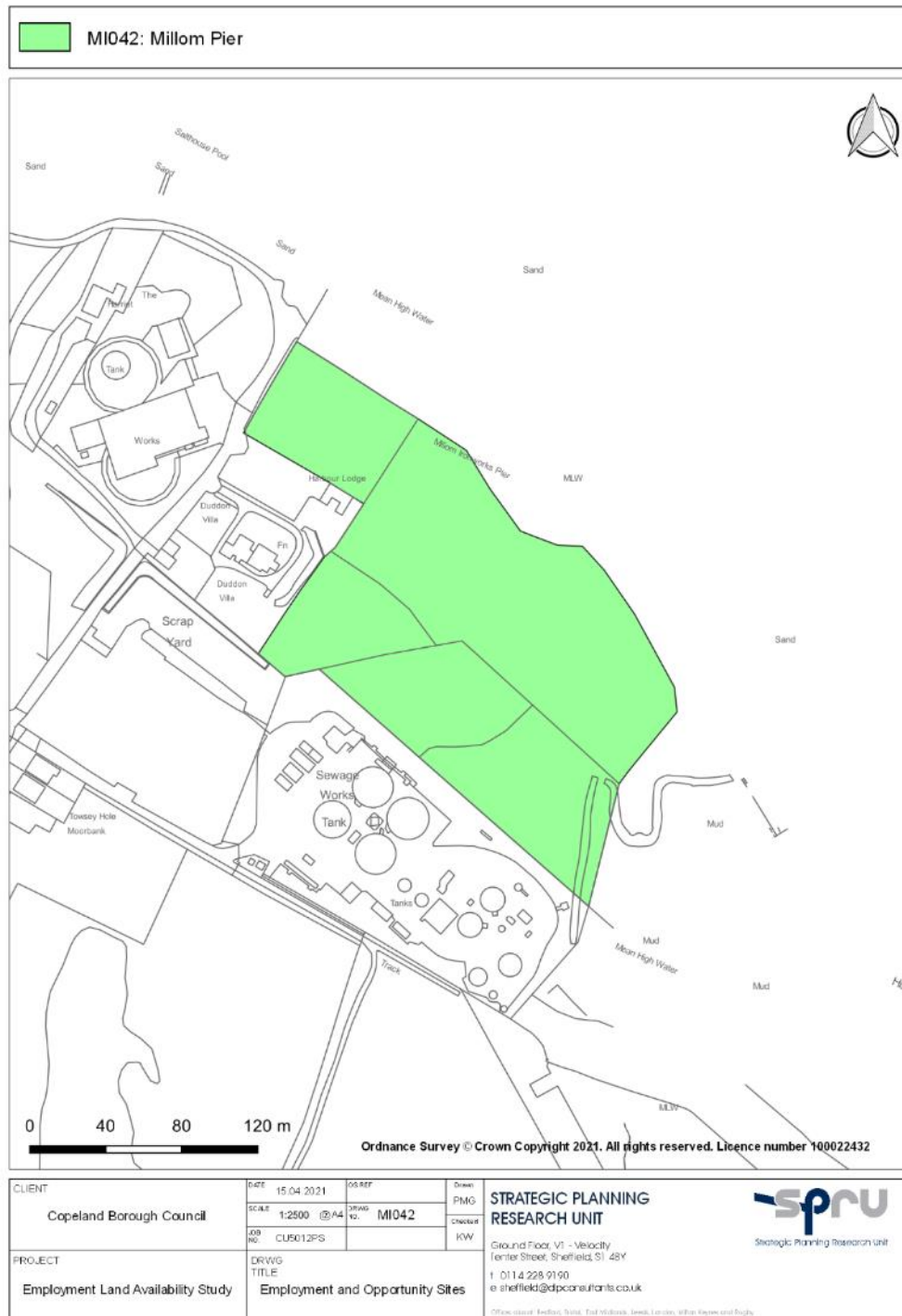


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	MO013	Site Name	Land Adjacent Moor Row and Westlakes
Area (ha)	2.7 ha	Source	Employment and Opportunity Sites document / Draft Employment Allocation
Address / Location		Moor Row	
Local Plan Preferred Options Employment Site Type (if relevant)		Forms part of wider proposed allocation site E3PO (Westlakes Science & Technology Park)	
Description of Site and Surrounding Area		<p>The site is an area of agricultural land (grazing) situated to the north west of Moor Row, east of the A595 and agricultural fields, and south of agricultural fields and Westlakes Science & Technology Park. There is a disused railway line (now a cyclepath/footpath) that runs along the southern boundary of the site. There is a band of trees / vegetation running along the western site boundary. To the east of the site is a small group of residential buildings, including Alma Villa which adjoins the site to the east. There is existing vehicular access to the site via an unadopted track which runs along the side of the railway line off Scalegill Road to the south. The topography of the site is relatively flat.</p>	
Landowner(s) (if known)		Thomsen Estates (Yvonne Thomsen Clarkson and Niels Thomsen)	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There is a residential property situated to the east of the site, but the site is largely separated from residential properties in the settlement of Moor Row to the south east.	
Would development of the site have an adverse impact on important landscape features identified in the		The site forms part of the Keekle Hillsides Landscape Character Area. The Assessment states that the open green spaces and fields close to settlement edges are sensitive to unsympathetic development. The site is separated from the urban areas of Whitehaven and Moor Row, therefore development of this site	

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Settlement Landscape Character Assessment?	should not impact upon the setting of existing settlements.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is relatively well-screened from the A595 and does not form part of a sensitive landscape. It is also separated from the settlement of Moor Row. Carefully considered development of this site should not be harmful to the character of the area.
Is the site well related and well connected to an existing settlement?	No, the site is located outside the adopted Moor Row settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The site is not within an existing settlement, however if this site is delivered along with site MO030, it should not constitute an unacceptable intrusion into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is a band of trees running along the western and southern site boundaries, however none of these is subject to a TPO.
Can suitable access to the site be provided?	Yes, there is existing vehicular access via a track off Scalegill Road which runs to the south of the site.
Does the site have good strategic connectivity and accessibility?	Yes, the site is located close to the A595.
Would development of	Given the small size of the site, it is unlikely its development would

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the site have an unacceptable impact on the highway network?	have a significant impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	Scalegill Hall & Barn and Garden Walls are Grade II listed and are located approximately 400m west of the site. The potential impact of any future development of this site upon these assets and their settings would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	The Science Park to the north is a key strategic employment site identified in the emerging Local Plan as a 'strategic hub for science and engineering expertise and research and development industries'. This site has potential to form part of a future extension to the Science Park site.
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is not currently allocated in the adopted Local Plan (2013-2028).</p> <p>The site is proposed to be allocated (together with adjoining sites MO029 and MO030 for employment use in the emerging Local Plan.</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Development of the site as part of an extension to the Science Park will help to respond to opportunities identified in the Cumbria Local Industrial Strategy, including building on the existing range of nuclear research activities, training/skills development and supply chain firms.
Site Availability Appraisal	

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Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	The site is identified as having potential to form an extension to existing Westlakes Science & Technology Park.
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – the agent has confirmed that the site is available for employment use
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	N/A
Has there been any recent development activity on site within the last 5 years?	The agent has confirmed discussions have recently taken place with BEC regarding extending the land they have under option to include this area in addition to site MO030 to the west.
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to	No

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undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	No
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no relevant planning history at the site, including no valid planning permissions for employment use.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Access to the site may be constrained unless it can be gained via adjoining site MO030.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Yes – agent believes development of site for employment use is viable without public funding
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	The site is considered suitable for employment use (Classes E and B2 only).. It would be most appropriate to deliver this site together with adjoining site MO030.
Availability	The site is confirmed as being available for employment use.
Deliverability	The site is considered suitable for development and is currently available. There are no significant barriers to development identified

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	therefore the site could be delivered within the plan period.
Recommendation	
The site is allocated for employment use (Classes E and B2 only) subject to sustainability appraisal and site selection criteria being met.	

Site Photographs	
	
	

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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	MO028	Site Name	Land to Southwest of Summergrove
Area (ha)	8.54 ha	Source	Employment and Opportunity Sites document
Address / Location		Moor Row	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A – site put forward for housing in 2019 Call for Sites and is being taken forward as draft housing allocation (site ref. HSU1).	
Description of Site and Surrounding Area		<p>The site is located immediately south of the village of Goose Butts and to the north of Westlakes Science and Technology Park. The site is currently in use as agricultural land (grazing) and is bordered by further agricultural land to the west and east. A public footpath runs along the western site boundary through a band of trees and links to Westlakes Science Park to the south. There is currently vehicular access to the site via an unsurfaced track that runs from Galemire to the north to the south west corner of the site. The site slopes gradually uphill from south west to north east. The site is overlooked by residential properties to the north.</p>	
Landowner(s) (if known)		<p>Joyce Bailey</p> <p>Paul Haslop</p> <p>Brian Haslop</p>	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located immediately north of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features		No	

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identified in the Settlement Landscape Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	Whilst the site lies outside an existing settlement boundary, it is adjacent to the existing built form of Goose Butts and the more open character of Westlakes Science & Technology Park. A development that reflects the existing character of the Science Park development to the south would unlikely harm the character of the area.
Is the site well related and well connected to an existing settlement?	The site is not located within an existing adopted settlement boundary, however it is immediately adjacent to the built form of Goose Butts and the Westlakes Science Park site.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The site is currently bounded by residential development to the north and an existing employment site to the north. Development of this site would not therefore constitute an unacceptable intrusion into the open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is a dense band of mature trees running along the western and southern site boundaries. The trees forming the western site boundary are protected by a TPO.
Can suitable access to the site be provided?	Improved vehicular access to the site would need to be provided, either from Galemire to the north or via the Westlakes Science Park site to the south.
Does the site have good strategic connectivity	The site is in a good strategic location, being located just north of the A595.

