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# Copeland Local Plan 2021- 2038

Publication Draft  
Appendices

January 2022

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# Appendix A: Wayfinding

## Appendix A: Wayfinding

Chapter	Policy No.	Policy Name	Pre- Publication Consultation ref	Preferred Options ref	Notes
Development Strategy	DS1PU	Presumption in favour of Sustainable Development	N/A	DS1PO	
	DS2PU	Reducing the impacts of development on Climate Change	DS2PU	CC1PO	Policy moved to Development Strategy to highlight importance
	DS3PU	Settlement Hierarchy	DS3PU	DS2PO	
	DS4PU	Settlement Boundaries	N/A	DS3PO	Settlement boundary policy was not included at pre-publication stage, although several boundary changes were proposed
		<b>(DELETED)</b> Strategic Development Priority Projects	N/A	DS4PO	Policy removed post PO. Details have been moved into the relevant Local Plan chapters
		<b>(DELETED)</b> Development Principles	N/A	DS5PO	Policy removed post PO and all points have been moved into other policies for clarity.
Development Standards	DS5PU	Planning Obligations	N/A	DS6PO	
	DS6PU	Design and Development Standards	N/A	DS7PO	
	DS7PU	Hard and Soft Landscaping	N/A	DS10PO	Previously called 'landscaping'
	DS8PU	Reducing Flood Risk	N/A	DS8PO	
	DS9PU	Sustainable Drainage	N/A	DS9PO	
	DS10PU	Soils, Contamination and land stability	DS10PU	DS11PO	'land stability' added post PO
	DS11PU	Protecting Air Quality	DS11PU	N/A	Policy added post PO
Copeland's Economy	E1PU	Economic Growth	N/A	E1PO	
	E2PU	Location of Employment	N/A	E2PO	
	E3PU	Westlakes Science and Technology Park	N/A	E3PO	

Chapter	Policy No.	Policy Name	Pre- Publication Consultation ref	Preferred Options ref	Notes
	<b>E4PU</b>	Cleator Moor Innovation Quarter at Leconfield	E4PU	N/A	Policy added post PO
	<b>E5PU</b>	Employment Sites and Allocations	E5PU	E4PO	
	<b>E6PU</b>	Opportunity Sites	N/A	E5PO	
	<b>E7PU</b>	Safeguarding of Employment Sites	N/A	E6PO	
		<b>(DELETED)</b> Home working	N/A	E7PO	Policy removed post PO. Criteria in E7PO is covered by revised policy E2PU.
<b>Rural Economy</b>	<b>RE1PU</b>	Agricultural Buildings	N/A	RE1PO	
	<b>RE2PU</b>	Equestrian Related Development	N/A	RE2PO	
	<b>RE3PU</b>	Conversion of rural buildings to commercial or community use	N/A	RE3PO	
<b>Low Carbon and Renewable Energy</b>	<b>CC1PU</b>	Large Scale Energy Developments (excluding nuclear and wind energy developments)	N/A	CC2PO	
	<b>CC2PU</b>	Wind Energy Developments	N/A	CC3PO	
<b>Nuclear Development</b>	<b>NU1PU</b>	Supporting Development of the Nuclear Sector	N/A	CC4PO	
	<b>NU2PU</b>	Maximising opportunities from Nuclear Decommissioning	N/A	CC5PO	Word 'Transformation' removed from policy title post PO
	<b>NU3PU</b>	General Nuclear Energy and associated Development and Infrastructure	N/A	CC6PO	
	<b>NU4PU</b>	Nuclear Development at Sellafield	CC6PU	CC7PO	
	<b>NU5PU</b>	Nuclear Demolition	N/A	CC8PO	
<b>Retail and Leisure</b>	<b>R1PU</b>	Vitality and Viability of Town Centres and villages within the Hierarchy	N/A	R1PO	
	<b>R2PU</b>	Hierarchy of Town Centres	N/A	R2PO	
	<b>R3PU</b>	Whitehaven Town Centre	N/A	R5PO	
	<b>R4PU</b>	The Key Service Centres	R7PU	R7PO	Policy has been adapted to incorporate PO policies R7aPO, R7bPO and R7cPO.

Chapter	Policy No.	Policy Name	Pre- Publication Consultation ref	Preferred Options ref	Notes
	<b>R5PU</b>	Retail and service provision in rural areas	R8PU	R8PO, R9PO, R13PO	Policies merged post PO
	<b>R6PU</b>	Whitehaven Town Centre Primary Shopping Area	N/A	R6PO	
	<b>R7PU</b>	Sequential Test	N/A	R3PO	
	<b>R8PU</b>	Retail and Leisure Impact Assessments	N/A	R4PO	
	<b>R9PU</b>	Non-Retail Development in Town Centres	N/A	R10PO	
	<b>R10PU</b>	Hot Food Takeaways	N/A	R12PO	
		<b>(DELETED)</b> Cleator Moor Town Centre, Egremont Town Centre, Millom Town Centre	R7PU	R7aPO, R2bPO, R7cPO	Policies were repetitive so removed post PO in favour of an overarching policy for the three Key Service centres. Supporting text has been developed to build on the strengths, challenges and opportunities of each centre.
		<b>(DELETED)</b> Local Service Centres, Sustainable Villages and other rural villages	N/A	R8PO	Policies R8PO, R9PO and R13PO had a level of overlap. It was recommended by the Retail Study consultants to merge these policies to provide additional clarity over what development we expect in rural settlements.
		<b>(DELETED)</b> Open Countryside (rest of borough)	N/A	R9PO	As above
		<b>(DELETED)</b> Loss of village shops, post offices and public houses	N/A	R13PO	As above
<b>Tourism</b>	<b>T1PU</b>	Tourism Development	N/A	T2PO	
	<b>T2PU</b>	Coastal Development along the Developed Coast	N/A	T3PO	
	<b>T3PU</b>	Caravan and camping sites for short term letting	N/A	T4PO	

Chapter	Policy No.	Policy Name	Pre- Publication Consultation ref	Preferred Options ref	Notes
		<b>(DELETED)</b> Strengthening the Tourism offer	N/A	T1PO	Policy acted more as a statement than a policy. It has been removed and incorporated into the supporting text for the Tourism Chapter
<b>Housing</b>	<b>H1PU</b>	Improving the Housing Offer	N/A	H1PO	
	<b>H2PU</b>	Housing Requirement	N/A	H2PO	
	<b>H3PU</b>	Housing delivery	N/A	H3PO	
	<b>H4PU</b>	Distribution of Housing	H4PU	H4PO	
	<b>H5PU</b>	Housing Allocations	H5PU	H5PO	
	<b>H6PU</b>	New Housing Development	N/A	H6PO	
	<b>H7PU</b>	Housing Density and Mix	N/A	H7PO	
	<b>H8PU</b>	Affordable Housing	H8PU	H8PO	
	<b>H9PU</b>	Allocated site for Gypsies, Travellers and Travelling Showpeople	N/A	N/A	Policy added post PO
	<b>H10PU</b>	Gypsies, Travellers and Travelling Showpeople Windfall Sites	N/A	H9PO	
	<b>H11PU</b>	Community-led, Self-build and custom build housing	N/A	H10PO	
	<b>H12PU</b>	Residential Establishments, including Specialist, older persons housing and purpose built student and key-worker accommodation	N/A	H11PO	
	<b>H13PU</b>	Conversion and sub-division of buildings to residential uses including large HMO's	N/A	H12PO	
	<b>H14PU</b>	Domestic Extensions and Alterations	N/A	H13PO	
	<b>H15PU</b>	Rural Exception Sites	N/A	H14PO	
	<b>H16PU</b>	Essential Dwellings for Rural Workers	N/A	H15PO	
	<b>H17PU</b>	Conversion of Rural Buildings to Residential Use	N/A	H16PO	

Chapter	Policy No.	Policy Name	Pre- Publication Consultation ref	Preferred Options ref	Notes
	<b>H18PU</b>	Replacement Dwellings outside Settlement Boundaries	N/A	H17PO	
	<b>H19PU</b>	Beach Bungalows	N/A	H18PO	
	<b>H20PU</b>	Removal of Occupancy Conditions	N/A	H19PO	
	<b>H21PU</b>	Residential Caravans	N/A	H20PO	
<b>Health, Sports and Culture</b>	<b>SC1PU</b>	Health and Wellbeing	SC1PU	N/A	Policy added post PO
	<b>SC2PU</b>	Sporting, Leisure and cultural Facilities (excluding playing pitches)	N/A	H21PO	
	<b>SC3PU</b>	Playing Fields and Pitches	N/A	H22PO	
	<b>SC4PU</b>	Impact of new development on sporting facilities	SC4PU	N/A	Policy added post PO
	<b>SC5PU</b>	Community and Cultural Facilities	N/A	H23PO	
<b>Natural Environment</b>	<b>N1PU</b>	Conserving and Enhancing Biodiversity and Geodiversity	N/A	N1PO	
	<b>N2PU</b>	Local Nature Recovery Networks	N/A	N3PO	
	<b>N3PU</b>	Biodiversity Net Gain	N/A	N2PO	
	<b>N4PU</b>	Marine Planning	N/A	N4PO	
	<b>N5PU</b>	Protection of Water Resources	N5PU	N/A	Policy added post PO
	<b>N6PU</b>	Landscape Protection	N/A	N5PO	
	<b>N7PU</b>	St Bees and Whitehaven Heritage Coast	N7PU	N/A	Policy added post PO
	<b>N8PU</b>	The Undeveloped Coast	N/A	N6PO	
	<b>N9PU</b>	Green Infrastructure	N9PU	N/A	Policy added post PO
	<b>N10PU</b>	Green Wedges	N/A	N7PO	
	<b>N11PU</b>	Protected Green Spaces	N/A	N8PO	
	<b>N12PU</b>	Local Green Spaces	N/A	N9PO	
	<b>N13PU</b>	Woodlands, Trees and Hedgerows	N/A	N10PO	Hedgerows added post PO
	<b>N14PU</b>	Community Growing Spaces	N14PU	N/A	Policy added post PO



Chapter	Policy No.	Policy Name	Pre- Publication Consultation ref	Preferred Options ref	Notes
<b>Built and Historic Environment</b>	<b>BE1PU</b>	Heritage Assets	N/A	BE1PO	
	<b>BE2PU</b>	Designated Heritage Assets	N/A	BE2PO	
	<b>BE3PU</b>	Archaeology	N/A	BE3PO	
	<b>BE4PU</b>	Non- Designated Heritage Assets	N/A	BE4PO	
	<b>BE5PU</b>	Shopfronts	N/A	R11PO	
	<b>BE6PU</b>	Advertisements	N/A	H24PO	
<b>Connectivity</b>	<b>CO1PU</b>	Telecommunications and Digital Connectivity	N/A	CO1PO	
	<b>CO2PU</b>	Priority for improving Transport networks within Copeland	N/A	CO2PO	
	<b>CO3PU</b>	Priorities for improving transport links to and from the Borough	N/A	CO3PO	
	<b>CO4PU</b>	Sustainable Travel	CO4PU	CO4PO	
	<b>CO5PU</b>	Transport Hierarchy	N/A	CO5PO	
	<b>CO6PU</b>	Countryside Access	N/A	CO6PO	
	<b>CO7PU</b>	Parking Standards and Electric Vehicle Charging Infrastructure	CO7PU	CO7PO	Electric Vehicle infrastructure added post PO

# Appendix B: Settlement Maps

## Appendix B: Settlement Maps

The following draft maps show the settlement boundaries, allocations, and areas of protection for all of the settlement in the settlement hierarchy.

The maps are presented in alphabetical order following the structure of the settlement hierarchy as follows:

### Principal Town and Key Service Centres

- Whitehaven (Whole Town and Town Centre) pages 12-13
- Cleator Moor page 14
- Egremont page 15
- Millom page 16

### Local Service Centres: pages 17-24

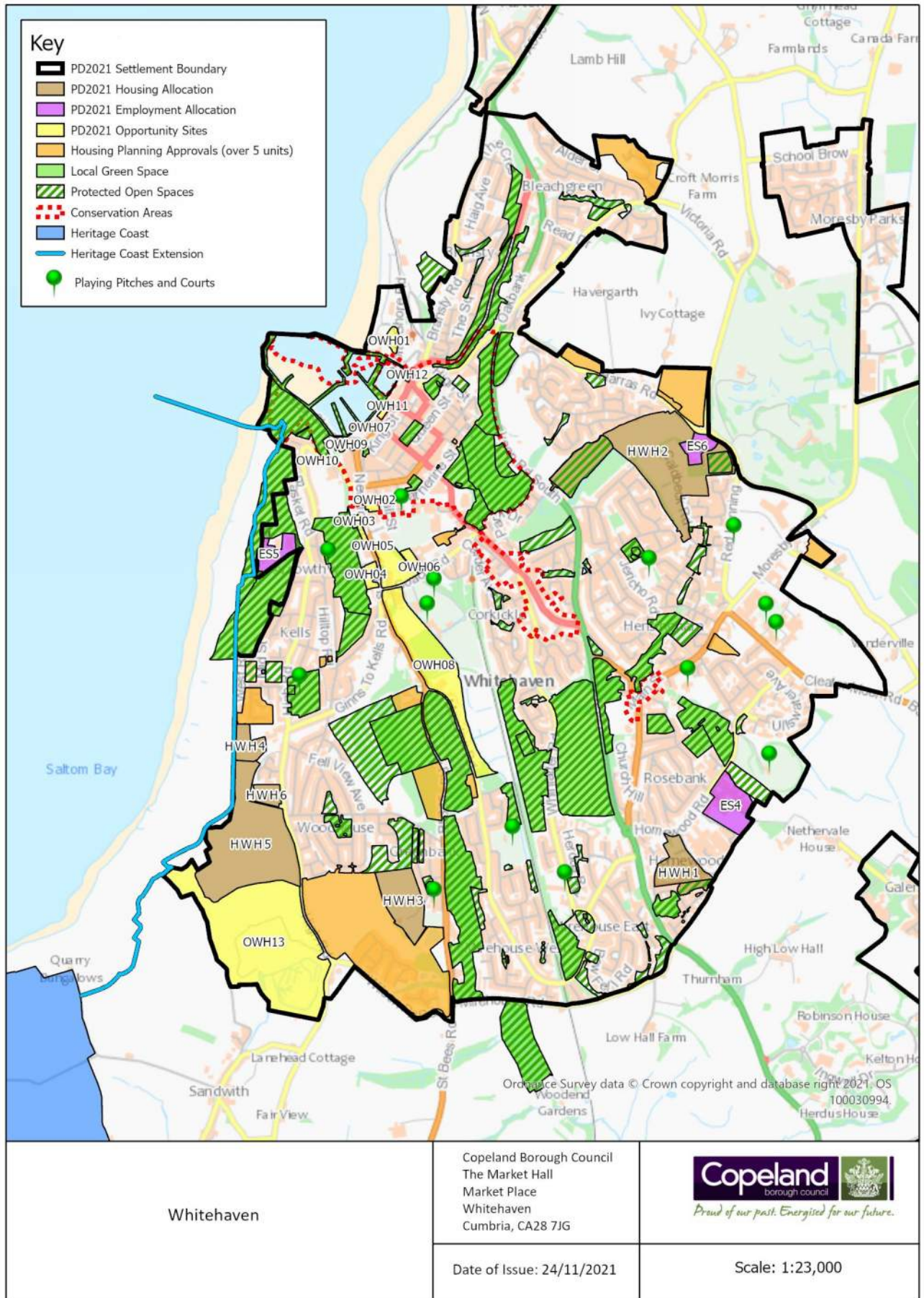
- Arlecdon & Rowrah
- Cleator
- Distington & Common End
- Frizington & Rheda
- Haverigg
- Seascale
- St Bees
- Thornhill

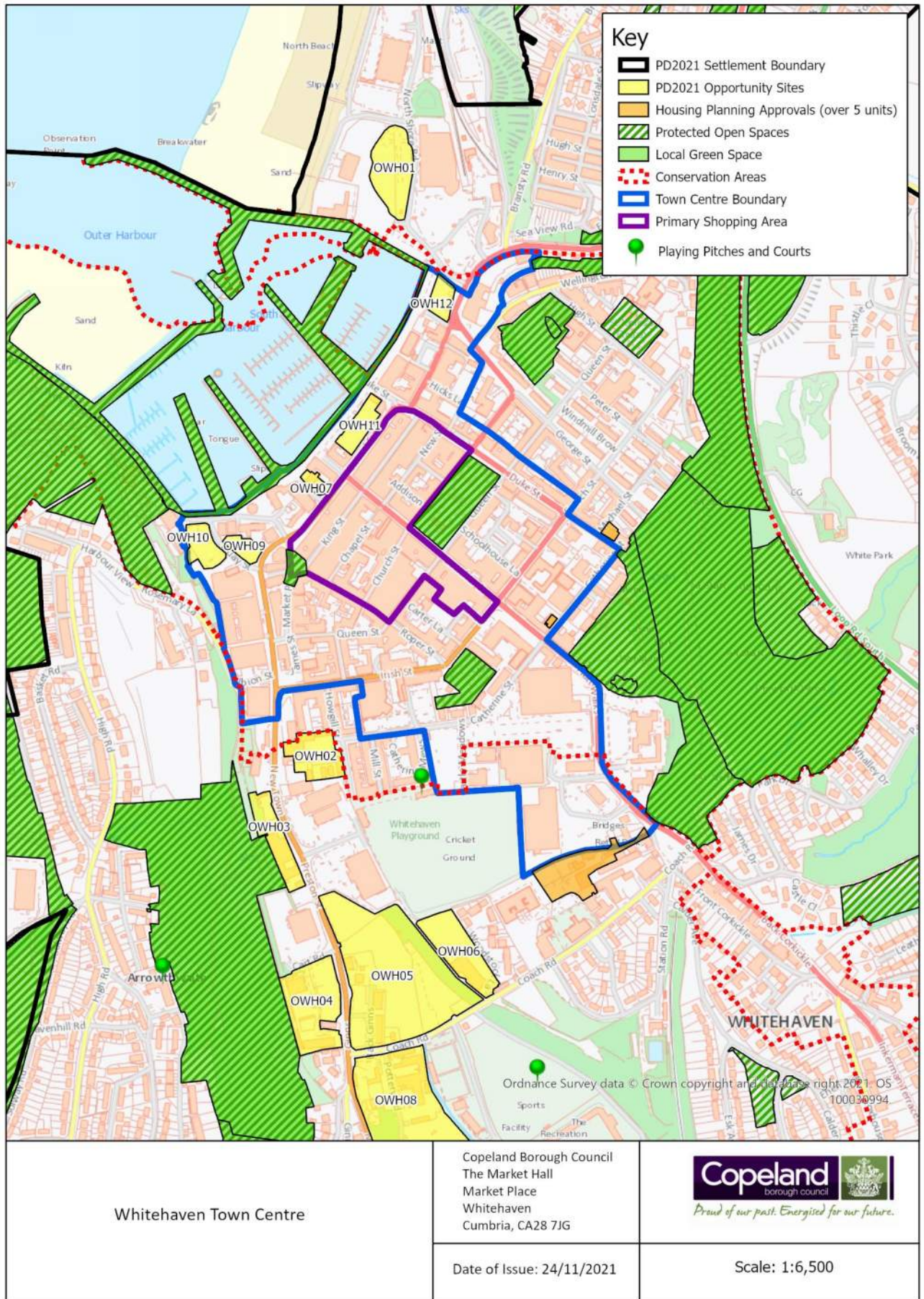
### Sustainable Rural Villages: pages 25-33

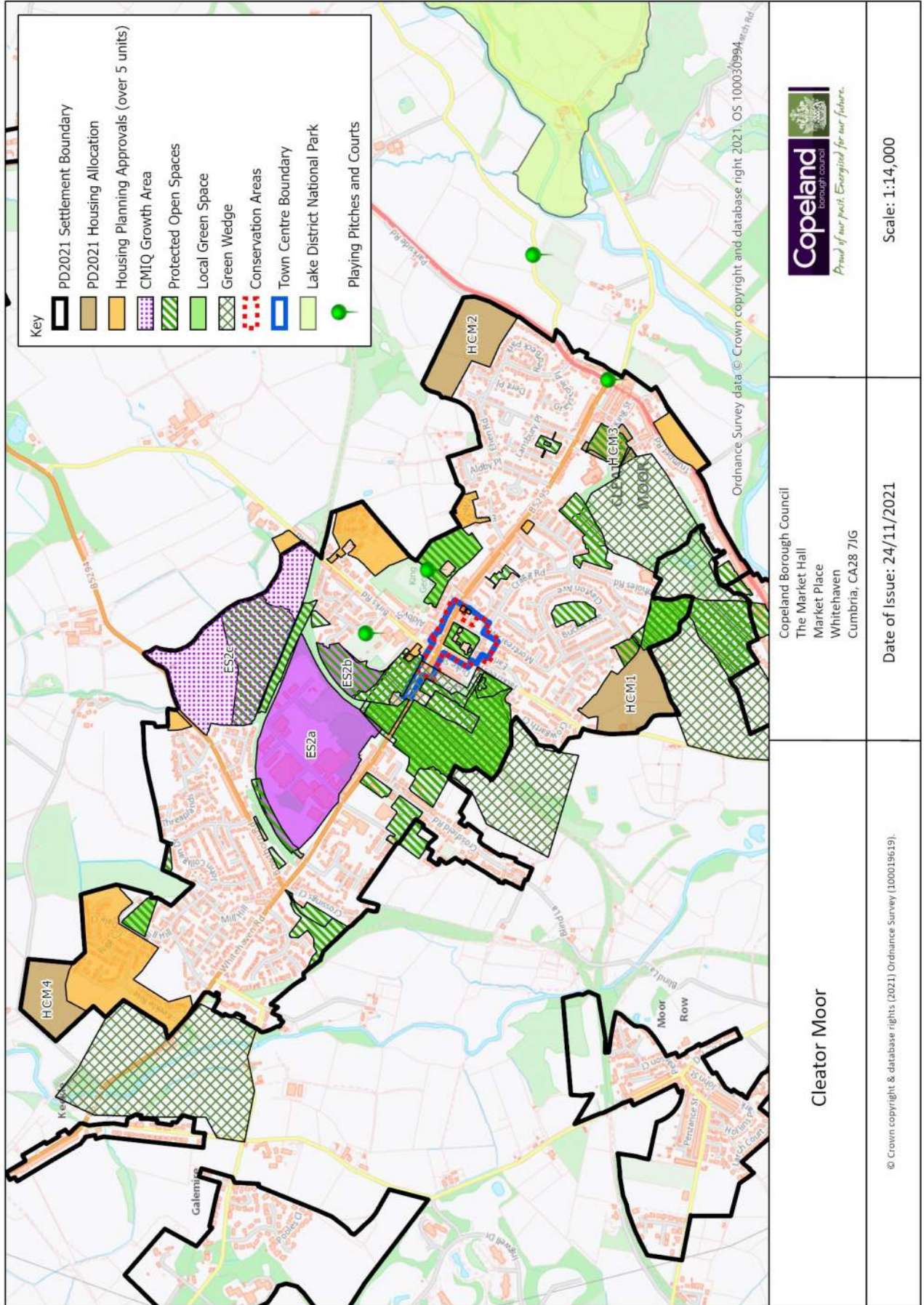
- Beckermest
- Bigrigg
- Drigg
- Ennerdale Bridge
- Holmrook
- Lowca
- Moor Row
- Moresby Parks
- Parton

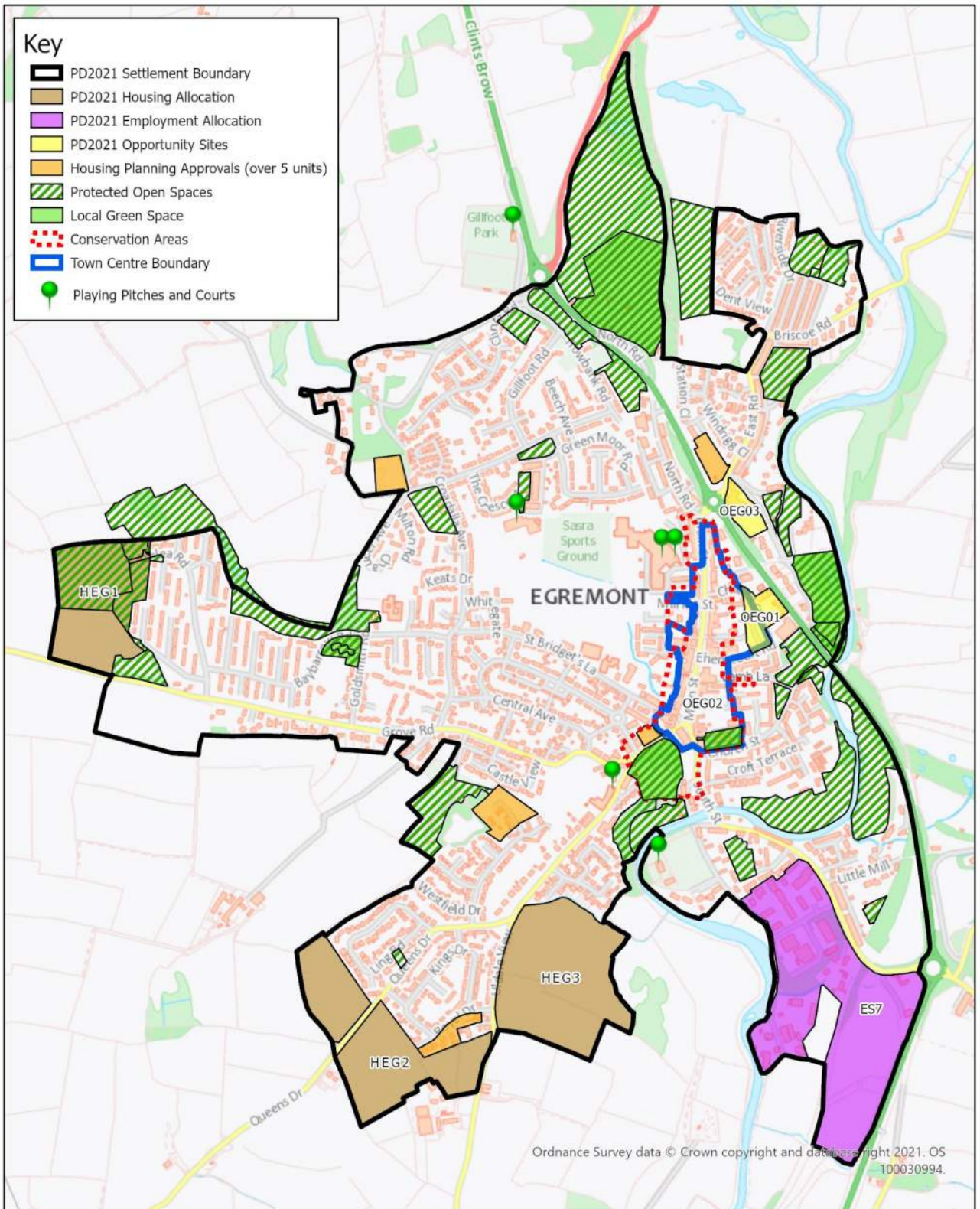
### Other Villages: pages 34-40

- Calderbridge
- Hallthwaites
- Keekle
- Kirkland
- Kirksanton
- Summergrove
- The Green




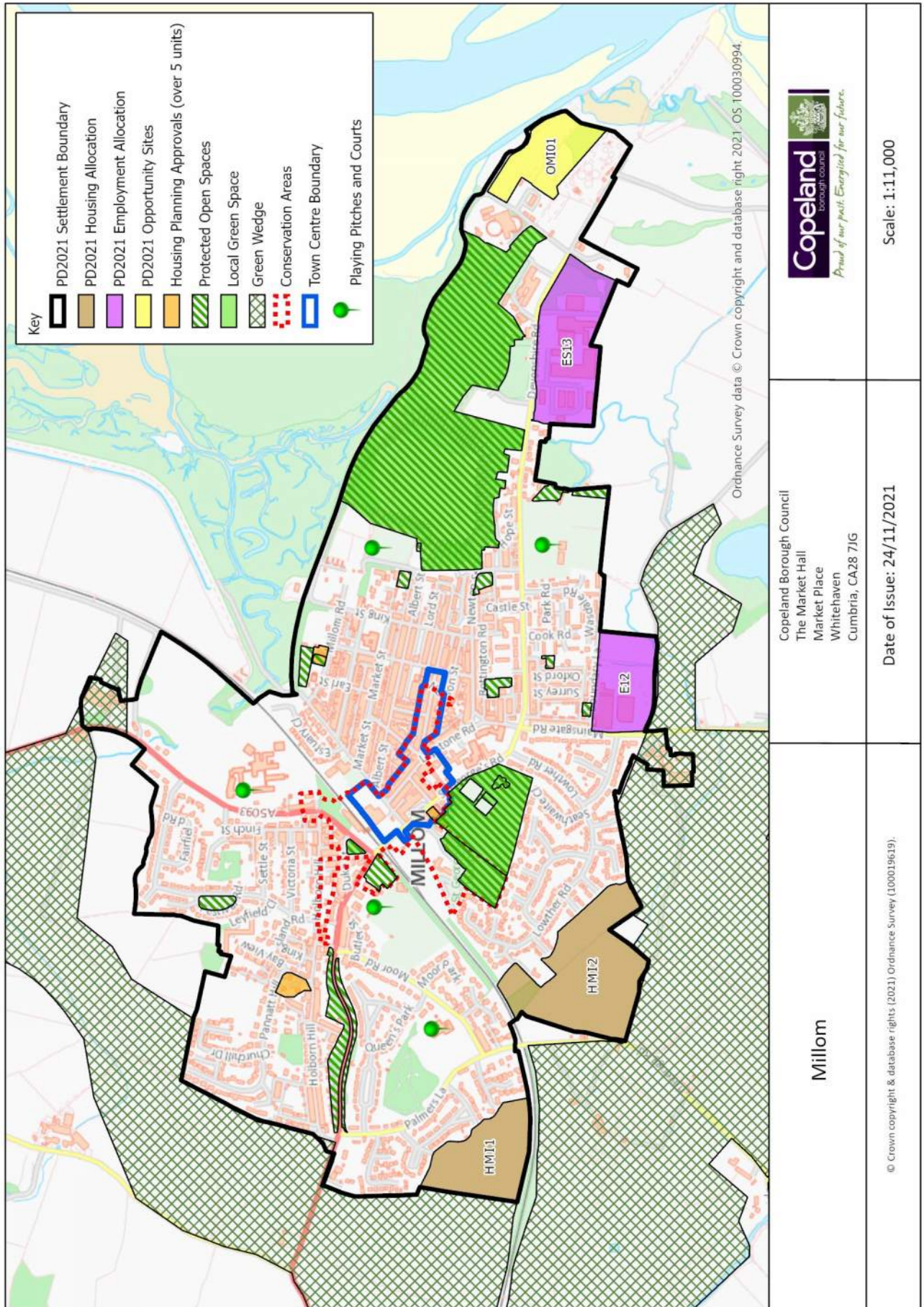






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Egremont	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	Scale: 1:10,500



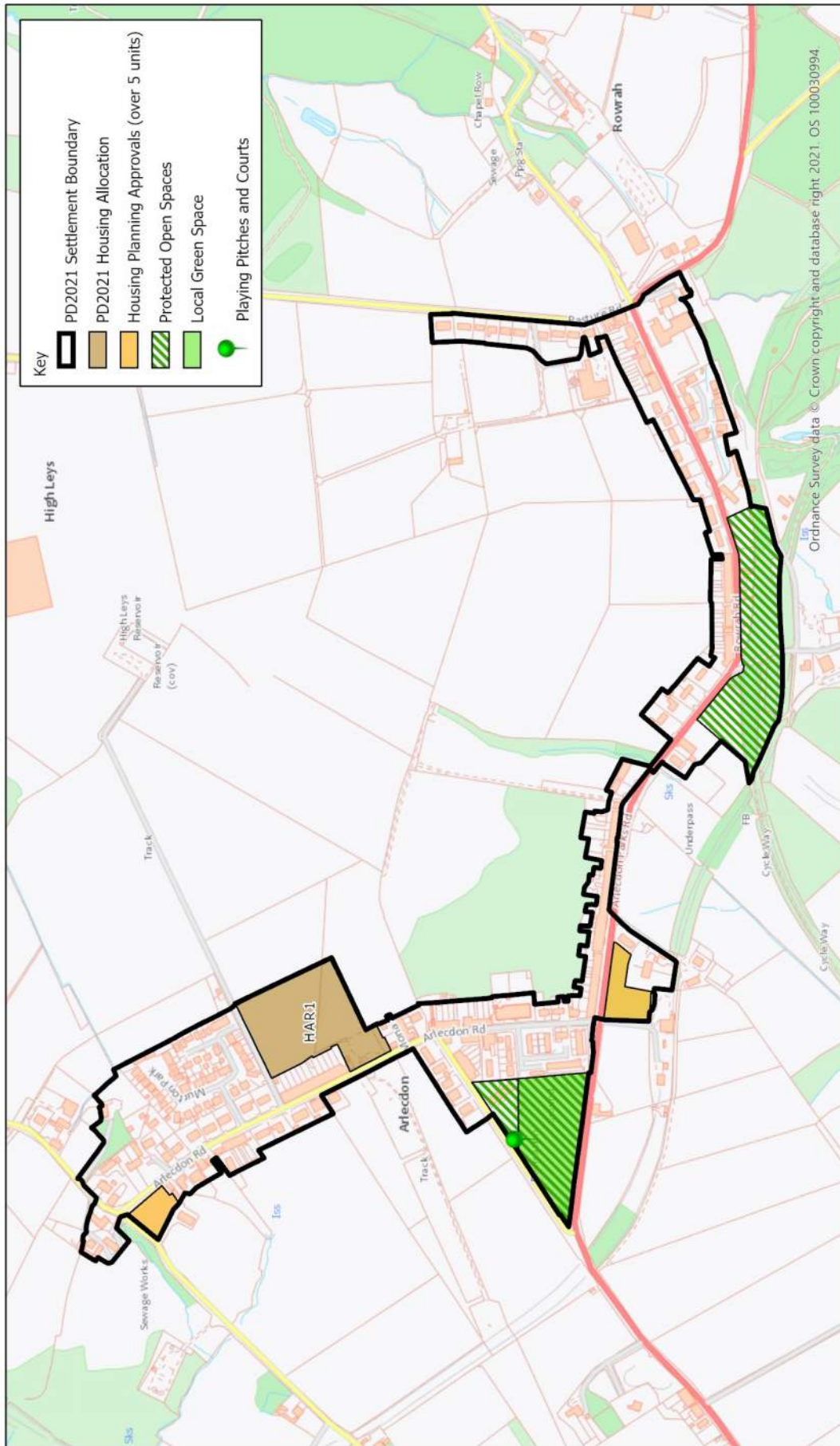
Copeland Borough Council  
 The Market Hall  
 Market Place  
 Whitehaven  
 Cumbria, CA28 7JG

Millom

Scale: 1:11,000

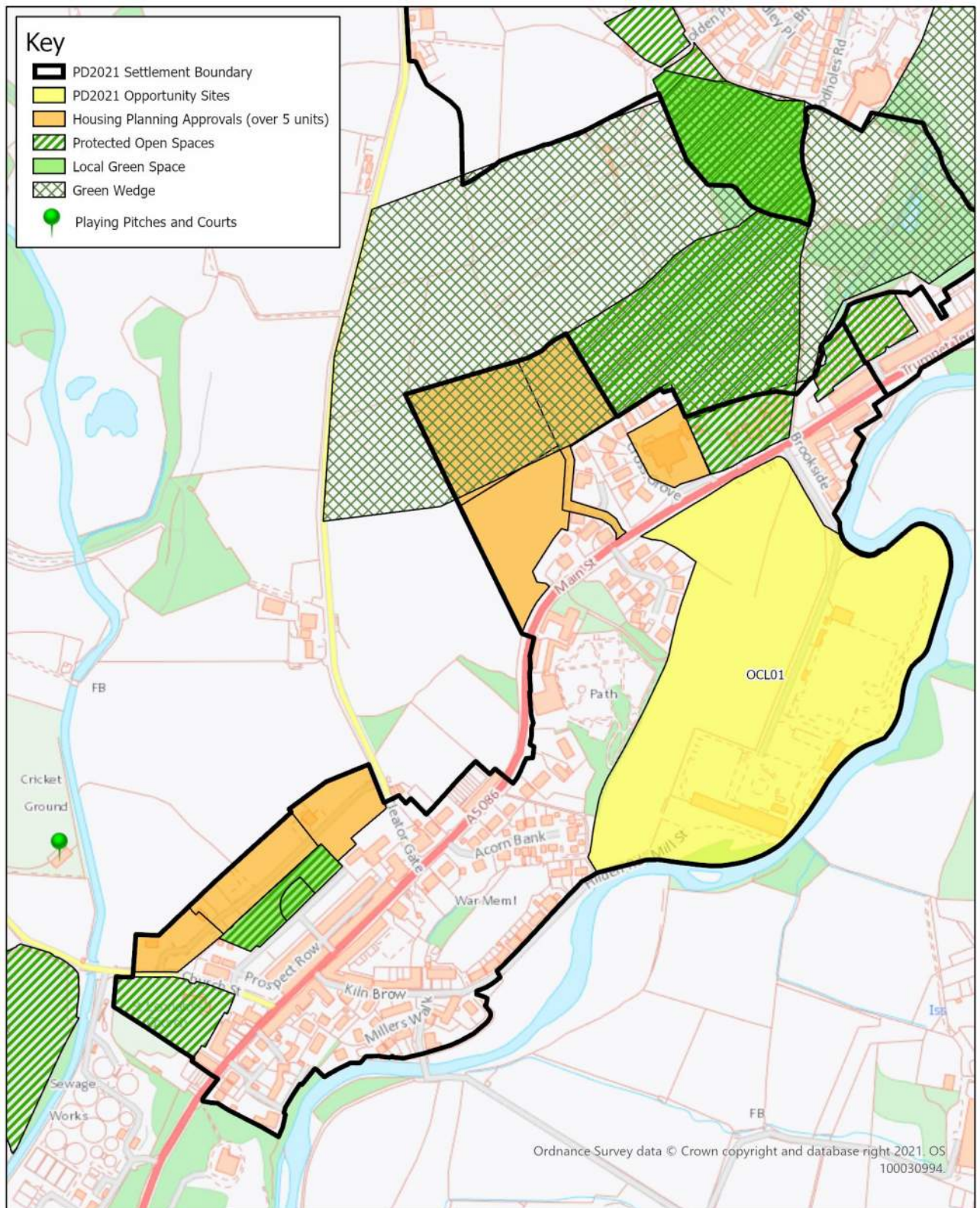
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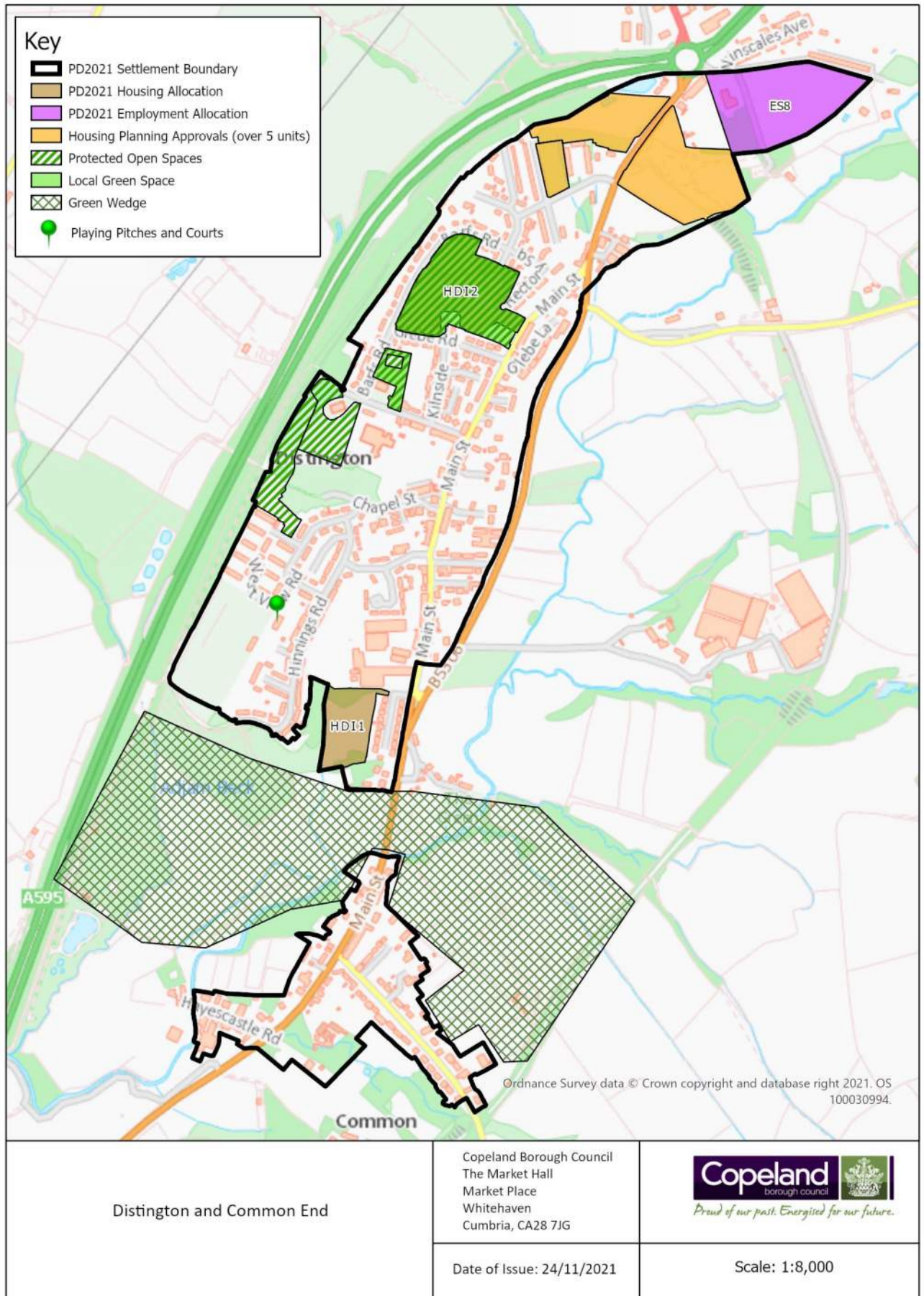


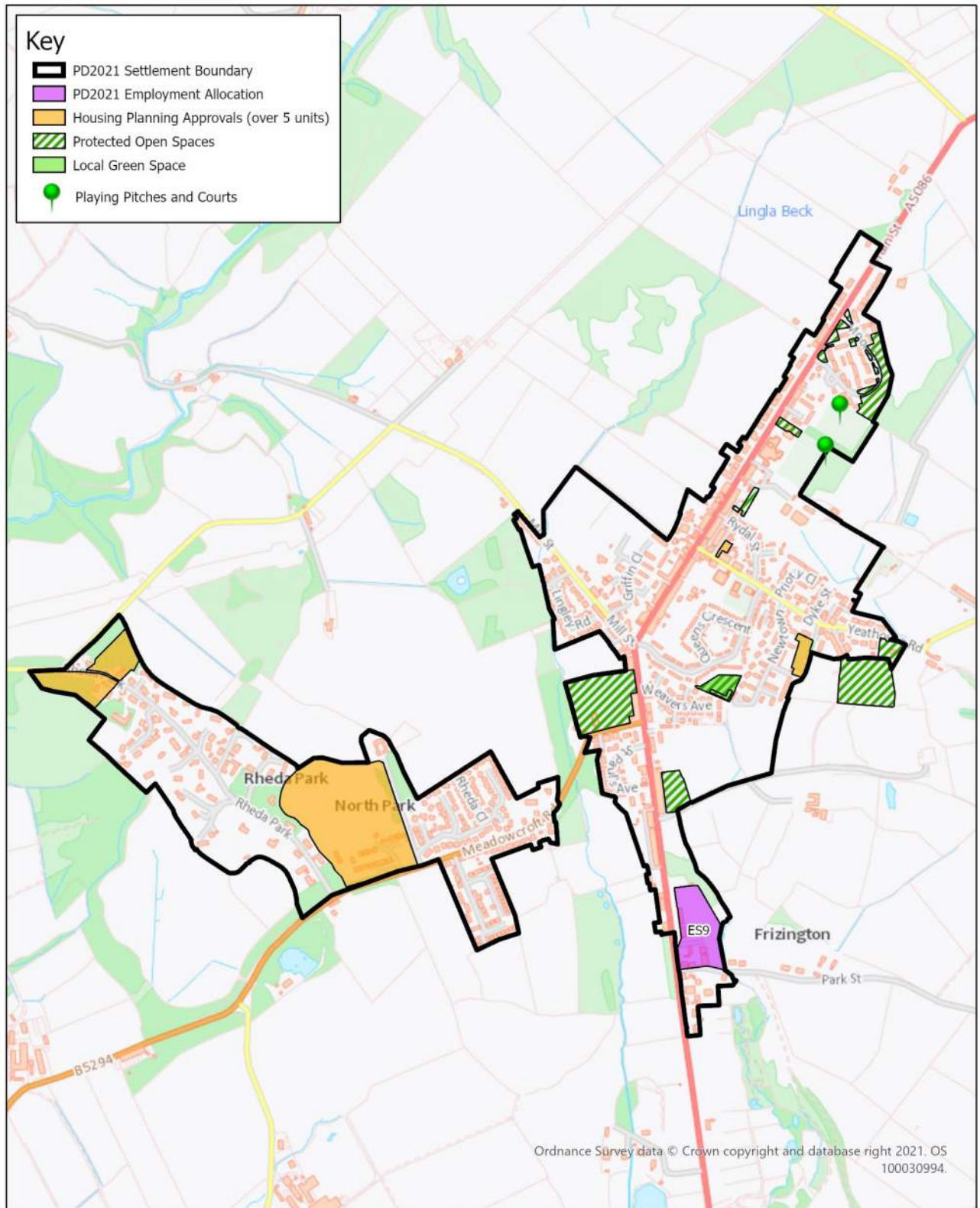
<p>Arlecdon and Rowrah</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	<p>© Crown copyright &amp; database rights (2021) Ordnance Survey (100019019).</p>
<p>Scale: 1:6,500</p>	<p>Date of Issue: 24/11/2021</p>	<p>© Crown copyright and database right 2021 OS 100030994.</p>






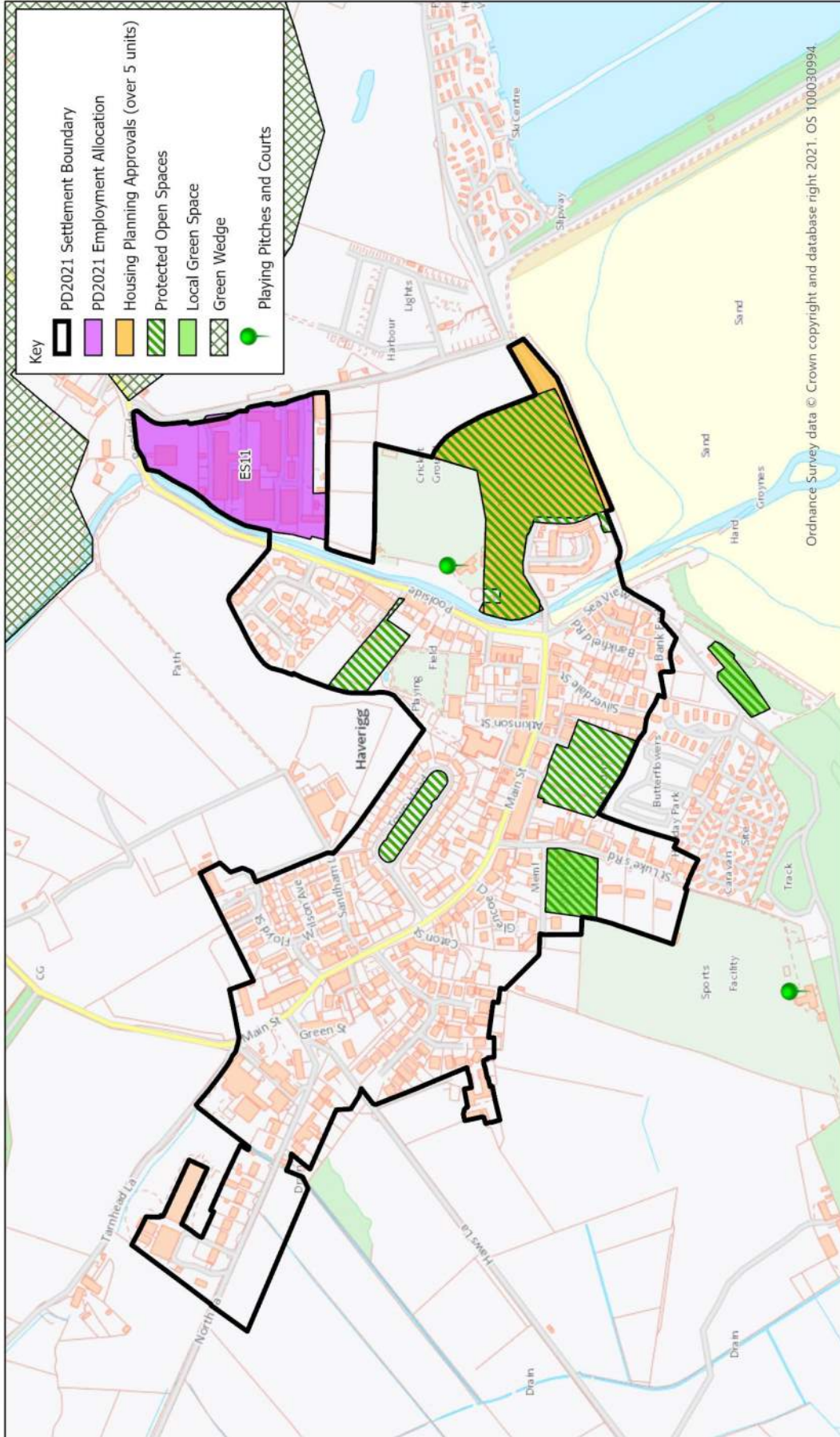
Cleator	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	Scale: 1:5,000




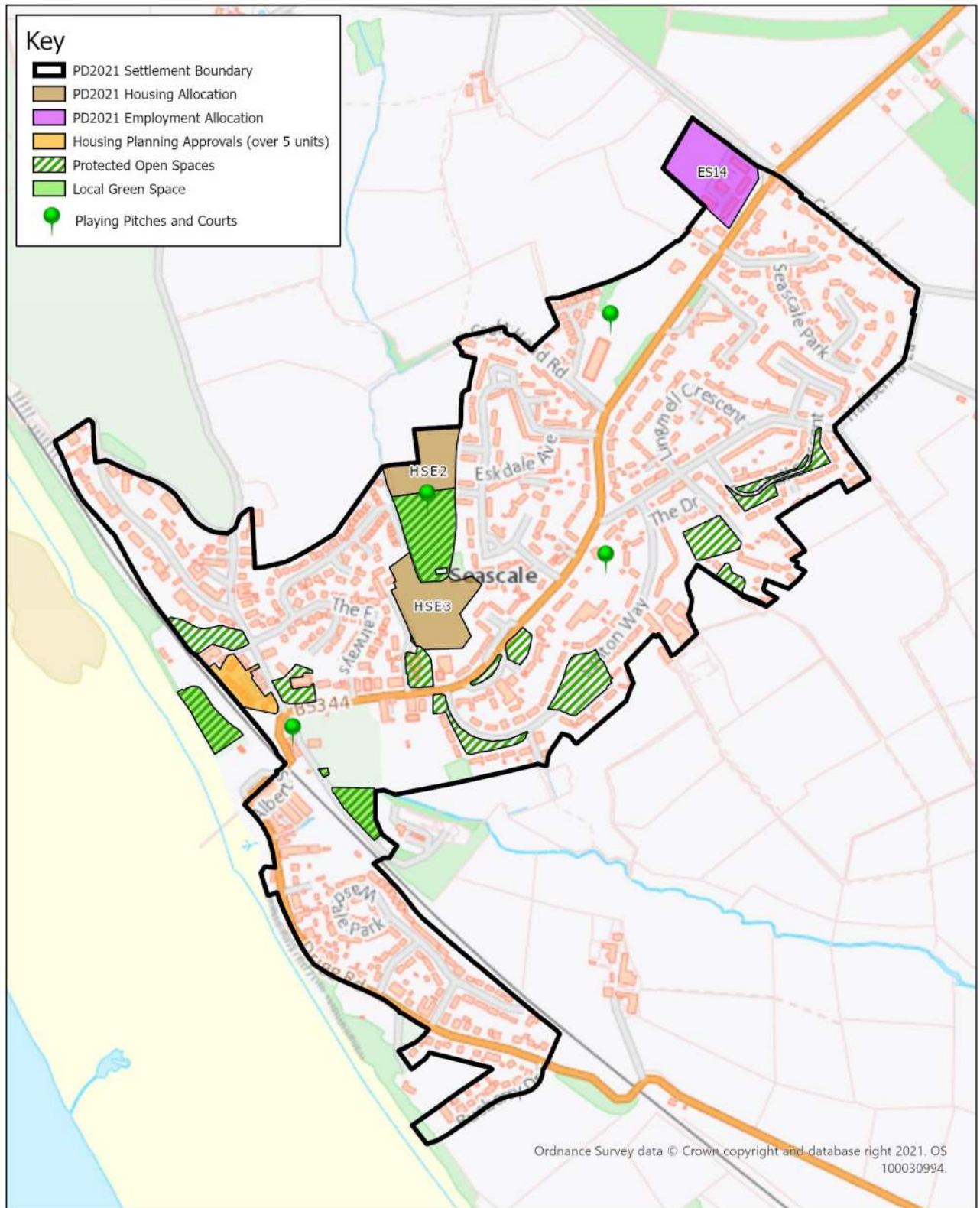



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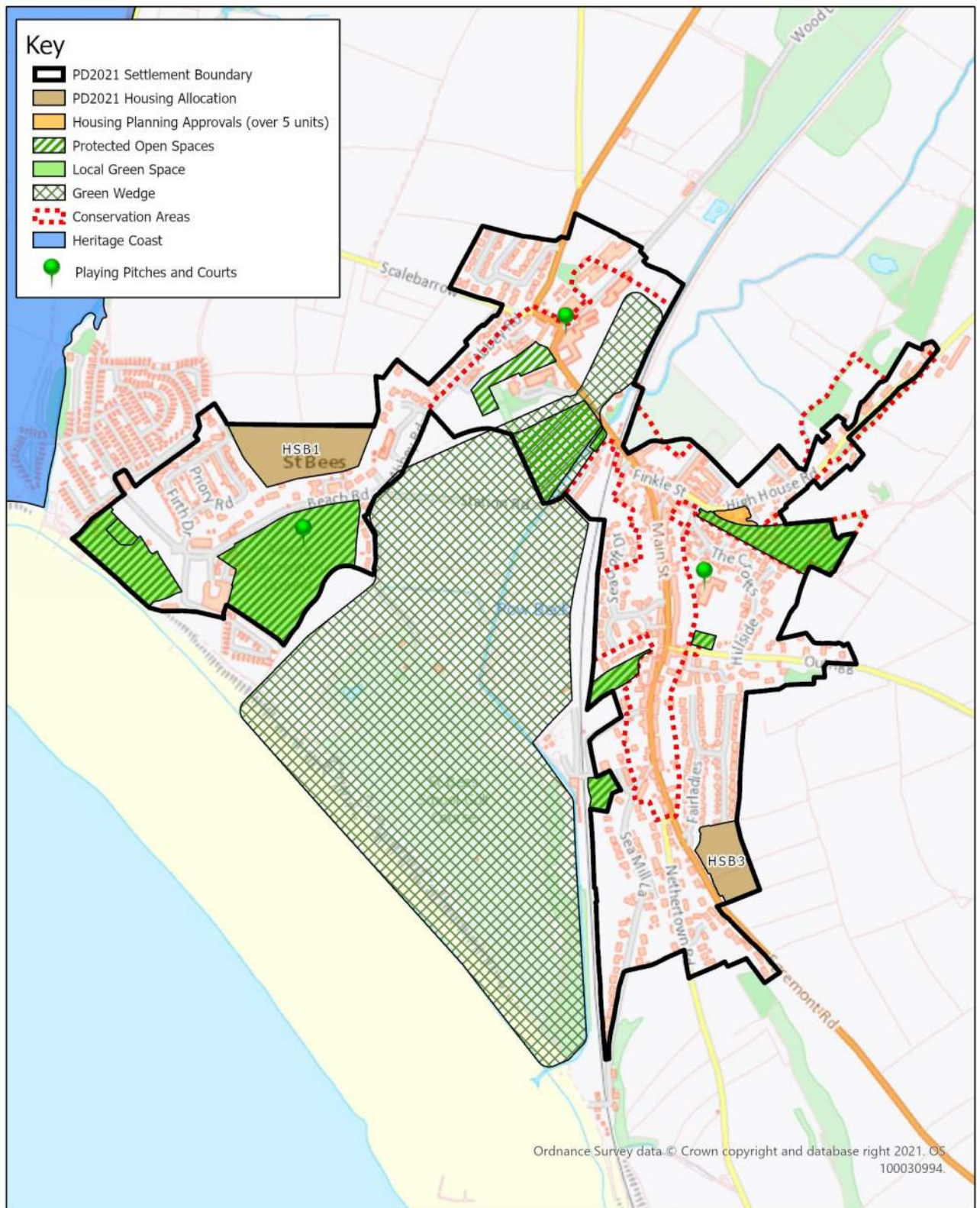
Frizington and Rheda	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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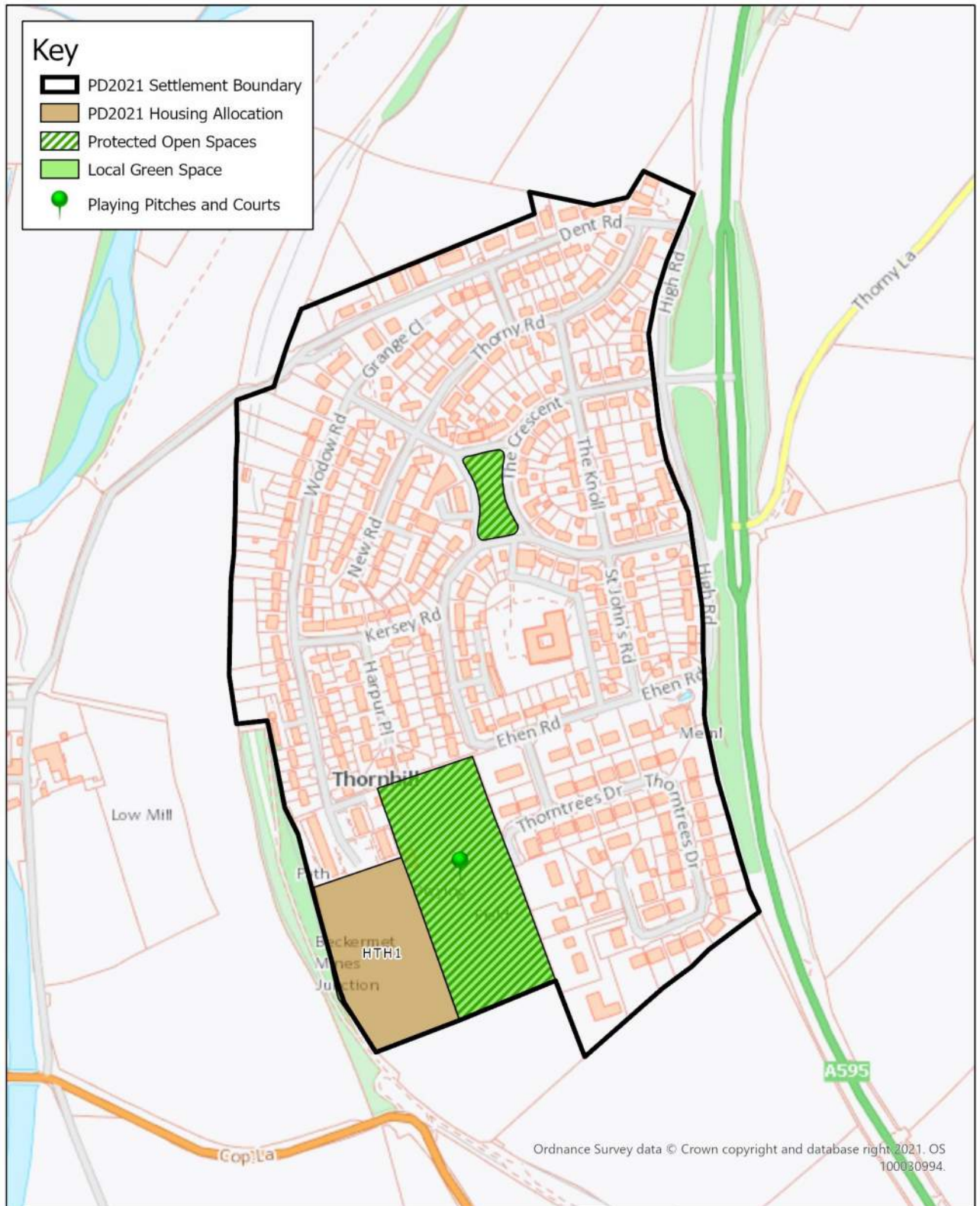
	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	<p><b>Haverigg</b></p>
<p>Scale: 1:6,000</p>	<p>Date of issue: 24/11/2021</p>	<p>© Crown copyright &amp; database rights (2021) Ordnance Survey (100019619).</p>



Seascale	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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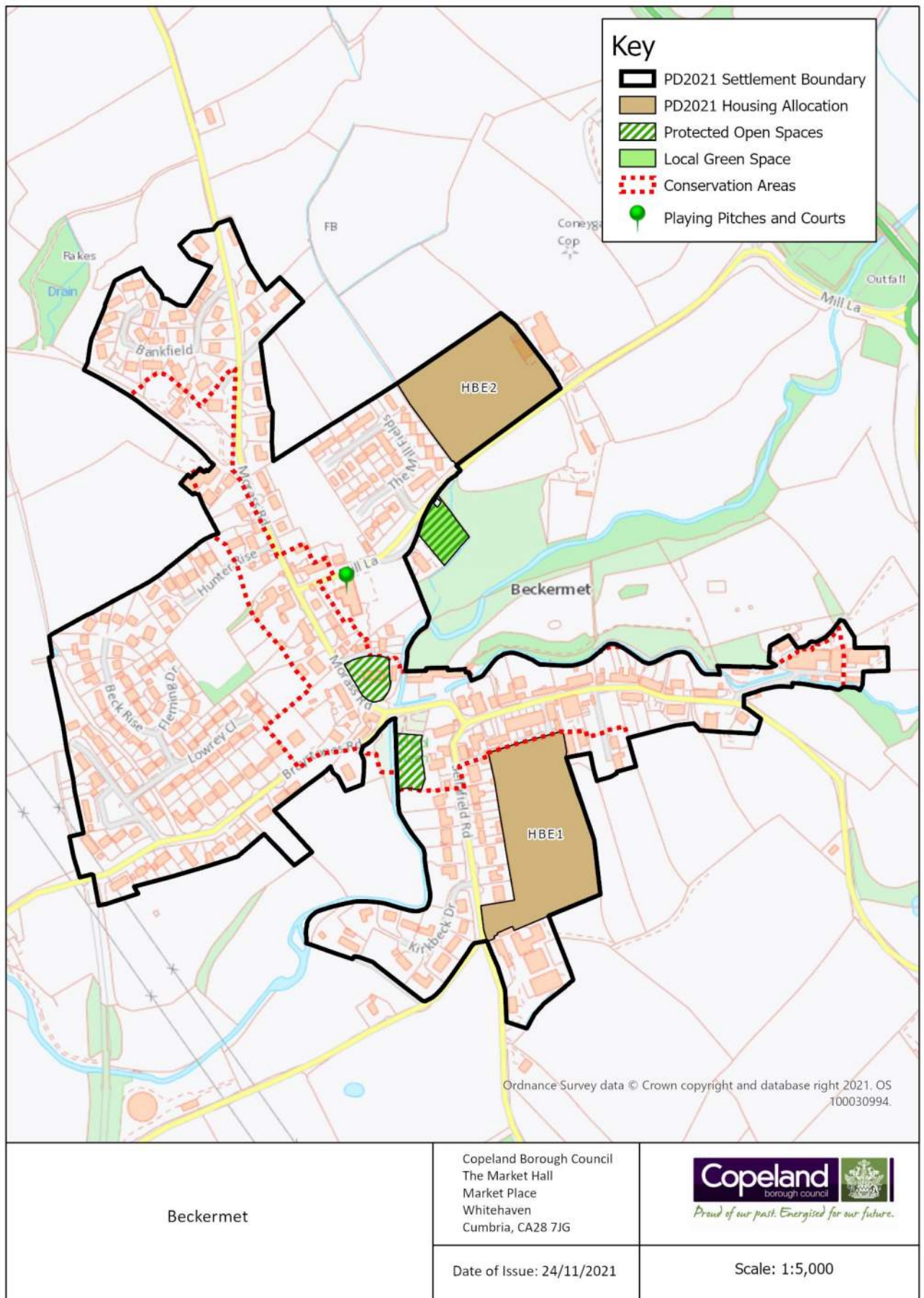
St Bees	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	Scale: 1:9,000

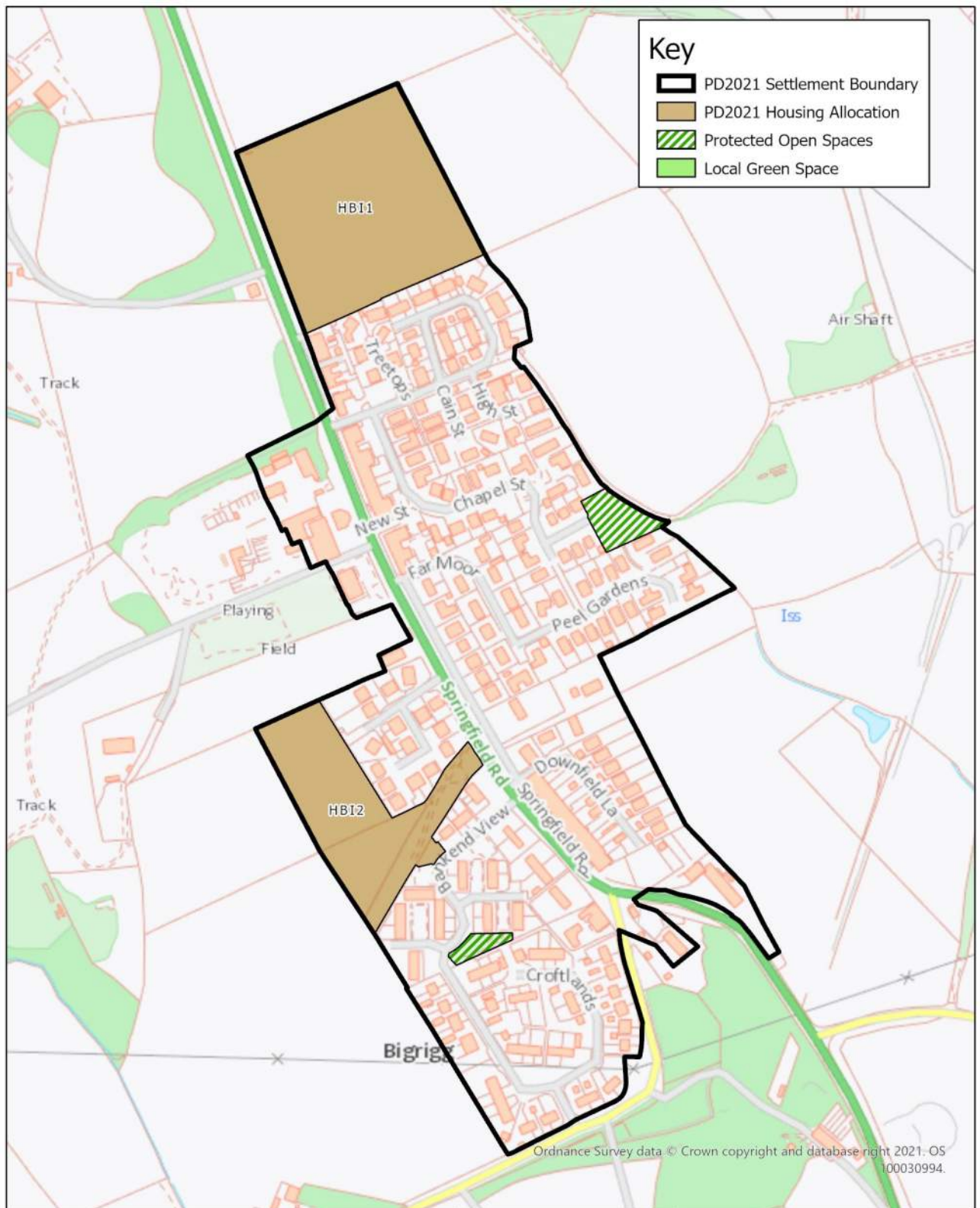



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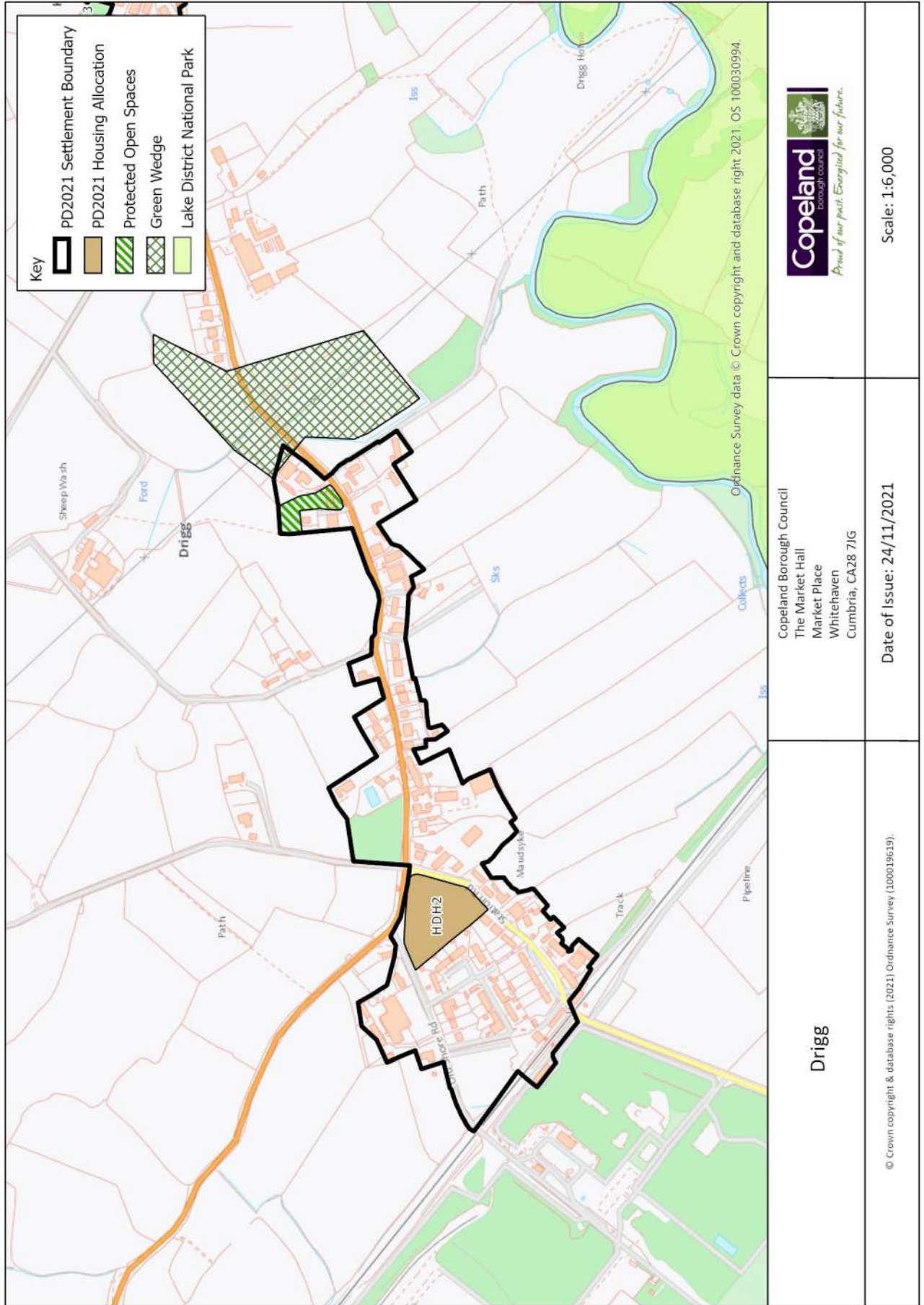
Thornhill	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	



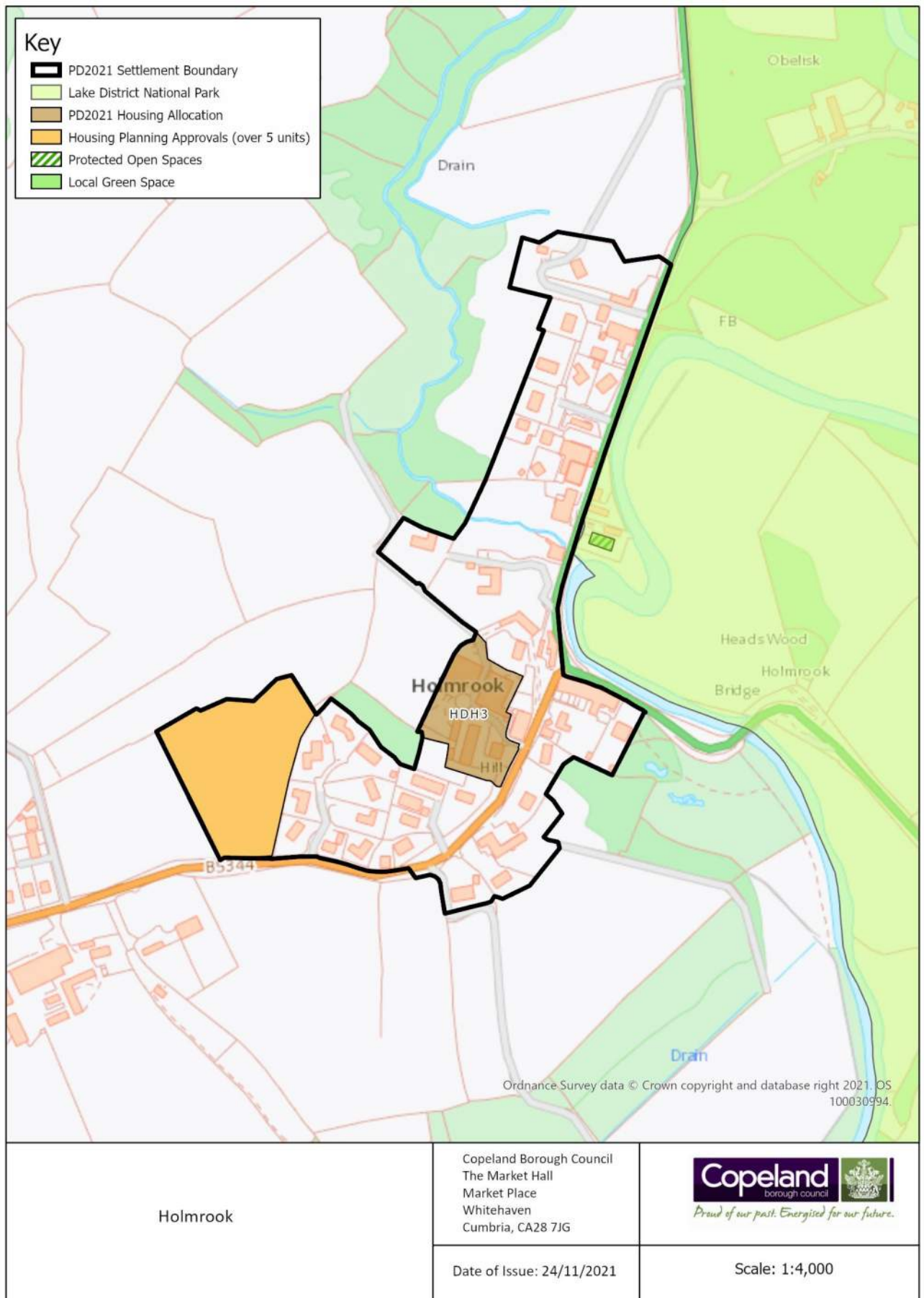


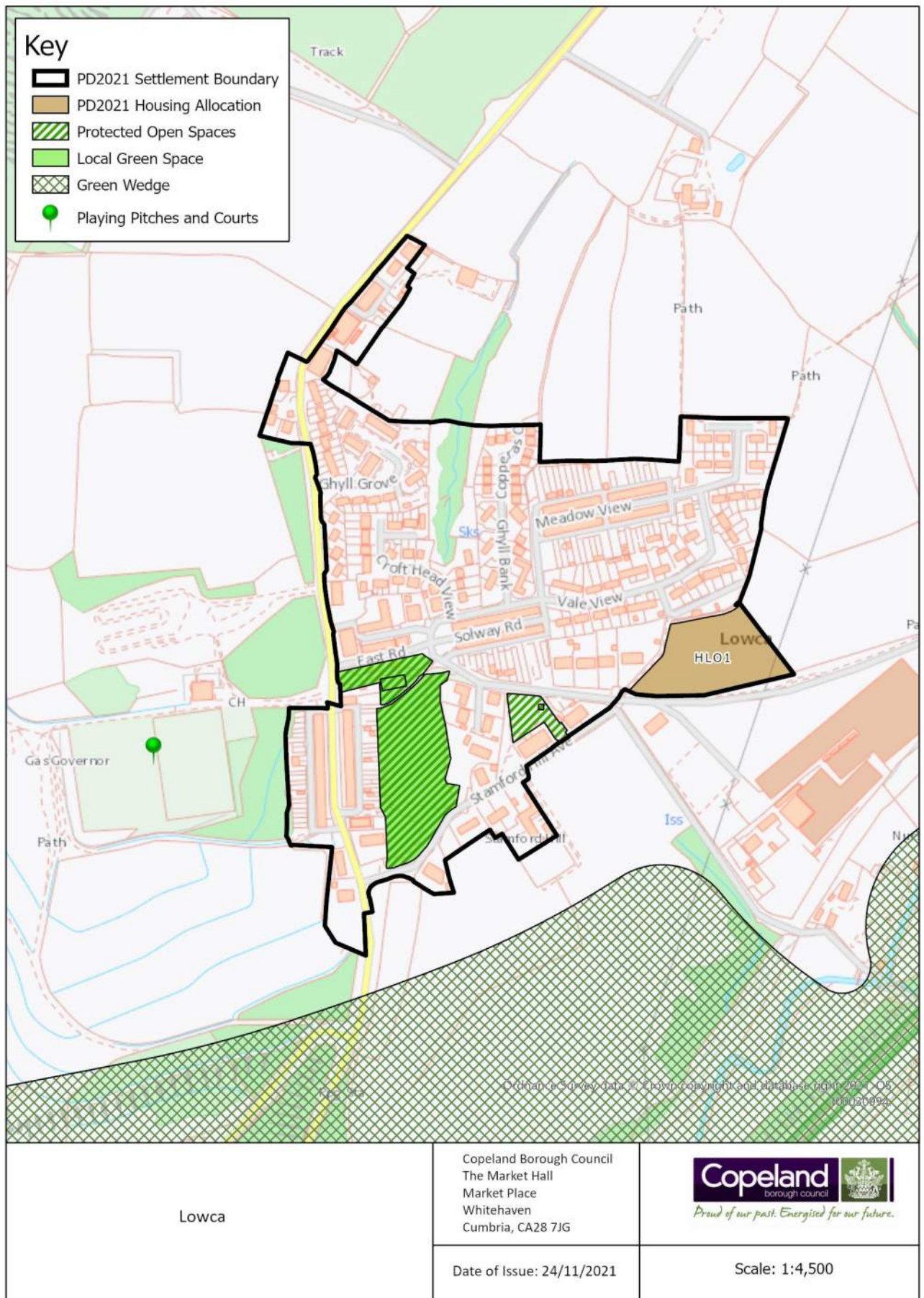


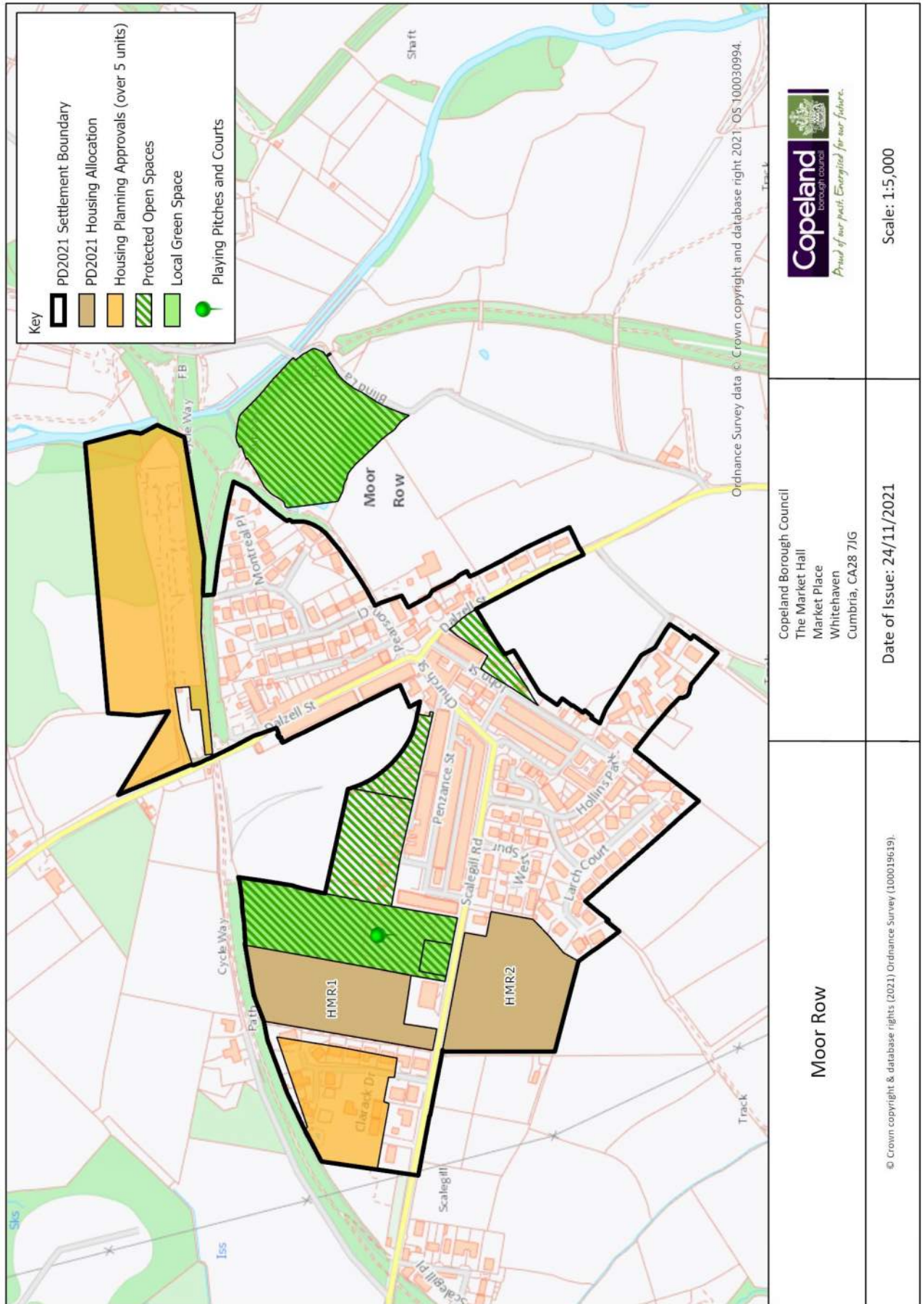
Bigrigg	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	Scale: 1:4,000