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and accessibility?	
Would development of the site have an unacceptable impact on the highway network?	Any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>This site, together with additional land to the west, is currently allocated as Employment Land (ref. E1) in Policy EMP1 of the adopted Local Plan (2013-2028).</p> <p>The site was put forward for housing in 2019 Call for Sites and is being taken forward as a draft housing allocation in the emerging Local Plan (ref. HSU1 (MO028)).</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No

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Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Yes
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	The landowners have stated that the site is not available for employment use as it is currently being promoted for housing.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	N/A
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No – the site is currently being promoted for housing
Is the site owned by a	No

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developer or other agency known to undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in multiple ownership and is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	4/03/0304/0 – An outline application for 16 residential dwellings in the northern part of the site was refused in May 2003. 4/19/2126/0F1 – An application for the erection of 194 residential dwellings was submitted in April 2019. The application was subsequently withdrawn.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	There are Tree Preservation Orders along the western boundary of the site. Vehicular access to the site is currently constrained. There are residential properties immediately overlooking the site to the north.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site may be suitable for employment use, subject to appropriate access arrangements being confirmed.
Availability	The landowners have confirmed that the site is not available for employment use.

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Deliverability	The site is not available for employment use, and is therefore not deliverable within the plan period.
Recommendation	
Do not allocate for employment use as the site is not available.	

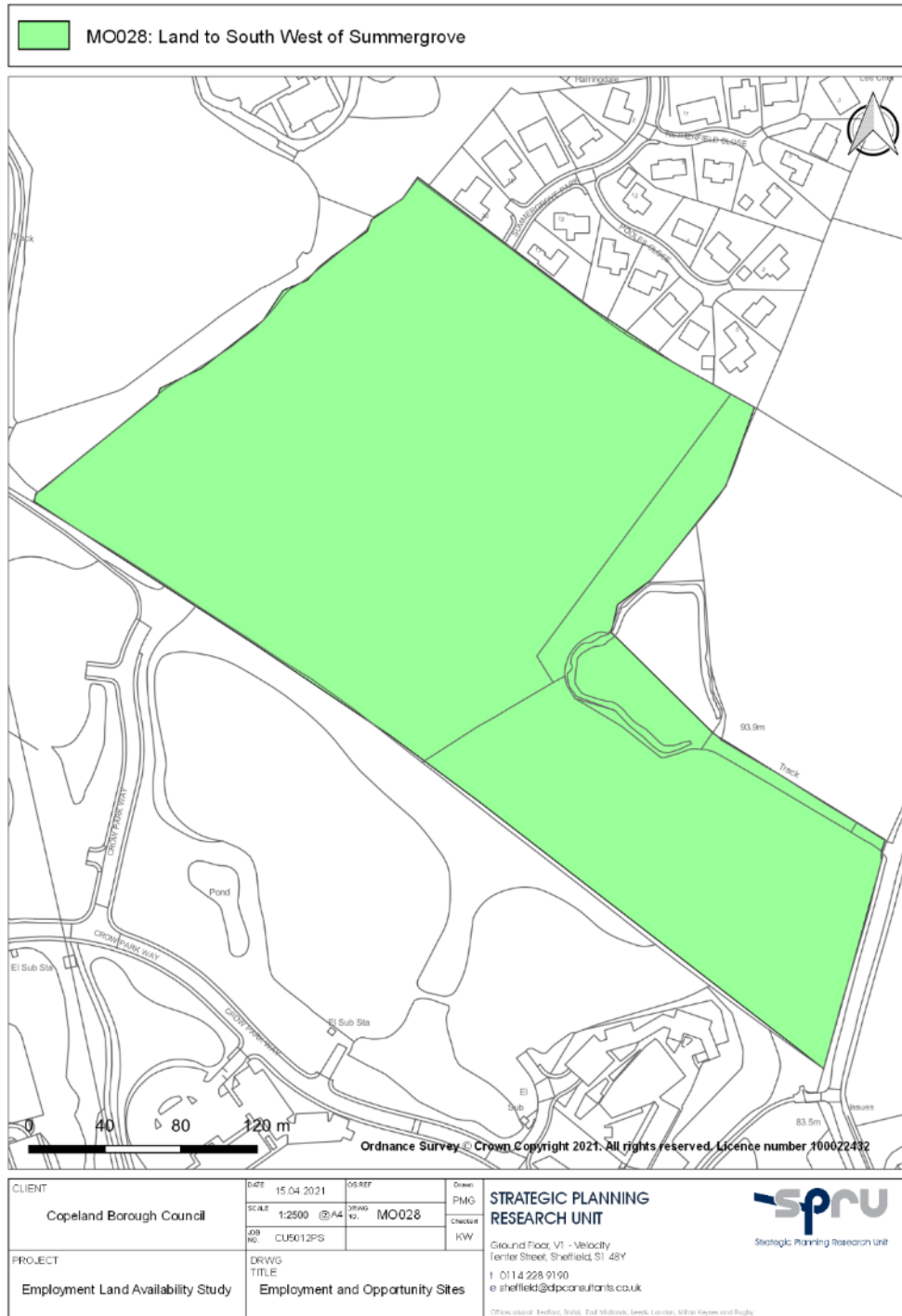
Site Photographs	
	
	

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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	MO029	Site Name	Scalegill Hall Farm
Area (ha)	1.52 ha	Source	Employment and Opportunity Sites document / Draft Employment Allocation
Address / Location		Moor Row	
Local Plan Preferred Options Employment Site Type (if relevant)		Site forms part of larger proposed allocation site E1 (Westlakes Science & Technology Park)	
Description of Site and Surrounding Area		The site is located to the west of Moor Row residential area, south of Westlakes Science and Technology Park and west of site MO030. The site is currently in agricultural use and consists of a farmhouse, derelict farm buildings and a large barn / stables to the east which is still in active use. The site is accessed off Scalegill Road which runs to the south of the site. The topography of the site is flat.	
Landowner(s) (if known)		Thomsen Estates (Yvonne Thomsen Clarkson and Niels Thomsen)	
Current Site Occupiers			
Agricultural use			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		No, the site is separated from residential uses to the east.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No	
Would development of the site have an adverse		The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result	

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impact on any designated sites or sites of environmental or ecological significance?	in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is a previously developed brownfield site located directly adjacent to the A595. The site is partly derelict, so development of the site would likely enhance the character of the area.
Is the site well related and well connected to an existing settlement?	No, the site is located outside the adopted Moor Row settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No, the site is a previously developed brownfield site.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	No – there is no significant vegetation on the site.
Can suitable access to the site be provided?	Yes, there is existing vehicular access off Scalegill Road which runs to the south of the site.
Does the site have good strategic connectivity and accessibility?	Yes, the site is located adjacent to the A595.
Would development of the site have an unacceptable impact on the highway network?	Given the small size of the site, it is unlikely its development would have a significant impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an	Scalegill Hall & Barn and Garden Walls are Grade II listed and are located within the western part of the site. Any future development

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unacceptable impact upon a heritage asset or its setting?	of this site would need to be sensitive to the character of these buildings / structures and their setting. As the adjoining site is partly derelict, a sensitive redevelopment of this site could enhance the setting of these assets, however only certain forms of employment use are likely to be suitable in this context e.g. a conversion to offices.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	The Science Park to the north is a key strategic employment site identified in the emerging Local Plan as a 'strategic hub for science and engineering expertise and research and development industries'. This site has been identified as having potential to form part of a future extension to the Science Park site.
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is currently allocated as Employment Land (ref. E1) in Policy EMP1 of the adopted Local Plan (2013-2028). The site is proposed to be allocated (together with adjoining sites MO013 and MO030 for employment use in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Development of the site as part of an extension to the Science Park will help to respond to opportunities identified in the Cumbria Local Industrial Strategy, including building on the existing range of nuclear research activities, training/skills development and supply chain firms.
Site Availability Appraisal	
Is the site already in active employment use?	No

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If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	No – the agent has confirmed that the site is being promoted for residential development and is not available for employment use.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an employment site?	No – the site is being promoted for housing
Is the site owned by a developer or other agency known to undertake employment development?	The site is owned by Thomsen Estates – commercial property agents

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Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership and is owned by commercial property agents.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no relevant planning history at the site. The agent has confirmed that a residential planning application is currently being prepared in accordance with pre-application advice from the Planning Manager at Copeland, for the renovation of the Listed Building and residential redevelopment of the site of the modern farm buildings.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Email from Agent notes that <i>"The Listed former Farmhouse (Scalegill Hall) and the farm yard area are not of interest to BEC due to the redevelopment costs and type of project, and it is no longer a functional farm unit due to surrounding land previously been sold and a farm manager no longer being in place"</i> .
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	No
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A – site is being promoted for housing
Appraisal Summary	
Suitability	Despite its strategic location, the site is likely unsuitable for most types of employment use due to the presence of listed buildings within the site which would need to be retained.
Availability	The site is being promoted for housing so is not available for employment use.
Deliverability	The site is not suitable nor available and therefore is not deliverable.
Recommendation	

Employment Land Availability Study Site Assessment Proforma

The site is neither suitable nor available – do not allocate for employment use.

Site Photographs

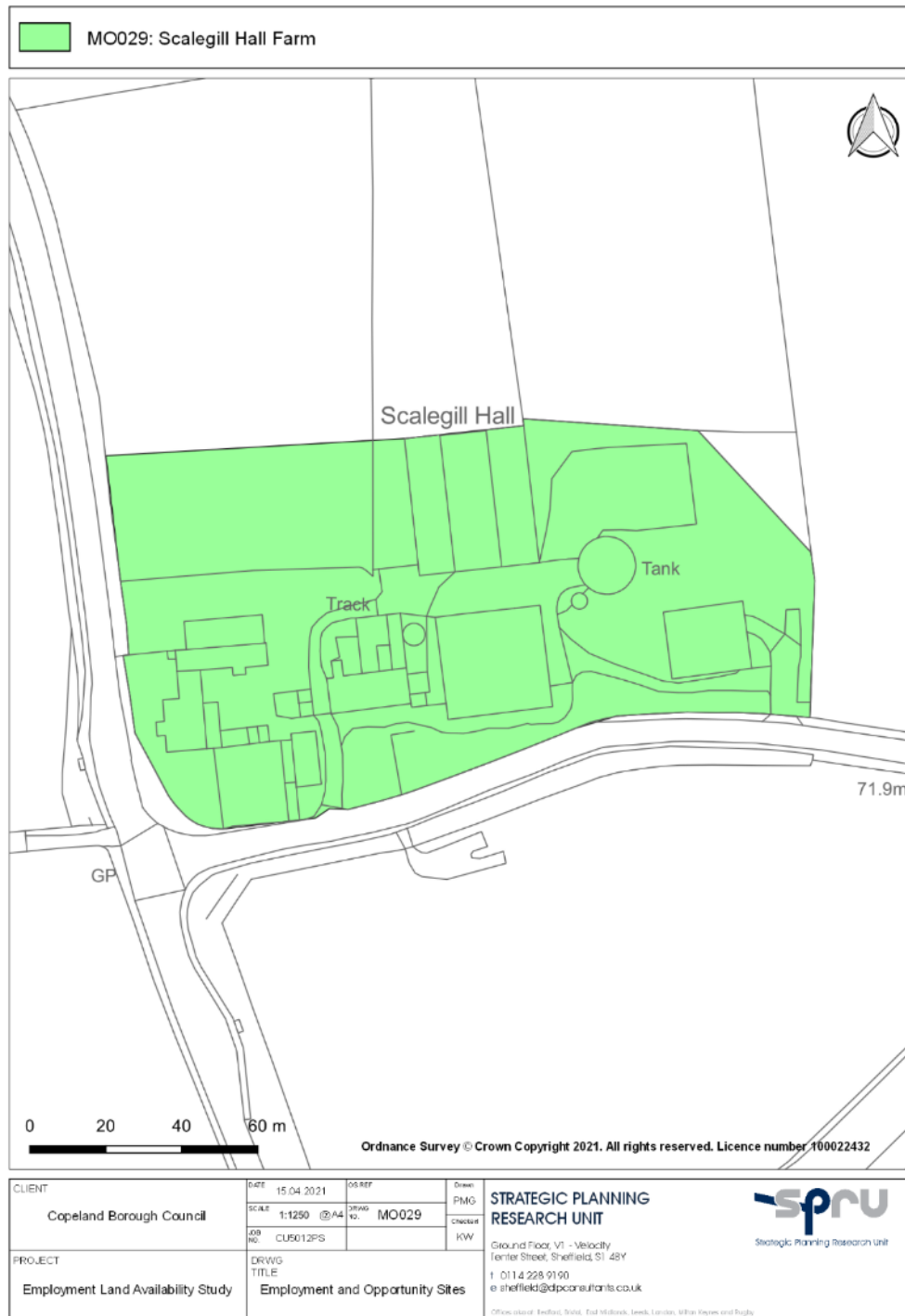


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Site Plan



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Site Information			
Site Ref.	MO030	Site Name	Land Adjacent to Scalegill
Area (ha)	7 ha	Source	Employment and Opportunity Sites document / Draft Employment Allocation
Address / Location		Moor Row	
Local Plan Preferred Options Employment Site Type (if relevant)		Site forms part of larger proposed allocation site E1 (Westlakes Science & Technology Park)	
Description of Site and Surrounding Area		The site is an area of agricultural land (grazing) situated to the west of Moor Row, east of the A595 and immediately south of Westlakes Science & Technology Park. There is a disused railway line (now a cyclepath/footpath) that runs along the southern boundary of the site. There is a band of trees / vegetation separating the site from the Science Park to the north. There is existing vehicular access to the site from Scalegill Road to the south. The topography of the site is relatively flat but slopes uphill to the north towards the Science Park.	
Landowner(s) (if known)		Thomsen Estates (Yvonne Thomsen Clarkson and Niels Thomsen)	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There is a residential property situated to the south east of the site, but the site is largely separated from residential properties in the settlement of Moor Row to the east.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		The site forms part of the Keekle Hillside Landscape Character Area. The Assessment states that the open green spaces and fields close to settlement edges are sensitive to unsympathetic development. The site is separated from the urban areas of Whitehaven and Moor Row, therefore development of this site should not impact upon the setting of existing settlements.	

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Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is relatively well-screened from the A595 and does not form part of a sensitive landscape. It is also separated from the settlement of Moor Row. Carefully considered development of this site should not be harmful to the character of the area.
Is the site well related and well connected to an existing settlement?	No, the site is located outside the adopted Moor Row settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The site is not within an existing settlement, however the site is well-contained and is tightly bounded by the Science Park to the north, A595 to the west and Scalegill Road / railway line to the south. Therefore development of this site is not considered to constitute an unacceptable intrusion into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is a band of trees running along the northern site boundary, however none of these is subject to a TPO.
Can suitable access to the site be provided?	Yes, there is existing vehicular access off Scalegill Road which runs to the south of the site.
Does the site have good strategic connectivity and accessibility?	Yes, the site is located adjacent to the A595.
Would development of the site have an unacceptable impact on	The development of this site may impact upon the highway network, therefore any future development would need to be accompanied by appropriate highways and transport assessments.

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the highway network?	
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	Scalegill Hall & Barn and Garden Walls are Grade II listed and are located to the south west of the site (outside the site boundary). The potential impact of any future development of this site upon these assets and their settings would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	The Science Park to the north is a key strategic employment site identified in the emerging Local Plan as a 'strategic hub for science and engineering expertise and research and development industries'. This site has been identified as having potential to form part of a future extension to the Science Park site.
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is currently allocated as Employment Land (ref. E1) in Policy EMP1 of the adopted Local Plan (2013-2028). The site is proposed to be allocated (together with adjoining sites MO013 and MO029 for employment use in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Development of the site as part of an extension to the Science Park will help to respond to opportunities identified in the Cumbria Local Industrial Strategy, including building on the existing range of nuclear research activities, training/skills development and supply chain firms.
Site Availability Appraisal	
Is the site already in	No

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active employment use?	
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – Agent confirms the majority of site MO030 is currently under option to Britain's Energy Coast (BEC) as a potential extension to Westlakes Science & Technology Park
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	N/A
Has there been any recent development activity on site within the last 5 years?	Agent confirms the land has recently been taken under option by Britain's Energy Coast (BEC) for extension land to Westlakes Science and Technology Park. The land would be accessed through the existing Westlakes A595 junction, through the southern spur road.
Is the site being actively marketed as an employment site?	Yes
Is the site owned by a developer or other agency known to undertake employment	No, however site is currently under option to BEC, landowners and developers of Westlakes Science & Technology Park.

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development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	No
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no relevant planning history at the site, including no valid planning permissions for employment use.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Potential impact on setting of listed buildings to south-west of site. There is a pylon located in the south eastern corner of the site.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Yes – Agent believes site would be viable for employment development without public funding
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	N/A
Appraisal Summary	
Suitability	The site is considered suitable for employment use (Classes E and B2 only) (together with site MO013), subject to consideration of impact on nearby heritage assets.
Availability	The site is confirmed as being available for employment use.
Deliverability	The site is considered suitable for development and is currently available. There are no significant barriers to development identified

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	therefore the site could be delivered within the plan period.
Recommendation	
The site is allocated for employment use (Classes E and B2 only) subject to sustainability appraisal and site selection criteria being met.	

Site Photographs	
	
	

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Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:5000 @A4	DRAWING NO. MO030	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	STRATEGIC PLANNING RESEARCH UNIT	
	DRWG TITLE Employment and Opportunity Sites	<p>Ground Floor, V1 - Velocity 1 Center Street, Sheffield, S1 4SY t: 0114 228 9190 e: sheffield@dpcconsultants.co.uk</p> <p>Offices also at: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</p>	

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Site Assessment Proforma

Site Information			
Site Ref.	SE027	Site Name	Land adjacent Seascale Workshop
Area (ha)	2.74 ha	Source	Employment and Opportunity Sites document
Address / Location		Seascale	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A This site overlaps with site E21.	
Description of Site and Surrounding Area		The site is in agricultural use and is adjacent to a small employment area (Seascale Rural Workshops) to the east of the site. The surrounding area is mostly agricultural with a number of residential properties on Gosforth Road to the south / south-east of the site. The site is generally level, with a slight slope downhill to the southwest.	
Landowner(s) (if known)		Kenneth Myles Mawson	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located to the east of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		The site is located in the 'Low Farmland' landscape character area that surrounds the settlement of Seascale. The assessment states <i>"Traditional farmland setting and identity of isolated farmsteads sensitive to unsympathetic expansion. Long views from surrounding countryside sensitive to development rising above valley sides into surrounding farmland"</i> . Any further development of this site should take this assessment into consideration.	
Would development of the site have an adverse impact on any designated sites or sites		The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.	