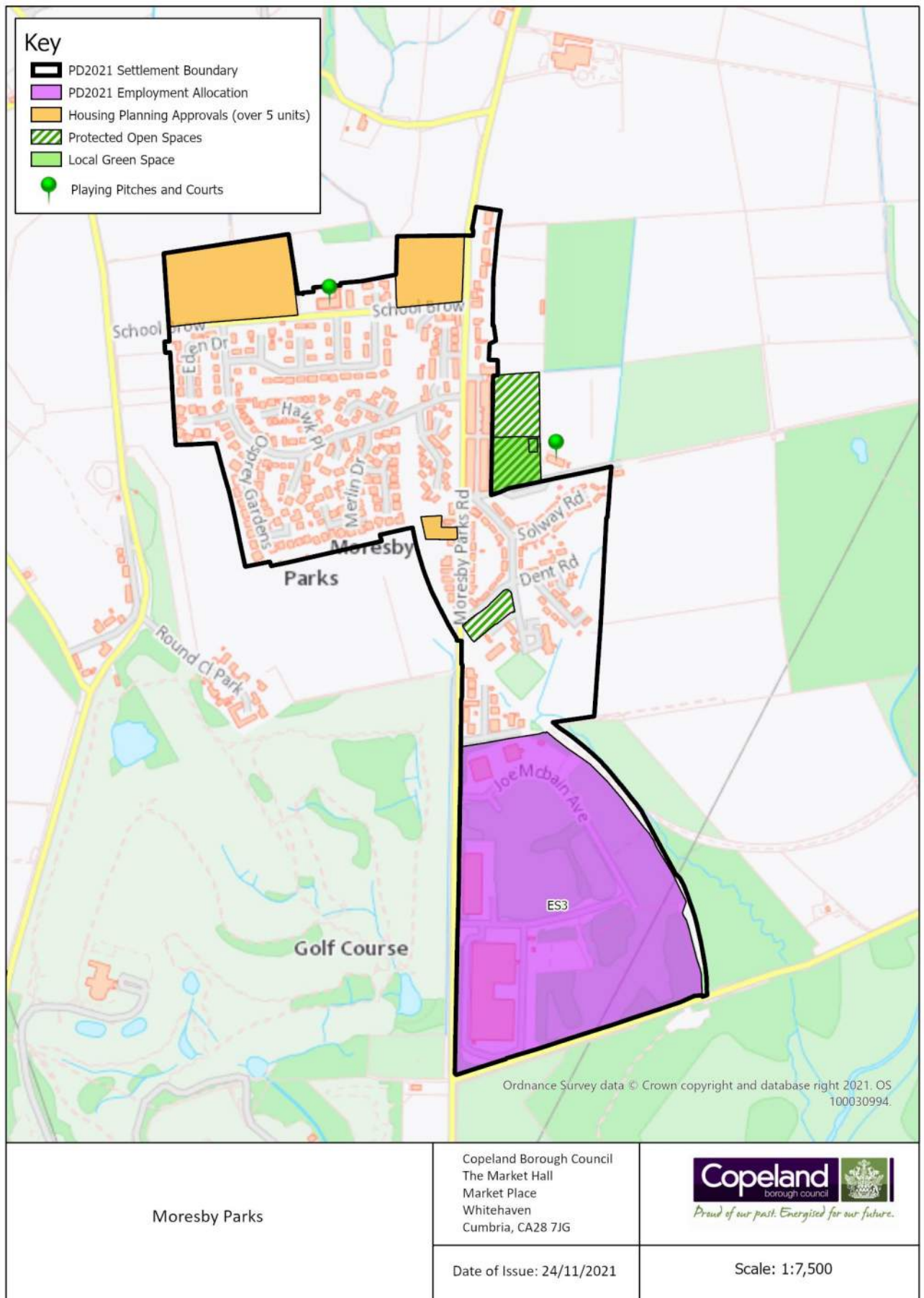


	<p>Ennerdale Bridge</p>	<p>© Crown copyright &amp; database rights (2021) Ordnance Survey (100019619).</p>
<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	<p>Date of Issue: 24/11/2021</p>	<p>Scale: 1:4,000</p>

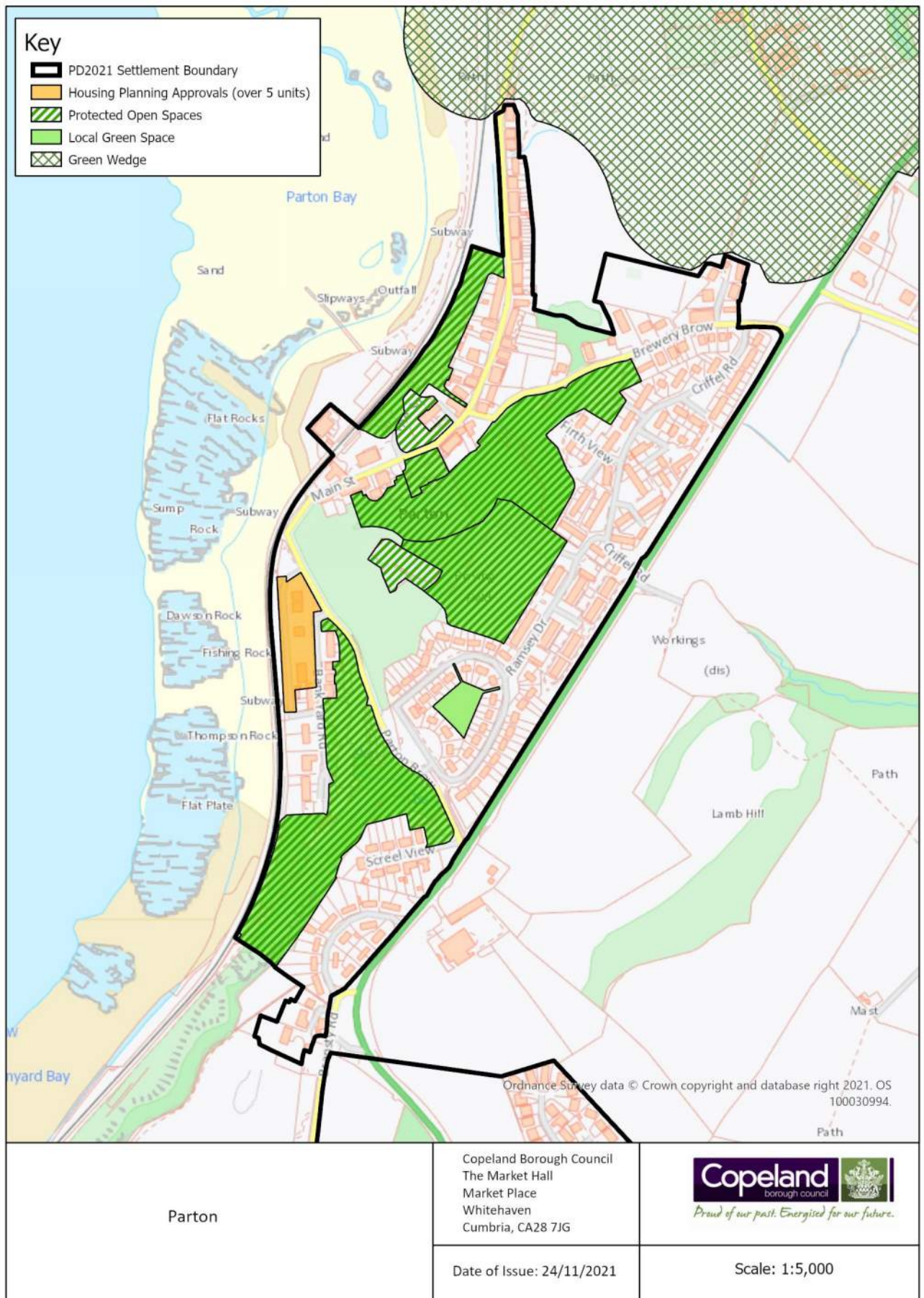


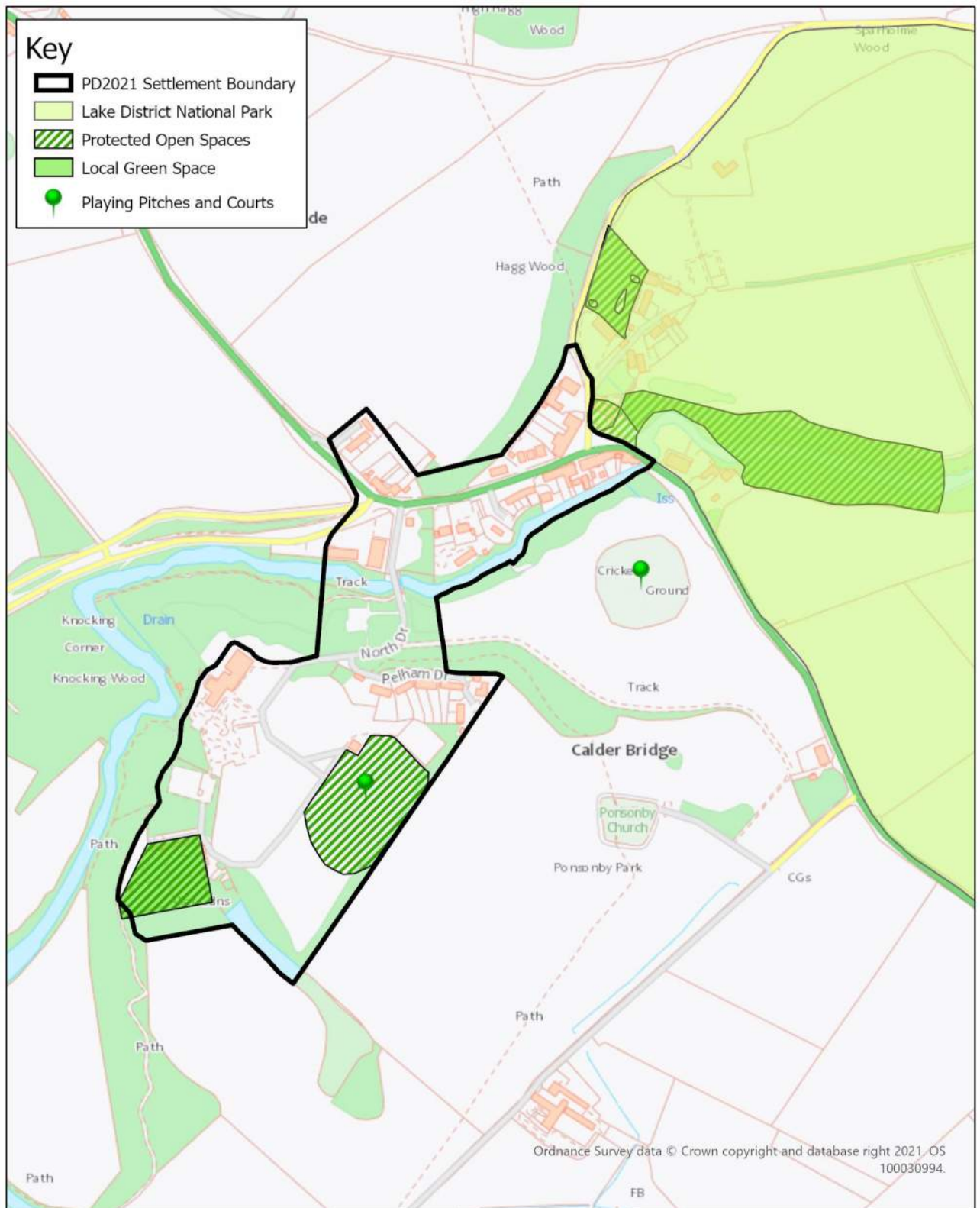





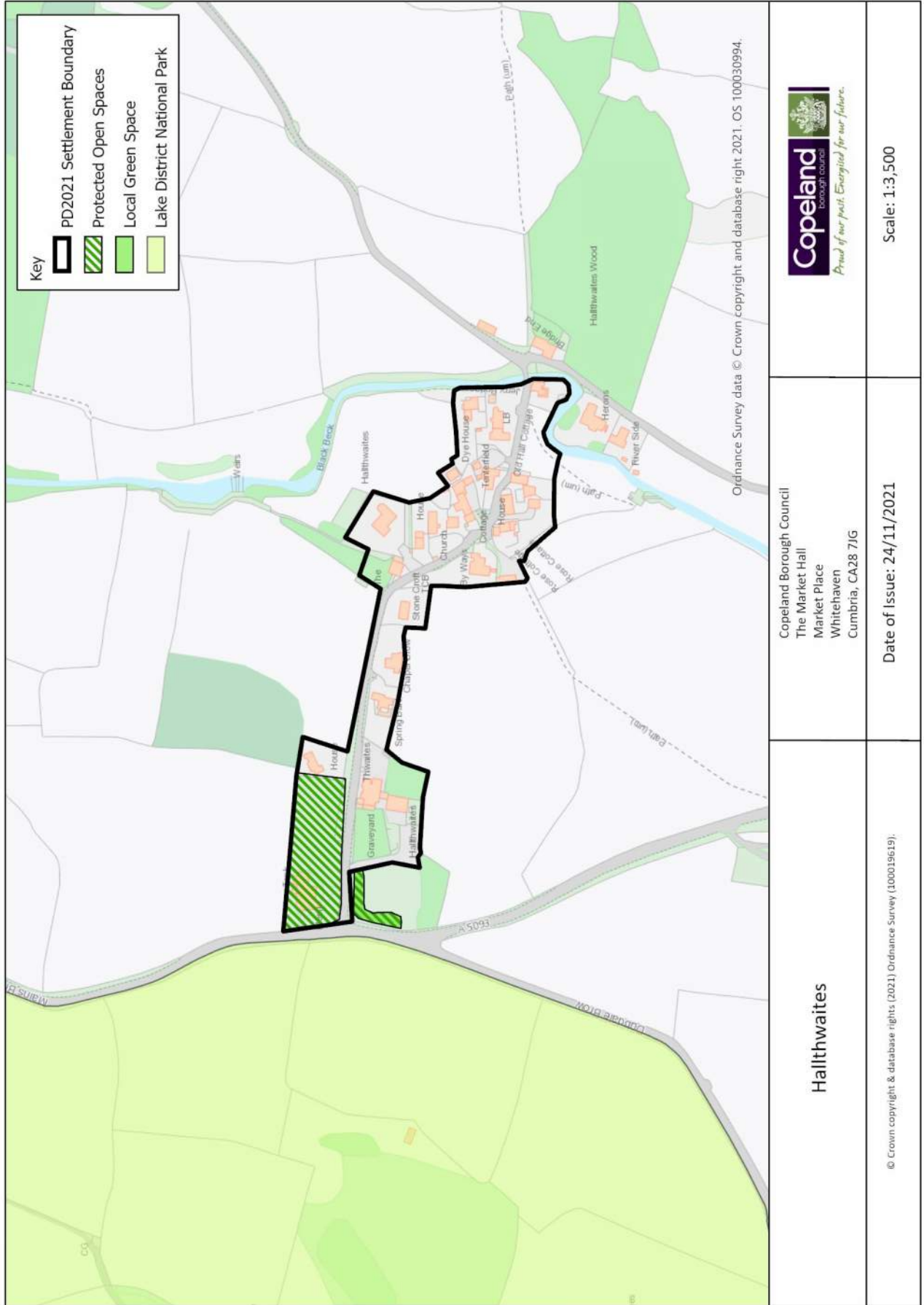


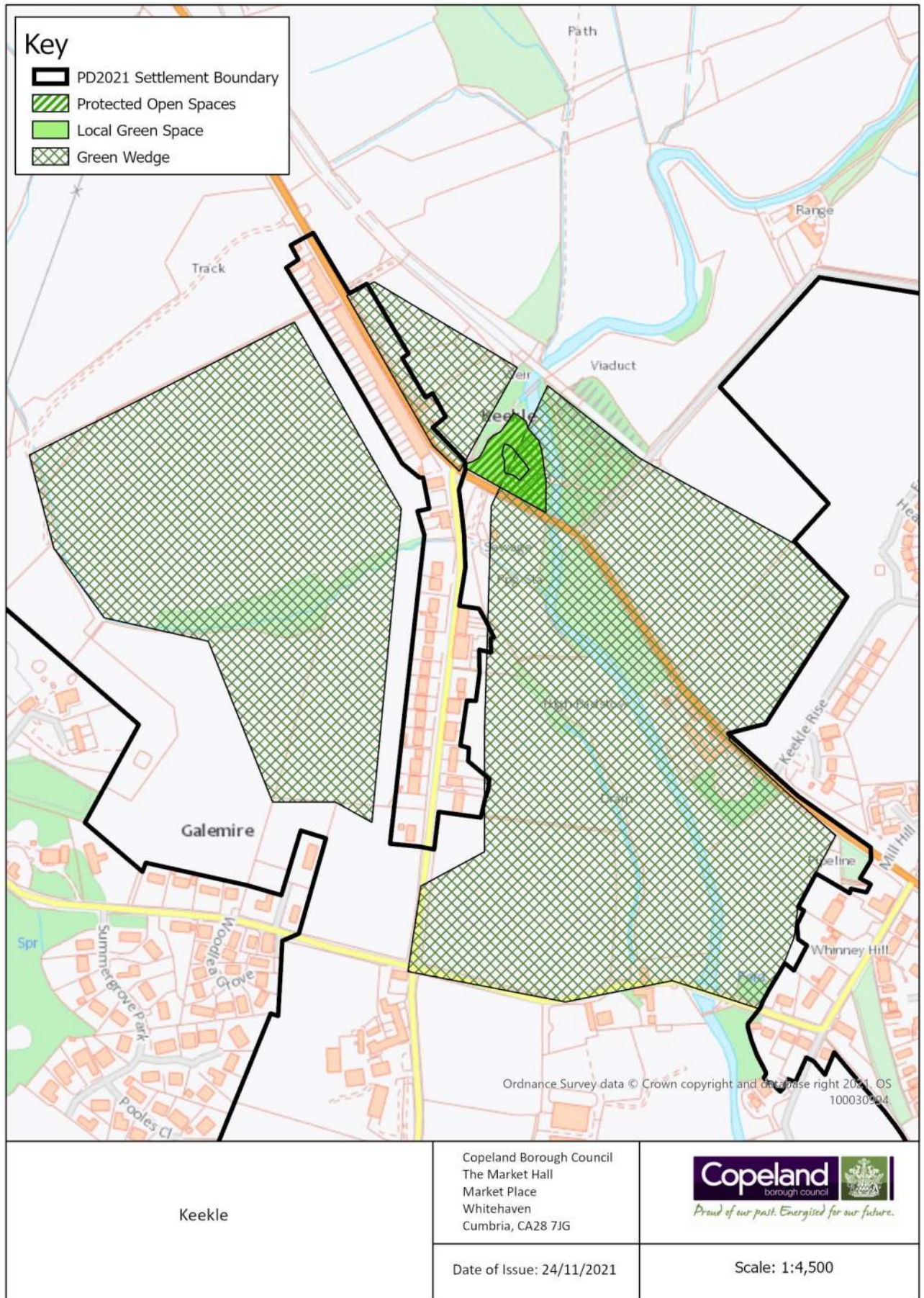


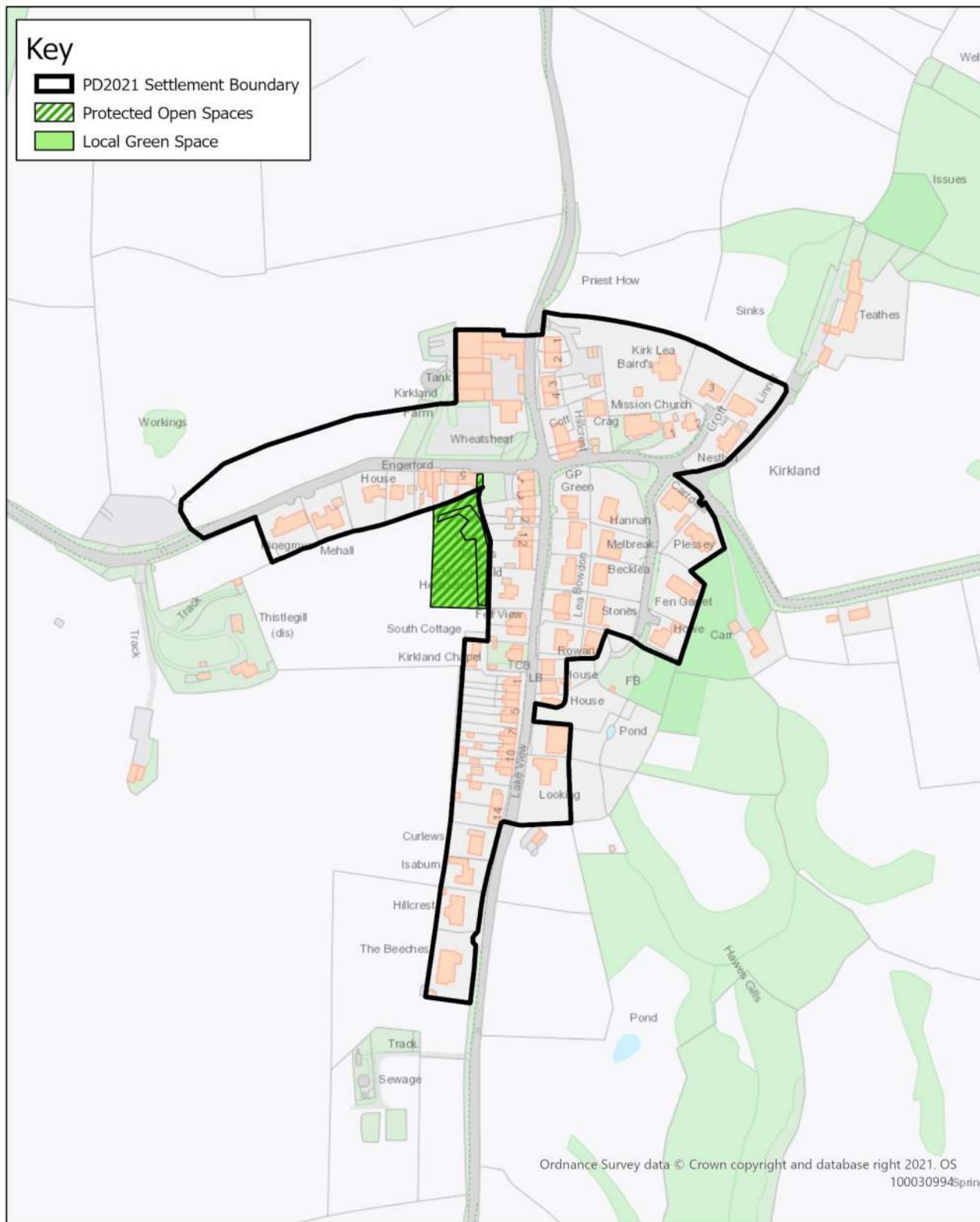





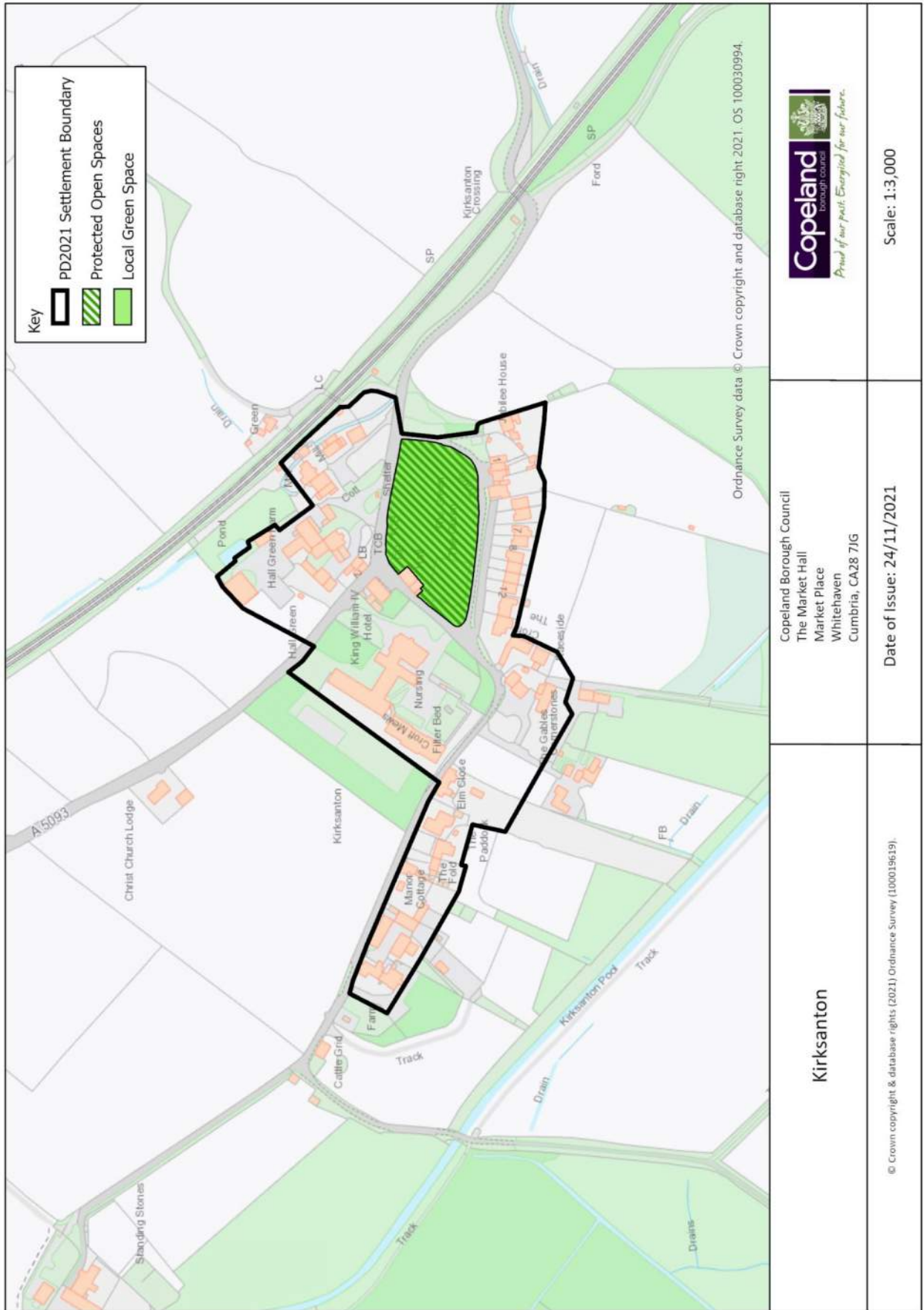
Calderbridge	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 24/11/2021	Scale: 1:5,000

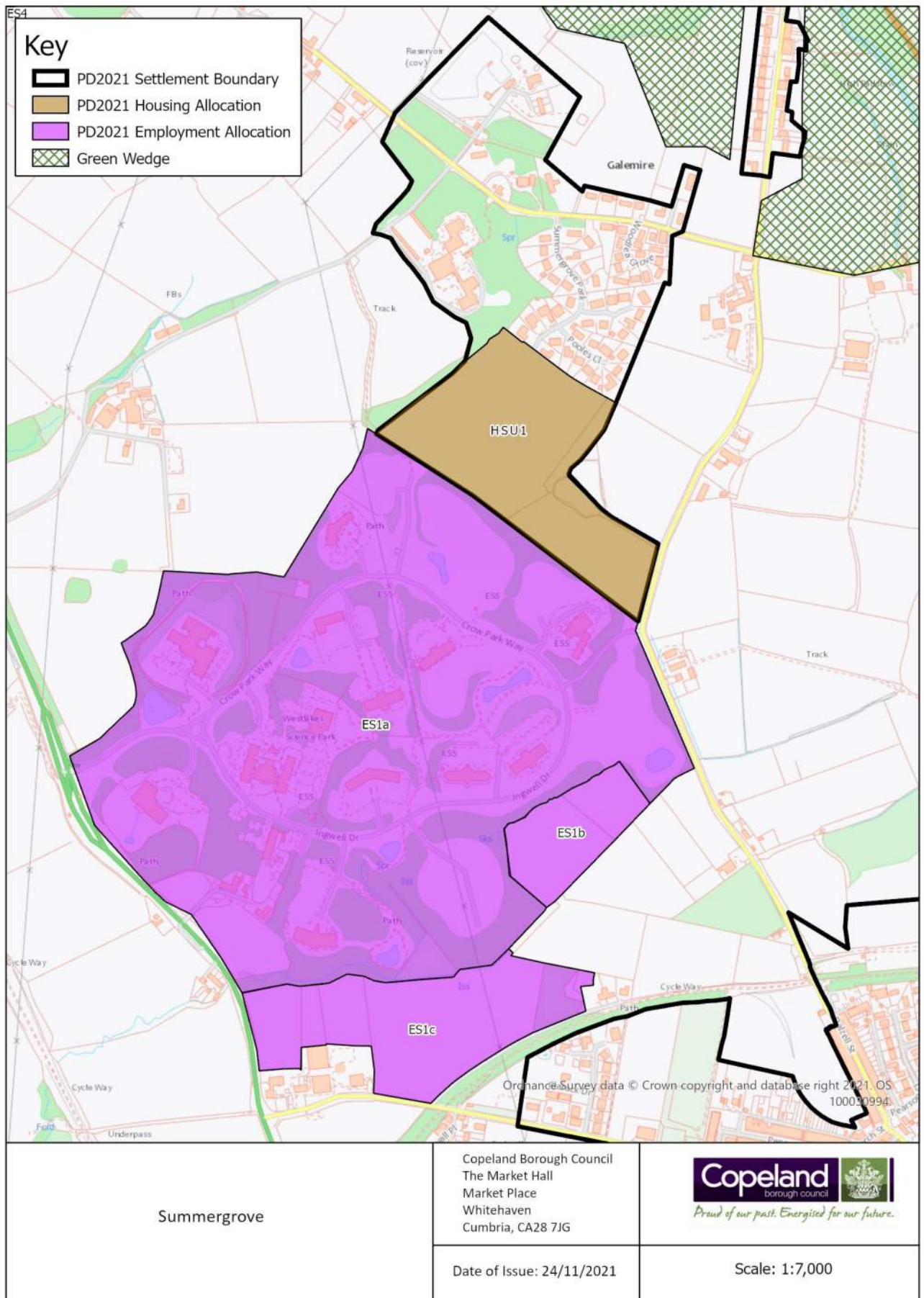


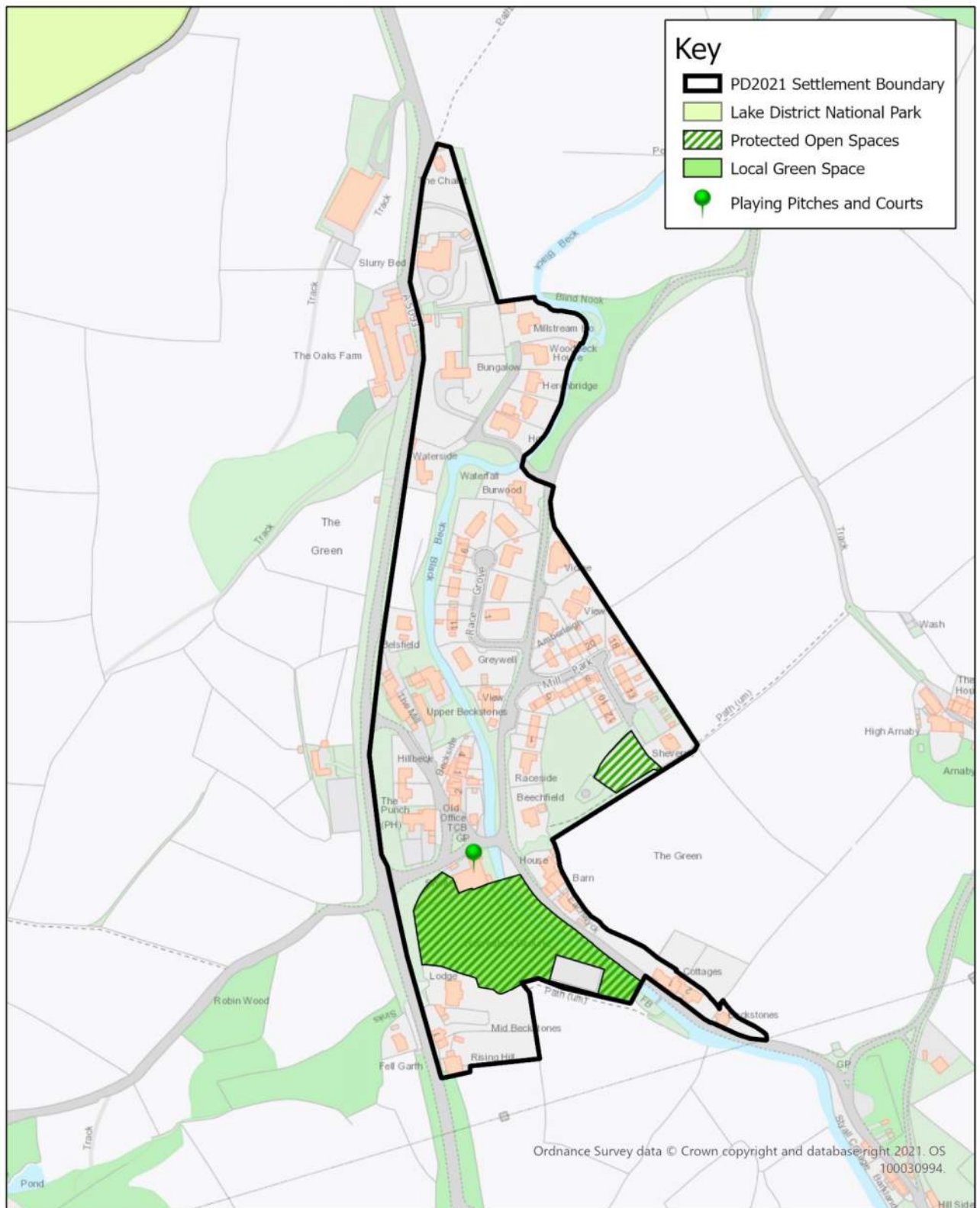




Kirkland	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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<p>The Green</p>	<p>Copeland Borough Council                  The Market Hall                  Market Place                  Whitehaven                  Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
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# Appendix C: Opportunity Areas

## Appendix C: Opportunity Sites

Local Plan Ref.	Site Name	Settlement	Area (ha)	Suitable/Preferred Uses	Use Classes
<b>Whitehaven</b>					
OWH01	Old Dawnfresh Factory	Whitehaven	1.23	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH02	Jacksons Timber Yard	Whitehaven	0.47	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH03	Preston St Garage	Whitehaven	0.45	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH04	BT Depot	Whitehaven	0.92	Employment uses are preferred, but suitable for all town centre uses	E, F and Sui Generis (town centre appropriate) uses
OWH05	Land at Ginns	Whitehaven	2.98	All town centre uses. Also suitable for employment uses	B, C, E, F and Sui Generis (town centre appropriate) uses
OWH06	Land at Coach Road (former Jewsons)	Whitehaven	0.63	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OWH07	Marlborough Street	Whitehaven	0.08	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses
OWH08	Pow Beck	Whitehaven	11.97	Commercial and employment uses	B, E (except E(a)), F and Sui Generis (town centre appropriate) uses
OWH09	Car Park Quay Street East	Whitehaven	0.15	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses

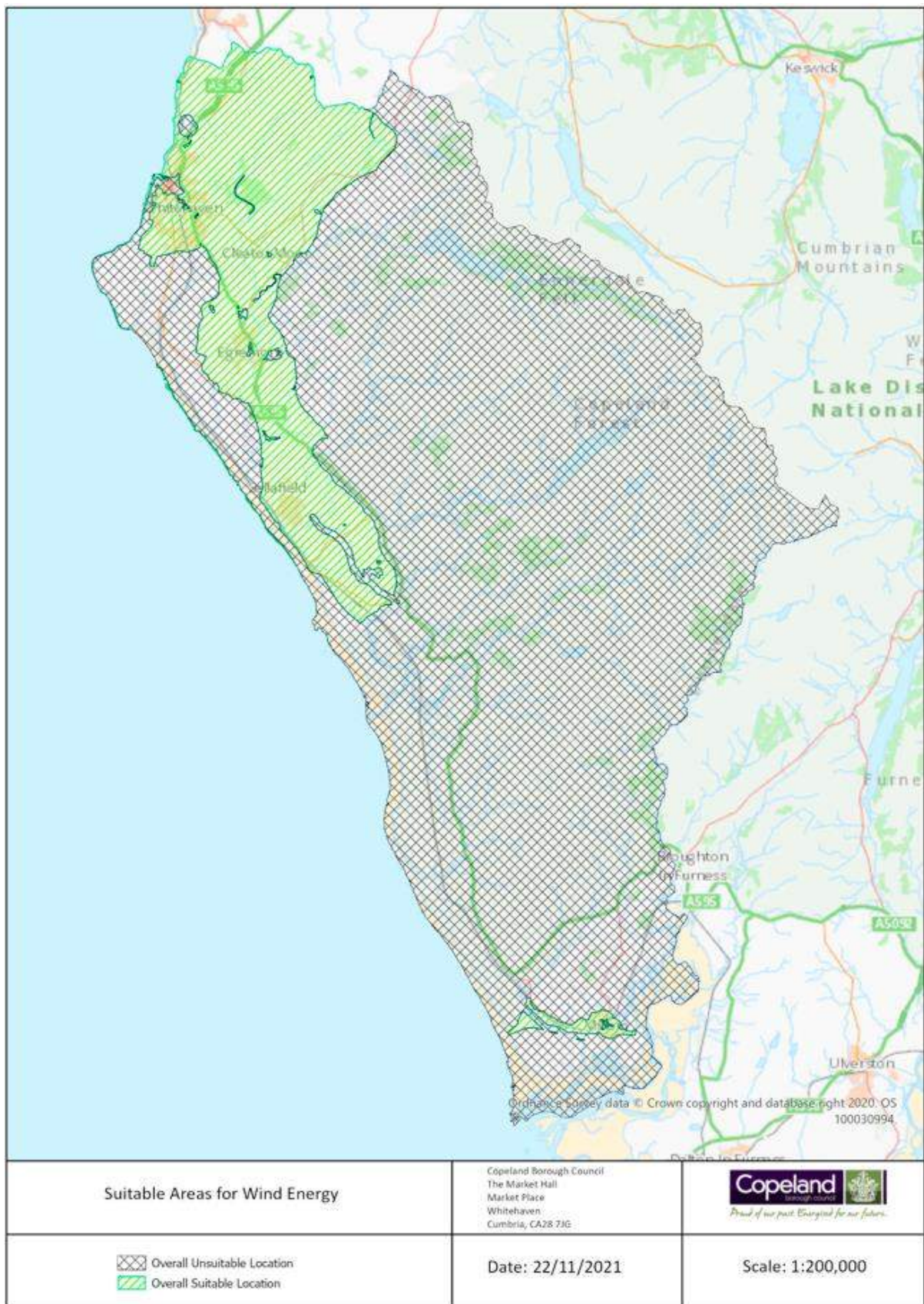
Local Plan Ref.	Site Name	Settlement	Area (ha)	Suitable/Preferred Uses	Use Classes
OWH10	Quay Street West	Whitehaven	0.35	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses
OWH11	Mark House & Park Nightclub	Whitehaven	0.25	All town centre uses. Preference for uses that generate activity and footfall for the town centre/harbourside	C, E, F and Sui Generis (town centre appropriate) uses
OWH12	Former Bus Garage, Bransty Row	Whitehaven	0.18	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OWH13	Marchon South	Whitehaven	31.50	A large scale opportunity site suitable for a range and mix of uses including: office, industrial and associated warehousing; residential; tourism associated development. Can also provide community spaces, biodiversity and public open spaces.	B, C, E, F and some Sui Generis uses
<b>Cleator Moor/Cleator</b>					
OCL01	Cleator Mills	Cleator	9.90	Mixed use development of commercial with potential for some residential is preferred. Site is in area of high flood risk and subject to a Level 2 SFRA; development proposals will need to consider flood measures for the whole site. Any planning application will require a project-level HRA and most likely an Appropriate Assessment as the site is adjacent to the River Ehen.	B, C2 (college and training centre), C3, E(g), F1(a) uses
<b>Egremont</b>					
OEG01	Chapel Street	Egremont	0.83	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses

Local Plan Ref.	Site Name	Settlement	Area (ha)	Suitable/Preferred Uses	Use Classes
OEG02	Former Red Lion PH, Main Street	Egremont	0.04	All town centre uses	C, E, F and Sui Generis (town centre appropriate) uses
OEG03	East Road Garage	Egremont	0.62	Commercial and employment uses are preferred for this site, but residential may also appropriate.	B, C, E(g) and some Sui Generis uses
<b>Millom</b>					
OMI01	Millom Pier	Millom	3.09	This site is suitable for employment uses, and may also be suitable for tourism/visitor uses due to its coastal location, and possible environmental opportunities linked to the Local Nature Reserve.	B, F and some Sui Generis uses

# Appendix D: Suitable Areas for Wind Energy

## Appendix D: Suitable Area for Wind Energy Map

Please see the Wind Energy Technical document for more information.



# Appendix E: Housing Trajectory

## Appendix E: Housing Trajectory

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## Introduction

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

---

<sup>1</sup> Where a site has stalled and no activity has taken place for a number of years the site has not been included in the supply unless recent evidence suggests re-commencement is likely. Sites that are also located in areas of open countryside, including those in settlements not included in the hierarchy are also not included. Both these additional types of sites are identified in the Five-Year Housing Land Supply Statement.

<sup>2</sup> In some cases, a site has an outline planning permission but individual plots have been sold on as self-build plots. Where a plot has a reserved matters or full application it is included in the Extants Under 5 category and the number of units listed in the outlines table has been reduced accordingly.