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of environmental or ecological significance?	
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	Development of this site would unlikely be harmful to the character of the area given the adjacent employment uses that are already present, subject to the landscape considerations identified above.
Is the site well related and well connected to an existing settlement?	The site is situated at the northern edge of Seascale village. The eastern part of the site is situated within the adopted settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The western part of the site extends into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees / hedgerows along the northern and western site boundaries, however none of these is subject to a TPO.
Can suitable access to the site be provided?	There is existing vehicular access off Cross Lanes which forms the northern boundary of the site. Agent states in 2019 Call for Sites submission that there are no issues with access to the site, it currently has an agricultural access onto Cross Lanes, which is a straight 30 mph area of highway.
Does the site have good strategic connectivity and accessibility?	The site is approximately 1.7 miles (3 minute drive) south of the A595. Cross Lanes connects to the Sellafield site to the north. This also connects to Gosforth Road to the south, which is the main road through Seascale.
Would development of the site have an unacceptable impact on	The relatively small size of this site indicates that further development is unlikely to have an unacceptable impact on the highway network. However, any future development would need to

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the highway network?	be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified in close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	The site is located close to an existing settlement, partly within the adopted settlement boundary, and relatively close to the strategic road network.
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The eastern part of the site is allocated for employment use (ref. E21) in Policy EMP1 of the adopted Local Plan (2013-2028).</p> <p>The eastern part of the site is a proposed Local Employment Site allocation in draft Policy E4PO of the emerging Local Plan.</p> <p>Site promoted for housing, employment, tourism and leisure uses in 2019 Call for Sites (promoted by GenR8 Land). This submission related to a larger site area (6ha), including an additional field to the south west.</p> <p>According to the 2019 Call for Sites submission, part of the site was previously considered for employment land in the Site Allocations and Policies Plan Land for Development Preferred Options document in January 2015. The site was subject to a number of developer enquiries for this, due to the proximity of this land to the Sellafeld site, however the preference was for a larger development site, and the owner was not previously in a position to sell the site which they are now.</p>

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Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	The site was promoted for housing, employment, tourism and leisure uses in 2019 Call for Sites (promoted by GenR8 Land). No recent confirmation of site availability has been received.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The eastern part of the site was allocated for employment use in the 2013-2028 Local Plan.
Has there been any recent development activity on site within	No

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the last 5 years?	
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership but it is not understood to be owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	Potential impact on settlement character. Intrusion into open countryside. There are no known stability or contamination issues on the site. Radio mast located adjacent to northern corner of site.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown

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Appraisal Summary	
Suitability	The site is considered suitable for employment use subject to landscape impacts being considered. Although the site would intrude into open countryside, the existing allocation in the eastern part of the site already represents an intrusion into the open countryside in this location and the alignment of the site boundaries of site SE027 would align with existing field boundaries.
Availability	Availability of the site has not recently been confirmed.
Deliverability	The site is suitable for development and subject to confirmation of availability and need may be able to come forward during the plan period.
Recommendation	
Availability of the site has not recently been confirmed – do not allocate for employment use.	

Site Photographs


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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	SE029	Site Name	Land at Yottenfews, north of CNC Dog training facility (Sellafield)
Area (ha)	1.57 ha	Source	Employment and Opportunity Sites document
Address / Location		Sellafield	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		The site is in existing use as a dog training centre and is located just north of the Sellafield site. The southern part of the site is in use as a car park with a temporary single storey office building to the east. The northern part of the site is undeveloped scrubland and is separated from the car park area by a fence. There are trees along the western site boundary and there are agricultural fields to the north. Vehicular access to the site is off the access road to the west of the site. The topography of the site is flat.	
Landowner(s) (if known)		Copeland Borough Council	
Current Site Occupiers			
CNC Dog Training			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		No	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?		No	

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Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	No
Is the site well related and well connected to an existing settlement?	The site is situated just north of the adopted Sellafeld developed area boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	The site is partly developed however development in the northern part of the site would intrude into the open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is dense vegetation including mature trees to the west of the site but this is not subject to a TPO.
Can suitable access to the site be provided?	Yes, there is existing vehicular access to the site off the access road to the west of the site.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located approximately 1 mile (2 minute drive) south of the junction with the A595 at Calder Bridge.
Would development of the site have an unacceptable impact on the highway network?	Given the relatively small size of the site, its development would unlikely have an unacceptable impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments.

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Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There is a Grade II listed building (Sella Park) located approximately 180m north of the site. The potential impact of any future development of this site upon this asset and its setting would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in active employment use?	No – it is partly in use as a dog training centre.
If yes, what are current	N/A

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Site Assessment Proforma

occupancy rates on the site?	
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Yes – the Council has confirmed that the site is available for employment use.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	The site is currently in use by CNC as a dog training facility, however the Council has been advised that they are looking for alternative sites.
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	There has been no recent development activity on the site.
Is the site being actively marketed as an employment site?	No
Is the site owned by a developer or other agency known to undertake employment development?	Yes
Is the site in multiple ownership/occupation,	No

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Site Assessment Proforma

or owned by an organisation unlikely to bring it forward for employment development?	
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no recent planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The site is located within the Sellafield Safeguarding Zone. Intrusion into open countryside.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	Development of the northern part of this site would intrude into open countryside, and therefore is considered unsuitable for employment use.
Availability	The landowner has stated that the site is available.
Deliverability	The site is suitable for employment use and is available, therefore the site is likely to be deliverable within the plan period.
Recommendation	
The site is not considered suitable for employment development – do not allocate for	

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employment use.