<sup>3</sup> Where such information is available this is indicated by an asterisk in the following tables

## Assumptions

1.5 Where delivery timeframes haven't been provided by the developer the following assumptions have been applied.

Table 1: Delivery Assumptions

<p><b>Development Start</b></p>	<p>Where development has commenced it has been assumed that completions will be delivered on site from year one unless evidence suggests development has stalled.</p> <p>Where development has not yet started, but permission has been granted, completions are assumed to come forward in years 2 and 3 dependent upon whether the approval is outline or full/reserved matters, the complexity of any constraints/conditions, whether there is developer interest etc.</p> <p>Where a site is allocated but does not benefit from an extant permission, completions have been assumed from years 4 onwards.</p>
<p><b>Delivery Rates</b></p>	<p>A cautious approach has been taken and an assumed completion rate of 10 dwellings per year has been applied, unless delivery rates have been provided by the developer. This assumed rate is based upon the <i>lowest</i> of the delivery rates provided by developers across sites of 5 units or more.</p>
<p><b>Windfall allowance</b></p>	<p>The Housing Land Statement (HLS) provides compelling evidence to show that windfall developments have formed a significant part of the housing supply in previous years and will continue to do.</p> <p>An allowance has been made for 33 dwellings per year on small sites (under 5 dwellings). This is based on previous trends which show that on average 37 dwellings per annum have been delivered on such sites since 2013<sup>4</sup></p> <p>The projected figures have been reduced by 10% (from 37 to 33) to take into account garden sites as is common practice. A cautious approach has been taken and a windfall allowance is only included for years 4+ to avoid double counting as windfall developments that come forward in the earlier years are likely to already benefit from planning permission.</p> <p>The Council is aware of a number of larger sites (5 units+) that have gained planning permission post the trajectory base date of 1<sup>st</sup> April 2021. There are also a number of others that have been subject to recent pre-application discussions.</p>

<sup>4</sup> Please see the Five-Year Housing Land Statement for more information regarding previous delivery on windfall sites

	Previous trends show that 84 dwellings have been delivered on larger windfall sites on average each year since 2013 <sup>5</sup> . The Council has however taken a cautious approach and has only included a windfall allowance on sites under 5 units as developers are likely to be focussed on delivering the allocated housing sites following the adoption of the Local Plan.
<b>Demolitions</b>	The HLS shows that since 1 <sup>st</sup> April 2013 there have been, on average, two homes demolished each year. This excludes demolitions <sup>6</sup> between 1 <sup>st</sup> April 2020 and 31 <sup>st</sup> March 2021 which were a result of a single housing market renewal development at Queens Park, Millom. There is no evidence to suggest this level of demolition will occur again over the plan period.

Table 2: Annual Completions by source

	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period
<b>Allocations</b>	0	0	107	201	420	433	357	284	192	175	175	130	108	101	97	65	62	<b>2907</b>
<b>Extants Under 5</b>	117	94	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>213</b>
<b>Extants 5 and over</b>	137	102	129	53	39	24	14	10	10	10	1	0	0	0	0	0	0	<b>529</b>
<b>Outlines</b>	0	46	68	195	71	44	70	70	64	60	60	46	10	0	0	0	0	<b>804</b>
<b>Windfalls</b>	0	0	0	33	33	33	33	33	33	33	33	33	33	33	33	33	33	<b>462</b>
<b>Demolitions</b>	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	<b>-34</b>
<b>Totals</b>	<b>252</b>	<b>240</b>	<b>304</b>	<b>480</b>	<b>561</b>	<b>532</b>	<b>472</b>	<b>395</b>	<b>297</b>	<b>276</b>	<b>267</b>	<b>207</b>	<b>149</b>	<b>132</b>	<b>128</b>	<b>96</b>	<b>93</b>	<b>4881</b>

<sup>5</sup> It should be noted that the Council has not allocated any new housing sites since 2006.

<sup>6</sup> 58 demolitions as part of the Queens Park redevelopment scheme in Millom.

Figure 1: Annual Net Additional Dwellings Source

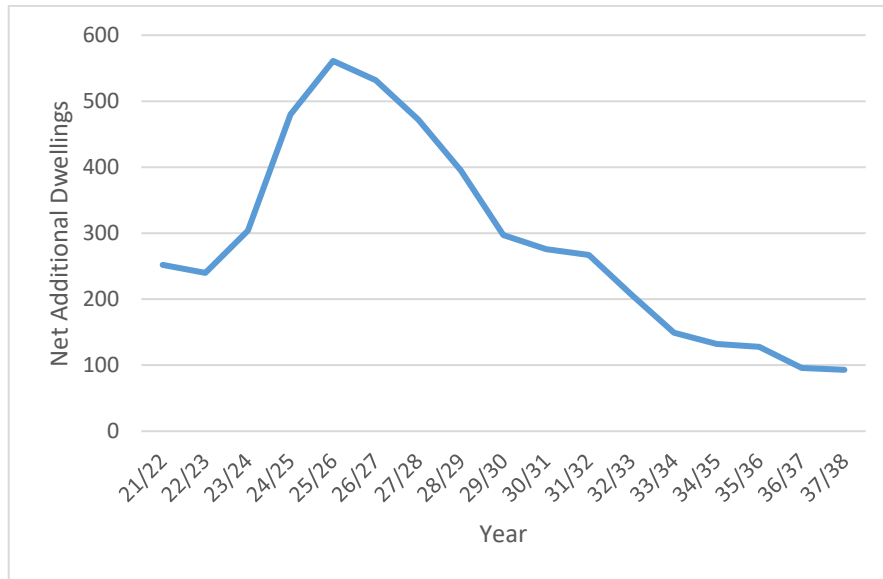
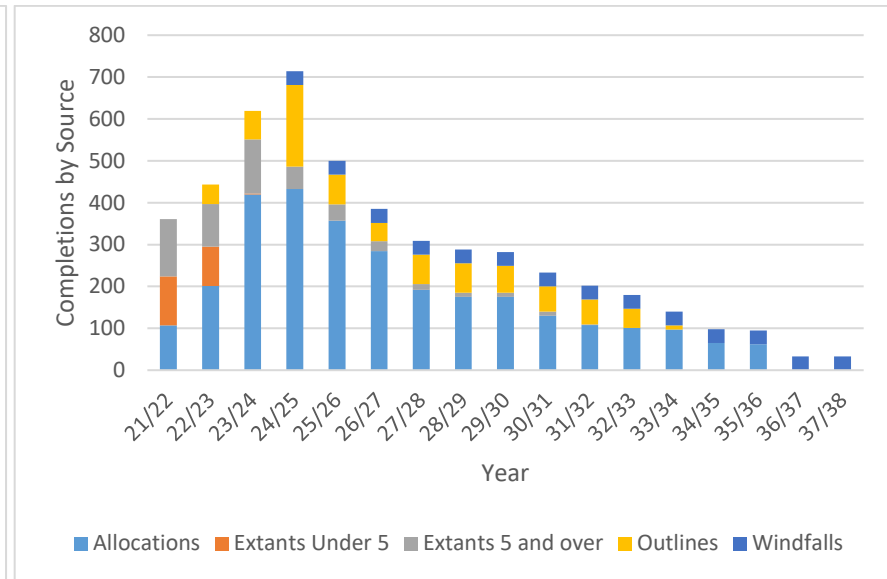


Figure 2: Annual Completions by Source



- 1.6 Table 2 shows that the Local Plan requirement over the period 2021-2038 of 2482 dwellings can be met comfortably, with the identified sources of sites providing up to 4881 dwellings. It also shows that the aspirational growth target of 3400 dwellings can also be met.
- 1.7 It must be noted however that, whilst all sites are considered to be deliverable, they may not all be delivered. Allocating over and above the highest target allows for flexibility and helps improve the range and choice of housing in the borough.
- 1.8 Figure 2 shows that sites that have planning permission at present (full or reserved matters) form the largest part of the supply in the early years of the plan period; these are replaced in the later years by dwellings on allocated sites.
- 1.9 The majority of homes over the full plan period (2907) will be delivered on allocated sites. Development on windfall sites will also continue to make up a significant proportion of the supply, particularly those that benefit from a current planning permission in the earlier years.

- 1.10 Housing delivery will reach its peak in 2024/25 as there will be completions coming forward on sites that have planning permission at present and delivery will be increasing on allocated sites as many will have gained planning permission by this point.
- 1.11 Delivery drops below the housing requirement in the last four years of the plan period, however a number of Local Plan Reviews will have been carried out by this point which will ensure needs are met. This may be through the allocation of additional sites. It may also be that issues outside the Councils control such as the availability of materials, contractors and Covid-19 impact upon delivery rates resulting in a steadier rate of delivery rather than the peak and trough type trajectory shown.
- 1.12 Table 3 breaks the trajectory down by settlement hierarchy tier and summarises tables 4-7. It shows each tier within the hierarchy is able to deliver the amount of housing needed to meet its required needs. Each tier is also able to provide enough dwellings to meet its growth aspirations, with the exception of the Rural Villages tier. This is not however considered to be a problem, or a reason to increase the amount of housing allocated within the tier, as it is likely that a number of windfall developments will take place within the Rural Villages tier over the plan period which will increase supply.

Table 3: Breakdown of Housing Supply by Settlement Tier

Tier	Settlement	Completions on Allocated Sites over plan period	Completions on Sites with Planning Permission over plan period (Full or RM). Sites with less than 5 units	Completions on sites with planning permission over plan period (Full or RM) Sites with 5 units or more	Completions on sites with outline planning permission over plan period (All sizes)	Totals	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
							<b>100%</b>	<b>3400</b>	<b>2482</b>
<b>Principal Town</b>	Whitehaven	1237	66	172	504	<b>1979</b>	40% Min	<b>1360</b>	<b>993</b>
<b>Key Service Centre</b>	Cleator Moor	1014	48	171	104	<b>1337</b>	30% Min	<b>1020</b>	<b>745</b>
	Egremont								
	Millom								
<b>Local Service Centre</b>	Arlecdon & Rowrah	261	66	181	93	<b>601</b>	17%	<b>578</b>	<b>422</b>

Tier	Settlement	Completions on Allocated Sites over plan period	Completions on Sites with Planning Permission over plan period (Full or RM). Sites with less than 5 units	Completions on sites with planning permission over plan period (Full or RM) Sites with 5 units or more	Completions on sites with outline planning permission over plan period (All sizes)	Totals	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
	Cleator								
	Distington								
	Frizington								
	Haverigg								
	Seascale								
	St Bees								
	Thornhill								
<b>Sustainable Rural Villages</b>	Beckermet	315	25	5	103	448	10%	340	249
	Bigrigg								
	Drigg								
	Holmrook								
	Ennerdale Bridge								
	Moresby Parks								
	Moor Row								
	Lowca								
	Parton								
<b>Rural Villages</b>	Calderbridge	80	8	0	0	88	3%	102	75
	Hallthwaites								
	Keekle								
	Kirkland								
	Kirksanton								
	Summergrove								

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Tier	Settlement	Completions on Allocated Sites over plan period	Completions on Sites with Planning Permission over plan period (Full or RM). Sites with less than 5 units	Completions on sites with planning permission over plan period (Full or RM) Sites with 5 units or more	Completions on sites with outline planning permission over plan period (All sizes)	Totals	Total Requirement %	Tier Requirement Growth 3400 (200 x 17)	Tier requirement Basic 2482 (146x17)
	The Green								
<b>TOTALS</b>		<b>2907</b>	<b>213</b>	<b>529</b>	<b>804</b>	<b>4453</b>	<b>100%</b>	<b>3400</b>	<b>2482</b>

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Table 4: Annual Delivery on Allocated Sites (An asterisk identifies where timeframes and delivery rates have been provided by the developer)

Settlement	Ref	Address	Indicative number of dwellings	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier	
Whitehaven	HWH 1	Land at West Cumberland Hospital and Snekyeat Rd	127	0	0	0	10	10	10	10	10	10	10	10	10	10	10	17	0	0	127	0	1237	
	HWH 2	Red Lonning and Harras Moor*	370	0	0	0	26	36	56	72	72	36	36	36	0	0	0	0	0	0	370	0		
	HWH 3	Land at Edgehill Park Phase 4*	120	0	0	0	40	40	40	0	0	0	0	0	0	0	0	0	0	0	120	0		
	HWH 4	Land south and west of St Mary's School	60	0	0	0	10	10	10	10	10	10	0	0	0	0	0	0	0	0	0	60		0
	HWH 5	Former Marchon Site North*	532	0	0	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	532		7
	HWH 6	Land South of Waters Edge Close	35	0	0	0	0	10	10	10	5	0	0	0	0	0	0	0	0	0	0	35		0
Cleator Moor	HCM 1	Land at Jacktrees Road	127	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	10	7	127	0	1014	
	HCM 2	Land north of Dent Road	96	0	0	0	0	10	10	10	10	10	10	10	10	10	6	0	0	0	96	0		
	HCM 3	Former Ehenside School	40	0	0	0	0	10	10	10	10	0	0	0	0	0	0	0	0	0	40	0		



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Settlement	Ref	Address	Indicative number of dwellings	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
	HCM 4	Land at Mill Hill	81	0	0	0	10	10	10	10	10	10	10	10	1	0	0	0	0	0	81	0	261
Egremont	HEG1	Land north of Ashlea Road	108	0	0	0	0	10	10	10	10	10	10	10	10	10	10	8	0	0	108	0	
	HEG2	Land at Gulley Flatts	170	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	10	10	130	40	
	HEG3	Land to south of Daleview Gardens	141	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	10	10	130	11	
Millom	HMI1	Land west of Grammerscroft	107	0	0	0	0	10	10	10	10	10	10	10	10	10	10	7	0	0	107	0	
	HMI2	Moor Farm*	195	0	0	0	0	24	24	24	24	24	24	24	24	3	0	0	0	0	195	0	
Arlecdon	HAR0 1	Land East of Arlecdon Road	37	0	0	0	0	10	10	10	7	0	0	0	0	0	0	0	0	0	37	0	
Distington	HDI1	Land south of Prospect Works	30	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	30	0	
	HDI2	Land south west of Rectory Place	32	0	0	0	0	10	10	10	2	0	0	0	0	0	0	0	0	0	32	0	
St Bees	HSB1	Land adjacent Abbots Court*	58	0	0	15	15	15	13	0	0	0	0	0	0	0	0	0	0	0	58	0	
	HSB3	Fairladies extension	30	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	30	0	
Sea-scale	HSE2	Fairways Extension*	22	0	0	12	10	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	

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Settlement	Ref	Address	Indicative number of dwellings	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
	SE006	Town End Farm East	32	0	0	0	0	10	10	10	2	0	0	0	0	0	0	0	0	0	32	0	
Thornhill	HTH1	Land South of Thornhill	20	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20	0	
Bigrigg	HBI1	Land north of Springfield Gardens*	65	0	0	30	30	5	0	0	0	0	0	0	0	0	0	0	0	0	65	0	315
	HBI2	Land west of Jubilee Gardens	35	0	0	0	0	10	10	10	5	0	0	0	0	0	0	0	0	0	35	0	
Beckermet	HBE1	Land north of Crofthouse Farm	46	0	0	0	0	10	10	10	10	6	0	0	0	0	0	0	0	0	46	0	
	HBE2	Land adjacent to Mill Fields	27	0	0	0	0	10	10	7	0	0	0	0	0	0	0	0	0	0	27	0	
Drigg	HDH2	Wray Head, Station Road	22	0	0	0	0	10	10	2	0	0	0	0	0	0	0	0	0	0	22	0	
Holmrook	HDH3	Hill Farm Holmrook	20	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20	0	
Moor Row	HMR1	Land to north of social club	37	0	0	0	0	10	10	10	7	0	0	0	0	0	0	0	0	0	37	0	
	HMR2	Land to south of Scalegill Road	41	0	0	0	0	10	10	10	10	1	0	0	0	0	0	0	0	0	41	0	
Lowca	HLO1	Solway Road	22	0	0	0	0	10	10	2	0	0	0	0	0	0	0	0	0	0	22	0	
Summerville	HSU1	Land to South West of Summerville	80	0	0	15	15	15	15	15	5	0	0	0	0	0	0	0	0	0	80	0	

Settlement	Ref	Address	Indicative number of dwellings	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
<b>Totals</b>			<b>2907</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>201</b>	<b>420</b>	<b>433</b>	<b>357</b>	<b>284</b>	<b>192</b>	<b>175</b>	<b>175</b>	<b>130</b>	<b>108</b>	<b>101</b>	<b>97</b>	<b>65</b>	<b>62</b>	<b>2907</b>	<b>58</b>	<b>2907</b>

Table 5: Annual Delivery on Sites with Extant Planning Permission for Less than 5 units

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>7</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier						
Garden Of 30 Drive Park, Midgy	Whitehaven	4/11/233 4/Of1	21-Nov-11	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		66						
Garden Land Of 16 Loop Road South	Whitehaven	4/17/236 3/Or1	11-Dec-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1			66					
79 King Street	Whitehaven	4/14/213 7/Of1	02-Jun-14	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2				66				
The Surgery, Catherine Street	Whitehaven	4/15/237 4/Of1	13-Oct-15	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3					66			
22 Chapel Street	Whitehaven	4/16/214 4/Of1	30-Jun-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2						66		
49a Roper Street	Whitehaven	4/17/220 2/Of1	09-Aug-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1							66	
Former Friends Meeting House Scotch Street	Whitehaven	4/17/208 5/Of1	02-May-17	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2								66
7 Hensingham Road	Whitehaven	4/18/218 9/Of1	28-Jun-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								

<sup>7</sup> Net additional dwellings left to complete at 31<sup>st</sup> March 2021

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>7</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
1 Church Street	Whitehaven	4/18/2117/Of1	06-Aug-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
75 Lowther Street	Whitehaven	4/19/2048/Of1	28-Mar-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
61 Roper Street	Whitehaven	4/18/2331/Of1	05-Oct-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land Between Asda And Veterinary Surgery, Preston Street	Whitehaven	4/18/2196/Of1	27-Jun-18	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
The Surgery, Catherine Street	Whitehaven	4/18/2328/Of1	25-Sep-18	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
79 Lowther Street	Whitehaven	4/16/2044/Of1	15-Apr-16	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
Plot 4, Former White School, Kells	Whitehaven	4/19/2239/Of1	09-Oct-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 1, Land to West Of Casa-Mia, Harras Road	Whitehaven	4/18/2347/0o1 4/19/2170/OR1	31-Jan-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 8, West of Casa Mia, Harras Road	Whitehaven	4/18/2347/0o1 4/19/2305/OR1	04-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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Plot 9, Harras Moor Road	Whitehaven	4/18/234 7/0o1 4/19/236 4/0R1	10-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 6, Harras Moor Road, Harras Moor	Whitehaven	4/18/234 7/0o1 4/20/202 5/0R1	12-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
53/54 Market Place	Whitehaven	4/19/231 3/0F1	20-Nov-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 5, Harras Moor Road, Harras Moor	Whitehaven	4/18/234 7/001 4/20/202 4/0R1	11-Jun-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
The Lonnings, Sneckyeat Farm, Hensingham	Whitehaven	4/20/232 3/0F1	12-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
21/22 Ladypit Terrace	Whitehaven	4/20/233 0/0F1	26-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
25 Scotch Street	Whitehaven	4/20/235 3/0F1	16-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
6 Church Street	Whitehaven	4/20/246 9/0F1	29-Jan-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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					0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
261 Meadow Road, Mirehouse	Whitehaven	4/20/209 4/0F1	09-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
173 Meadow Road, Mirehouse	Whitehaven	4/20/209 3/0F1	09-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
44 Derwentwater Road, Mirehouse	Whitehaven	4/20/209 2/0F1	09-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
9 Loweswater Avenue	Whitehaven	4/20/210 0/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
50 Windermere Road	Whitehaven	4/20/209 8/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
90 Fell View Avenue	Whitehaven	4/20/209 7/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
22 Bowness Road	Whitehaven	4/20/209 6/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
226 Meadow Road, Mirehouse	Whitehaven	4/20/209 5/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
52 Burnmoor Avenue, Mirehouse	Whitehaven	4/20/210 2/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		

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50 Burnmoor Avenue	Whitehaven	4/20/210 1/Of1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
1 Bowness Road	Whitehaven	4/20/209 9/Of1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
King Street	Whitehaven	4/20/245 3/Of1	29-Jan-21	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
34-35 Tangier Street	Whitehaven	4/20/236 6/Of1	08-Dec-20	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
6 Scotch Street	Whitehaven	4/20/231 5/Of1	08-Oct-20	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
1 Whitehaven Road	Cleator Moor	4/16/237 0/Of1	08-Dec-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		48
Plot 1, Adjacent To 53 Crossfield Road	Cleator Moor	4/17/207 6/0o1 4/19/239 5/Of1	19-Dec-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land At Mill Hill	Cleator Moor	4/17/243 1/Of1	14-Mar-18	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Burton House, Bowthorn Road	Cleator Moor	4/18/225 8/0o1, 4/18/252 7,OR1, 4/18/206 4/Of1	06-Aug-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		



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Grounds Of Burton House, Bowthorn Road	Cleator Moor	4/18/2527/Or1	27-Feb-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
New House, Bowthorn Farm, Bowthorn Road	Cleator Moor	4/18/2433/Of1	29-Nov-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Swallows Rest, Crossfield Road	Cleator Moor	4/20/2278/0B1	17-Sep-20	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
4 Ehen Road	Cleator Moor	4/20/2104/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
27 William Morris Avenue	Cleator Moor	4/20/2103/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
114 Bowthorn Road	Cleator Moor	4/20/2009/0F1	13-Oct-20	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
58 Main Street	Egremont	4/14/2041/0f1	21-Mar-14	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot At 2 Wyndham Place	Egremont	4/15/2422/0f1	26-Nov-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Ghyll Farm	Egremont	4/15/2403/0f1	19-Nov-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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West Lakeland Veterinary Group, St Bridgets Lane	Egremont	4/16/2069/Of1	20-May-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Land Behind No 10/10a Market Place	Egremont	4/17/2151/Of1	29-Sep-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Ellerbeck Manor, 5 Ellerbeck Barns	Egremont	4/18/2204/Of1	03-Jul-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Ghyll Farmhouse	Egremont	4/18/2237/Of1	24-Jul-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Meadowfield Lodge, Little Mill	Egremont	4/19/2420/001	08-Apr-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot Adjacent To 2 Wyndham Place	Egremont	4/20/2154/Of1	08-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Sylvan Croft, Woodend	Egremont	4/20/2359/0E1	09-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Blackbeck Inn, Blackbeck	Egremont	4/18/2296/Of1	12-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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Meadowfield Lodge, Little Mill	Egremont	4/20/246 5/OR1	12-Jan	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
1 & 2 St Bridgets Lane	Egremont	4/19/238 5/OF1	17-Dec-19	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Land Adjacent To, Cross House Farm (Bay View Close)	Millom	4/07/276 1/0	06-Feb-08	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
Former Central Dairy, Holborn Hill	Millom	4/13/237 3/Of1	29-Oct-13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
63 Queen Street & 15 Nelson Street	Millom	4/11/223 7/Of1	08-Jun-11	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Garage/Allotment Site, Richmond Street	Millom	4/15/215 2/0o1, 4/17/237 6/OF1	17-Aug-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land Adjacent To Calderfield, Castle View	Millom	4/15/233 0/Of1	14-Oct-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land Adjacent To Calderfield, Castle View	Millom	4/17/222 5/Of1	28-Sep-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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Allotment Gardens, Richmond Street	Millom	4/17/2376/Of1	02-Feb-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		66				
Royal British Legion Club, 86 Wellington Street	Millom	4/17/2053/Of1	06-Apr-17	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3			66			
41 Wellington Street	Millom	4/19/2037/Of1	28-Mar-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1				66		
47 Holborn Hill	Millom	4/18/2425/Of1	16-Apr-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1					66	
Beck Farm	Millom	4/18/2532/0E1	24-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1						66
24 Wellington Street	Millom	4/20/2419/Of1	15-Dec-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1						
Agricultural Land At Barwise Row	Arlecdon	4/17/2028/0o1, 4/18/2017/0R1	22-Nov-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		66				
Land Adjacent to Thorn Bank, Arlecdon Road	Arlecdon	4/19/2141/0o1 4/19/2399/0R1	07-Jan-20	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1			66			

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					0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Land at Barwise Row, Arlecdon	Arlecdon	4/20/215 1/OR1	23-Jul-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land Adjacent To West Park, Park Street	Arlecdon	4/19/225 3/OF1	13-Sep-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
9 Rowrah Road	Rowrah	4/15/230 7/Of1	17-Aug-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land At Ehen Hall Gardens	Cleator	4/17/231 0/Of1	01-Dec-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 5, Cleator Gate	Cleator	4/15/230 4/0o1 4/19/228 0/OF1	25-Sep-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 3, Cleator Gate, Jacktrees Road	Cleator	4/15/230 4/0o1 4/19/243 2/OF1	19-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 6, Cleator Gate, Jacktrees Road	Cleator	4/20/228 8/OF1 4/15/217 7/001	07-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
91-92 Trumpet Terrace	Cleator	4/20/243 9/OF1	21-Dec-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		

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The Reading Rooms, Main Street	Distington	Oct-01	15-Dec-10	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
102/104 Main Street	Distington	4/15/249 7/Of1	19-Jan-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Beckside Farm	Distington	4/18/201 4/Of1	28-Mar-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 1, Land At Kilnside	Distington	4/18/219 5/Of1	24-Sep-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
32 Main Street	Distington	4/20/228 4/OF1	14-Sep-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Beckside Farm	Distington	4/20/218 1/OF1	24-Sep-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Old Masonic Hall, Frizington Road	Frizington	4/14/253 0/Of1	11-Feb-15	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
239 Frizington Road	Frizington	4/17/200 8/Of1	01-Mar-17	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
26 Main Street	Frizington	4/16/201 4/Of1	09-Mar-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 8, West End, Rheda Park	Frizington	4/20/206 5/OR1 4/16/239 3/001	02-Dec-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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					0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Plots 5, 7 And 9, West End, Rheda Park	Frizington	4/20/206 6/OR1 4/16/239 3/001	02-Dec-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Mowbray Farm, Frizington Road	Frizington	4/20/206 8/OF1	09-Apr-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 3, Westend, Rheda Park	Frizington	4/16/239 3/001 4/20/201 4/OR1	08-Jul-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 4, West End, Rheda Park	Frizington	4/16/239 3/001 4/20/206 1/OR1	02-Sep-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
126 Main Street	Haverigg	4/17/243 7/Of1	12-Feb-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
The Rising Sun, 38 Main Street	Haverigg	4/17/234 2/Of1	04-Dec-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Town Head Farm, 75 Main Street	Haverigg	4/19/203 6/Of1	25-Mar-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Poolside Barn, Haverigg Road	Haverigg	4/18/211 3/Of1	01-May-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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Moss Side, Waingate Bridge	Haverigg	4/19/2051/0F1	08-Apr-19	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
12/14 Main Street	Haverigg	4/20/2229/0F1	12-Nov-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Land At The Willows	Rowrah	4/20/2329/0F1	20-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Moorhouse Byre, Moorhouse Farm	Seascale	4/15/2366/0f1	07-Oct-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land To Rear Of 55 Gosforth Road	Seascale	4/16/2437/0f1	07-Feb-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Whingarth, The Banks	Seascale	4/16/2048/0f1	27-May-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Scawfell Hall, Albert Street	Seascale	4/16/2356/0f1	13-Feb-17	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
Brookville, 8 South Parade	Seascale	4/17/2433/0f1	30-Jan-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land Adjacent To Glencairn, Gosforth Road	Seascale	4/16/2096/0f1	07-Jul-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
St Cuthberts Church Hall, The Banks	Seascale	4/18/2175/0f1	21-Jun-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		



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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>7</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
					0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Silver How Farm	Seascale	4/18/2020/0o1 4/19/2266/OR1	15-Jan-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Black Howe	Seascale	4/20/2118/OF1	19-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Town Head Farm, Main Street	St Bees	4/15/2471/Of1	04-Jul-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
The Knoll, High House Road	St Bees	4/13/2074/Of1	21-May-13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 4, Fleatham Gardens, High House Road	St. Bees	4/19/2259/OF1	12-Sep-19	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Plot 1, Fleatham Farm, High House Road	St Bees	4/06/2541/0 4/20/2516/OF1	11-Mar-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land to South of Southrigg, Nethertown Road	St Bees	4/20/2491/001	04-Mar-21	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
Tomlin Guest House, Beach Road	St. Bees	4/20/2345/OF1	04-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>7</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
Outrigger Yard, Outrigger	St. Bees	4/19/2426/001	08-Jul-20	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
Mayfield House	Beckermet	4/19/2112/0F1	04-Jun-19	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		25
Land adjacent to 6 Kirkbeck Drive	Beckermet	4/20/2146/0F1	26-Jun-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
The Old Vicarage, Oaklands	Beckermet	4/20/2513/0F1	12-Feb-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Springfield Stores (Ground Floor), Springfield Road	Bigrigg	4/17/2298/0f1	22-Nov-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Moresby Post Office/Store, Moresby Parks Rd	Moresby Parks	4/11/2537/0f1	16-Dec-11	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Barn At Canada Farm	Moresby Parks	4/18/2293/0f1	24-Aug-18	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Canada Farm	Moresby Parks	4/17/2121/0f1	24-May-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>7</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier						
Montreal Farm	Moor Row	4/13/248 4/Of1	04-Sep-14	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3								
Barn Adjacent To Shaw Farm	Moor Row	4/16/231 4/Of1	04-Nov-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								
Plot 24, Rusper Drive	Moor Row	4/16/220 6/001 4/20/214 0/OR1	23-Jun-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								
Plot 17, Rusper Drive	Moor Row	4/16/220 6/001 4/20/220 8/OF1	03-Aug-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								
Plot 26, Rusper Drive	Moor Row	4/16/220 6/001 4/20/230 6/OR1	06-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								
Plot 15, Rusper Drive	Moor Row	4/16/220 6/001 4/20/225 6/OR1	27-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								
Plot 14, Rusper Drive	Moor Row	4/16/220 6/001 4/20/242 9/OR1	12-Feb-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								
Plot 3, Clarack Drive	Moor Row	4/16/220 6/001	23-Mar-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1								

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>7</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
		4/21/2036/OR1																						
Glenlea Guest House, Stramford Hill	Lowca	4/10/2229/OF1	30-Jun-10	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Lowca Methodist Church, East Croft Terrace	Lowca	4/17/2284/Of1	03-Nov-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Croft Head Farm	Lowca	4/17/2233/Of1	31-Jan-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Adjacent To, The Lowther Arms, Main St	Parton	4/16/2094/Of1	16-May-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
49 Main Street	Parton	4/16/2178/Of1	01-Jul-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Land at Bank Yard Road (Plot 7)	Parton	4/17/2022/001, 4/17/2416/OR1		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Barn At Bridge End	Hallthwaites	4/16/2064/Of1	18-Apr-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		8
Black Combe House	Kirksanton	4/16/2073/Of1	28-Apr-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Hall Green Farm	Kirksanton	4/18/2481/Of1	31-Jan-19	4		2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>7</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
Mill Farm	The Green	4/15/234 0/0g1	05-Oct-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Punch Bowl Inn	The Green	4/15/225 7/0f1	01-Sep-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
<b>Totals</b>				<b>213</b>	<b>117</b>	<b>94</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>213</b>		<b>213</b>

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Table 6: Annual Delivery on Sites within the Settlement Hierarchy with Extant Planning Permission for 5 units or more (an asterisk identifies where timeframes and delivery rates have been provided by a developer)

Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>8</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier	
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Phase 1	Whitehaven	4/13/223 5/001 4/14/017 0/1	20/05/ 2014	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	172	
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Phase 2	Whitehaven	4/13/223 5/001 4/14/017 0/1	13/03/ 2014	10	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 0	0		
Land Bound by Woodhouse To North & High Road/Wilson Pit Road To West & South, Phase 3/4*	Whitehaven	4/13/223 5/0o1, 4/17/210 3/0R1, 4/18/230 4/0F1	13/03/ 2014, 5-Jul- 17, 5- Sep-19	64	3 2	3 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6 4	0			

<sup>8</sup> Net additional dwellings left to complete at 31<sup>st</sup> March 2021

Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>8</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
					0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Edgehill	Whitehaven	4/19/212 4/0F1	07/08/ 2019	<b>9</b>	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	
Land to North East of Rannerdale Drive, Phase 3	Whitehaven	4/18/211 8/0F1	04/04/ 2018	<b>16</b>	1 2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 6	0	
The Mount <sup>9</sup>	Whitehaven	4/19/209 3/0F1	28/05/ 2019	<b>2</b>	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	
Cumberland Cold Storage Ltd, Hensingham*	Whitehaven	4/16/243 3/0R1	27/10/ 2014	<b>25</b>	5	1 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2 5	0	
Former White School, South Row	Whitehaven	4/10/212 7/0O1	15/09/ 2010	<b>7</b>	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	
Plots 51, 52, 53, 54, 43, 44, 36 & 37 Jollows close	Whitehaven	4/20/203 4/0F1	31/03/ 2020	<b>8</b>	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	
Land To West Of Meadow Road At Junction With Uldale Road, Mirehouse	Whitehaven	4/20/227 2/0F1	12/11/ 2020	<b>18</b>	0	1 0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 8	0	

<sup>9</sup> Revised layout to site above, replacing 7 units with 9 bungalows therefore plus 2

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>8</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier	
51 Duke St	Whitehaven	4/20/251 7/0F1	23/03/ 2021	6	0	6		0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0		
Whitehaven Medical Centre, 3 Catherine Street	Whitehaven	4/19/211 5/0f1	21/10/ 2019	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0		
Land off Hopedene, Mill Hill, Phase 6,	Cleator Moor	4/16/218 1/0R1	06/07/ 2016	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	171	
Plots 46-59, 59a and 60 Keekle Meadows,	Cleator Moor	4/12/225 9/0o1 4/18/207 5/0R1	11/04/ 2018	14	5	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 4	0		
Plots 59 To 65 Keekle Meadows,	Cleator Moor	4/12/225 9/0o1 4/18/206 9/0R1	11/04/ 2018	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Mill Hill (phase 2)	Cleator Moor	4/16/240 9/0o1 4/19/215 8/0R1	15/01/ 2020	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0		
Mill Hill, (phase 2)	Cleator Moor	4/16/240 9/0o1 4/20/207 4/0R1	14/01/ 2020	40	1 0	1 0	1 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	4 0	0		



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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>8</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier					
Land at Mill Hill,	Cleator Moor	4/15/227 3/0o1 4/17/233 8/OR1	21/12/ 2017	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0						
Former Club Site, Birks Road	Cleator Moor	4/13/242 8/of1	01/05/ 2014	6	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0						
Former Methodist Church Site, Ennerdale Road	Cleator Moor	4/16/212 2/of1	08/06/ 2016	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0						
Land at Bowthorn Farm, Bowthorn Road	Cleator Moor	4/17/225 2/0o1 4/19/200 3/OR1	25/04/ 2019	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0						
Land at Birks Road, (Phase 3 - 19,19a,20,22,23,52, 52a,53,54)	Cleator Moor	4/16/231 5/0o1 4/19/235 9/OR1	15/01/ 2020	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0						
Land Adjacent to Fell View Drive	Egremont	4/19/214 3/OF1	31/01/ 2020	29	0	0	1 0	1 0	9	0	0	0	0	0	0	0	0	0	0	0	0	2 9	0						
Land at East Rd	Egremont	4/17/239 2/OF1	20/02/ 2019	34	0	0	1 0	1 0	1 0	4	0	0	0	0	0	0	0	0	0	0	0	3 4	0						

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>8</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
South Royal Drive	Egremont	4/18/241 3/0F1	20/02/ 2019	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Council Yard, Holborn Hill	Millom	4/14/221 4/0o1	29/01/ 2018	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Adjacent Station Yard, Salthouse Road	Millom	4/04/262 0/0	13/10/ 2004	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	
HSBC, St George's Rd	Millom	4/17/243 9/0F1	26/03/ 2018	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	
Agricultural field adjacent to Church St	Cleator	4/15/227 8/0R1	15/02/ 2016	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	181
Land Adjacent to Cleator Gate	Cleator	4/16/235 1/0R1	05/09/ 2017	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	
Land to The North of Cross Grove	Cleator	4/20/221 8/0R1	30/09/ 2020	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	
Grove Court Hotel	Cleator	4/20/247 6/0F1	18/02/ 2021	13	0	0	1 0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	1 3	0	
Land to the West of Rheda Park	Frizington	4/16/239 3/0o1	15/02/ 2017	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>8</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier				
Land at North Park, Rheda	Frizington	4/18/242 6/0o1 4/19/226 1/OR1	19/03/ 2020	54	0	1 0	1 0	1 0	1 0	1 0	4	0	0	0	0	0	0	0	0	0	0	5 4	0					
Poolside, Port Haverigg	Haverigg	4/17/216 0/OF1	27/07/ 2017	81	0	0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1	0	0	0	0	0	0	8 1	0					
Scafell Hotel (the Bridles)	Seascale	4/02/084 3/0	09/10/ 2002	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0					
Adams Recreation Site	St Bees	07/2346	22/08/ 2007	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0					
Adams Recreation Site	St Bees	4/12/254 1/OF1	23/09/ 2013	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0					
Fleatham Farm, High House Road	St Bees	4/06/254 0/0	11/10/ 2006	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0					

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>8</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
				5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Land at St Michaels Chapel	Moresby Parks	4/18/2044/0F1	20/12/2018	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
<b>Totals</b>				<b>529</b>	<b>137</b>	<b>102</b>	<b>129</b>	<b>53</b>	<b>39</b>	<b>24</b>	<b>14</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>529</b>	<b>0</b>	

Table 7: Annual Delivery on Sites with Outline Planning Permission Within the Settlement Hierarchy (An asterisk identifies where timeframes and delivery rates have been provided by the developer)

Note: The following figures have been reduced to take into account where part of the site had reserved matters approval at 31<sup>st</sup> March 2021 including where parts of the site are being developed as self-build plots. In such cases the dwellings with reserved matters approval are counted in Table 5.

Site Name	Settlement	Planning Ref	Decision Date	No. Approved	Remaining Capacity <sup>10</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier	
Land To Frontage Of Harras Road, Harras Moor Phase 1	Whitehaven	4/16/241 6/0o1	02/08/ 2017	10	10	0	0	0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	504	
Land At Harras Moor, Phase 2	Whitehaven	4/16/241 5/0o1	02/08/ 2017	100	100	0	0	0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	0	0	0	0	0	10 0	0		
Land Adjacent To 8 Whalley Drive	Whitehaven	4/19/218 7/001	19/07/ 2019	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Land to the North of Island View, 1 Low Kells	Whitehaven	4/19/237 0/001	09/01/ 2020	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Land Adjacent To 1 Crossbarn, Sneckyeat Road	Whitehaven	4/19/243 3/001	11/02/ 2020	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Ivy Mill, Main St, Hensingham	Whitehaven	17 2143	05/07/ 2017	29	29	0	0	0	1 0	1 0	9	0	0	0	0	0	0	0	0	0	0	0	29	0		

<sup>10</sup> Net additional dwellings left to complete at 31<sup>st</sup> March 2021

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	Remaining Capacity <sup>10</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
Land to West of Casa Mia, Harras Road	Whitehaven	18 2347	20/03/2019	9	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	
Land behind Castle Lea, Flatt Walks	Whitehaven	19/2226	20/08/2021	20	20	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	20	0	
Land bound by Woodhouse to North and High Rd/Wilson Pit Rd to South*	Whitehaven	13/2235	11/12/2013	431	335		4	4	2	0	0	4	4	4	4	4	2	0	0	0	0	0	33	0	
							0	0	9			0	0	0	0	6						5			
Land at Mill Hill	Cleator Moor	4/15/227 3/001	21/08/2015	25	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	104
Keekle Meadows	Cleator Moor	4/16/240 9/0o1	03/02/2017	65	12	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	12	0	
Land at Trumpet Road	Cleator Moor	4/20/204 3/001	18/03/2021	11	11	0	6	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	
Land to Rear Of Ennerdale View, Birks Road	Cleator Moor	4/16/231 5/001	02/03/2018	63	54	0	0	0	1	1	1	1	1	4	0	0	0	0	0	0	0	0	54	0	

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	Remaining Capacity <sup>10</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier	
Field adjacent to Church St	Cleator Moor	4/19/234 4/0o1	18/11/2019	5	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	93	
Aldby Farm	Cleator Moor	4/04/259 2/0	14/09/2005	10	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Land Adjacent to Thornlea, Carleton,	Egremont	4/19/202 6/0o1	28/03/2019	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Land at Birks Rd	Egremont	4/18/244 1/0o1	20/02/2019	5	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0		
Land at Howbank Farm	Egremont	18/2066	24/10/2018	9	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0		
Allotment Site, Argyle Street/Back Surrey Street/Back Mainsgate Road	Millom	4/17/240 8/0o1	29/01/2018	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Land adjacent to 25 Arlecdon Rd	Arlecdon	4/20/208 6/001	05/06/2020	9	9	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0		
Land Off Arlecdon Parks Road	Arlecdon	4/18/250 4/001	08/01/2021	9	9	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0		
Land North of Flosh Meadows	Cleator	4/17/239 1	20/12/2018	19	19	0	0	0	1	9	0	0	0	0	0	0	0	0	0	0	0	0	19	0		

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	Remaining Capacity <sup>10</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier					
Existing agri field adj to Church St	Cleator	4/18/2094	14/09/2018	9	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0						
Land between the A595 and the B5306 (Near To Ennerdale View)	Distington	15/2467/0o1	17/02/2016	25	25	0	0	0	1	1	5	0	0	0	0	0	0	0	0	0	0	0	25	0						
Land Adjacent To Ennerdale View	Distington	15/2466/0o1	17/02/2016	0	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0						
Site of Former Distington Motors Garage, Main Street	Distington	4/19/2202/001	02/09/2019	2	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0						
Rear Trafalgar House, Yeathouse Rd	Frizington	4/17/2283/0o1	18/10/2018	9	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0						
Land to West of Rheda Cross, Rheda Park	Frizington	4/19/2325/001	12/03/2020	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0						
Plot 2, Blythe Place Gardens, Sea Mill Lane, St Bees	St Bees	4/18/2458/0o1	03/12/2018	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0						



Copeland Local Plan 2021-2038: Publication Draft Appendices Document

Site Name	Settlement	Planning Ref	Decision Date	No. Approved	Remaining Capacity <sup>10</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period	Total by tier
Two pieces of land to north of School Brow	Moresby Parks	4/16/217 5/0o1	22/05/ 2018	circ a 100	100	0	0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	0	0	0	0	0	0	10 0	0	
Land at Bank Yard Road	Parton	4/17/202 2/001	15/03/ 2017	7	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	
<b>Totals</b>					<b>804</b>	<b>0</b>	<b>46</b>	<b>68</b>	<b>195</b>	<b>71</b>	<b>44</b>	<b>70</b>	<b>70</b>	<b>64</b>	<b>60</b>	<b>60</b>	<b>46</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>804</b>	<b>0</b>	<b>701</b>

# Appendix F: Housing Allocation Profiles

## Appendix F: Housing Allocation Profiles

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## Abbreviations

CBC – Copeland Borough Council

CCC – Cumbria County Council

DHA – Designated Heritage Asset

EVA – Emergency Vehicle Access

GCN – Great Crested Newt

Ha – Hectares

LCA – Landscape Character Assessment

MfS – Manual for Streets

NDHA – Non-designated Heritage Asset

SAA – Site Access Assessments

SAC – Special Area of Conservation

SAM – Scheduled Ancient Monument

SHLAA – Strategic Housing Land Availability Assessment

SLCA – Settlement Landscape Character Assessment

SPA – Special Protection Area

SSSI – Site of Special Scientific Interest

TIS – Transport Improvement Study

UU – United Utilities

## Introduction

### Background

- 1.1 This document provides additional information regarding each of the housing allocations identified in the Local Plan 2021-2038 Publication Draft.
- 1.2 It has been produced to increase transparency in the planning process and inform developers who may be interested in taking the site forward for development in order to reduce costs and delay<sup>11</sup>. It is also important to demonstrate to communities the standard of development that the Council expects to achieve on the allocated sites.
- 1.3 The document identifies any known or potential constraints to delivery and is informed by the following evidence documents:
  - Copeland Strategic Housing Land Availability Assessment 2020
  - Settlement Landscape Character Assessment 2021
  - Open Space Assessment 2020
  - Site Access Assessments 2021,
  - Transport Improvement Study 2021
  - Ecological Assessments 2021
  - Playing Pitch Strategy 2021
  - Strategic Flood Risk Assessment 2021
  - Heritage Impact Assessments 2021
- 1.4 Further details of the matters that need to be considered can be found in those reports on the Council's website.
- 1.5 Copeland Strategic Planning Officers carried out site visits to each proposed allocation in 2020 and again in 2021 to identify potential constraints. Constraints were also noted on the forms submitted by landowners during the Call for Sites throughout the Local Plan Process.
- 1.6 Comments on each site have been obtained from the following stakeholders throughout the development of the Local Plan, to ensure that all potential constraints have been considered.
  - Cumbria County Council (as highways authority and lead flood risk authority)
  - United Utilities
  - Electricity North West
  - Northern Gas (for sites in North Copeland)
  - Cadent Gas (for sites in South Copeland)
  - Sport England

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<sup>11</sup> It should be noted that inclusion of a site within the Draft Local Plan does not guarantee that the site will be allocated within the final adopted version of the Local Plan nor that planning permission would be granted for development on the site.

- Town and Parish Councils
- Copeland Council’s Flood and Coastal Defence Engineer,
- Copeland Council’s Heritage Officer
- Copeland Council’s Environmental Health Officer

## How to use this document

- 1.7 The sites within this paper are divided by settlement and are listed in order of the Settlement Hierarchy, with the sites in the Borough’s four towns (Principal Town and Key Service Centres) first, followed by those within the Local Service Centres, Sustainable Villages and Rural Villages. The full settlement hierarchy can be viewed in policy DS3PU of the Local Plan Publication Draft.
- 1.8 Maps and aerial photographs of every site are included within this document and can also be seen on the Council’s web mapping page.
- 1.9 The document contains indicative timeframes. This is the timeframe when we expect the first housing completions coming forward on the site. This has been informed through an initial assessment of the constraints on site, the scale of development, whether there is current Developer Interest in a site and information received from landowners or developers.
- 1.10 A full detailed delivery timetable (housing trajectory) is contained within the Publication Draft which will indicate how many dwellings are expected to be completed on the site per year. This has been informed through discussions with developers where possible.
- 1.11 An indicative yield has been identified for each of the sites. Unless otherwise stated, this is based on an assumption of 25 dwellings per hectare (gross).
- 1.12 Constraints referred to in this document have been outlined in Table 1. Please note that the list of constraints identified within this document is not exhaustive and additional issues may become apparent following further consultation with statutory consultees as the Local Plan progresses or during planning application stage. It represents a snapshot in time based on the latest information available.
- 1.13 Developers are encouraged to engage in pre-application discussions with the Council’s Development Management team prior to submitting planning applications on any site. The Development Management team can also advise whether any developer contributions are likely to be sought. These could be for a range of things including affordable housing, education provision and to address a shortage of particular types of open space within the settlement. The likely infrastructure requirements are identified in the IDP.

Table 8: Constraints identified through Site Allocation profiles

<b>Constraint</b>	<b>Source and Explanation</b>
<b>Stage Introduced</b>	This refers to the earliest stage the draft allocation was introduced into the emerging Local Plan.
<b>Adjoining Uses</b>	It is important to understand the adjoining uses of a site to ensure that amenity issues are reduced. For example, if a residential development was situated in close proximity to an employment site, it may be necessary to implement mitigation measures, for example from noise or pollution.
<b>Flood Risk Zone</b>	This has been informed by the 2021 Strategic Flood Risk Assessment.
<b>Highways and Accessibility Issues</b>	This has been informed by the Copeland Transport Improvement Study, the Copeland Site Access Assessment and comments received from Cumbria County Council and National Highways.
<b>Flood and Water Management Issues</b>	This has been informed by a combination of the 2021 SFRA, Cumbria County Council comments as the Lead Local Flood Authority, and comments regarding water and wastewater resources from United Utilities.
<b>Utilities</b>	Highlights where development of a site may result in capacity issues with the gas or electric networks which may require mitigation
<b>Landscape Issues</b>	This section has been informed by the Council’s Settlement Landscape Assessment (SLCA) and Landscape Character assessment (LCA) documents and also identifies whether there are any likely key species of importance on site.
<b>Ecology Issues</b>	An ecological assessment is likely to be required at planning application stage which will confirm the presence of habitats and species and developers will be expected to provide mitigation where any loss of habitats or species is unavoidable
<b>Heritage Impact Assessment Summary:</b>	This considers where development may result in harm to a heritage or historic asset. The Profile document outlines the perceived level of harm to assets as a result of development once mitigation measures have been put into place. Please see the full HIA for more details and an explanation of the mitigation required.
<b>Additional Considerations</b>	This considers additional site specific issues that may need to be considered. This includes (but is not restricted to) potential prejudicial impacts on existing sport facilities and pitches, as well as where existing structures may require demolition and where electricity pylons are present on site.

# Whitehaven





# Local Plan Allocation Reference: HWH1

SHLAA Ref: WE032/WE001



## General Site Information


<b>Site Name:</b>	Land at West Cumberland Hospital and Sneckyeat Rd, Whitehaven		
<b>Site Area:</b>	5.27 hectares	<b>Land Type:</b>	Mixed
<b>Stage introduced:</b>	Local Plan Preferred Options		
<b>Ownership:</b>	Part private ownership (We032), part Copeland Borough Council ownership (We001)		
<b>Adjoining uses:</b>	The site is close to residential development along Homewood Hill and Rutland Avenue. West Cumberland Hospital is located to the east.		

<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	127 dwellings (Indicative Yield)		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	No	<b>Mineral Consultation Area</b>	No
<b>Highways and Accessibility Issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The SAA outlines a number of potential safety, access and capacity issues relating to the development of this site. Further detail is provided within the phase 2 assessment for the site, which includes outline access design and costings.</li> <li>The Copeland TIS identifies a requirement for this site to contribute to capacity improvements at the Homewood Road roundabout. Other relevant highways improvements identified within the TIS include safety improvements at the Sneckyeat Road/ Homewood road crossroads, and capacity improvements at the Overend Road and Cleator Moor Road junction.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> <li>Pow Beck Culvert under part of site – upgrade likely to be required</li> <li>Potential sewer capacity issues</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>High quality areas of landscaping will be required as buffers between new and existing development.</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul>		

	<p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Bat Roost Assessment and potential further presence / likely absence surveys for buildings and trees on site;</li> <li>• Detailed checks / walkover survey for badger and red squirrel; and</li> <li>• Invasive plant survey;</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <p>This list is not exhaustive, and recommendations generated from further survey work should be followed</p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any vegetation to be removed should be checked immediately prior to clearance for bird nests.</li> <li>• Pre-construction ECoW checks required on site; these should include (but not be limited to) species such as badger, red squirrel and hedgehog.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Habitats with suitability for breeding birds and red squirrel.</p> <p>Potential for bats to roost within buildings and trees on site in trees.</p> <p>Invasive species present on site.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The trees, parkland and hedgerows on site provide good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with the addition of nest boxes. Furthermore, bat boxes could be erected on the mature trees in order to enhance roosting provisions for local bat populations.</p> <p>The bird / bat boxes could also be erected on the existing buildings or incorporated into the new buildings design.</p> <p>The amenity grasslands on site could be enhanced through provision of wildflower areas and extensive management regime.</p> <p>The parkland and scrub areas could be enhanced through removal of non-native / invasive species and additional planting of ground flora native species.</p> <p>In order to obtain a net gain in biodiversity value of at least 10% it is recommended that a Habitat Creation and Enhancement Plan is provided for the whole site. Any new buildings should include provision for roosting bats and nesting birds. Any further development should aim to eradicate invasive species.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: No impact on Heritage Assets</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• The southern part of the site is currently protected open space in Core Strategy (We001). Whilst the Open Space Assessment does not propose this protection is carried forward into the new Local Plan the Council would expect a well-designed development that incorporates high quality and useful open space.</li> </ul>

	<ul style="list-style-type: none"><li>• The southern section of this site has been used as a playing field in the past although this use has lapsed and there are no pitches marked out at present. In order to bring the site forward for development there would need to be mitigation in place to replace the playing field and comply with paragraph 97 of the NPPF and Sport England’s Playing Fields Policy.</li></ul>
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HWH1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:2,500

# Local Plan Allocation Reference: HWH2

SHLAA Ref: WH011/a



## General Site Information

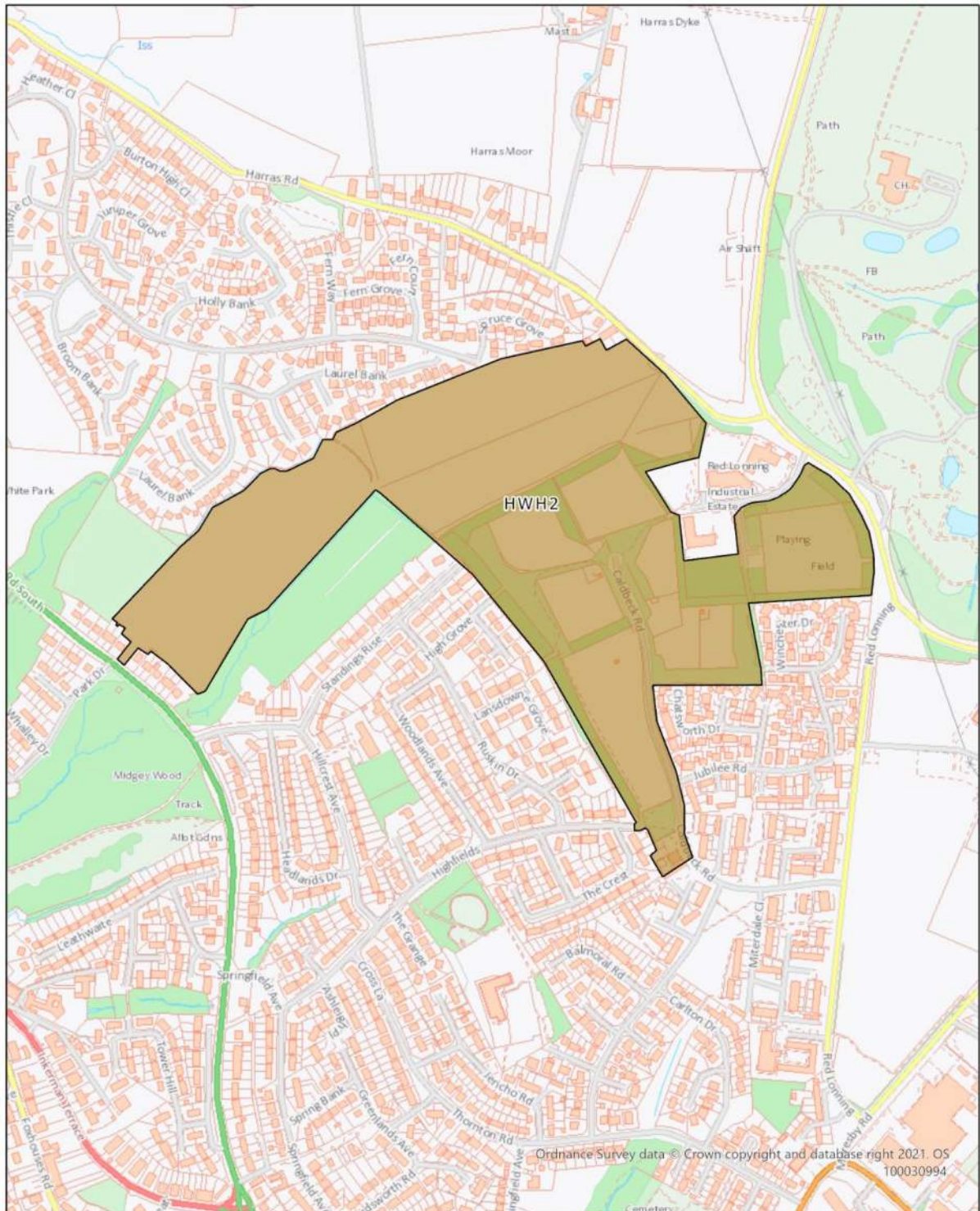
<b>Site Name:</b>	Red Lonning and Harras Moor, Whitehaven		
<b>Site Area:</b>	23.16 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options		
<b>Ownership:</b>	Homes England		
<b>Adjoining uses:</b>	Primarily residential, small commercial estate to north east		


<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes, outline planning application for up to 370 houses with associated open space and infrastructure under consideration	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	370 dwellings <sup>12</sup>		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility Issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>Not assessed through the Transport Improvement Plan or Site Access Assessments as highways and access constraints will be considered through the determination of the current planning application</li> <li>(4/18/2287/001)</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>The SLCA identifies opportunities to better define the edge of the settlement in this area. It also identifies the green space to the east of Loop Road South and the south of the site as forming the hillside setting of the town. Development should avoid encroaching into this area.</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>Not assessed through Local Plan Ecology Assessments as ecology constraints will be considered through the current planning application under consideration 4/18/2287/001</li> </ul>		
<b>Heritage Impact Assessment Summary:</b>	<ul style="list-style-type: none"> <li>Mitigated Impact: Low</li> </ul>		
<b>Additional Considerations:</b>	<ul style="list-style-type: none"> <li>The site contains an unused playing field which is poorly accessible from surrounding residential areas with no natural surveillance. In order to bring the site forward for development there would need to</li> </ul>		

<sup>12</sup> Based upon planning application submitted

	be mitigation in place to replace the playing field and comply with paragraph 97 of the NPPF and Sport England’s Playing Fields Policy.
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HWH2	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:6,000

# Local Plan Allocation Reference: HWH3

SHLAA Ref: WS013

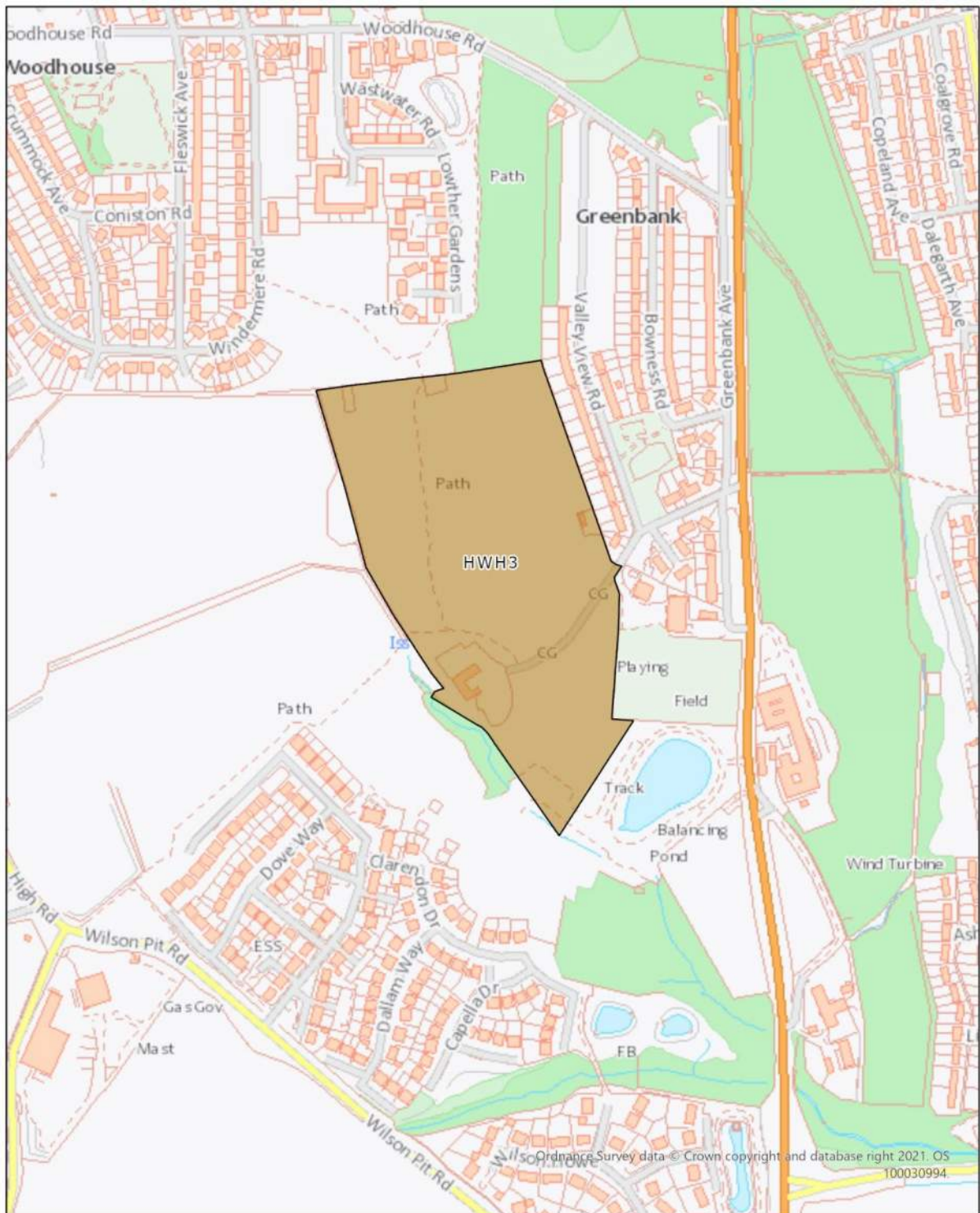



## General Site Information

<b>Site Name:</b>	Land at Edgehill Park Phase 4, Whitehaven		
<b>Site Area:</b>	6.26 hectares	<b>Land Type:</b>	Mixed
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		

<b>Adjoining uses:</b>	Existing residential development to the north and south. Residential properties, community centre and playing fields to the east. To the west is the former Marchon site; the northern part of which is allocated for housing, the southern part is currently being considered by the Government as a site for Woodhouse Colliery and is allocated as an Opportunity Area.		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes	<b>Commencement Timescales:</b>	0-5 years
<b>Indicative Yield:</b>	120 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The SAA outlines that a secondary access would be required for development of this site, which could be provided along Gameriggs Road. It may be necessary to introduce TROs to manage on street parking along this road</li> <li>The TIS identifies a requirement for this site to contribute to traffic calming measures along High Road and Woodville Way, along with widening existing footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared footway/cycleway.</li> <li>The TIS also identifies a need for this development to contribute to safety improvement at the St Bees Road /Mirehouse Road junction in Whitehaven, along with capacity improvements at Cleator Moor Road / Overend Road junction.</li> <li>There is a need for development to consider the cumulative impact on the junction with St. Bees Road and Wilson Pit Road, for trips into Whitehaven and towards the A595.</li> <li>The layout of the development should maximise use of footpath FP43103 including widening, surfacing, street lighting, and an extended connection to the west to provide a continuous direct link to Wilson Pit Road.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No existing UU assets</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>Site not considered through Local Plan Ecology Assessments.</li> </ul>		

<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low/medium</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Telegraph poles on parts of site</li> <li>• Within 200m of existing compost facility</li> <li>• Potential ground contamination given former uses</li> <li>• A masterplan was produced in 2012 to support the South Whitehaven Supplementary Planning Document and inform the outline planning application that was submitted. Future development proposals will be expected to accord with the development principles and design guide within the masterplan for the site.</li> <li>• Site adjacent to adjacent playing field to east which shares an access with the development site. In this instance the resulting development, coupled with that already granted planning permission, would surround the playing field on three sides by residential development. The issue of prejudicial impact on the playing field needs to be assessed and considered as part of the planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.</li> </ul>



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	Date of Issue: 21/10/2021	Scale: 1:4,000

# Local Plan Allocation Reference: HWH4

SHLAA Ref: WW018/WW022



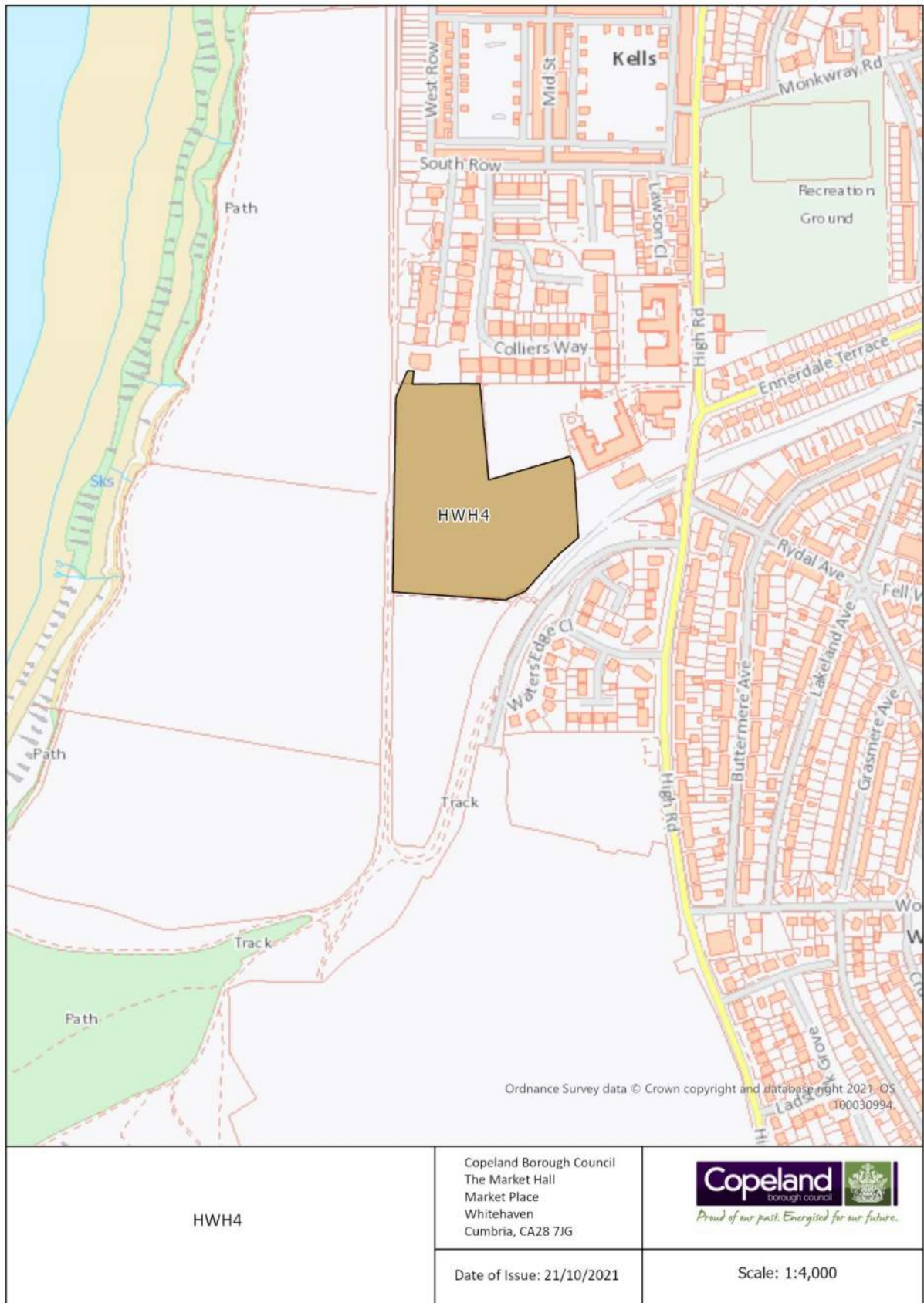
## General Site Information

<b>Site Name:</b>	Land South and West of St Mary's School, Whitehaven		
<b>Site Area:</b>	2.39 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	The site is bounded to the south by the former Marchon Factory site which is proposed as a housing allocation. St Mary's School is to the north east with residential development beyond. The St Bees and Whitehaven Heritage Coast and Whitehaven Coastal Path runs to the west of the site.		

<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescales:</b>	0-5 years
<b>Indicative Yield:</b>	60 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• Suggested primary access in SAA is currently unadopted and would require upgrading to CCC design guide standards</li> <li>• The overall cumulative impact of the development in the context of the wider former Marchon site and nearby Local Plan sites would need to be considered.</li> <li>• The SAA considers that it may be necessary to deliver TROs alongside the site access to limit the impact of on street parking on visibility and minimise the impact on two-way flows as this site, and other adjacent sites are brought forward.</li> <li>• The TIS identifies HWH4 as one site required to contribute towards traffic calming measures along High Road and Woodville Way, as well as delivery of widened footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared use footway/cycleway.</li> <li>• The nearest bus stop is approximately 150m from the site entrance. The site could deliver improved waiting facilities i.e. a shelter, subject to feasibility considerations at this, or other nearby stops.</li> <li>• Some existing PROWs on site</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• Electrical infrastructure may require reinforcement</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• Appropriate landscape buffer will be required between new development and school site.</li> <li>• Prominent coastal strip identified in the SLCA and proposed to maintain the undeveloped character of that coastal strip</li> <li>• Full consideration must be given to the setting of the St Bees and Whitehaven Heritage Coast</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>• Natural England Environmental Stewardship Area</li> <li>• Project specific HRA required to demonstrate avoidance of water pollution</li> </ul>		

	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>Construction should ideally be undertaken outside the bird breeding season which extends from March to September.</li> <li>Pre-construction check for reptiles required before site is cleared, including dismantling and checking any potential refugia for sheltering reptiles, particularly the western boundary and any debris adjacent to the houses on the northern boundary.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Ground nesting birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site has limited opportunities at present. Provision for invertebrates and birds such as nectar sources and berry-bearing shrubs are recommended to be included in landscaping plans</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations</b></p>	<ul style="list-style-type: none"> <li>Eastern strip of the site lies within a former coal mine extraction area</li> <li>The site lies close to where buried prehistoric remains were revealed in advance of a housing development and so there is the potential for currently unknown archaeological assets to survive buried on the site. It is advised that any future application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded.</li> <li>Development of this site would surround the playing field on three sides by residential development. The site lies adjacent to a playing field site and the issue of prejudicial impact on the playing field needs to be assessed and considered as part of the planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers’ expense. Paragraph 187 of the NPPF applies.</li> </ul>





# Local Plan Allocation Reference: HWH5

SHLAA Ref: WW014



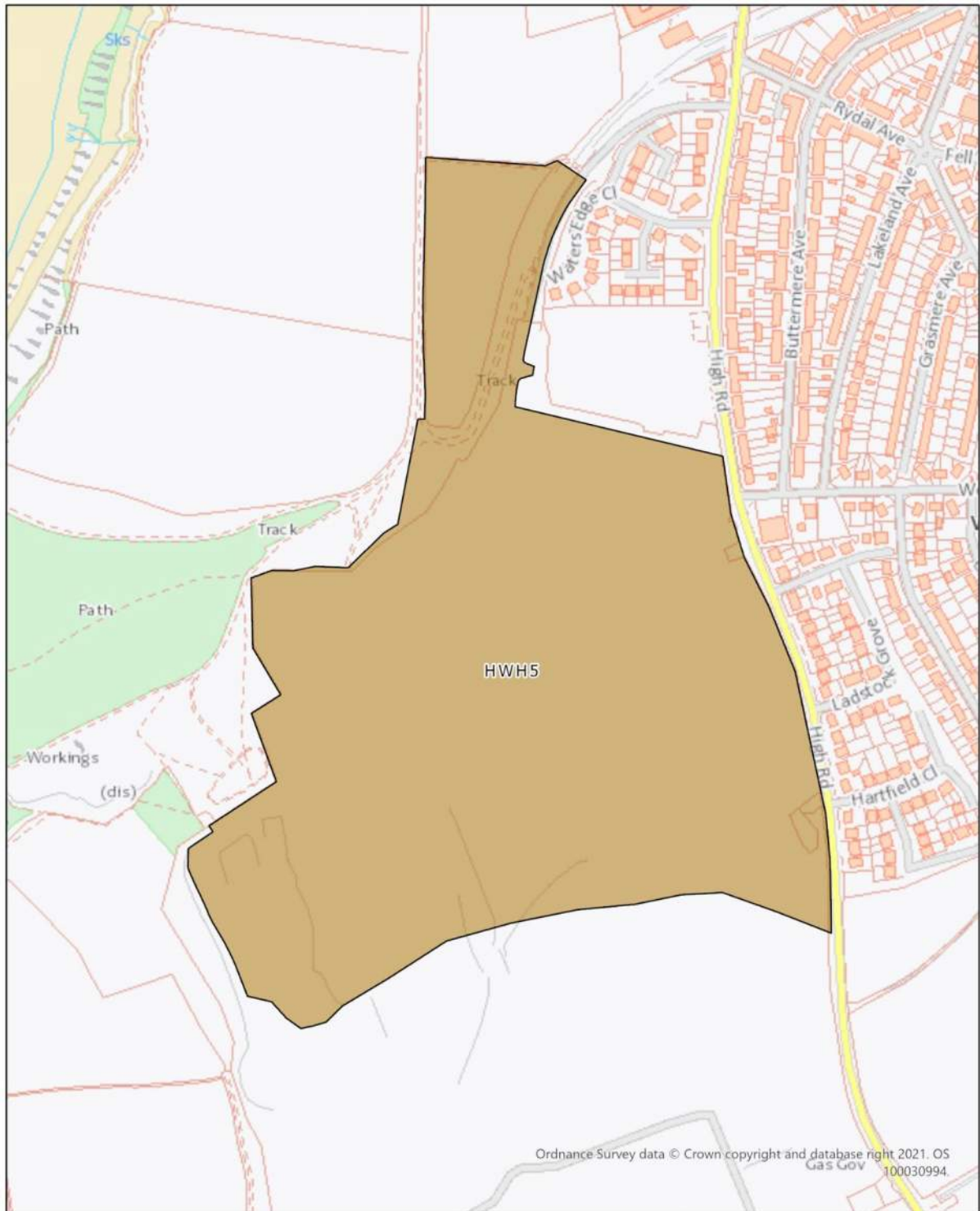
## General Site Information

<b>Site Name:</b>	Former Marchon Site North, Whitehaven		
<b>Site Area:</b>	20.95 hectares	<b>Land Type:</b>	Brownfield


<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private Ownership		
<b>Adjoining uses:</b>	Residential areas and proposed housing allocations to the north and east. Coastline, Coastal Path and St Bees and Whitehaven Heritage Coast to the west. Proposed Cumbria Mining development to the south on the remainder of the former Marchon site (subject to Government approval); identified as an Opportunity Area in the Local Plan.		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes, hybrid planning application submitted 2021	Commencement Timescales	0-5 years
<b>Indicative Yield:</b>	532 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>At the indicative yield of 532 dwellings, the site would be required to provide two 'primary roads' and an EVA.</li> <li>Given the scale of this site and surrounding development, the overall cumulative impact of the development in the context of the nearby local plan sites would need to be considered.</li> <li>This site has been identified to contribute towards traffic calming measures along High Road and Woodville Way, as well as delivery of widened footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared use footway/cycleway.</li> <li>SAA recommends that development is required to surface, widen, and upgrade footpaths to bridleway to permit cycling as part of this scheme.</li> <li>Due to the increased demand for bus services that a development of this size would bring, consideration should be given to bus stop improvements in the form of covered shelters, for example.</li> <li>Furthermore, the scale of additional traffic along Woodville Way High Road may necessitate the delivery of a controlled pedestrian crossing point to ensure safe access for more vulnerable users in particular, providing safe crossing opportunities to bus stops and shops in the adjacent residential estate(s).</li> <li>Some existing PROWs on site</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		

<p><b>Utilities:</b></p>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>
<p><b>Landscape Issues:</b></p>	<ul style="list-style-type: none"> <li>The SLCA identifies that coastal areas to the west are sensitive to inappropriate development.</li> <li>Development should respect and enhance the site’s coastal location and pedestrian links should be created between the site and coastal paths</li> <li>A suitable landscape buffer is required between the site and the proposed metallurgical mine to the south with safe pedestrian routes through for access.</li> </ul>
<p><b>Ecology Issues:</b></p>	<ul style="list-style-type: none"> <li>Project specific HRA required to demonstrate avoidance of water pollution</li> </ul> <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>Breeding / wintering bird survey.</li> <li>Reptile survey</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any scrub to be removed should be checked immediately prior to felling for bird nests.</li> <li>Pre-construction check for badger within 30m of the site boundary.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Scrub and grassland with habitat for breeding birds.          Refugia, foraging and basking habitat for reptiles.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>Provision of habitat for nesting birds, by including shrub, hedgerow or tree planting in any final landscape plans, particularly on the western boundary close to the St. Bees SSSI. The site has a large footprint, so possibly scope for habitat creation. Any habitats created/retained should have connectivity to any nearby habitats and sites along the coast.</p>

<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Potential ground contamination due to previous use of the site</li> <li>• This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan.</li> <li>• Relationship between site and proposed Coal mine needs full consideration – an appropriate buffer must be provided.</li> <li>• Full consideration must be given to the setting of the St Bees and Whitehaven Heritage Coast</li> </ul>



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HWH5	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:4,000

# Local Plan Allocation Reference: HWH6

SHLAA Ref: WW019/a



## General Site Information


<b>Site Name:</b>	Land South of Waters Edge Close, Whitehaven		
<b>Site Area (ha):</b>	1.41 hectares	<b>Land Type:</b>	Brownfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	HWH6 is surrounded to the south by Local plan allocation HWH5. To the north and east are existing residential estates		

<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes- current planning application 4/20/2455/0F1	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	35 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	No	<b>Mineral Consultation Area</b>	No
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• SAA identifies that the site has an existing point of access, but this would require upgrading to CCC standards.</li> <li>• The overall cumulative impact of the development in the context of the wider former Marchon site and nearby local plan sites would need to be considered.</li> <li>• The TIS identifies HWH6 as one site required to contribute towards traffic calming measures along High Road and Woodville Way, as well as delivery of widened footways on Ennerdale Terrace, Ginns to Kells Road, and Ginns to create a shared use footway/cycleway.</li> <li>• The nearest bus stop is approximately 400m from the site entrance. The site could deliver improved waiting facilities i.e. a shelter</li> <li>• Some existing PROWs on site</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>• Project specific HRA required to demonstrate avoidance of water pollution</li> </ul>		
<b>Heritage Impact Assessment Summary:</b>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>		
<b>Additional Considerations:</b>	<ul style="list-style-type: none"> <li>• Potential ground contamination due to previous use of the site</li> <li>• A high quality frontage will be required</li> <li>• Full consideration must be given to the setting of the St Bees and Whitehaven Heritage Coast which is in close proximity to the site</li> </ul>		





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	Date of Issue: 21/10/2021	Scale: 1:2,000

# Cleator Moor



Swathmore Farm  
responsible for the  
route for the use  
of your motorised  
vehicles only.  
It is a private road  
with no kind  
participation of the  
landowner. It is  
not a public right  
of way.