Site Photographs

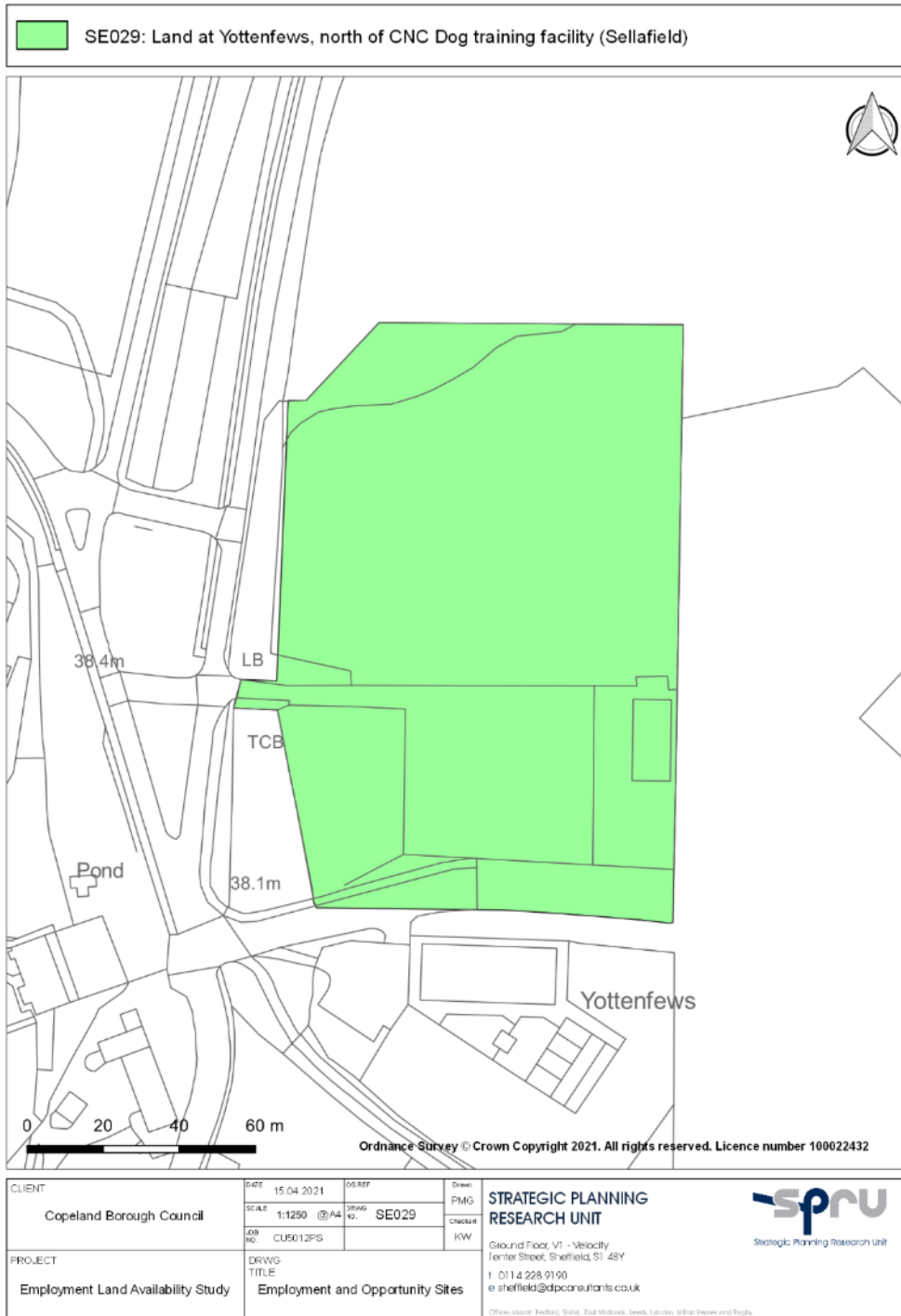


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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	TO001	Site Name	Land North of Cop Lane
Area (ha)	7.43 ha	Source	Employment and Opportunity Sites document
Address / Location		Thornhill	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>The site is a greenfield located amongst agricultural land to the south east of Thornhill but separated from the built urban form. It is understood that part of the site was previously a railway line however there are no existing structures on the site and the site is currently used for agricultural grazing. The topography of the site is generally flat. The site is bounded to the west by the B5345 which provides access into Thornhill, to the east by the A595, and to the north by agricultural fields and Thornhill village. Immediately adjacent to the south eastern corner of the site is a car park for use by visitors to the cemetery which is located to the south east of the site.</p>	
Landowner(s) (if known)		<p>John Charlton</p> <p>Mary Margaret Charlton</p>	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		No – the site is not located close to any other uses, being surrounded by agricultural fields.	
Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape		<p>The Landscape Character Assessment states in respect of the settlement of Thornhill “<i>Rural character of landscape to the south sensitive to unsympathetic development. Scope for new development to better define urban edge</i>”. These recommendations should be taken into consideration when considering any future</p>	

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Character Assessment?	development of this site.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is located in a rural location outside an existing settlement. The site is in a relatively prominent and visible location adjacent to the A595 and B5345. Its development is therefore likely to be harmful to the rural character of the area.
Is the site well related and well connected to an existing settlement?	The site is separated from the built form of Thornhill which lies to the north of the site.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Yes – this site is separated from the built form of Thornhill and therefore represents an unacceptable intrusion into open countryside.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	The site is bounded by hedgerows and a number of small trees, however none is subject to a TPO.
Can suitable access to the site be provided?	The site has frontage onto the A595, and also has existing access points onto Cop Lane, which in turn has a junction onto the A595.
Does the site have good strategic connectivity and accessibility?	Yes – the site is located adjacent to the A595. It is understood that there have recently been highway improvement works to the adjacent Cop Lane-A595 junction.
Would development of the site have an	Development of this site may have an impact on the capacity of the A595, therefore any future development would need to be

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Site Assessment Proforma

unacceptable impact on the highway network?	accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	Beckermest War Memorial (Grade II listed) is located at the south eastern corner of the site. The potential impact of any future development of this site upon this asset and its setting would need to be considered.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not currently allocated for employment use in the adopted Local Plan (2013-2028). The site is not proposed for employment allocation in the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	No
Site Availability Appraisal	
Is the site already in	No

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Site Assessment Proforma

active employment use?	
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	<p>Yes – site put forward for employment use in 2019 Call for Sites (site promoted by GenR8 Land). Landowner confirms site is potentially available for future employment use.</p> <p>It is understood from the 2019 Call for Sites submission that the landowner previously had discussions with developers regarding the land when sites were under consideration in relation to Nuclear New Build. Given the proximity to the potential new build site and the existing Sellafield site, in addition to the proximity to the A595, the landowner considers that this could provide suitable storage/compound/commercial space in relation to the nuclear industry.</p>
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	No
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively	No

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Site Assessment Proforma

marketed as an employment site?	
Is the site owned by a developer or other agency known to undertake employment development?	No – however site is being promoted by GenR8 Land.
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	No – site is in single (joint) ownership
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no known planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>CBC Heritage Officer notes July 2020: Harm to character of clusters of historic buildings interspersed with field. Harm to settings of various nearby NDHAs (medium risk).</p> <p>Potential for impact on settlement character.</p> <p>Intrusion into the open countryside.</p> <p>2019 Call for Sites submission identifies no mains sewerage or gas supply to the site. Site does have mains water supply.</p> <p>No known contamination issues on the site, although the site was a former railway line.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment	Unknown

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development viable?	
Appraisal Summary	
Suitability	The site is not considered suitable for employment use due to potential impacts on landscape character and the character of the nearby Thornhill settlement due to its intrusion into open countryside.
Availability	The site is confirmed as being available for employment use.
Deliverability	The site is not considered suitable for employment use, and is therefore not a deliverable site.
Recommendation	
The site is not suitable for employment use and should therefore not be allocated.	

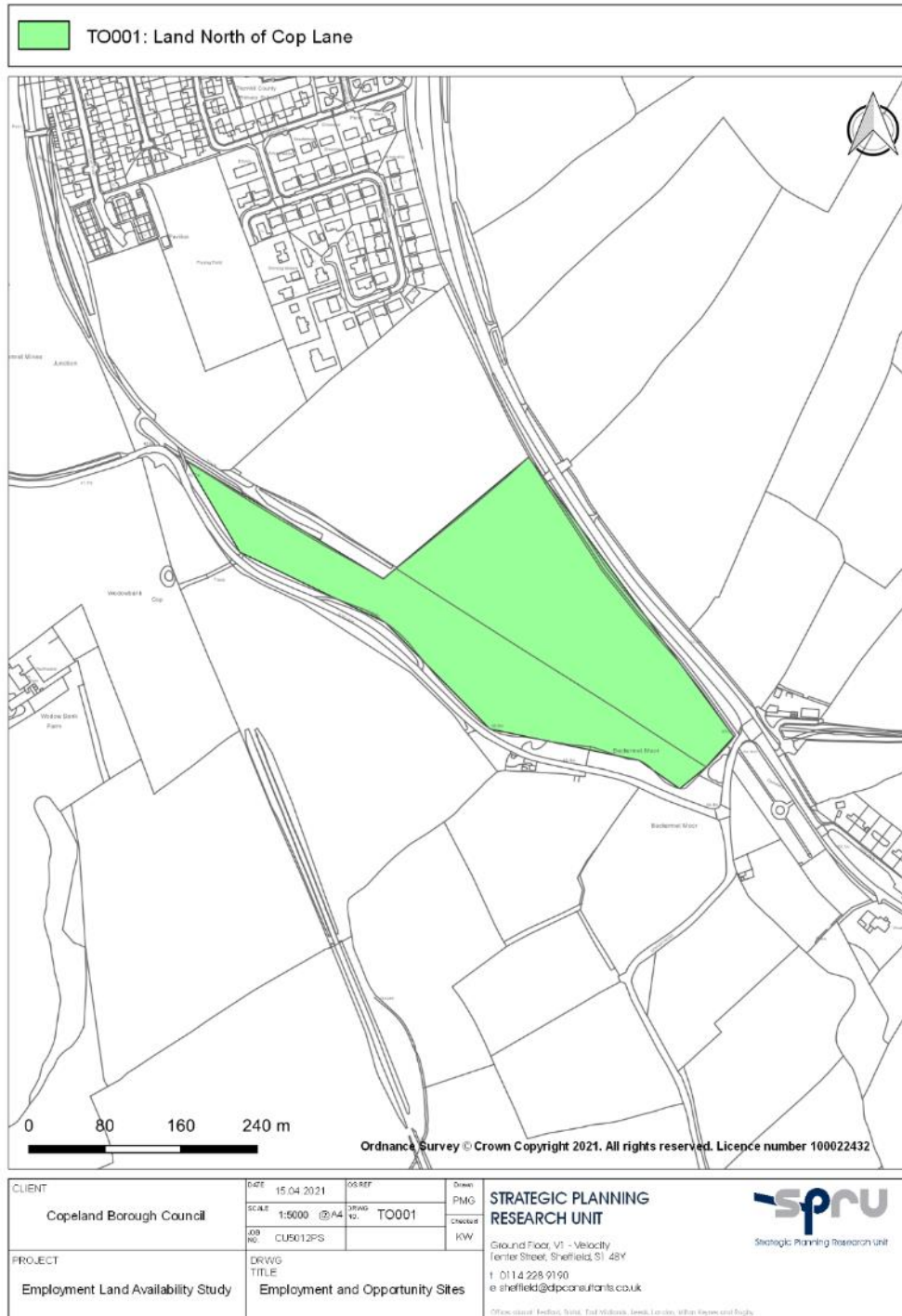
Site Photographs
   

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Site Plan



Employment Land Availability Study

Site Assessment Proforma

Site Information			
Site Ref.	WE013	Site Name	Moresby Parks Road
Area (ha)	0.60 ha	Source	Employment and Opportunity Sites document
Address / Location		Whitehaven	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>This is a small site situated at the eastern edge of Whitehaven built-up urban area. The site is located to the east of Moresby Road and to the south of Hensingham Business Park. The site is bordered to the south by Hensingham Day Services (single storey office building), to the west by school playing fields and to the east by agricultural fields. The eastern part of the site is currently in use as a garden centre comprising polytunnels and a small gravel car park, whilst the western part of the site is in use as paddocks. There are pylons located within the site boundaries. There is a new residential development currently being constructed to the north east of the site. The topography of the site slopes gently downhill to the west towards Moresby Road.</p> <p>The eastern part of site is occupied by a garden centre in Cumbria County Council ownership. The western part of site (owned by B & ST Madrick) is in use as a paddock.</p>	
Landowner(s) (if known)		Cumbria County Council B & ST Madrick	
Current Site Occupiers			
Grassroots Garden Centre			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located to the north east of the site. The potential impact of any future development of this site upon these uses would need to be considered.	