# Local Plan Allocation Reference: HCM1

SHLAA Ref: CM028/CM038

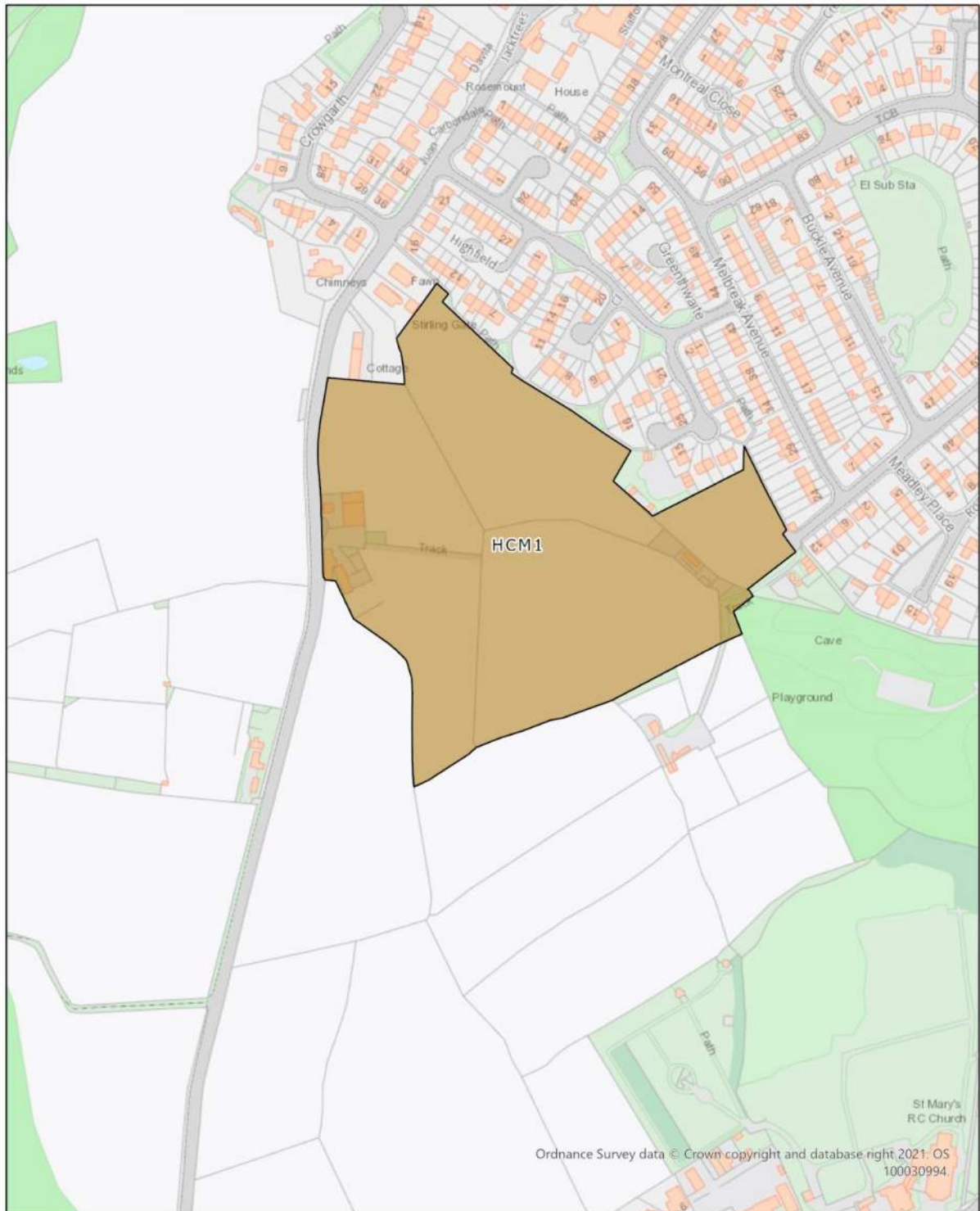



## General Site Information

<b>Site Name:</b>	Land at Jacktrees Rd, Cleator Moor		
<b>Site Area:</b>	5.07 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		

<b>Adjoining uses:</b>	The site is bounded by a mix of terraced and semi-detached properties to the north and east. To the south and west of the site are allotment gardens followed by open countryside further west and south-west (Cm038).		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	127 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• CCC (November 2020) recommend that existing 40mph speed limit would need to be reduced to 30mph to improve safety</li> <li>• SAA identifies that a secondary access would be required for the development of this site</li> <li>• The TIS recommends that provision of footways along Jacktrees Road/ Cleator Gate from the site access would be necessary. Active travel connections to the north at various locations would also be required to minimise dependence on Cleator Gate/ Jacktrees Road and increase accessibility to Cleator Moor and bus services on the B5295.</li> </ul>		
<b>Flood and Water Management Issues:</b>	The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• Electrical infrastructure may need reinforcement</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• Opportunities must be taken to improve the character of the settlement edge in accordance with the Settlement Landscape Character Assessment (SLCA).</li> <li>• The land to the south is identified as a Green Wedge in the SLCA</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>• The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application: <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> </li> <li>• The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey: <ul style="list-style-type: none"> <li>• Hedgerow survey; • Bat roost assessment of trees and buildings, followed by emergence surveys as required; • NVC</li> </ul> </li> </ul>		

	<p>of the upper northern field grassland. Pre-construction checks</p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> <li>• Pre-construction check for badger</li> </ul> <ul style="list-style-type: none"> <li>• <b>Summary of Main Ecological Constraints to Development</b> Hedgerows with habitat suitable for breeding birds. Potential for bats in trees, buildings and foraging along hedgerows.</li> <li>• <b>Opportunities for Biodiversity Enhancement</b> The hedgerows and hedgerow trees provide good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with the addition of nest boxes. This is a small site with limited space for additional habitat creation. Due to the sloping land it would be worth considering SuDS scheme to take drainage from the site incorporating a wetland habitat</li> <li>• Project specific HRA required to demonstrate avoidance of water pollution and Urbanisation effects</li> </ul>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Todholes Pit (possible mine workings)</li> <li>• Opportunities should be taken to provide pedestrian links from the development to the existing estate to the north and east</li> <li>• The site was a focus of the mining industry in the late 19th century. There is the potential for currently unrecorded industrial archaeological assets to survive on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development.</li> </ul>



HCM1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:3,000

# Local Plan Allocation Reference: HCM2

SHLAA Ref: CM061/CM082



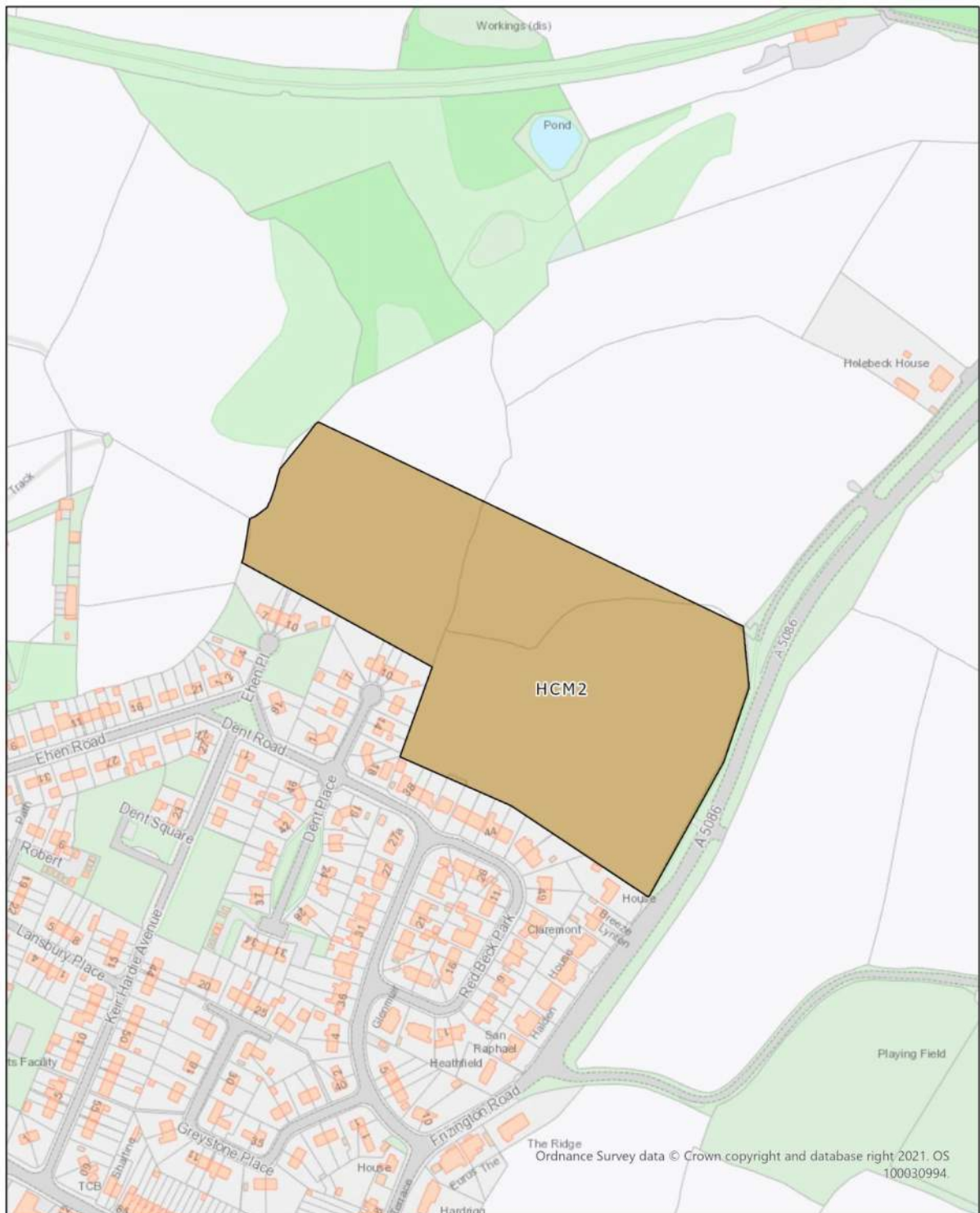
## General Site Information


<b>Site Name:</b>	Land North of Dent Road, Cleator Moor		
<b>Site Area:</b>	4.75 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		

<b>Adjoining uses:</b>	Residential areas to south, open countryside to north, east and west.		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescales:</b>	6 years +
<b>Indicative Yield:</b>	96 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The SAA outlines that an EVA would be required for development of this site.</li> <li>The 30mph should be relocated north to encompass the site access and ensure that MfS compliant visibility splays could be achieved.</li> <li>It is considered that improvements to the existing sub-standard width footway on the A5086 would be required (to minimum 2.0m) or 3.0m for shared footway/ cycleway.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>Electrical infrastructure may require reinforcement</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>A high quality landscape buffer would be required between new and existing development.</li> <li>Site extends into prominent high ground as identified in the SLCA – development would need to respect this setting and provide an attractive edge to the settlement.</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>Project specific HRA required to demonstrate avoidance of water pollution and urbanisation effects</li> </ul> <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>GCN survey (at least 4 ponds within 500m of the site, of which 2 are within 250m).</li> </ul>		



	<ul style="list-style-type: none"> <li>• Hedgerow Survey.</li> <li>• Bat survey if mature ash is to be removed.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any habitats to be removed should be checked for nesting birds no more than 48 hours prior to clearance.</li> <li>• Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared.</li> <li>• Badger within 30m of the northern boundary and hedgerows if potential found during the Phase 1 surveys.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Site is within an area designated by Natural England as <b>Network Enhancement Zone Category 1</b>.</p> <p>Within the SSSI Impact Risk Zone with respect the River Ehen SSSI/SAC.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site provides foraging and nesting habitat for wild birds in the hedgerows, so these habitats could be retained and enhanced as wildlife corridors within the development, together with the addition of nest boxes. The site is close to areas of higher biodiversity immediately to the north so appropriate buffer zones should be provided along the northern and western edges of the development. Such buffer zones would be determined in relation to development type proposed for this allocated site. If possible, created habitats should enhance the linkages across the site and offer protection to the core of the Network Enhancement Zone 1 proposed here.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Development should avoid creating a hard settlement edge</li> </ul>



HCM2	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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# Local Plan Allocation Reference: HCM3

SHLAA Ref: CM008/b



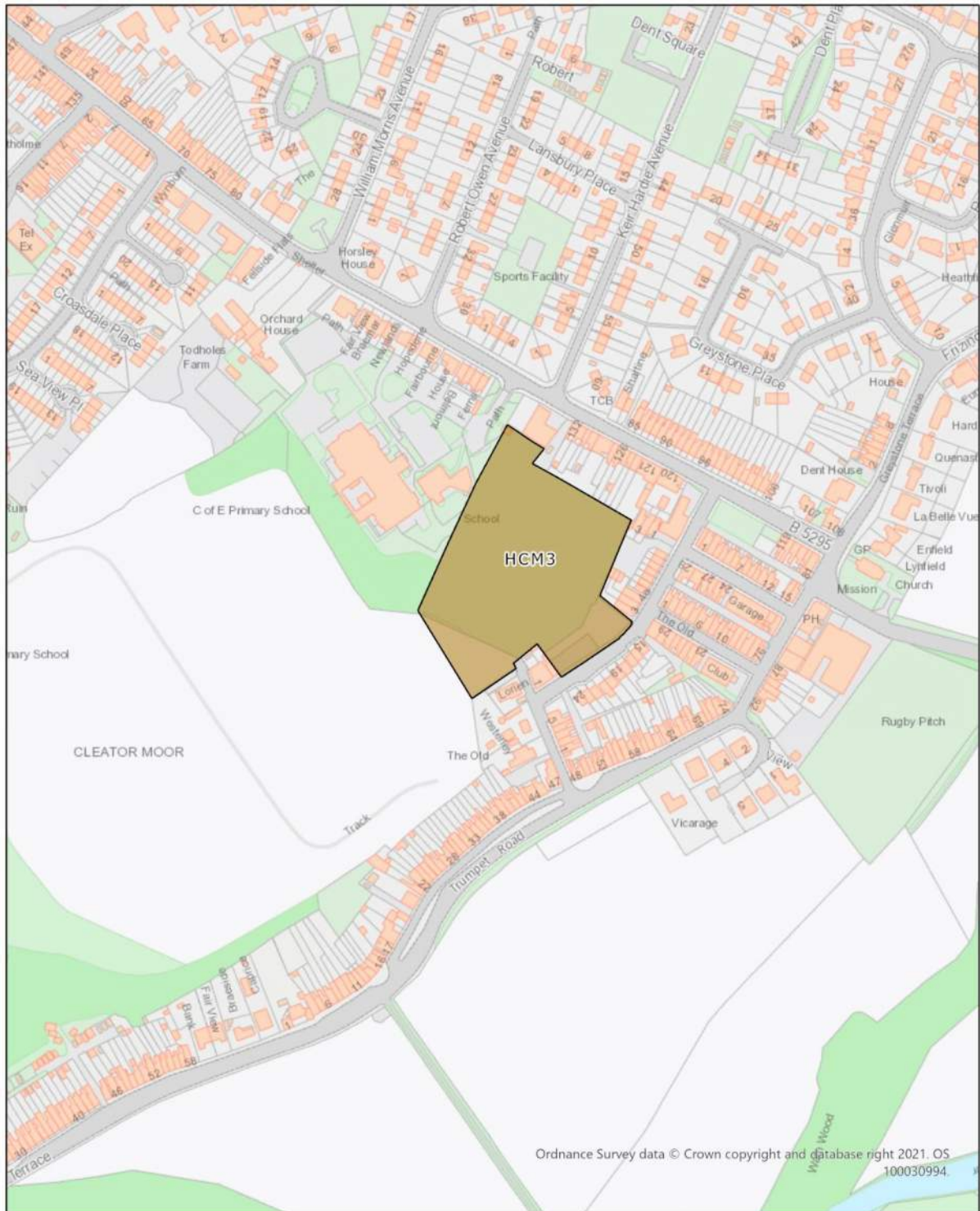
## General Site Information


<b>Site Name:</b>	Former Ehenside School, Cleator Moor		
<b>Site Area:</b>	1.11 hectares	<b>Land Type:</b>	Brownfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Cumbria County Council		
<b>Adjoining uses:</b>	To the North West is Montreal C of E Junior and Infants School and Cleator Moor Nursery. Residential properties to the south and east and playing fields (Green Wedge) to the South-West.		

<b>Flood Risk Zone:</b>	Primarily FRZ 1 with approx. 0.1% in FRZ3a		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescales:</b>	6 years +
<b>Indicative Yield:</b>	40 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	No	<b>Mineral Consultation Area</b>	No
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>Proposals should consider the impact of existing on street parking in the context of additional traffic from the development,</li> <li>The SAA recommends that the existing footpath on Towerson Street would require widening to minimum 2.0m. This would provide safe connections to the nearest bus stops, approximately 200 metres from the site. The site could deliver improved waiting facilities at these stops.</li> <li>The Copeland TIS has also identified traffic calming measures along Towerson Street to be delivered in order to bring this site forward.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA identifies potential surface water risk on site. Assessment recommends that prior to development, site layout and design must be considered, or surface water must be considered through full drainage strategy.</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>A high quality landscape buffer will be required between existing and new development, particularly the school.</li> <li>Proposed Green Wedge to the west of the site must be maintained.</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>Project specific HRA required to demonstrate avoidance of water pollution and urbanisation effects</li> </ul> <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from</li> </ul>		

	<p>April to September – this will form the basis for any more detailed survey work.</p> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• NVC of the wet grasslands habitat;</li> <li>• Great crested newt Habitat Suitability Index (HSI) of ponds within 500m of the site, followed by a GCN survey if suitable breeding habitat found;</li> <li>• Hedgerow survey if hedgerows are to be affected by development;</li> <li>• Invertebrate survey;</li> <li>• Breeding bird survey;</li> <li>• Bat activity survey;</li> <li>• Bat roost potential / emergence survey of any trees to be felled / affected by development;</li> <li>• Invasive plant survey.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Any mature trees that may be removed or affected during the construction phase should be checked for nesting species of raptor or owl and bat roost potential;</li> <li>• Pre-construction check for badger setts;</li> <li>• Pre-construction check for otter;</li> <li>• Pre-construction check for red squirrel dreys;</li> <li>• Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Potential for presence of great crested newt reasonably high – therefore any development might require GCN mitigation and licensing.</p> <p>It is considered that an Assessment of Likely Significant Effect (ALSE) would be required for any development here as the site lies so close to the River Ehen and the land drains towards this catchment. This would need to consider how surface water and wastewater will be dealt with from the site and where there may need to be outfalls constructed into the river Ehen or River Keekle (one of its tributaries). Any changes in water quality and/or hydrology would not be acceptable if they pose any threat to the freshwater pearl mussel population in the river and to the salmon fish populations on which the life cycle of the mussels depends. Therefore additional suspended solids washed into the river both during construction and afterwards during site operation would not be acceptable as this could smother fish spawning grounds, clog fish gills, etc SuDS likely to be required for surface water disposal.</p> <p>The site now supports a varied biodiverse range of habitats. In order to achieve Biodiversity Net Gain there will need to be enhancement of existing habitats but as some will be lost to development it is anticipated that a substantial amount of the compensation will have to come from biodiversity off-setting with habitat creation on offsite locations.</p>
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	<p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The provision of bat and bird boxes, new native planting and the creation of new wildlife corridors and linkages would enhance the biodiversity of the site.</p> <p>The lower lying south-westerly end would provide an ideal site for SuDS linked with habitat creation/enhancement adjacent to the wet woodland and pond outwith the site boundary. However, this land falls outside the boundary so may not be available for any off-site mitigation. The site could provide facilities for schools to study the environment, interactive museum, outdoor activities such as pond dipping, bird hide etc linked to the nearby Longlands Lake nature reserve.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• The impact of development on the adjacent playing fields will require consideration although there are no pitches marked out at present.</li> <li>• Opportunities should be taken to create pedestrian links through to the adjacent Green Wedge where possible</li> <li>• An assessment of the likelihood of any prejudicial impact on the playing field as a result of developing the site for housing will be required as part of any future planning application.</li> </ul>



<p>HCM3</p>	<p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
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# Local Plan Allocation Reference: HCM4

SHLAA Ref: CM025

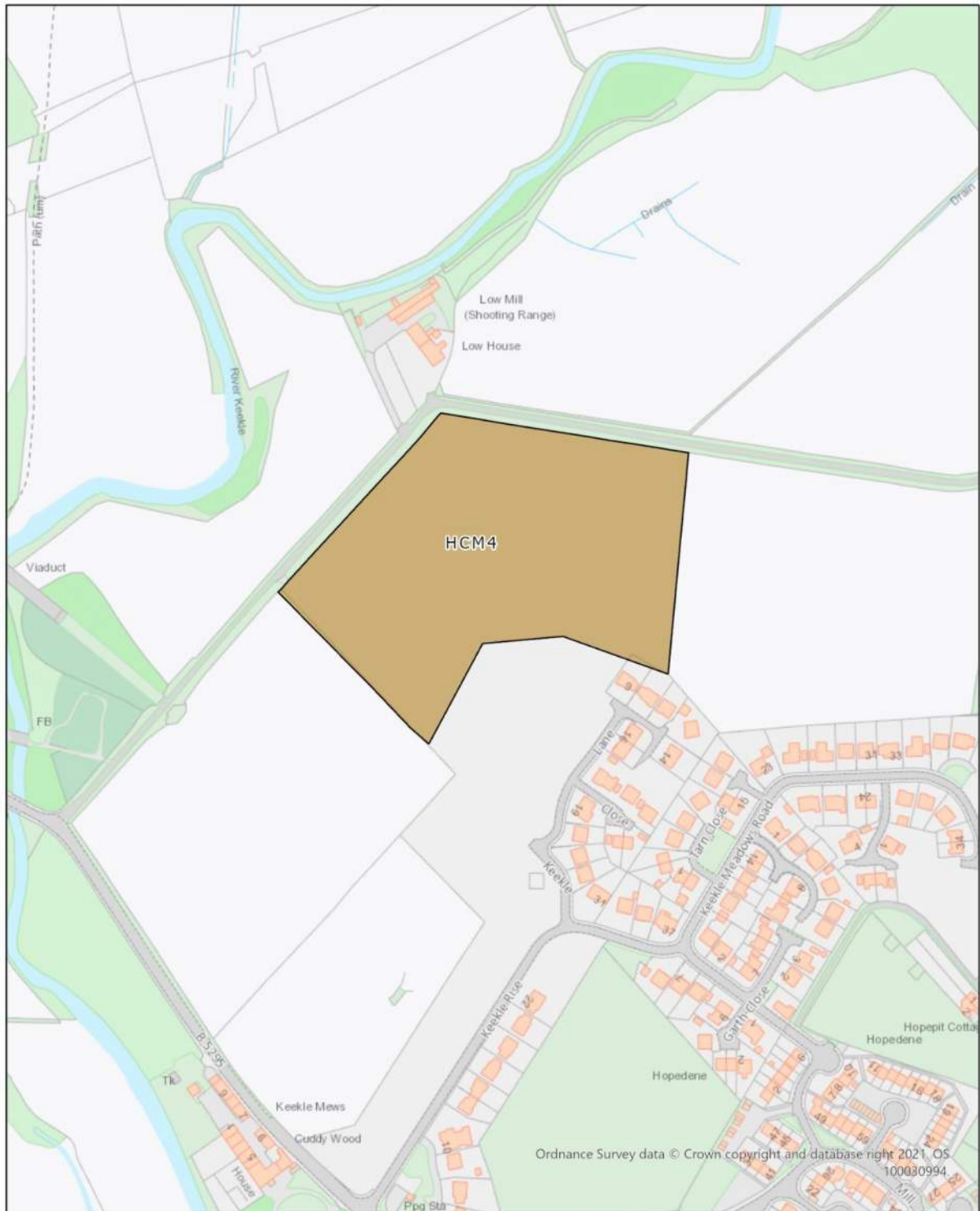



## General Site Information

<b>Site Name:</b>	Land at Mill Hill, Cleator Moor		
<b>Site Area:</b>	3.30 hectares	<b>Land Type:</b>	Mixed
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership</b>	Private ownership		
<b>Adjoining uses:</b>	Residential area to the south with open countryside to the north and east.		
<b>Flood Risk Zone:</b>	FRZ 1		

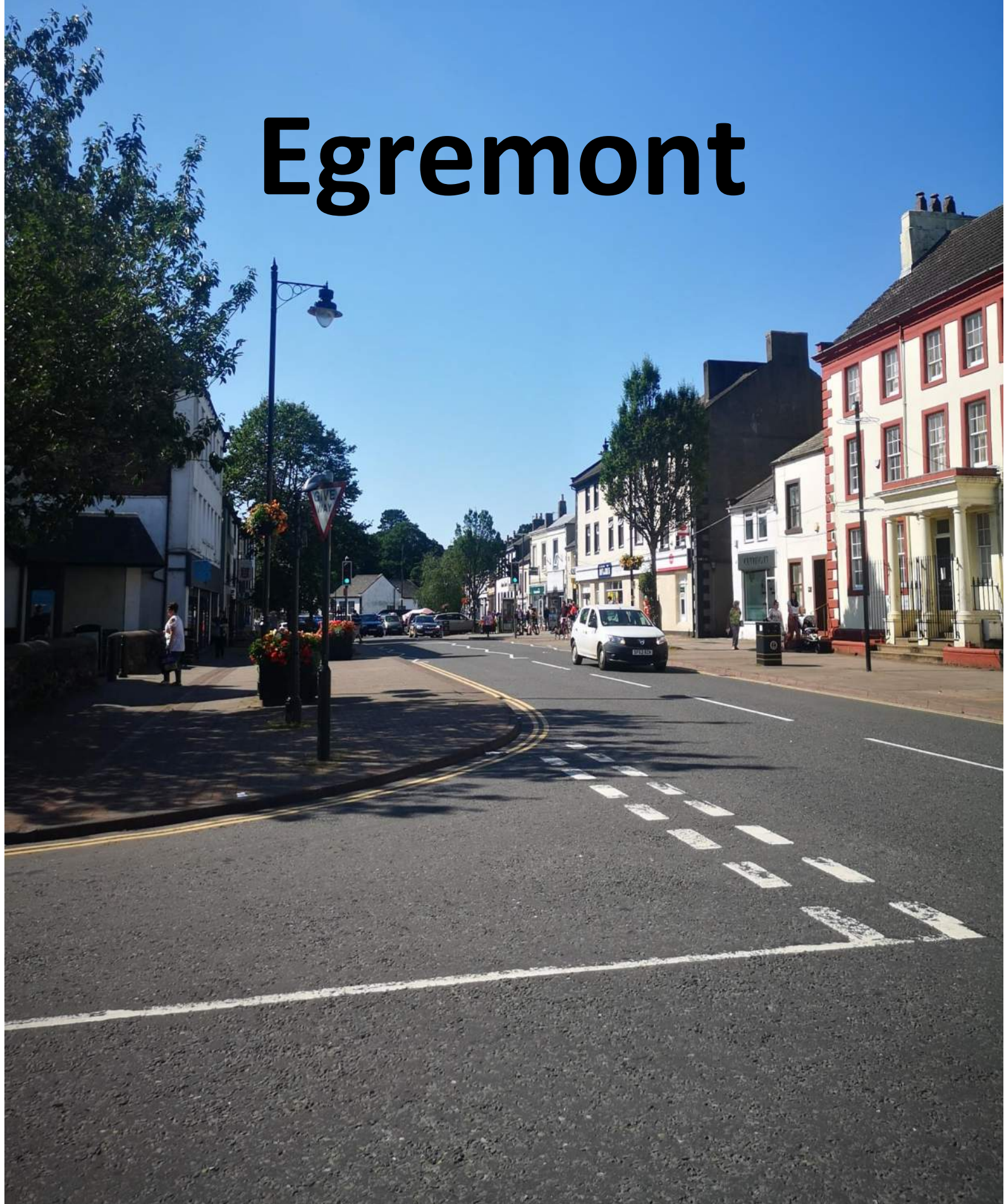


<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes, outline application 4/18/2472/001	<b>Commencement Timescales:</b>	0-5 years
<b>Indicative Yield:</b>	81 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The site has not been assessed through the TIS and SAA due to the outline planning permission granted on site. These issues will be dealt with through the planning application process.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>Proposed Green Wedge to the north and west</li> <li>Development would have to provide a suitable edge to the settlement in landscape terms</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>Project specific HRA required to demonstrate avoidance of water pollution</li> </ul>		
<b>Heritage Impact Assessment Summary:</b>	<ul style="list-style-type: none"> <li>Mitigated Impact: low</li> </ul>		
<b>Additional Considerations:</b>	<ul style="list-style-type: none"> <li>Within 30m of a watercourse</li> <li>The opportunities for pedestrian links between the site and existing development to the south should be taken</li> </ul>		



<p>HCM4</p>	<p>Copeland Borough Council                  The Market Hall                  Market Place                  Whitehaven                  Cumbria, CA28 7JG</p>	 <p><i>Proud of our past. Energised for our future.</i></p>
	<p>Date of Issue: 21/10/2021</p>	<p>Scale: 1:3,000</p>

# Egremont



# Local Plan Allocation Reference: HEG1

SHLAA Ref: EG014/EG036/EG050



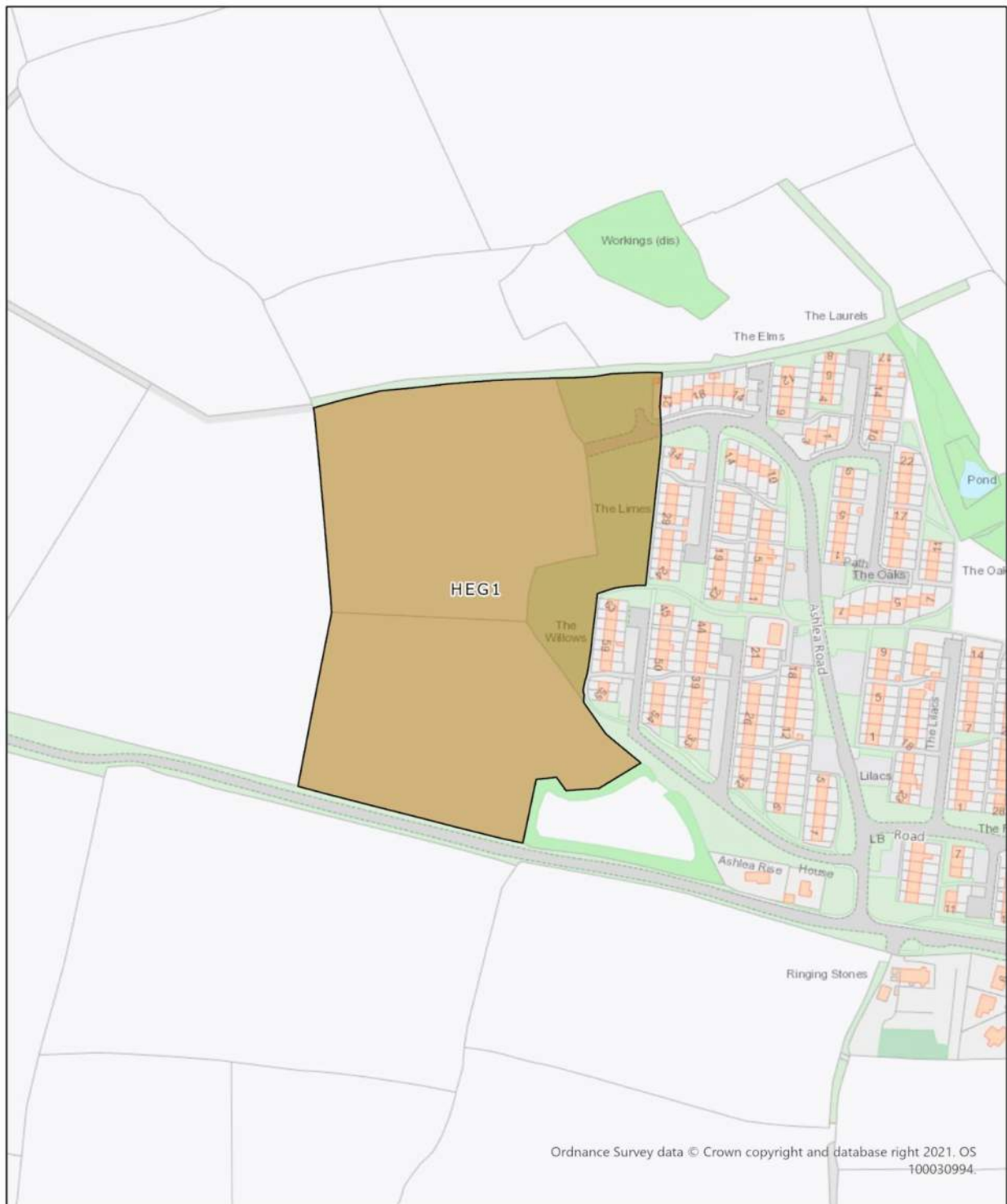
## General Site Information

<b>Site Name:</b>	Land north of Ashlea Rd, Egremont		
<b>Site Area:</b>	5.2 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Part private ownership (Eg036), part Copeland Borough Council ownership (Eg014, Eg050)		
<b>Adjoining uses:</b>	Residential areas to the east, open countryside to the north, west and south		


<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescales:</b>	0-5 years
<b>Indicative Yield:</b>	108 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• The SAA recommends that the current 30mph speed limit is extended west of the site to improve safety.</li> <li>• Introduction of traffic calming measures or gateway features along this section may be required to reduce speeds and improve conditions for pedestrians and cyclists. Provision of street lighting for the proposed access should also be considered.</li> <li>• Emergency vehicle access is required for this site</li> <li>• A pedestrian footway should be provided on Grove Road along the southern boundary of the site.</li> <li>• A footway connecting the EVA with the existing footway on Ashlea Road should be provided. This would enable pedestrian connectivity to the nearest bus stops on Baybarrow Road.</li> <li>• The Copeland TIS has also recommended traffic calming measures on St Bridget’s Lane and Baybarrow Road to connect to the site via Ashlea Road.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• The SLCA identifies an opportunity to enhance and improve the character of the settlement edge through development in this location.</li> <li>• Existing hedgerows should be retained where possible.</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from</li> </ul>		

	<p>April to September – this will form the basis for any more detailed survey work.</p> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Invasive plants survey and management plan.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees, scrub or hedgerows to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Pre-construction badger check, within scrub on the northern boundary.</li> <li>• Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows and scrub with habitat for breeding birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The northern hedgerow and adjacent scrub connects to habitats in the east, providing foraging and dispersal routes and should be retained. Other hedgerows could also be retained if possible and gap filled. The Japanese Knotweed should be removed through a program of treatment and control. Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans. When landscaping, the existing soils should be retained and not replaced with imported topsoils. Amenity grassland areas could be mown less frequently, or greater margins left adjacent to hedgerows, trees and shrubs.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• The Council’s Open Space Assessment recommends that the existing public open space within the North of the site is protected. Development of the wider site however provides an opportunity to create a higher quality and better used open space in the eastern part of the site between the existing estate and new development. The creation of such a high quality open space with pedestrian links from the existing and new development would be a requirement of any planning application for housing on the site.</li> <li>• This site has been used as a playing field in the past although the use appears to have lapsed and there are no pitches marked out at present. In order to bring the site forward for development there would need to be mitigation in place to replace the playing field and comply with paragraph 97 of the NPPF and Sport England’s Playing Fields Policy.</li> <li>• The site lies adjacent to the site of a possible prehistoric stone circle and so there is the potential for currently unknown archaeological assets to survive buried on the site. It is advised that any future</li> </ul>

application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded.



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# Local Plan Allocation Reference: HEG2

SHLAA Ref: EG008/EG025/EG032



## General Site Information

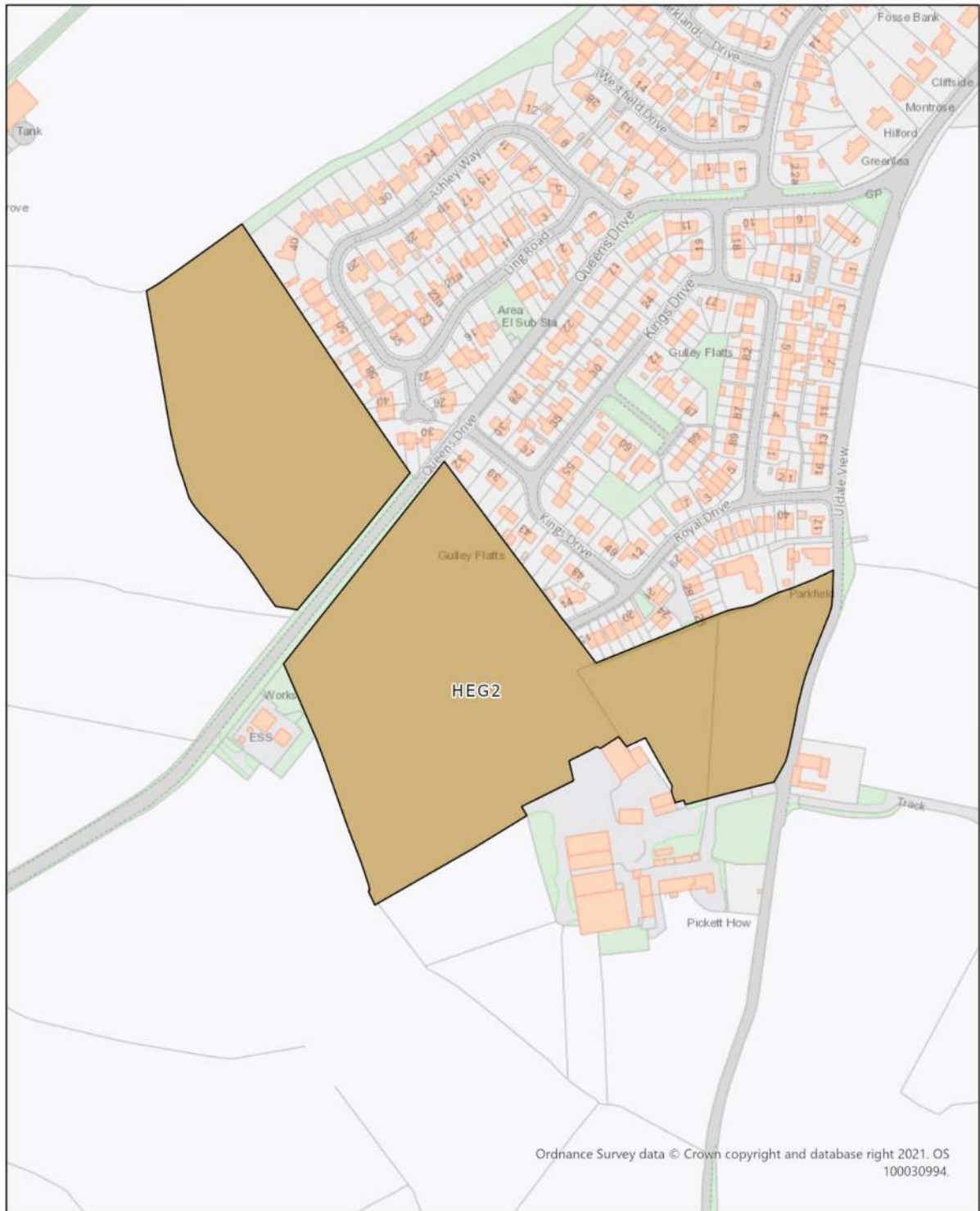
<b>Site Name:</b>	Land at Gulley Flatts, Egremont		
<b>Site Area:</b>	6.88 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership</b>	Private ownership		
<b>Adjoining uses:</b>	The site is bounded to the north-east by residential properties. To the south, north and west of the site is open countryside. The site is split into two by Queens Drive.		




<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescales:</b>	0-5 years
<b>Indicative Yield:</b>	170 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>Northern part of site would require an EVA. The southern part would require secondary access, which may require upgrading of the existing access road to accommodate increase in traffic.</li> <li>Achieving access from Queens Drive would necessitate moving the 30mph speed limit west of the site frontages, and the delivery of footways and street lighting across each frontage.</li> <li>The Copeland TIS identifies a requirement for traffic calming and localised footway improvements on Brookwell.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>Electricity pylons on eastern edge of site (EG032 section)</li> <li>Partially located in groundwater Source Protection Zone (SPZ) 1 immediately adjacent to Gulley Flats Borehole. Given this, a quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection will be required to manage the risk of pollution to public water supply and the water environment. The risk assessment should be based on the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development and provide details of measures required to mitigate any risks to groundwater and public water supply during all phases of the development. The mitigation measures shall include the highest specification design for the new foul and surface water sewerage systems (pipework, trenches, manholes, pumping stations and attenuation features). A Construction Management Plans will be required to identify the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters. Within Source Protection Zone 1, pipework and site design will be required to adhere to a high specification to ensure that leakage from sewerage systems is avoided</li> </ul>		

<p><b>Landscape Issues:</b></p>	<ul style="list-style-type: none"> <li>• The SLCA identifies an opportunity to enhance and improve the character of the settlement edge through development in this location.</li> <li>• Existing hedgerows should be retained where possible.</li> <li>• A high quality landscape buffer should be provided between new and existing development with pedestrian access through where possible.</li> </ul>
<p><b>Ecology Issues:</b></p>	<ul style="list-style-type: none"> <li>• Project specific HRA required to demonstrate avoidance of water pollution</li> </ul> <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Wintering bird survey.</li> <li>• Hedgerow Regulations Assessment.</li> <li>• Invasive plants.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and hedgerows to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Check for ground nesting birds within the northern-most field prior to vegetation clearance or breaking ground.</li> <li>• Hedgehogs may be present on the site along the hedgerows; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows and grasslands with habitat for breeding birds.</p> <p>Grassland with potential to support wintering birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>Defunct hedgerows could be gap-filled, particularly the hedgerow on the farm drive and less intensively managed to encourage the development of the ground flora. The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with nest boxes. Adjacent habitats on Pickett How Farm such as the pond(s) and the traditional orchard could be managed more sympathetically for wildlife.</p>

<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: Medium. Development on this site has the potential to impact on the Pickett Howe Farm NDHA, Pickett Howe Barn NDHA and Parkfield NDHA. For more information please see the full HIA report.</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan.</li> <li>• The site lies adjacent to a former medieval deer park and archaeological earthworks lie in the vicinity. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development.</li> </ul>



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# Local Plan Allocation Reference: HEG3

SHLAA Ref: EG007

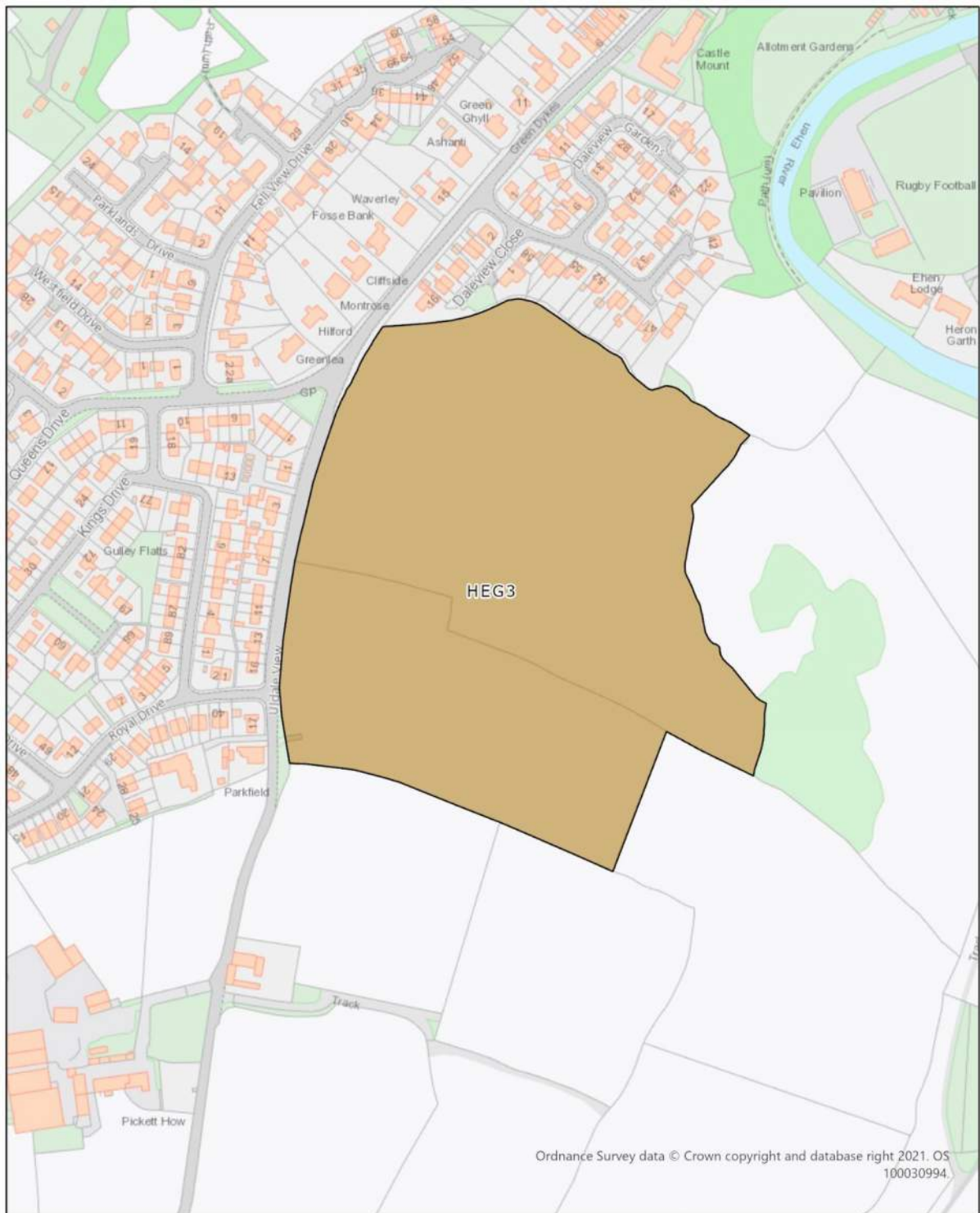


## General Site Information


<b>Site Name:</b>	Land to south of Daleview Gardens, Egremont		
<b>Site Area:</b>	7.69 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	The site is bounded to the north and west by residential properties and open countryside to the south and east.		