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Would development of the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?	No – the site is located within the adopted Whitehaven settlement boundary.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	The site is in an urban edge location that is surrounded by built development to the north and south. Development of this site would unlikely be harmful to the character of the area.
Is the site well related and well connected to an existing settlement?	Yes, the site is located within the adopted Whitehaven settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a few small trees dispersed throughout the site and especially on the site boundaries. None of these is protected by a TPO.
Can suitable access to the site be provided?	There is existing vehicular access of the road that runs along the northern site boundary.

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Does the site have good strategic connectivity and accessibility?	The site is located approximately 1 mile north of the A595.
Would development of the site have an unacceptable impact on the highway network?	Given the relatively small scale of the site it is unlikely development of the site would have a significant impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not an existing employment allocation. The site is not currently proposed for allocation within the emerging Local Plan as the site lies within the settlement boundary.
Is the site important in delivering other economic development objectives or the	Further development of this site would help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.

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emerging spatial strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	Yes
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	<p>The site was previously put forward to 2008 Call for Sites for potential employment use.</p> <p>No recent confirmation from landowners although part of site owned by Cumbria County Council is in existing use as garden centre and therefore considered likely to be currently unavailable.</p>
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	There has been no recent development activity on the site.
Is the site being actively	No

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marketed as an employment site?	
Is the site owned by a developer or other agency known to undertake employment development?	Part of the site is owned by Cumbria County Council who have delivered development.
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in multiple ownership.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	Applications for industrial uses (B1, B2, B8) have previously been approved on the site in 1990 (ref. 4/90/0969/0), 1994 (ref. 4/93/0867/0) and 2000 (ref. 4/99/0768/0). These permissions are understood to have never been implemented. Permission for the garden centre was granted in July 2000 (ref. 4/00/9001/0).
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	There is a pylon situated in the centre of the site.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is located in a sustainable location within the adopted settlement boundary and is therefore considered suitable for

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	employment use.
Availability	The eastern part of the site is currently in use as a garden centre and therefore unavailable. The availability of the western part of the site is currently unknown.
Deliverability	The site is suitable for development and subject to confirmation of availability may be able to come forward during the plan period.
Recommendation	
Availability of the site is unknown, do not allocate for employment use.	

Site Photographs

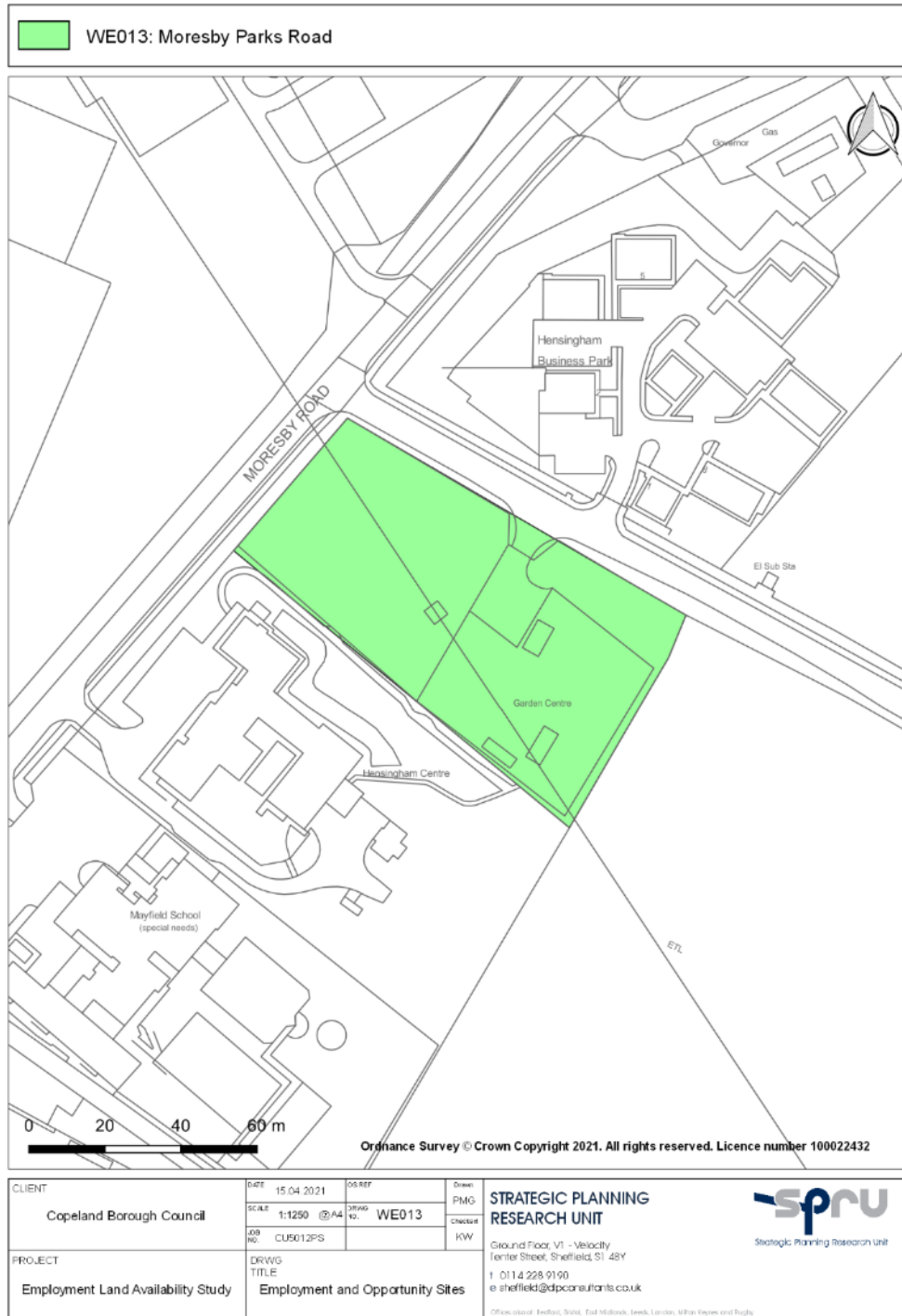


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Site Plan



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Site Information			
Site Ref.	WE032	Site Name	Land at West Cumberland Hospital & Snekyeat Road
Area (ha)	4.28 ha	Source	Employment and Opportunity Sites document
Address / Location		Whitehaven	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A – site being taken forward as draft housing allocation (ref. HWH1)	
Description of Site and Surrounding Area		<p>The site is located within the grounds of West Cumberland Hospital which is located in the south-eastern part of Whitehaven built-up area (Homewood). The site comprises an area of staff and visitor parking, 1 and 2 storey hospital buildings, and a number of unoccupied / derelict residential dwellings which are located in the south western part of the site. The main hospital loop road forms the eastern site boundary. The site is bordered to the west by Homewood Drive and to the south by Homewood Hill, beyond which lie further residential dwellings, some of which are unoccupied. Vehicular access to the site is gained off Homewood Hill to the south and Homewood Road to the north (via the main hospital site entrance). The topography of the site slopes steeply downhill from east to west.</p>	
Landowner(s) (if known)		West Cumberland Hospital	
Current Site Occupiers			
West Cumberland Hospital			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are a number of residential properties located immediately south, west and north of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
Would development of the site have an adverse impact on important landscape features		No – the site is located in a built-up urban area.	

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identified in the Settlement Landscape Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	Part of the site consists of unoccupied / derelict residential properties, therefore development of this site would likely enhance the character of the area.
Is the site well related and well connected to an existing settlement?	Yes – the site is located within the adopted Whitehaven settlement boundary
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are some mature trees distributed throughout the site, however none of these is subject to a TPO.
Can suitable access to the site be provided?	Yes, there is existing access to the site via Homewood Hill to the south and Homewood Drive to the west.
Does the site have good strategic connectivity and accessibility?	Yes, the site is located just to the north east of the A595.
Would development of	West Cumberland Hospital is located immediately adjacent to the

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the site have an unacceptable impact on the highway network?	<p>site, therefore any future development would need to ensure that highways access to this site by emergency service vehicles is not restricted.</p> <p>The site is currently used for staff and visitor parking, therefore arrangements for alternative replacement parking for hospital users would need to be considered.</p>
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	<p>There is a Grade II listed building (Chapel House) located approximately 160m west of the site on the opposite side of the A595. The potential impact of any future development of this site upon this asset and its setting would need to be considered.</p>
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	<p>The site forms part of the West Cumberland Hospital regeneration scheme.</p>
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	<p>The site is proposed for residential development in the emerging Local Plan (site ref. WE032).</p>
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	<p>Developing this site for employment use may help to achieve the draft strategic objective (in the emerging Local Plan) of providing and maintaining a wide range of modern, high-quality employment sites within the Borough's key towns.</p>

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Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	The site was put forward during 2015 Call for Sites and resubmitted in 2019.
If no, when is the site likely to become available?	N/A
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	A number of buildings within the site have been demolished. Applications to demolish the vacant residential buildings within the site have also been submitted but not yet implemented.
Is the site being actively marketed as an employment site?	No
Is the site owned by a	No

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developer or other agency known to undertake employment development?	
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership but it is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>4/19/2346/0F1 – Application approved in March 2000 for proposed demolition of 3no. existing unused dwellings and creation of temporary waste compound area.</p> <p>4/21/2073/0F1 – Prior notification application submitted in February 2021 for demolition and site clearance works to housing stock. This application was subsequently withdrawn.</p>
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Access to the site may be constrained, particularly from the north as this involves passing through the existing hospital site.</p> <p>The site is currently being promoted for other uses (housing).</p> <p>There is a significant change in level across the site from north east to south west.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is likely to be unsuitable for employment use due to access and topographical constraints.
Availability	The site is currently being taken forward as draft housing allocation (ref. HWH1 / WE032) therefore considered to be currently

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	unavailable for employment use.
Deliverability	The site is considered to be neither suitable nor available for employment use, and is therefore not deliverable.
Recommendation	
The site is neither suitable nor available, therefore should not be allocated for employment use.	

Site Photographs



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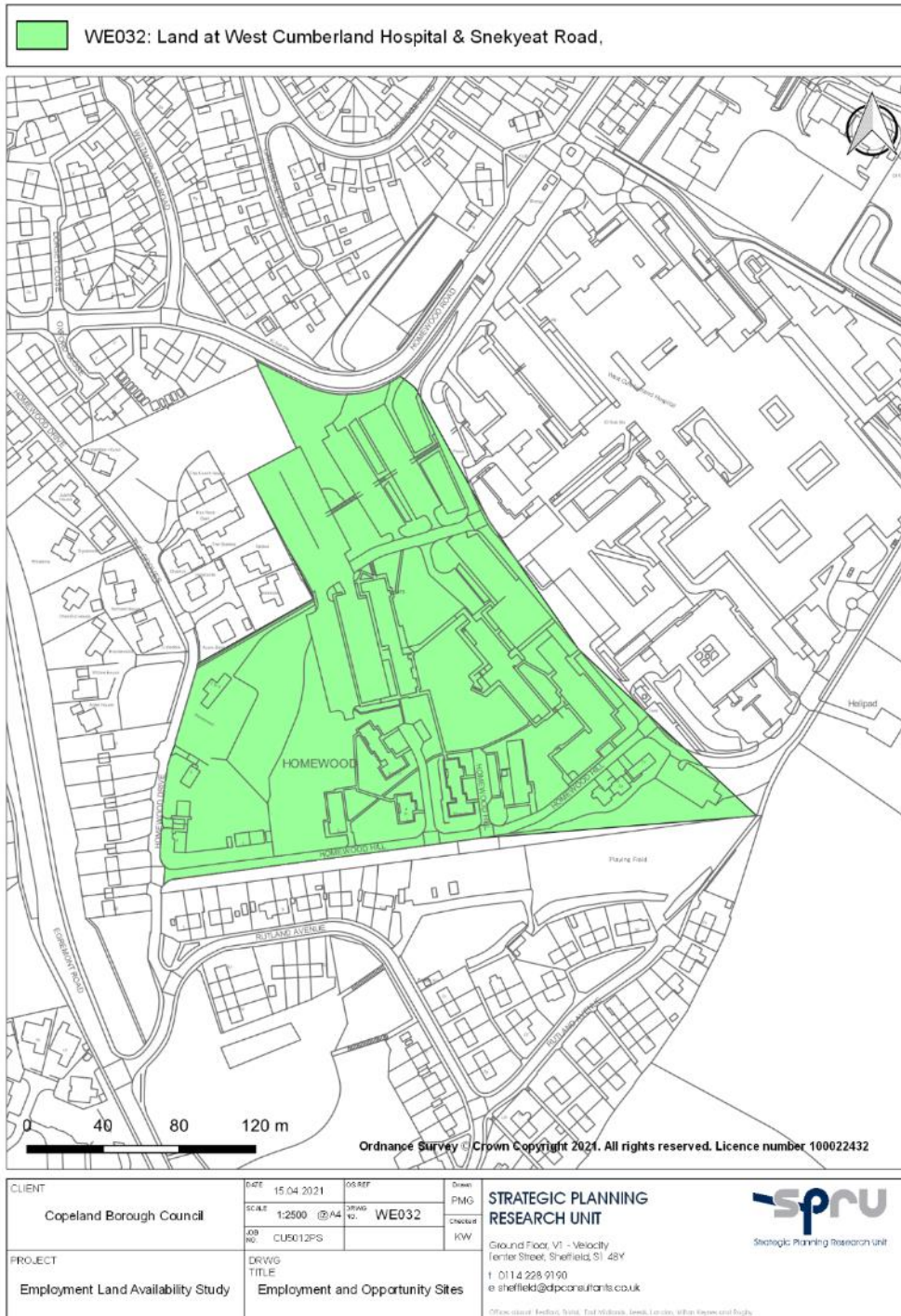


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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	WE041	Site Name	Land off Sneckyeat Road
Area (ha)	2.05 ha	Source	Employment and Opportunity Sites document
Address / Location		Whitehaven	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>This site is located immediately east of the existing Sneckyeat Road industrial estate. The site is situated to the north of West Cumberland Hospital in the south-eastern part of Whitehaven (Hensingham/Homewood). The site is bounded to the west by a footpath/track and Sneckyeat Road industrial estate, to the north by stables and Copeland Athletics Club and to the east by agricultural fields, farm buildings and dispersed residential dwellings. There is currently no vehicular access to the site off Sneckyeat Road, which turns into an unsurfaced track to the east of the site. The site is currently in use as agricultural land on an open hillside. The topography of the site slopes uphill from south to north. There is a radio mast in the north west corner of the site.</p>	
Landowner(s) (if known)		Ida and Robert Gate	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There is a guest house (The Cross Georgian House) situated to the south east of the site. The potential impact of any future development of this site upon this use would need to be considered.	
Would development of the site have an adverse impact on important landscape features identified in the		The site forms part of the Keekle Hillsides Landscape Character Area. The Assessment states that the open green spaces and fields close to settlement edges are sensitive to unsympathetic development. Site WE041 is located on the settlement edge and therefore development of this site has the potential for adverse	

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Site Assessment Proforma

Settlement Landscape Character Assessment?	landscape impacts.
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	The site itself is not identified as an area of open space. The land immediately north west of the site is identified as an area of semi/natural greenspace (Homewood Road, Whitehaven). This site is not protected.
Would development of the site be harmful to the character of the area?	Development of the site has the potential to impact on the landscape character of the surrounding area, particularly the landscape to the south of the site and the setting of The Cross (Grade II listed building).
Is the site well related and well connected to an existing settlement?	The site is located just outside the adopted Whitehaven settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	Development of this site would extend into the countryside beyond the line of the existing built-up area of Whitehaven.
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There are a number of trees along the north and western site boundaries. These are not subject to a TPO.
Can suitable access to the site be provided?	There is no existing access to the site off Sneckyeat Road to the south. The access via Sneckyeat Road is constrained as it narrows to a single lane unsurfaced track on the approach to the site. It may be possible for vehicular access to the site to be gained off Sneckyeat Road but it is likely the road would need to be widened.
Does the site have good strategic connectivity	Yes – the site is 0.3 miles (1 minute drive) from the junction with the A595 to the west.

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and accessibility?	
Would development of the site have an unacceptable impact on the highway network?	West Cumberland Hospital is located to the south of the site, therefore any future development would need to ensure that highways access to this site by emergency service vehicles is not restricted. The cumulative impact of the development of this site together with site E4 (Sneckyeat Road Industrial Park) to the west would need to be considered.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There is a Grade II listed building (The Cross) located immediately south of the site and a Grade II* listed building (Nether End Farmhouse) located 170m east of the site. Both of these buildings can be accessed via Sneckyeat Road. Given the proximity of these heritage assets to the site it is likely that development of the site for employment uses would impact upon the settings of these buildings.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is not proposed as an employment allocation in the emerging Local Plan. The site has not previously been allocated for employment use in the adopted Local Plan.
Is the site important in delivering other economic development objectives or the	No

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emerging spatial strategy?	
Site Availability Appraisal	
Is the site already in active employment use?	No
If yes, what are current occupancy rates on the site?	N/A
If the site is an existing employment site, is there any available developable space within the site?	N/A
Is the site in multiple ownerships?	No
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	Unknown
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	No
Has there been any recent development activity on site within the last 5 years?	No
Is the site being actively marketed as an	No

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employment site?	
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	The site is in single ownership but is not owned by a developer.
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	There is no planning history associated with the site.
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	<p>Potential landscape impact due to location on open hillside.</p> <p>Intrusion into open countryside.</p> <p>There are two designated heritage assets in close proximity to the site.</p> <p>Access to the site is constrained.</p>
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown
Appraisal Summary	
Suitability	The site is not considered suitable for employment development due to the potential impact upon the landscape and adjacent heritage

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	assets, the intrusion into open countryside and constrained access.
Availability	The availability of the site is unknown.
Deliverability	The site is not deliverable as it is unsuitable and its availability is not confirmed.
Recommendation	
Do not allocate for employment use as the site is neither suitable nor available.	