<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	141 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• Site would require a secondary access or EVA</li> <li>• Any proposal on this site should consider the impact of existing on-street parking in the context of additional traffic from the development</li> <li>• There is currently no pedestrian provision on the eastern side of Uldale View along the site boundary. Removal of the wall, along with vegetation clearance, is required for the provision of footway along the western site extents, which will also ensure maximum visibility at the accesses to the site.</li> <li>• The nearest bus stop is approximately 700 metres from the site. Opportunities should be taken to improve public transport provision in line with the TIS</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application United Utilities: Site is partially located in groundwater Source Protection Zone (SPZ) 1 immediately adjacent to Gulley Flats Borehole</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• The site is within a high ground setting which helps define the character of the town, development should therefore be sensitive to this and appropriate for its setting.</li> <li>• The open character of the eastern section of the site should be retained, along with existing hedgerows, where possible</li> <li>• The development should avoid creating a harsh settlement edge.</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>• Project specific HRA required to demonstrate avoidance of water pollution</li> </ul> <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p>		

	<ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>HSI of ponds within 500m for GCN suitability and surveys as necessary.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and scrub to be removed should be checked immediately prior to felling for bird nests.</li> <li>Pre-construction/pre-clearance check of scrub areas and woodland areas for badger, hedgehog amphibians, and red squirrel.</li> <li>Pre-construction check of the watercourse for otter holts.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows with habitat for breeding birds.</p> <p>Potential roosting opportunities and foraging habitat for bats.</p> <p>Terrestrial habitat for foraging and commuting amphibians.</p> <p>Potential habitat for red squirrel and otter.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The woodland, watercourse scrub habitats and hedgerows provide habitat for a number of species and have connectivity to the wider environment. These habitats should be retained and protected. Retained hedgerows could be gap filled and margins widened to encourage development or expansion of the hedgerow ground flora. Any post-construction landscaping should make use of soils onsite and not use imported topsoils.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>Mitigated Impact: Medium. Development has the potential to impact on the Parkfield NDHA. For more information, please see the full HIA.</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>The site lies within a former medieval deer park and archaeological earthworks lie in the vicinity. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development.</li> <li>Consideration needs to be given to the setting of Egremont Castle</li> </ul>



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HEG3	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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# Millom



# Local Plan Allocation Reference: HMI1

SHLAA Ref: MI001

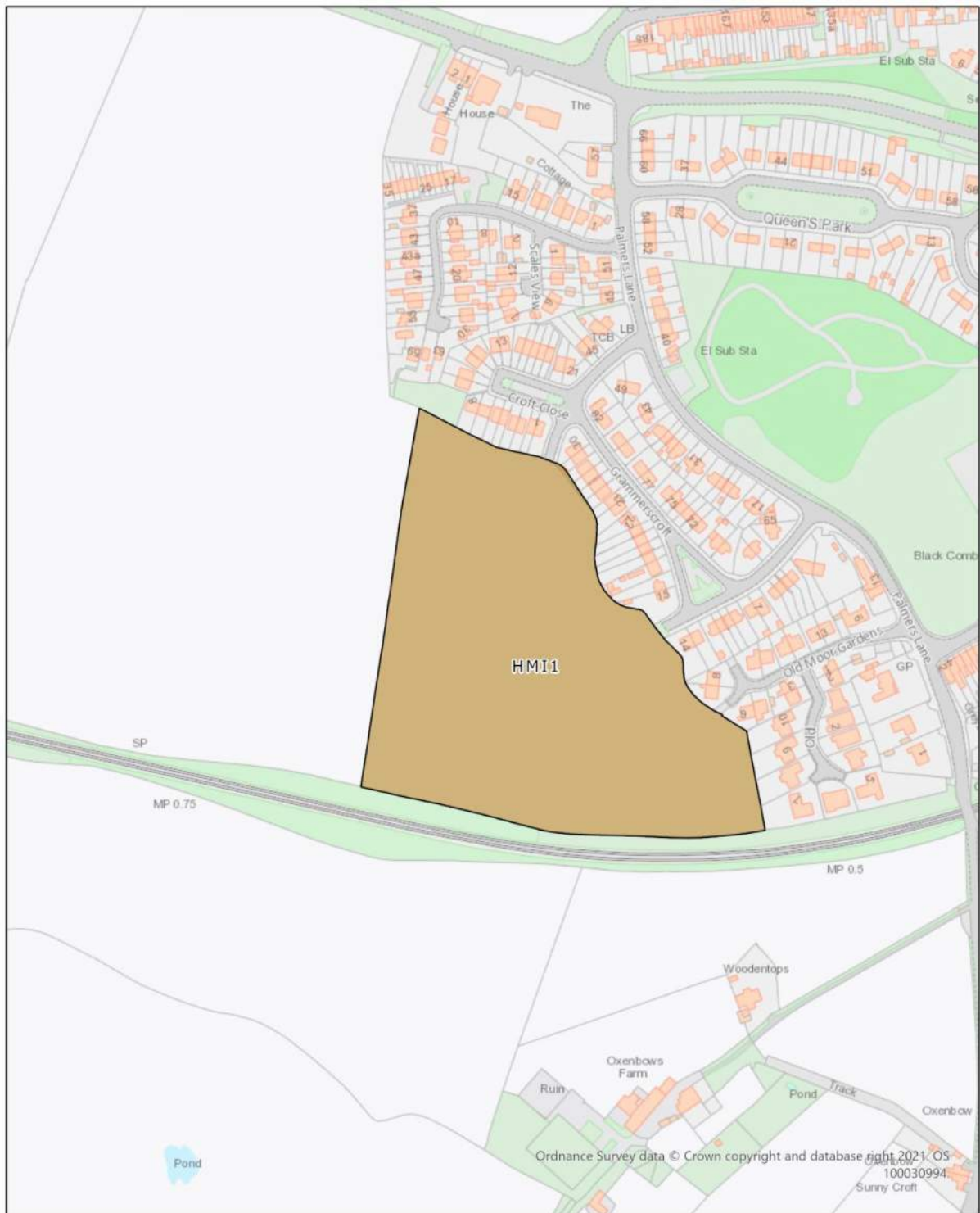



## General Site Information

<b>Site Name:</b>	Land west Of Grammerscroft, Millom		
<b>Site Area:</b>	4.29 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	The site is bounded by residential properties to the north and east, the railway line to the south and open countryside to the west.		

<b>Flood Risk Zone:</b>	FRZ		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	107 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• At the junction of the cul-de-sac at Grammerscroft and Croft Close, the island with parking bays might require some realignment to provide a safe access to the site.</li> <li>• To provide pedestrian access, the footway should be extended, and this would connect to the nearest bus stops at Palmers Lane.</li> <li>• The TIS recommends offsite improvements, including pedestrian refuge crossing on Palmers Lane and traffic calming measures on Grammerscroft, Palmers Lane and Moor Terrace.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> <li>• Some surface water issues</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• The SLCA identifies an opportunity to enhance the character of the settlement edge through development.</li> <li>• A high quality landscape buffer will be required between development and the railway line.</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Invasive plants.</li> <li>• GCN/natterjacks in ponds within 500m</li> </ul>		

	<ul style="list-style-type: none"> <li>• Discuss with NE any requirement for SPA birds</li> <li>• Assessment of bat roost potential for mature trees</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any hedgerows/trees to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared.</li> <li>• Depending of the results of the assessment for bat roost potential, precautionary measures during felling or pruning activities may be necessary.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows with habitat for breeding birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site provides some foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with addition of nest boxes. The site is low in biodiversity value but there is scope to enhance this particularly if linking with the railway corridor to the western side of the site.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: Low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Appropriate screening will be required between the development and the railway line.</li> </ul>



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# Local Plan Allocation Reference: HMI2

SHLAA Ref: MI022/MI026



## General Site Information

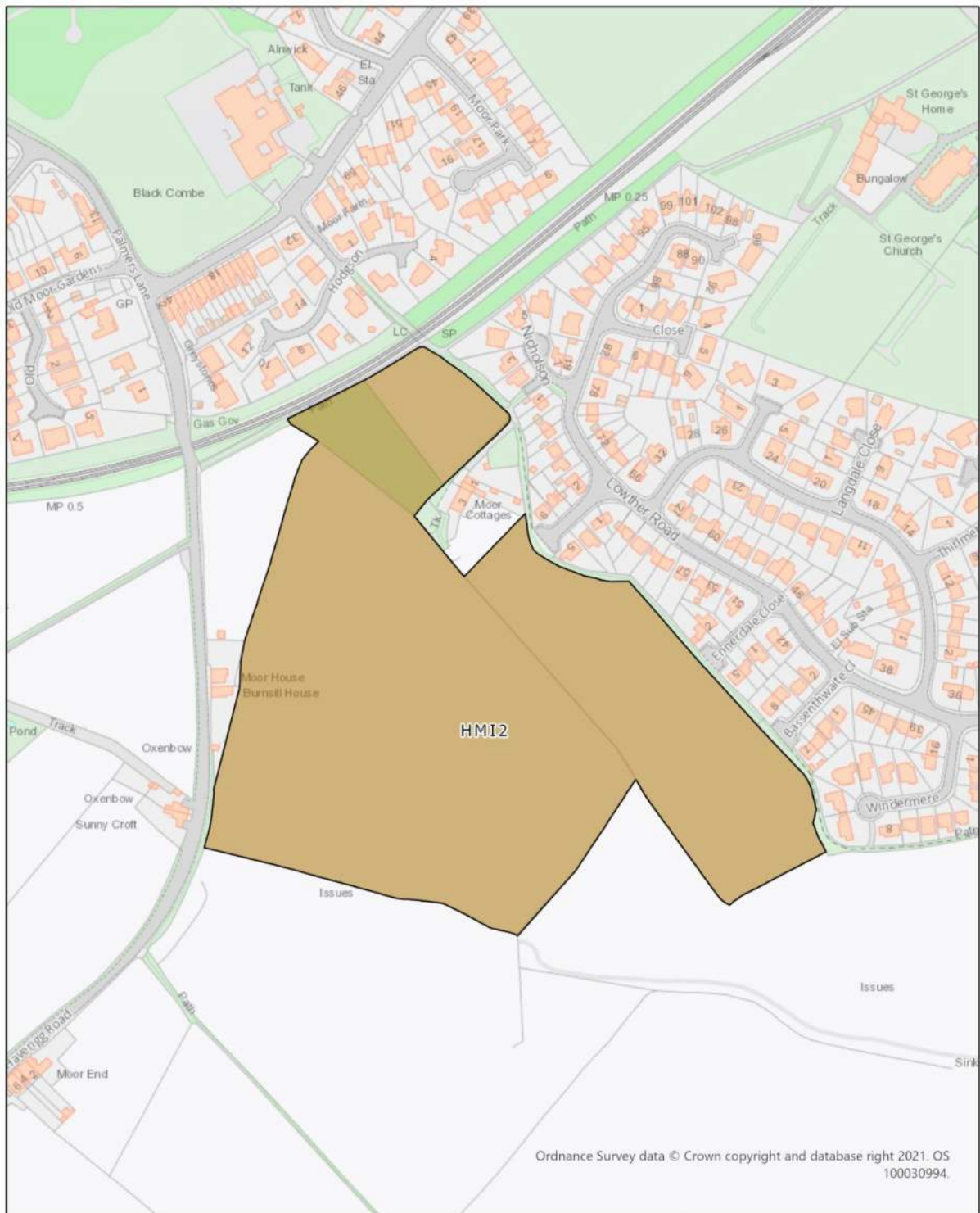
<b>Site Name:</b>	Moor Farm, Millom		
<b>Site Area:</b>	7.84 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		


<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	The site lies to the south-west of an existing residential area, to the west and south is open countryside		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes	Commencement Timescale:	6 years +
<b>Indicative Yield:</b>	195 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	No	<b>Mineral Consultation Area</b>	No
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• A secondary access would be required for this site</li> <li>• The SAA recommends that cycling and pedestrian permeability are encouraged through existing residential areas to maximise accessibility and convenience</li> <li>• The TIS recommends the provision of a TOUCAN crossing on St. George’s Road in proximity to Church Walk, surfacing and upgrading of Church Walk to bridleway, and Surface improvements and changing of the designation of FP415007 to bridleway.</li> <li>• Similar improvements to the footway south of the site to provide a shared footway/cycleway and upgrading of the existing footpath to bridleway with surfacing and widening (FP415008) would provide an off-road route towards Haverigg</li> <li>• The Copeland TIS identifies a need to provide a bus stop with shelter within 400m of the site, situated on Haverigg Road. This would serve a new bus service on this corridor. It is anticipated that developer funding or other subsidy would be required to make this service commercially viable.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> <li>• UU: The site is situated in an area that has experienced historic integrated flooding, and as such it is imperative that a considered approach to sustainable drainage in line with surface water hierarchy is made at the earliest opportunity in the planning and design of development</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		

<p><b>Landscape Issues:</b></p>	<ul style="list-style-type: none"> <li>• The SLCA identifies an opportunity to enhance the character of the settlement edge through development</li> <li>• A high quality landscape buffer will be required between development and the railway line, and existing development</li> </ul>
<p><b>Ecology Issues:</b></p>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Bat roost potential assessment of mature hedgerow trees;</li> <li>• Due to the proximity to the SPA and the damp nature of the large field with large ephemeral inundations, it may be necessary to undertake surveys for use by SPA birds.</li> <li>• Ponds and other waterbodies outside the site are all further than 500m away, but surveyors should be aware of the presence of Natterjack toad and GCN in this area.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> <li>• Pre-construction check for badger.</li> <li>• Depending on the results of the assessment for bat roost potential, precautionary measures during felling or pruning activities may be necessary.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows with habitat suitable for breeding birds.</p> <p>Hedgerow trees with bat roosting potential.</p> <p>Potential for use by SPA birds due to the wet nature and location within 400m of the SPA.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site provides good foraging and nesting habitat for wild birds along the field boundaries, so these habitats should be retained within the development, together with nest boxes. The proximity of this site to large areas of coastal and floodplain grazing marsh and the presence of standing water on site suggest that the more southerly end of the site could be enhanced by creation of waterbodies possibly associated with a sustainable drainage scheme. Provision of scrapes for use by wildfowl.</p>



<b>Heritage Impact Assessment Summary:</b>	<ul style="list-style-type: none"><li>• Mitigated Impact: Low</li></ul>
<b>Additional Considerations:</b>	<ul style="list-style-type: none"><li>• This site would represent a significant development for the town and a masterplan should be produced. The Council is keen to work with developers and can provide advice and support to a developer wishing to produce a masterplan.</li></ul>



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# Local Service Centres

# Local Plan Allocation Reference: HAR01

SHLAA Ref: AR009/AR020



## General Site Information

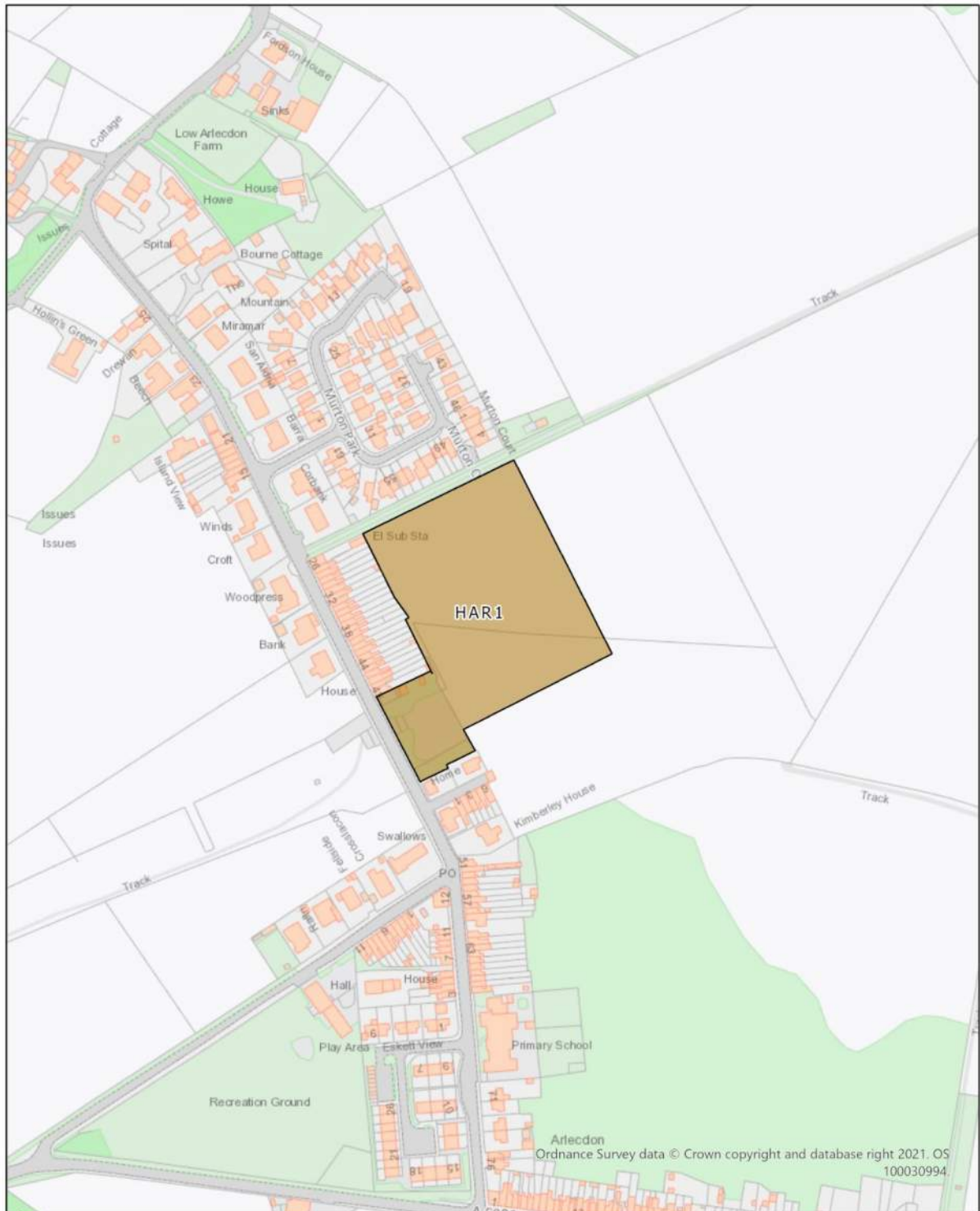
<b>Site Name:</b>	Land East of Arlecdon Road, Arlecdon		
<b>Site Area:</b>	1.73 hectares	<b>Land Type:</b>	Mixed
<b>Stage introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	Residential areas to the north, south and west, open countryside to the south and east.		
<b>Flood Risk Zone:</b>	FRZ 1		


## Housing Delivery

<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
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<b>Indicative Yield:</b>	37 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• The SAA recommends that any access is situated to ensure visibility from the site access of northbound vehicles to required standards.</li> <li>• Footways on both sides of Arlecdon Road are of a sub-standard width and development of the site would require the provision of 2.0m minimum footways at least along the site frontage</li> <li>• The Copeland TIS has also identified traffic calming measures, and footway surface improvements along Arlecdon Road as schemes to be delivered in order to bring this site forward.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> <li>• United Utilities Thirlmere to West Cumbria water pipeline runs through the site</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• Electrical infrastructure may need reinforcement</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Invasive plants.</li> <li>• Reptiles</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and hedgerows to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs may be present on site along the hedgerow and adjacent to gardens; pre-construction check required before site is cleared.</li> <li>• Sheltering amphibians and reptiles may be present under refugia. No site clearance during reptile hibernation period (November – March).</li> </ul>		

	<p>Pre-construction check and hand dismantling of refugia prior to site clearance.</p> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows with habitat for breeding birds.                  Suitable habitat for ground nesting birds.                  Suitable reptile habitat</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development and could be supplemented with nest boxes. Hedgerow margins could be less frequently mown, to minimise disturbance to hedgerow species and to encourage development of hedgerow ground flora. Any landscaping created should make use of native locally occurring species.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Site is adjacent to a small quarry</li> <li>• Opportunities should be taken to create pedestrian links to footpath along northern boundary where possible</li> </ul>



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# Local Plan Allocation Reference: HDI1

SHLAA Ref: DI013/a



## General Site Information

<b>Site Name:</b>	Land south of Prospect Works, Distington		
<b>Site Area:</b>	1.21 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	Residential areas to the east, commercial estate to the north, green infrastructure to the west and open countryside to the south.		
<b>Flood Risk Zone:</b>	FRZ 1		




<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	30 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• Potential access constraints- further feasibility work would be required to confirm the deliverability of footways.</li> <li>• A bus stop is located approximately 100m north of the primary access on Main Street. The SAA recommends that a footway is provided on the northern side of Prospect View, within the existing verge to connect with Main Street and improve connectivity with Distington Village centre and the bus stop.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> <li>• UU combined sewer runs through site</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• Proposed Green Wedge to south of site</li> <li>• Existing trees should be retained where possible</li> <li>• A high quality landscape buffer should be provided between new and existing development, particularly the commercial area to the north</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and scrub to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Pre-construction/pre-clearance check of scrub areas for badger, amphibians and reptiles.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Hedgehogs may be present on the site within the continuous scrub; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Trees and scrub with habitat for breeding birds.</p> <p>Potential roosting opportunities and foraging habitat for bats.</p> <p>Terrestrial habitat for foraging and commuting amphibians and foraging habitat for reptiles.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>Retention of the scrub habitats and mature trees if possible within the final development design. Where shrubs and trees are removed these should be replaced in the final landscaping scheme. Any post-construction landscaping should make use of soils onsite and not use imported topsoils.</p> <p>Retained grassland</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• In proximity to listed WW1 memorial and milestone</li> </ul>



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# Local Plan Allocation Reference: HDI2

SHLAA Ref: DI033



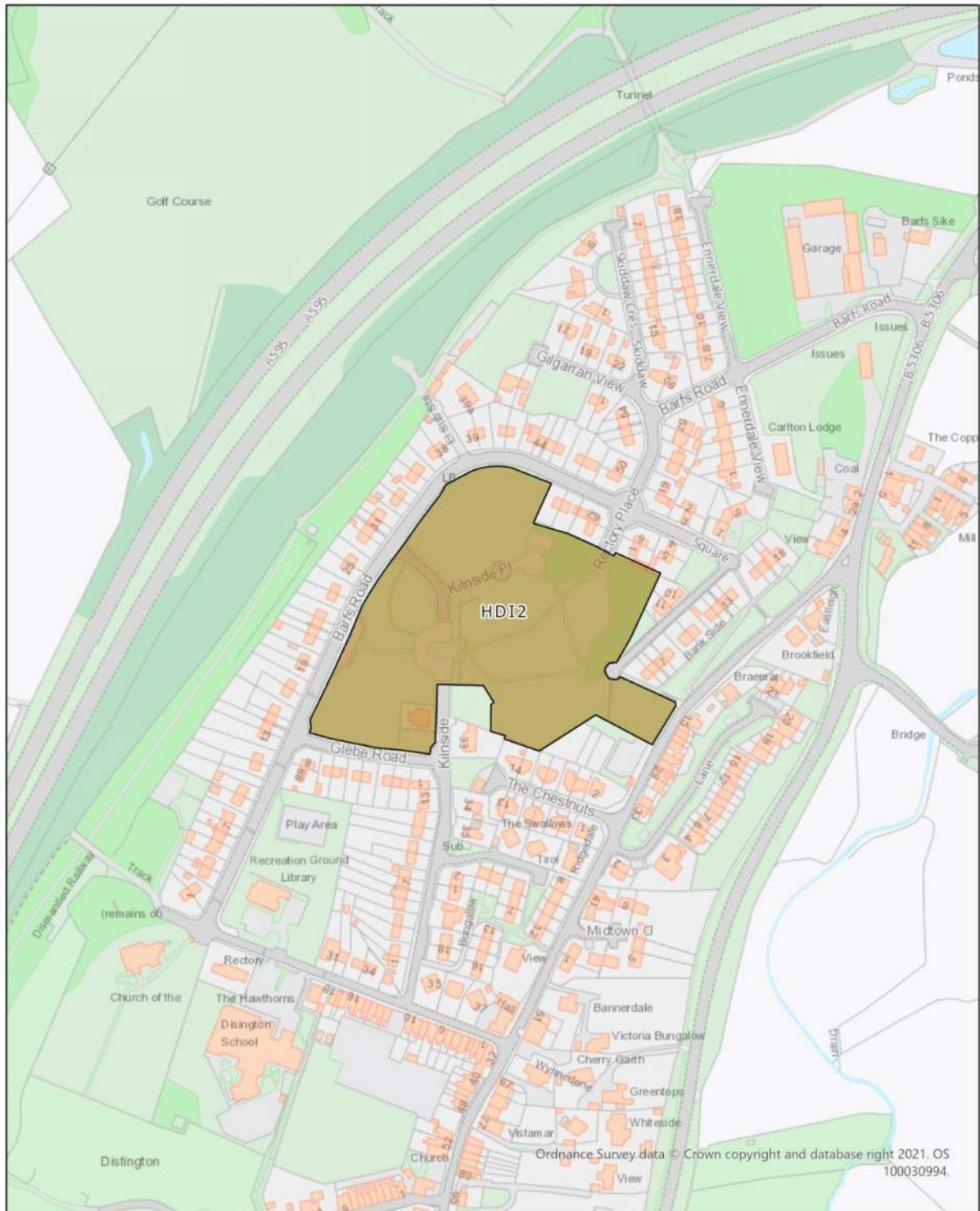
## General Site Information


<b>Site Name:</b>	Land south west of Rectory Place, Distington		
<b>Site Area:</b>	2.56 hectares	<b>Land Type:</b>	Brownfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Registered Provider		

<b>Adjoining uses:</b>	Residential areas surrounding in all directions.		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	6 Years +
<b>Indicative Yield:</b>	30 dwellings <sup>13</sup>		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	No	<b>Mineral Consultation Area</b>	No
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• The Copeland TIS identifies the introduction of traffic calming measures along with footway widening as schemes required to serve residential development in this location.</li> <li>• Footways across the existing development as a whole are of a sub-standard width and should be widened to 2.0m minimum where possible.</li> <li>• The addition of development traffic may necessitate the reconfiguration of existing junction arrangements such as the Rectory Place/ Barfs Road crossroads, and Kilnside/Barfs Road where give-way markings do not reflect existing kerb lines. Footways could be widened in these locations to support junction amendments.</li> <li>• The layout of any proposals, including wayfinding and the provision of walking and cycling routes within the site layout, should support direct and coherent access to this route to maximise connectivity. This should include upgrading of the footpath (FP404010) to bridleway.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>			

<sup>13</sup> This figure is based on HDI2 being recommended as a Local Green Space through the Open Space Assessment. As a result, we would expect 50% of the site to be retained as open space

<p><b>Ecology Issues:</b></p>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees, hedgerows or scrub to be removed should be checked immediately prior to felling for bird nests.</li> <li>Hedgehogs may present on the site within the continuous scrub; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Trees and scrub with habitat for breeding birds.</p> <p>Potential roosting opportunities and foraging habitat for bats.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The scrub and trees onsite, although managed primarily for amenity value provide habitat for birds, hedgehog and bats in an area where there are few other opportunities. Ideally the scrub and line of trees in the south-east of the site should be retained. Where shrubs and trees are removed these should be replaced in the final landscaping scheme. Any post-construction landscaping should make use of soils onsite and not use imported topsoils. Retained grassland could be managed as a wildflower meadow to allow the herbs onsite to flower, set seed and to provide a resource for pollinators.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>Within influence of Barfs Quarry landfill</li> <li>The site has been identified as a potential Local Green Space in the Open Space Assessment 2020. Given this, the development must incorporate a large proportion of high quality green/community spaces (at least 50%). Any applicant is encouraged to engage with the Council at the earliest stage to determine the most appropriate areas to retain as open space.</li> </ul>



HD12	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:3,000

# Local Plan Allocation Reference: HSB1

SHLAA Ref: SB001



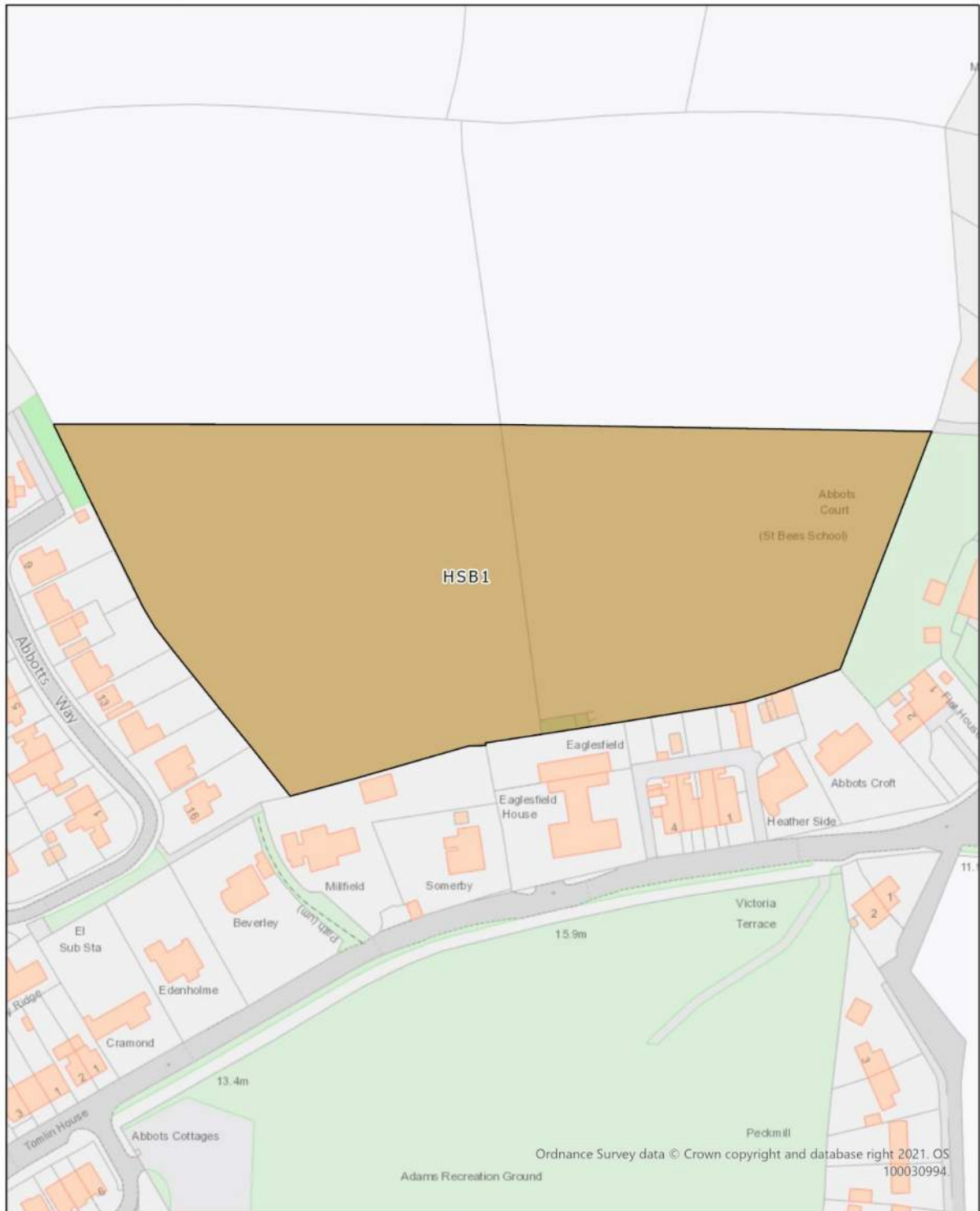
## General Site Information


<b>Site Name:</b>	Land Adjacent Abbots Court, St Bees		
<b>Site Area:</b>	2.33 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	The site is bounded by residential properties to the south, east and west and to the north is continuing open countryside. St Bees Golf Course is close to the site on the south along with Adam's Recreation Ground.		



<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	58 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• SAA identifies requirement for the provision of an EVA.</li> <li>• There are opportunities for pedestrian connections to Beach Road and Abbots Way via existing pedestrian connections and a public footpath (Ref. 423016) which should be supported by the development layout to provide more direct alternative routes to the vehicular access(es).</li> <li>• Off-site improvements to this footpath connection between Abbots Court and Beach Road were identified as part of the Copeland TIS, along with provision of a pedestrian crossing on Beach Road to the footway on south side of the carriageway.</li> <li>• Site has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• A high quality landscape buffer will be required between new and existing development.</li> <li>• Strong upland landscape setting to north of site – development should not encroach into this area.</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from</li> </ul>		

	<p>April to September – this will form the basis for any more detailed survey work.</p> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Nesting birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site has limited opportunities at present. Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	



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# Local Plan Allocation Reference: HSB3

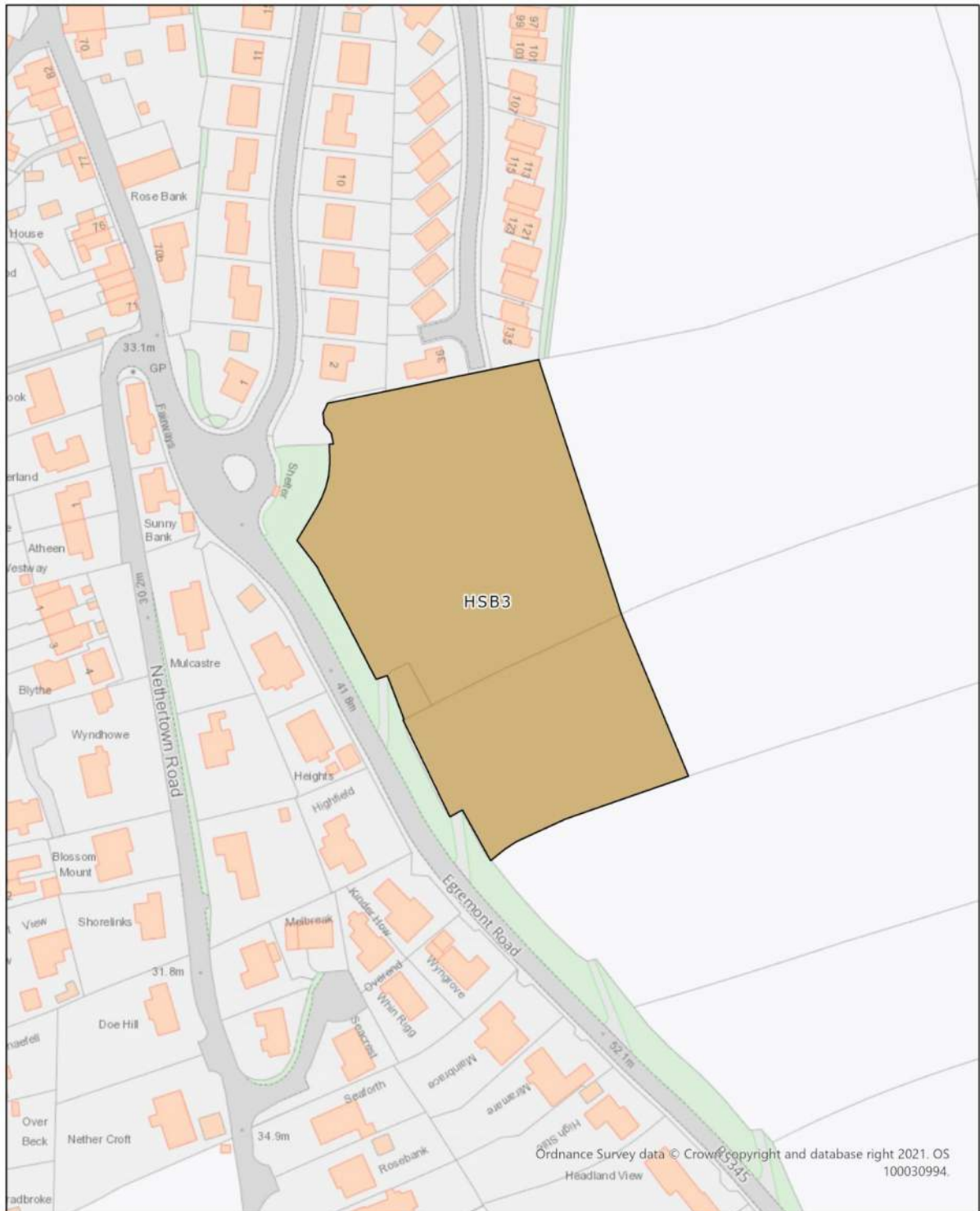
SHLAA Ref: Sb018 and part Sb028




## General Site Information

<b>Site Name:</b>	Land Adjacent Fairladies		
<b>Site Area:</b>	1.16 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Pre-Publication Consultation		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	Site adjoins the existing Fairladies residential estate to the north and residential to the west. To the East is open countryside.		

<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	years
<b>Indicative Yield:</b>	30 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• SAA identifies potential issues relating to gradient and speed surrounding site</li> <li>• A continuation of the footways would be required to provide connectivity to St. Bees and the bus stops approximately 50m north of the site.</li> <li>• Site has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>• Ecological desk based study has been carried out, no ecological constraints identified</li> </ul>		
<b>Heritage Impact Assessment Summary:</b>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>		
<b>Additional Considerations:</b>	<ul style="list-style-type: none"> <li>• Potential topography issues relating to different levels of site</li> </ul>		



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# Local Plan Allocation Reference: HSE2

SHLAA Ref: SE024



## General Site Information

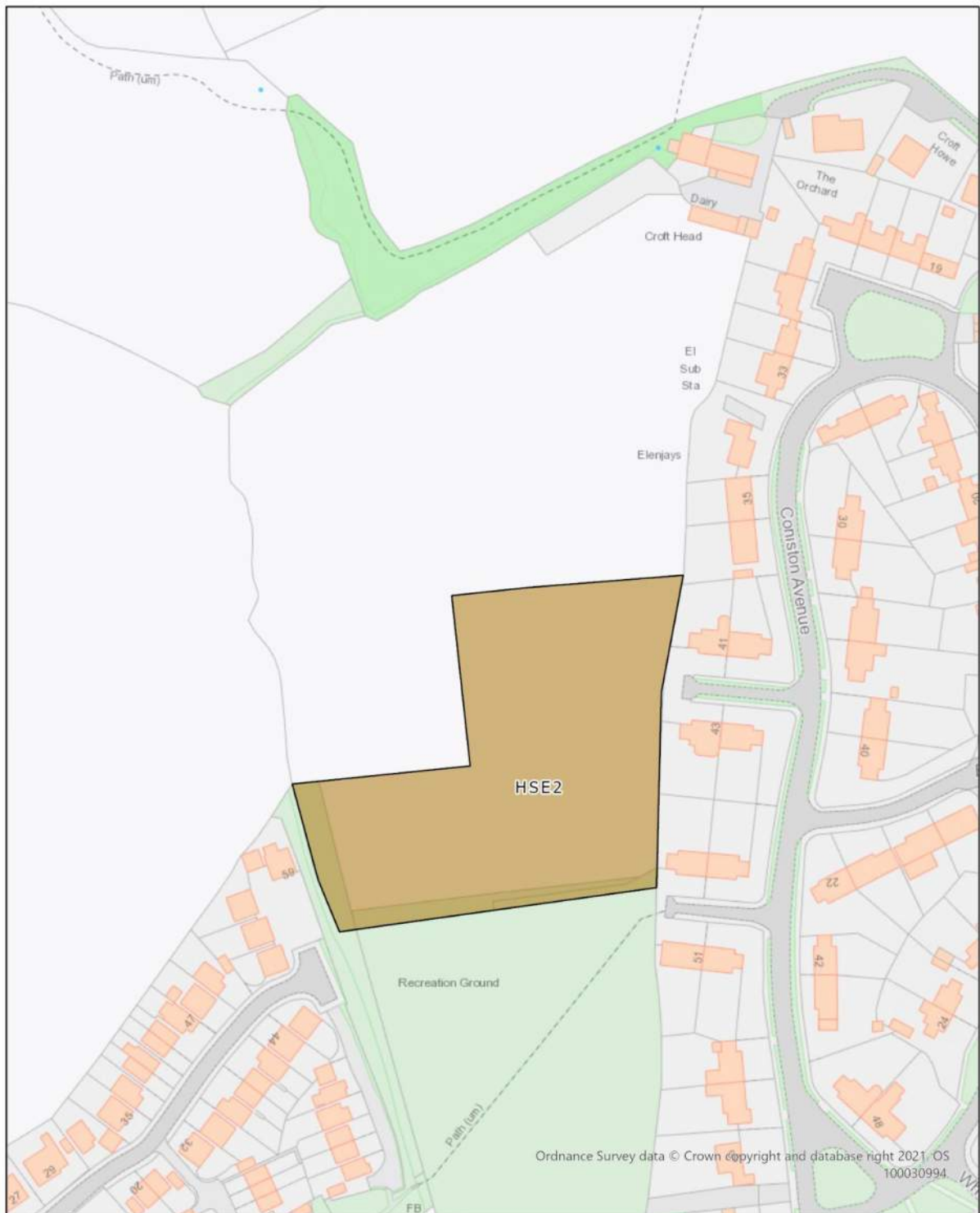
<b>Site Name:</b>	Fairways Extension, Seascale		
<b>Site Area:</b>	0.88 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	Recreation ground with playing field to the south, housing to the east and south west and open countryside to the north.		
<b>Flood Risk Zone:</b>	FRZ 1		


## Housing Delivery

<b>Developer Interest:</b>	Yes	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	22 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• Due to the size of the existing site, a secondary access would be necessary</li> <li>• Secondary access may be possible from the Coniston Road cul-de-sac however the carriageway width serving these existing dwellings is approximately 3.0-3.5m for a length of around 35m, which is not accepted within the Cumbria Design Guide. However, there may be opportunity to widen this route, and or provide passing places with suitable visibility that could enable some level of development to be served from this location.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• Electrical infrastructure will need reinforcement</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Check for Invasive plants during Phase 1 survey;</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any habitats to be removed should be checked immediately prior to clearance for bird nests.</li> <li>• Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> <li>• Preconstruction check for badger.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows and scrub with habitat for breeding birds.</p>		



	<p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site is presently of low biodiversity due to lack of intact hedgerows. The site would be enhanced by the planting of native trees and shrubs of local provenance as part of the landscaping of the site should it be developed.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• The site lies adjacent to a playing field site and the issue of prejudicial impact on the playing field needs to be assessed and considered either as part of the allocation or planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.</li> </ul>



HSE2	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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# Local Plan Allocation Reference: HSE3