Site Photographs



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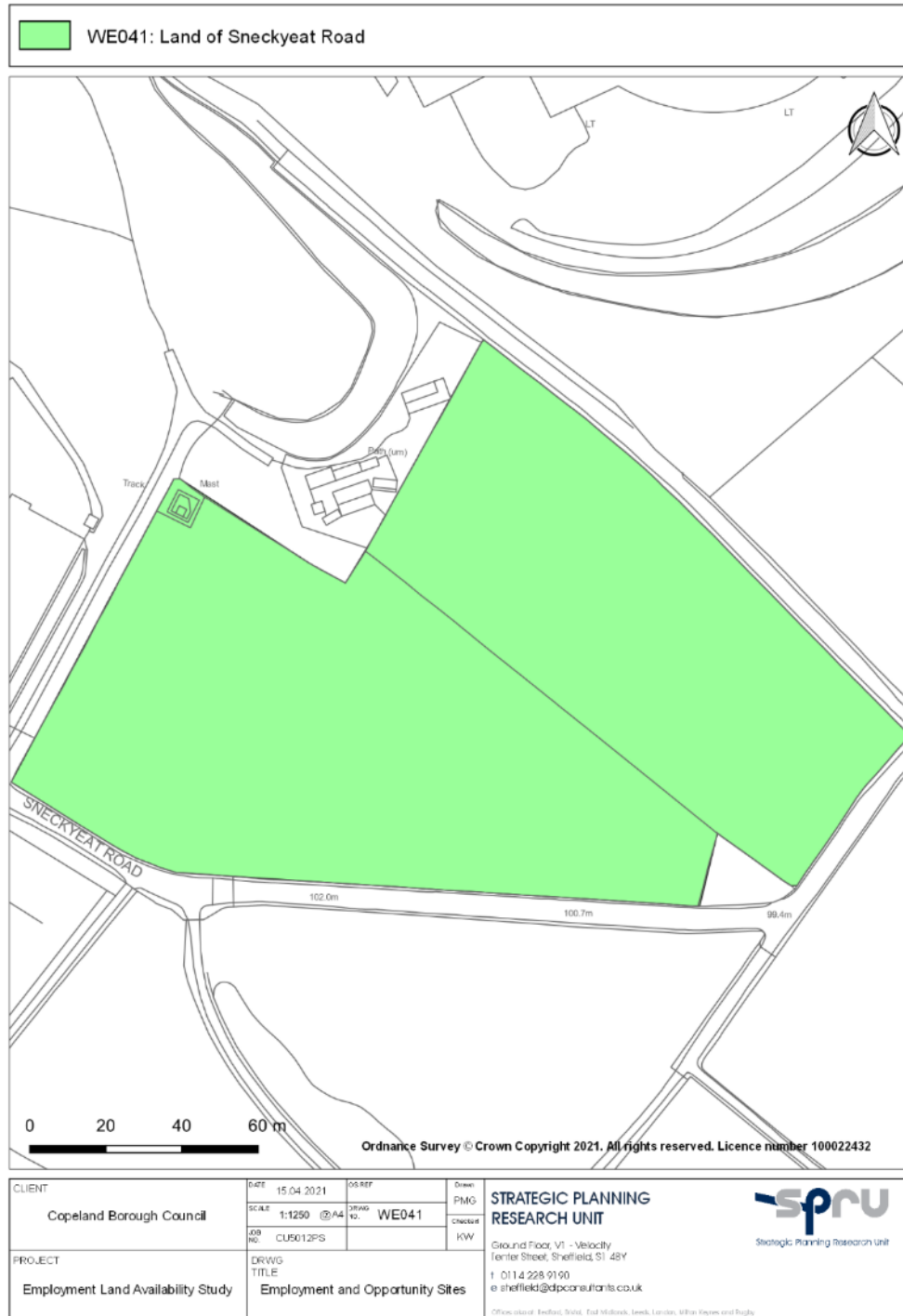


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Site Plan



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Site Assessment Proforma

Site Information			
Site Ref.	WH021	Site Name	Red Lonning
Area (ha)	0.58 ha	Source	Employment and Opportunity Sites document
Address / Location		Whitehaven	
Local Plan Preferred Options Employment Site Type (if relevant)		N/A	
Description of Site and Surrounding Area		<p>The site is located to the north east of Whitehaven built-up urban area, to the east of Harras Moor. The site is adjacent to the existing Red Lonning Industrial Estate and is partly in active employment use (storage yard in east of site in use by McGrady Engineering). The western part of the site is currently derelict land that is fenced off. There is existing vehicular access to the site off Red Lonning to the east. The site is bounded to the north and west by agricultural fields, to the south by parts of Red Lonning industrial estate and an overgrown playing field, and to the east by Red Lonning industrial estate with Whitehaven Golf Club beyond. The topography of the site slopes uphill slightly from south to north.</p>	
Landowner(s) (if known)		<p>George McGrady (eastern part of site)</p> <p>Elizabeth McGrady (eastern part of site)</p> <p>Gary Mayson (western part of site)</p>	
Current Site Occupiers			
Land in the east of the site currently in use as storage yard by McGrady Engineering.			
Site Suitability Appraisal			
Is the site in an area of flood risk?		No – the site is located in Flood Zone 1.	
Would development of the site offer a poor level of amenity to neighbouring residents?		There are residential properties to the south of the site but these are separated from the site by a vegetated buffer.	
Would development of the site have an adverse impact on important		No – this is a previously developed brownfield site	

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landscape features identified in the Settlement Landscape Character Assessment?	
Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?	The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.
Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?	No
Would development of the site be harmful to the character of the area?	No – the site is part of an existing industrial site
Is the site well related and well connected to an existing settlement?	The site is located within the adopted Whitehaven settlement boundary.
Would development of the site constitute an unacceptable intrusion into the open countryside?	No
Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?	There is a band of trees along the northern and western site boundaries, however these are not the subject of a TPO.
Can suitable access to the site be provided?	There is existing vehicular access to the site off Red Lonning to the east.
Does the site have good strategic connectivity and accessibility?	The site is located approximately 2 miles (3 minute drive) south of the A595 via Red Lonning.
Would development of	Given the relatively small scale of the site it is unlikely development

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the site have an unacceptable impact on the highway network?	of the site would have a significant impact on the highway network. However, any future development would need to be accompanied by appropriate highways and transport assessments. On site parking would also need to be considered as there is currently limited parking within the adjacent industrial estate.
Would development of the site have an unacceptable impact upon a heritage asset or its setting?	There are no heritage assets identified within close proximity to the site.
Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	N/A
Strategic Planning Considerations	
Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?	The site is currently allocated as Employment Land (ref. E5) in Policy EMP1 of the adopted Local Plan (2013-2028). The land to the north and west of the site is currently proposed as a housing allocation (ref. HWH2 / WH001a) within the emerging Local Plan.
Is the site important in delivering other economic development objectives or the emerging spatial strategy?	Development of this site could help to support the emerging strategic objective of providing a wide range of modern, high-quality employment sites within the key service centres.

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Site Availability Appraisal	
Is the site already in active employment use?	The eastern part of the site is currently in use as a storage yard associated with the adjoining business (McGrady Engineering). The western part of the site appears to have previously been in employment use (possible storage yard), now disused and overgrown.
If yes, what are current occupancy rates on the site?	The site is partly occupied (50%).
If the site is an existing employment site, is there any available developable space within the site?	Yes – both parts of the site have potential to be redeveloped for employment use.
Is the site in multiple ownerships?	Yes
Has the landowner(s) indicated their intention to develop or sell the site for economic use?	George and Elizabeth McGrady have confirmed their part of the site (to the east) is unavailable. No response received from Gary Mason (owner of western part of site).
If no, when is the site likely to become available?	Unknown
Are there any known ransom strips or existing tenancies?	Unknown
Site Deliverability Appraisal	
Has the site been formally identified for employment for at least 10 years?	The site was allocated for employment development in the adopted Local Plan (2013-2028).
Has there been any recent development activity on site within the last 5 years?	There has been no recent development activity on the site.
Is the site being actively marketed as an	No

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employment site?	
Is the site owned by a developer or other agency known to undertake employment development?	No
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?	Yes – site is in multiple ownership
What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?	<p>Western part of site:</p> <p>4/05/2755/0 – Application for contractors depot and stores (Plot A Red Lonning Industrial Estate) was approved in December 2005.</p> <p>4/12/2373/0F1 – Application for development of site for contractors depot, workshop and offices was approved in September 2012.</p> <p>Eastern part of site:</p> <p>4/11/2572/0F1 – Application for extension to existing engineering workshop was approved in January 2012.</p> <p>4/12/2095/0F1 – Application for change of use of land for open storage of plant and machinery was approved in March 2012.</p>
Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?	The proximity of proposed housing allocation to the north of the site may prevent intensification of industrial use on the site due to possible amenity impacts.
Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?	Unknown
If no, is there any public funding committed (or likely to be provided) to make employment development viable?	Unknown

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Appraisal Summary	
Suitability	The eastern part of the site is currently in active employment use. The western part of the site has previously been in active employment use. The site is therefore considered suitable for employment use.
Availability	The eastern part of the site is available for employment development. The availability of the western part of the site is unconfirmed.
Deliverability	The site is already in employment use.
Recommendation	
The eastern part of the site may be allocated as employment land (together with the wider Red Lonning Industrial Estate site). The western part of the site is not confirmed as available and so cannot be allocated.	

Site Photographs
 

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Site Plan