SHLAA Ref: Se006

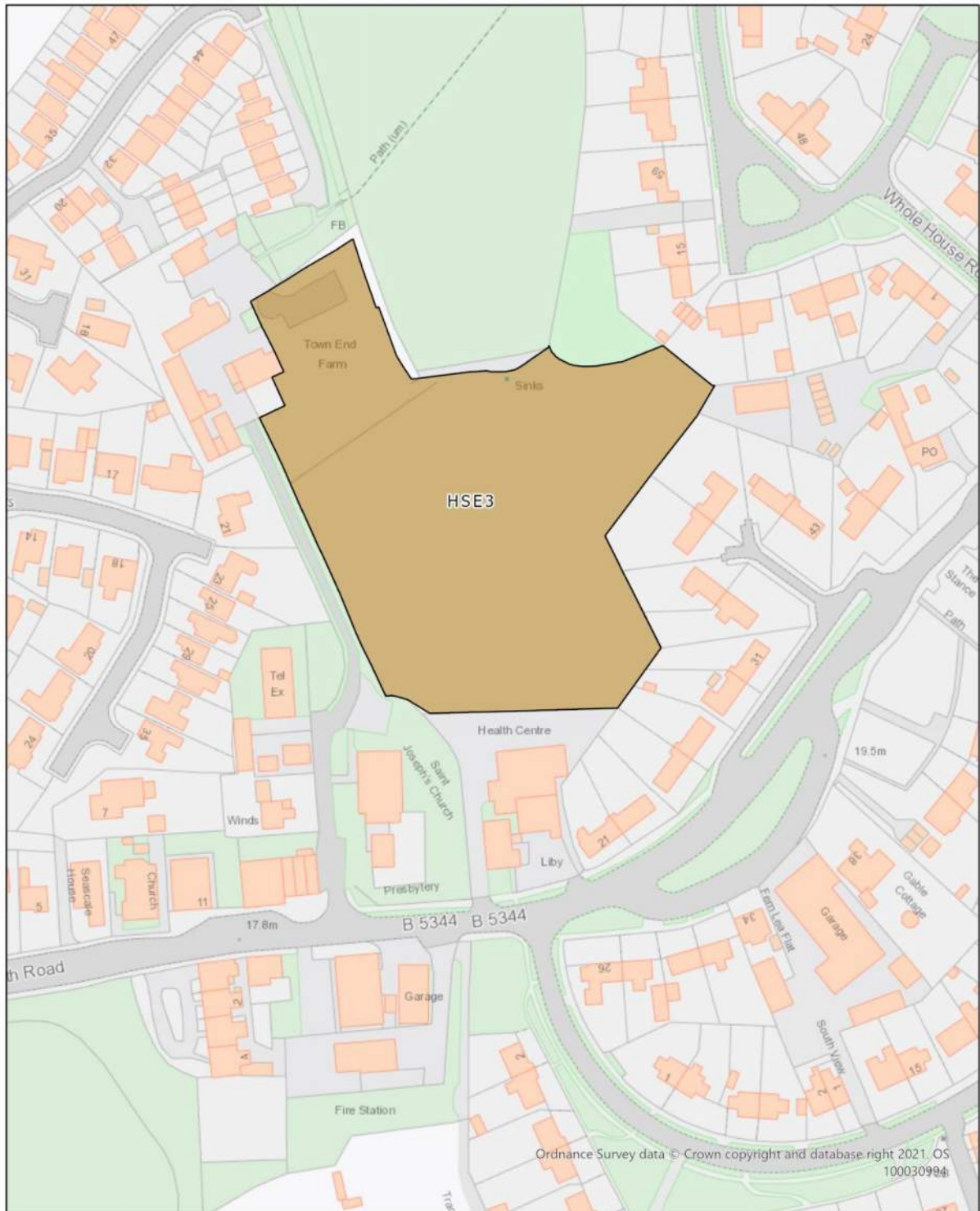



## General Site Information

<b>Site Name:</b>	Town End Farm East		
<b>Site Area:</b>	1.28 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Pre-Publication Consultation		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	St Joseph's Church and Seascale Medical Centre to the south, residential areas to east and west and open countryside to north		

<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescales:</b>	years
<b>Indicative Yield:</b>	32 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>SAA identifies that the main risk to delivery of acceptable access in this location is ownership of the private road and ability to deliver an acceptable access road for this number of dwellings. A 4.8m carriageway would be required for this site, along with 2.0m footways and additional service strips.</li> <li>This site could be expected to contribute to traffic calming and the delivery of a pedestrian footbridge over the railway line, in line with the nearby sites in Seascale e.g. HSE1</li> <li>Site has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA identifies potential surface water risk on site. Assessment recommends that prior to development, site layout and design must be considered, or surface water must be considered through full drainage strategy.</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>Electrical infrastructure will require reinforcement</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and scrub to be removed should be checked immediately prior to felling for bird nests.</li> <li>Pre-construction/pre-clearance check of scrub areas for badger, amphibians, red squirrel and reptiles.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Hedgehogs may be present on the site within the continuous scrub, and intact hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Trees and scrub with habitat for breeding birds.</p> <p>Potential breeding and terrestrial habitat for common amphibian species.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>Retention of the scrub habitats, hedgerow, watercourse and scattered trees wherever possible, within the final development design. Where shrubs and trees are removed, these should be replaced in the final landscaping scheme. Any post-construction landscaping should make use of soils onsite and not use imported topsoils. The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with nest boxes.</p> <p>In order to obtain a net gain in biodiversity value of at least 10% for a new development, it is recommended that a Habitat Creation and Enhancement Plan is provided for the whole site. Masterplan designs for new developments should aim to avoid and minimise impacts and retain and improve the condition of habitats when possible, in accordance with the mitigation hierarchy. Any new buildings should include provision for roosting bats and nesting birds. Any development should aim to promote the inclusion of native species within landscaping schemes.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	



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	Date of Issue: 21/10/2021	Scale: 1:1,500

# Local Plan Allocation Reference: HTH1

SHLAA Ref: TO002



## General Site Information

<b>Site Name:</b>	Land to south of Thornhill, Thornhill		
<b>Site Area:</b>	2.59 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	The site is bounded by residential properties to the north and playing field to the east. To the south and west is open countryside.		
<b>Flood Risk Zone:</b>	FRZ 1		


<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescales:</b>	0-5 years
<b>Indicative Yield:</b>	20 dwellings <sup>14</sup>		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The SAA has shown that no secondary access can be achieved to the site. Therefore, the site yield has been reduced to 20 dwellings</li> <li>The TIS identifies that development should maximise connectivity to the adjacent National Cycle Network Route 72 via a disused railway line at the south of the site.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>United Utilities surface water sewer runs through site</li> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>Existing hedgerows should be retained where possible</li> <li>SLCA identifies that the southern edge of Thornhill is poorly defined – development of this site would provide an opportunity to improve the character of the settlement edge.</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>Bat roost potential of any trees affected by the development proposed.</li> <li>Hedgerow survey to confirm if any of the hedgerows qualify as important under the Hedgerow Regulations 1997.</li> </ul> <p><b><u>Pre-construction checks</u></b></p>		

<sup>14</sup> Yield has been reduced to reflect recommendations from the Site Access Assessment

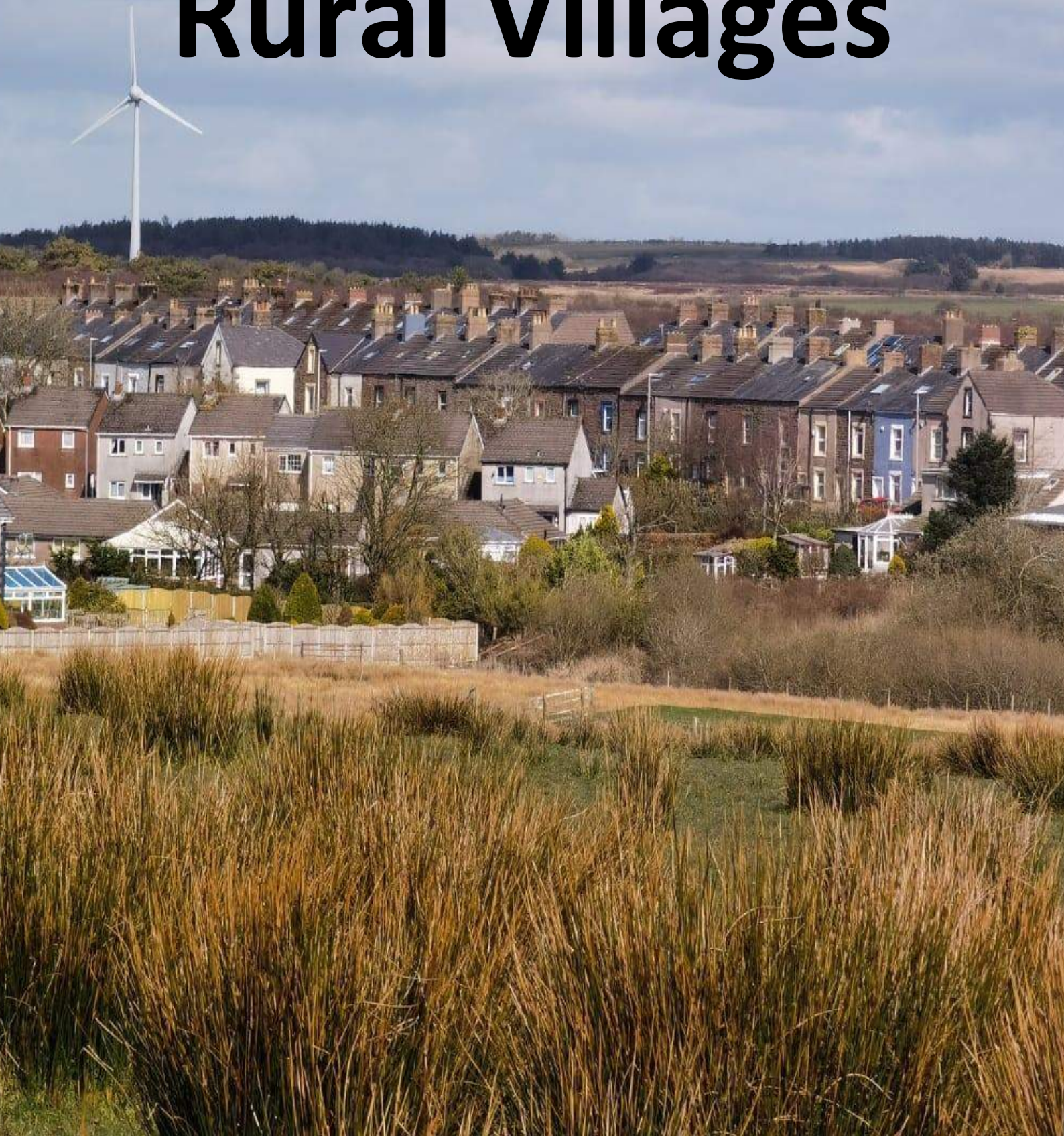


	<ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Check drainage plans for any proposed development to make sure these do not affect water quality in the nearby River Ehen.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>This is a very small site with limited space for additional habitat creation. The hedgerows should be maintained and enhanced by further planting of native trees of local provenance. Any development on site should aim to provide a buffer to the railway corridor so increasing the biodiversity of the site overall. The addition of bird and bat boxes would also benefit the site.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• The site lies within a former medieval deer park. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development.</li> <li>• The site lies adjacent to a playing field site that contains two adult pitches and the issue of prejudicial impact on the playing field needs to be assessed and considered either as part of the allocation or planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.</li> </ul>



HTH1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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# **Sustainable Rural Villages**



# Local Plan Allocation Reference: HBE1

SHLAA Ref: Be003/BE023

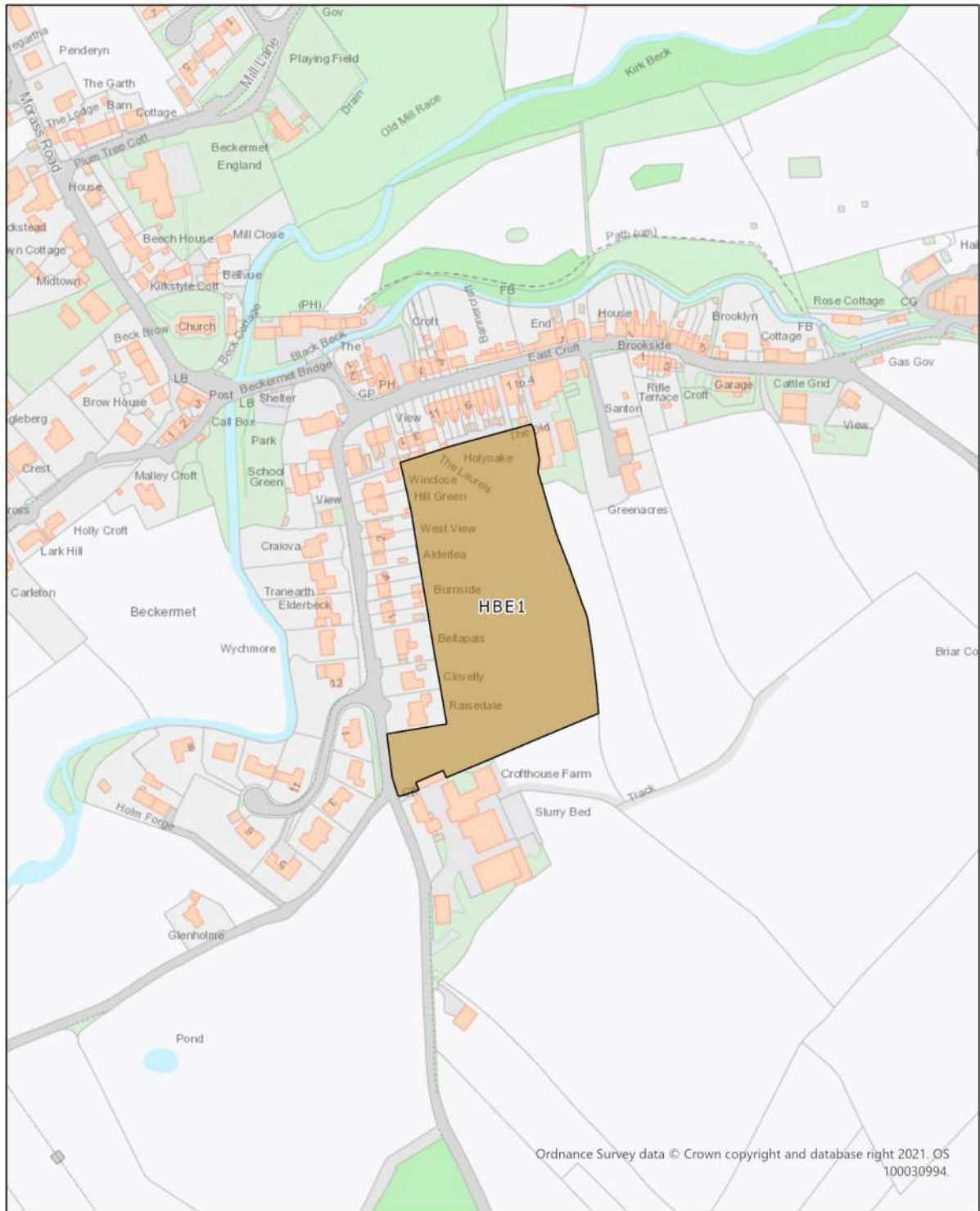



## General Site Information

<b>Site Name:</b>	Land North of Crofthouse Farm, Beckermat		
<b>Site Area:</b>	1.97 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		

<b>Adjoining uses:</b>	Residential areas to north and west, farm buildings to south, open countryside to east		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	Commencement Timescale:	0-5 years
<b>Indicative Yield:</b>	46 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>Additional feasibility work may be required to establish whether suitable visibility splays could be provided.</li> <li>The provision of footways would be required across the site frontage, along with a crossing point provided to allow crossings to the footway on the western side of the carriageway on Sellafield Road.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>SLCA identifies isolated farmstead on the edge of the village (Croft House Farm), and development would need to respect the setting of the farmstead.</li> </ul>		
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>Project specific HRA required to demonstrate avoidance of water pollution</li> </ul> <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p>		

	<ul style="list-style-type: none"> <li>• Bat roost potential survey of any trees or buildings being impacted by the development including those adjacent to the site.</li> <li>• Invasive plants.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Potential for bat roosts in mature trees and adjacent barn/residential buildings.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site provides limited foraging and nesting habitat for wild birds and small mammals, so these habitats could be enhanced through planting of native species of local provenance as part of the landscaping for the site.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Within influence of landfill – possible ground gas</li> <li>• Adjacent to Conservation Area to north</li> <li>• The site lies on the edge of the medieval village of Beckermeth and archaeological surveys in adjacent fields have revealed buried archaeological remains from a variety of periods. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded.</li> </ul>



HBE1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:3,000

# Local Plan Allocation Reference: HBE2

SHLAA Ref: Be006



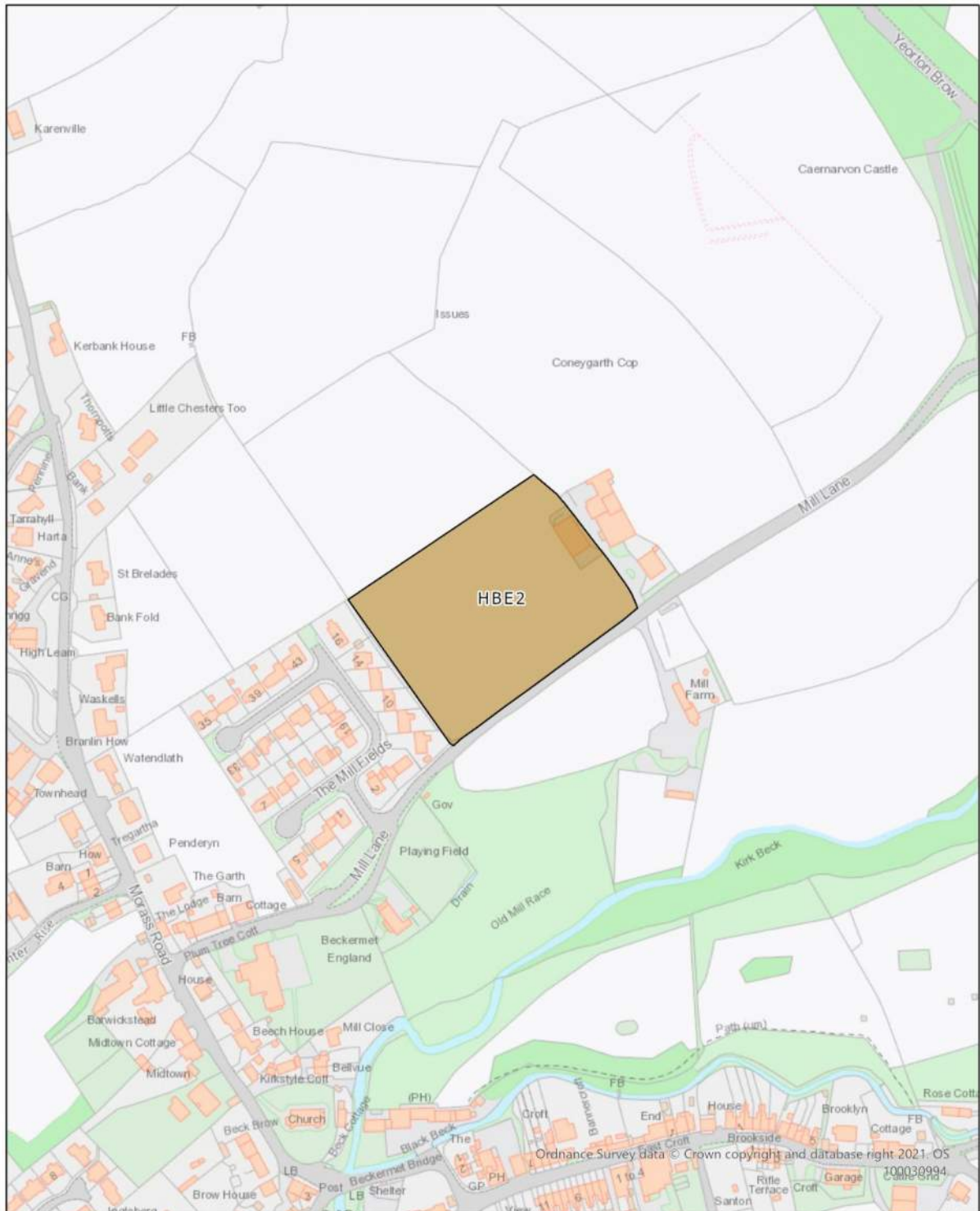
## General Site Information


<b>Site Name:</b>	Land adjacent to Mill Fields, Beckermat		
<b>Site Area:</b>	1.66 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	Residential area to south-west, farm building to north-east, open countryside to north and south		



<b>Flood Risk Zone:</b>	FRZ 1 & 2 (western portion in FRZ 2 and remainder in FZ1)		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	27 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The location is currently subject to the National Speed Limit. The SAA recommends that the speed limit gateway is extended to the east of the site extents to ensure reduced speeds on the approach of the access.</li> <li>It is recommended that a new footway on the north side of Mill Lane is provided to connect to the existing footway. Due to carriageway width, footway provision will require vegetation removal.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that prior to development, site layout and design must be considered, or surface water must be considered through full drainage strategy.</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<ul style="list-style-type: none"> <li>Project specific HRA required to demonstrate avoidance of water pollution</li> </ul> <p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>Bat roost potential survey of any buildings being impacted by the development including those adjacent to the site.</li> <li>Hedgerow Survey to determine if the roadside hedgerow is an 'Important Hedgerow'.</li> </ul>		

	<p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs may be present on the site along the hedgerow; a pre-construction check will be required before the site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Potential for bat roosts in adjacent barn/residential buildings.</p> <p>Species-rich hedgerow</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site provides limited foraging and nesting habitat for wild birds and small mammals, so the existing hedgerows could be enhanced through planting of native species of local provenance as part of the landscaping for the site. The site is small so there is limited land for biodiversity enhancement. The use of bat and bird boxes would help increase its value to wildlife.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• The site lies close to the site of a possible medieval castle and prehistoric finds have been found nearby. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological geophysical survey. Any remains identified in the survey will need to be archaeologically investigated and recorded.</li> </ul>



HBE2	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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# Local Plan Allocation Reference: HBI1

SHLAA Ref: BI001

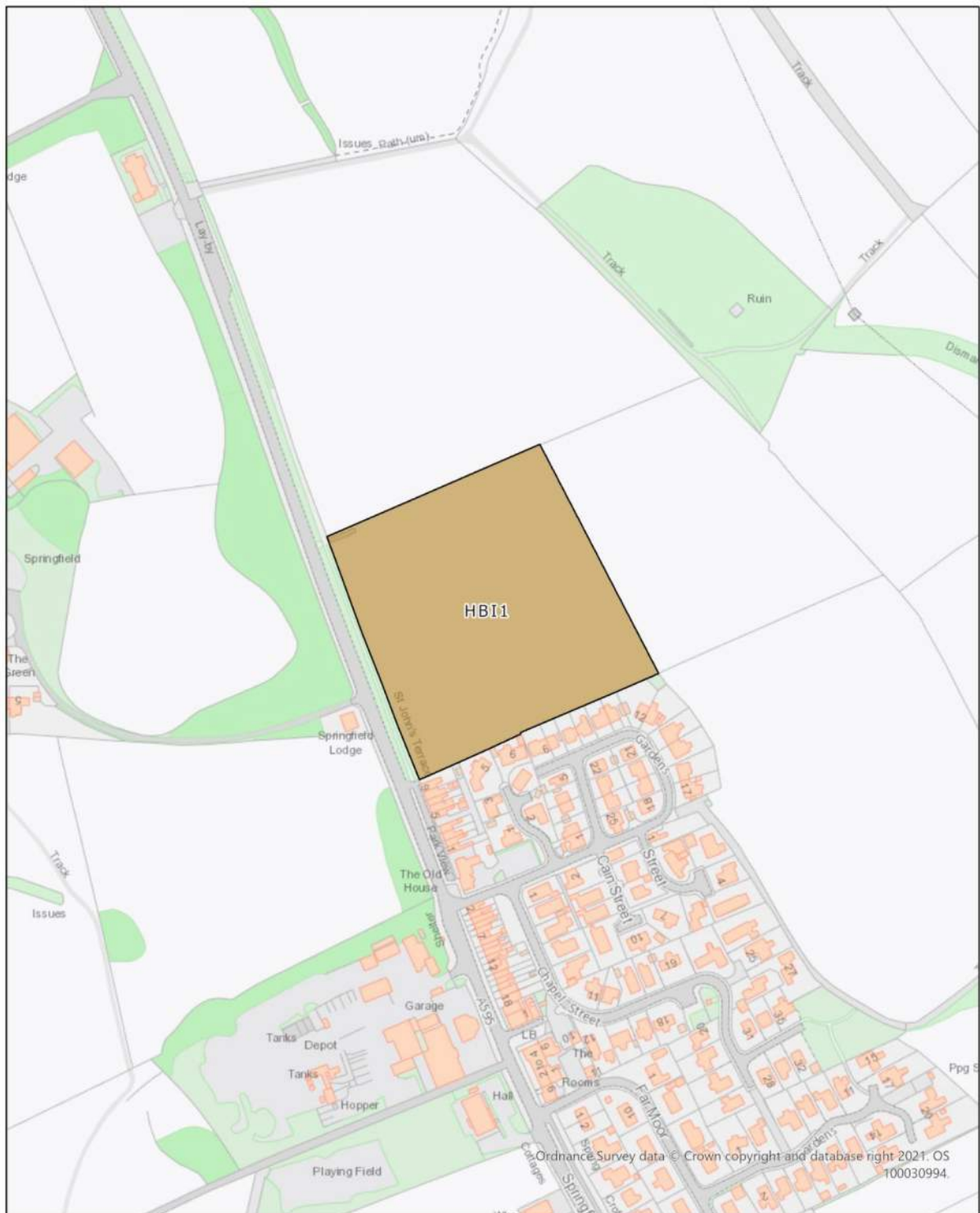



## General Site Information

<b>Site Name:</b>	Land North of Springfield Gardens, Bigrigg		
<b>Site Area:</b>	2.6 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	The site is bounded by residential dwellings to the south and open countryside to the east and west. The adjoining site to the north is a proposed housing allocation and the A595 runs along the site's western boundary.		

<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	65 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• It is recommended that the speed limit gateway is relocated north of this site</li> <li>• It is considered that the volume of traffic on the A595 is the key constraint for access in this location which may necessitate alternative access to simple priority arrangements.</li> <li>• Confirmation will be required from National Highways to confirm the acceptability of direct access from the A595.</li> <li>• Site has been subject to a phase 2 assessment to identify outline access design and associated costings</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any hedgerows to be removed should be checked immediately prior to felling for bird nests.</li> <li>• Hedgehogs may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul>		

	<p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows with habitat for breeding birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>It would be recommended that the existing hedgerows are retained as they link to the wider environment and provide foraging habitat for bats, birds and hedgehog. The defunct hedgerow on the southern boundary could be gap-filled with native shrub species to create a continuous corridor for species commuting to and from the gardens. Hedgerow margins could be less intensively managed, to encourage development of hedgerow ground flora and invertebrates. Any landscaping / new planting on site should make use of native species of local provenance.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Development should avoid creating a hard settlement edge</li> </ul>



HBI1	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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# Local Plan Allocation Reference: HBI2

SHLAA Ref:BI002/a/BI018/BI015



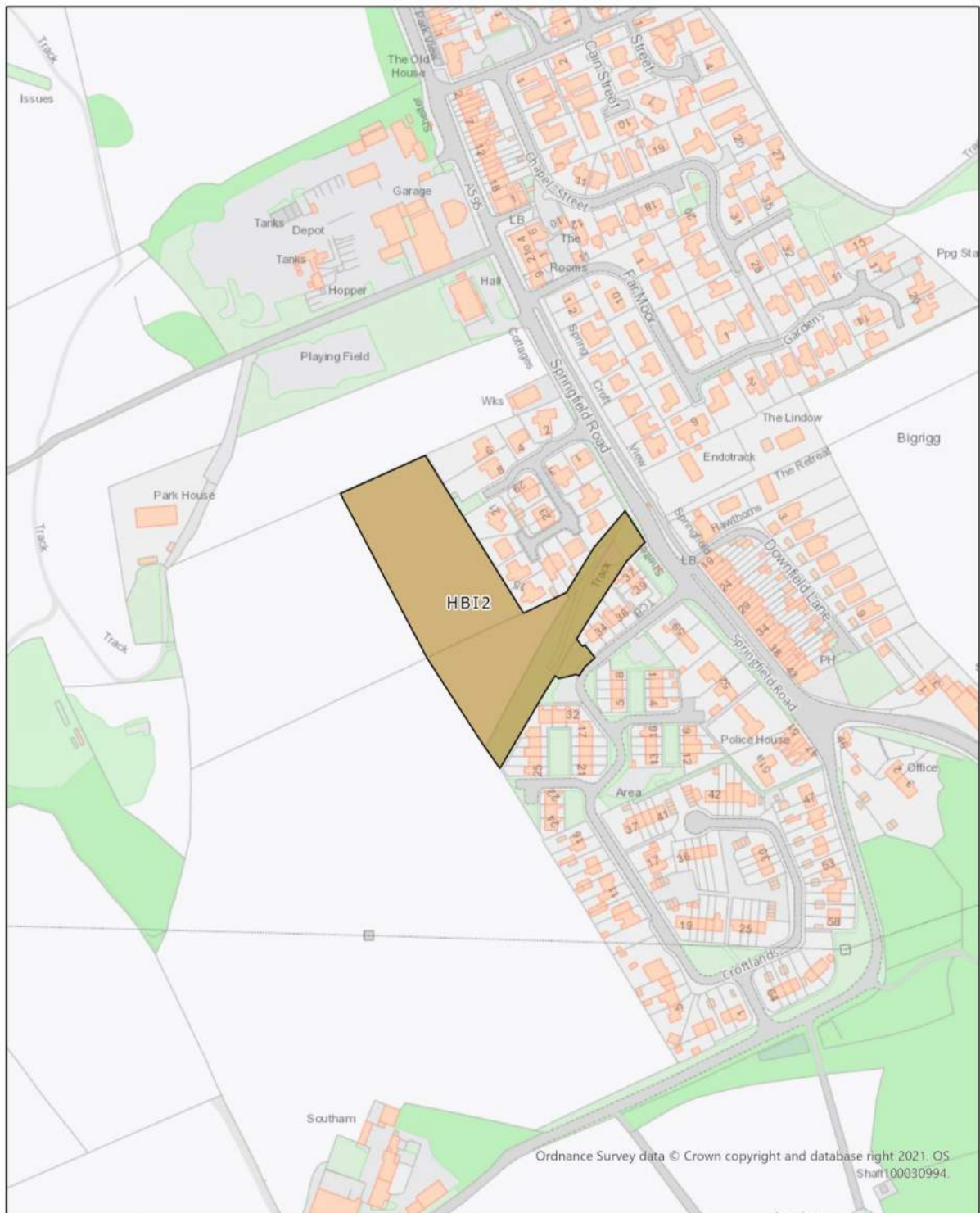
## General Site Information


<b>Site Name:</b>	Land west of Jubilee Gardens, Bigrigg		
<b>Site Area:</b>	1.45 hectares	<b>Land Type:</b>	Mixed
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership</b>	Part private ownership, part Copeland Borough Council ownership		



<b>Adjoining uses:</b>	Residential areas to east and south, grazing land to north and west		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	35 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• The SAA identifies an opportunity to access the site directly from the A595 subject to National Highways agreement.</li> <li>• However, crossing opportunities along the A595 in this area are limited south of Jubilee Gardens, It is recommended that development provides a contribution towards a future pedestrian crossing along this section of the A595.</li> <li>• The TIS identifies the provision of a shared use path along the eastern side of the A595 to improve connections to NCN72.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated on flood risk grounds, and that any proposal will need to be subject to consultation with the LPA / LLFA</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• Electrical infrastructure may require reinforcement</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Construction work carried out within the bird breeding season will be preceded by a check of the habitats to be impacted no more than 24 hours prior to the works being undertaken, by a suitably experienced ecologist. If any nesting birds are found, the</li> </ul>		

	<p>nest must remain in situ and a suitable buffer zone will be demarcated.</p> <ul style="list-style-type: none"> <li>• Hedgehogs and common toad may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows with habitat for breeding birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>It would be recommended that the existing hedgerows are retained are they link to the wider environment and provide foraging habitat for bats, birds and are potentially suitable for foraging red squirrel. Hedgerow margins could be less intensively managed, to encourage development of hedgerow ground flora and invertebrates. Gaps through fences to allow hedgehogs to access gardens from hedgerows. Any landscaping created should make use of native locally occurring species. House design could incorporate provisions for nesting house martins and other <i>hirundines</i></p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Western edge of site overlaps Pit 1 Parkhouse Mine</li> </ul>



HB12	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:3,000

# Local Plan Allocation Reference: HDH2

SHLAA Ref: DH012




## General Site Information

<b>Site Name:</b>	Wray Head, Station Rd, Drigg		
<b>Site Area:</b>	0.87 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		

<b>Adjoining uses:</b>	The site is surrounded by existing residential development along Station Road, Wray Head and Old Shore Road. To the north on the opposite side of the road is open countryside.		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	22 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	No	<b>Mineral Consultation Area</b>	No
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• Footpath would need to be provided along Station Road</li> <li>• The delivery of the site may necessitate provision of safe crossing points on the B5344 to access this bus stop. The bus shelter could also be upgraded to serve this development.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated on flood risk grounds, and that any proposal will need to be subject to consultation with the LPA / LLFA</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• May exceed WwTW capacity</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• The SLCA identifies an opportunity for development to define the village edge and contribute to the sense of place</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Habitat Suitability Index for GCN of ponds within 500m of the site, with further surveys if required;</li> <li>• Assess ponds within 500m for potential use by natterjack toads.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any hedgerows to</li> </ul>		

	<p>be removed should be checked immediately prior to felling for bird nests.</p> <ul style="list-style-type: none"> <li>• Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Low potential for amphibians and reptiles using terrestrial corridors around the site.</p> <p>Hedgerows with habitat suitable for breeding birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The site is presently of limited biodiversity value. It provides some foraging and nesting habitat for wild birds, so these habitats should be retained and further enhanced within the development, together with nest boxes. This is a very small site with limited space for additional habitat creation.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• The site lies within the medieval village of Drigg. There is the potential for currently unknown archaeological assets to survive buried on the site and so it is advised that any future application should be accompanied by the results of an archaeological desk-based assessment. Depending upon the results of the assessment, provisions may need to be made for the investigation and recording of any remains that would be impacted upon by the development.</li> <li>• Development should retain a green frontage</li> </ul>



HDH2	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
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# Local Plan Allocation Reference: HDH3

SHLAA Ref: Dh007/a



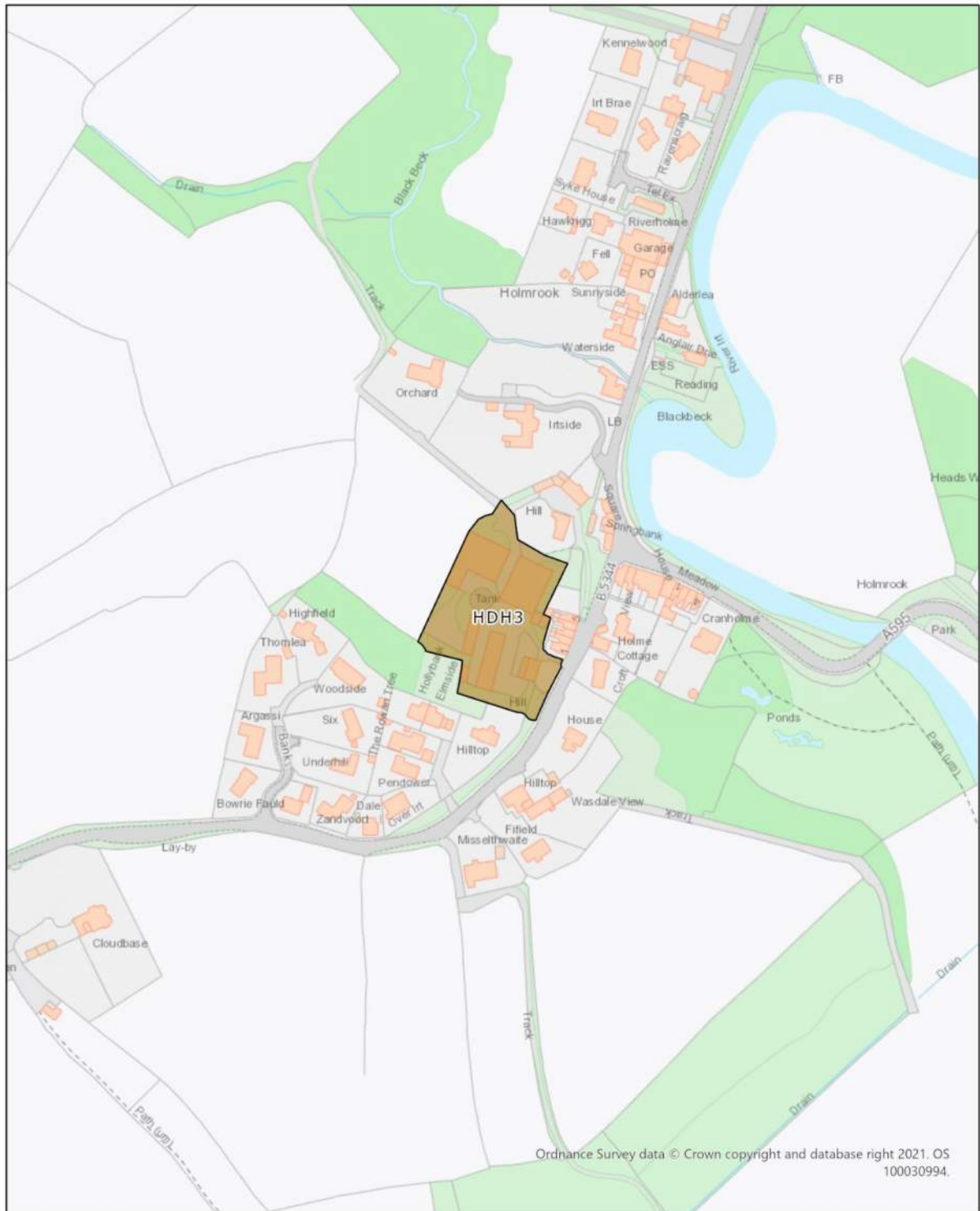
## General Site Information

<b>Site Name:</b>	Hill Farm, Holmrook		
<b>Site Area:</b>	1.60 hectares	<b>Land Type:</b>	Brownfield
<b>Stage Introduced:</b>	Local Plan Publication Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	Site is adjacent to residential use to the north and south. To the west is open countryside.		



<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	Commencement Timescales:	6 + years
<b>Indicative Yield:</b>	20 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• SAA identifies that existing pedestrian infrastructure is poor and would require improvement</li> <li>• Potential issues surrounding visibility splays</li> <li>• Site has been subject to a phase 2 SAA assessment, which provides an outline access design and associated outline scheme costings. A speed survey would be required alongside an application on this site, which may reduce the required viability splays from the ones listed within the phase 2 assessment.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> <li>• Some surface water flooding</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>			
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Bat Roost Potential and potential further presence / likely absence surveys for buildings and trees on site;</li> <li>• Barn owl survey.</li> </ul> <p><b><u>Pre-construction checks</u></b></p>		

	<ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any buildings, trees and scrub should be checked for active birds nesting immediately prior to any works.</li> <li>• Pre-construction/pre-clearance check of scrub areas for badger, amphibians, red squirrel and reptiles.</li> <li>• Hedgehogs may be present on the site within the continuous scrub, and plantation woodland; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Habitats suitable for breeding birds.</p> <p>Habitats suitable for roosting and foraging bats.</p> <p>Habitats suitable for foraging badger and sett building.</p> <p>Potential foraging, breeding and commuting habitat for red squirrel.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The trees and woodland on site provide good foraging and nesting habitat for wild birds, so these habitats should be retained whenever possible, within the development, together with the addition of nest boxes. Furthermore, bat boxes could be erected on mature trees in the adjacent woodland in order to enhance roosting provisions for local bat populations.</p> <p>The bird / bat boxes could also be erected on the existing buildings or incorporated into the new buildings design.</p> <p>Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans. Native hedge planting could be used to replace fencing as a boundary feature and as a resource for invertebrates, birds and bats.</p> <p>In order to obtain a net gain in biodiversity value of at least 10% for a new development, it is recommended that a Habitat Creation and Enhancement Plan is provided for the whole site. Masterplan designs for new developments should aim to avoid and minimise impacts and retain and improve the condition of habitats when possible, in accordance with the mitigation hierarchy. Any landscaping should promote the inclusion of native species within landscaping schemes.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Potential ground remediation may be required due to former site uses</li> </ul>



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HDH3	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Proud of our past. Energised for our future.</i>
	Date of Issue: 21/10/2021	Scale: 1:3,000

# Local Plan Allocation Reference: HMR1

SHLAA Ref: MO009



## General Site Information


<b>Site Name:</b>	Land to north of Social Club, Moor Row		
<b>Site Area:</b>	1.51 hectares	<b>Land type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		

<b>Adjoining uses:</b>	Cycle path to north, residential area to west, social club to south and recreation ground to east		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes- Planning application 4/21/2360/001	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	37 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>Any planning application should include a connection into the NCN 72 to the north of the site. This could be delivered by upgrading the adjacent public footpath to bridleway and accommodating widening within the western edge of the development site.</li> <li>The SAA recommends the introduction of traffic calming measures along this section of road</li> <li>In order to promote the use of sustainable modes of transport (i.e. existing bus stops) the developers of this site, along with HMR2 may be required to deliver street lighting along Scalegill Road</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>United Utilities combined sewer runs through site.</li> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>Existing hedgerows should be retained where possible</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p>		

	<ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees to be removed should be checked immediately prior to felling for bird nests if this is undertaken in the breeding season.</li> <li>• Hedgehogs, common frog and toad may be present on the site along hedgerow; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows and trees with habitat for breeding birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>it would be recommended that the existing hedgerows and trees are retained. The line of trees on the eastern boundary could be extended to connect with the cycle route. Hedgerow margins could be less frequently mown, to minimise disturbance to hedgerow species and to encourage development of hedgerow ground flora. Any landscaping created should make use of native locally occurring species. The site provides foraging and nesting habitat for wild birds, so these habitats should be retained within the development, together with addition of nest boxes.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Opportunities should be sought to enhance the footpath to the west and north of the site and create links to the cycleway and recreation ground from the new development.</li> <li>• The site lies adjacent to a playing field site and the issue of prejudicial impact on the playing field needs to be assessed and considered either as part of the allocation or planning application process. If mitigation is required, then it should be secured as part of the planning application and constructed and maintained in perpetuity at the developers' expense. Paragraph 187 of the NPPF applies.</li> </ul>



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# Local Plan Allocation Reference: HMR2

SHLAA Ref: MO006/a



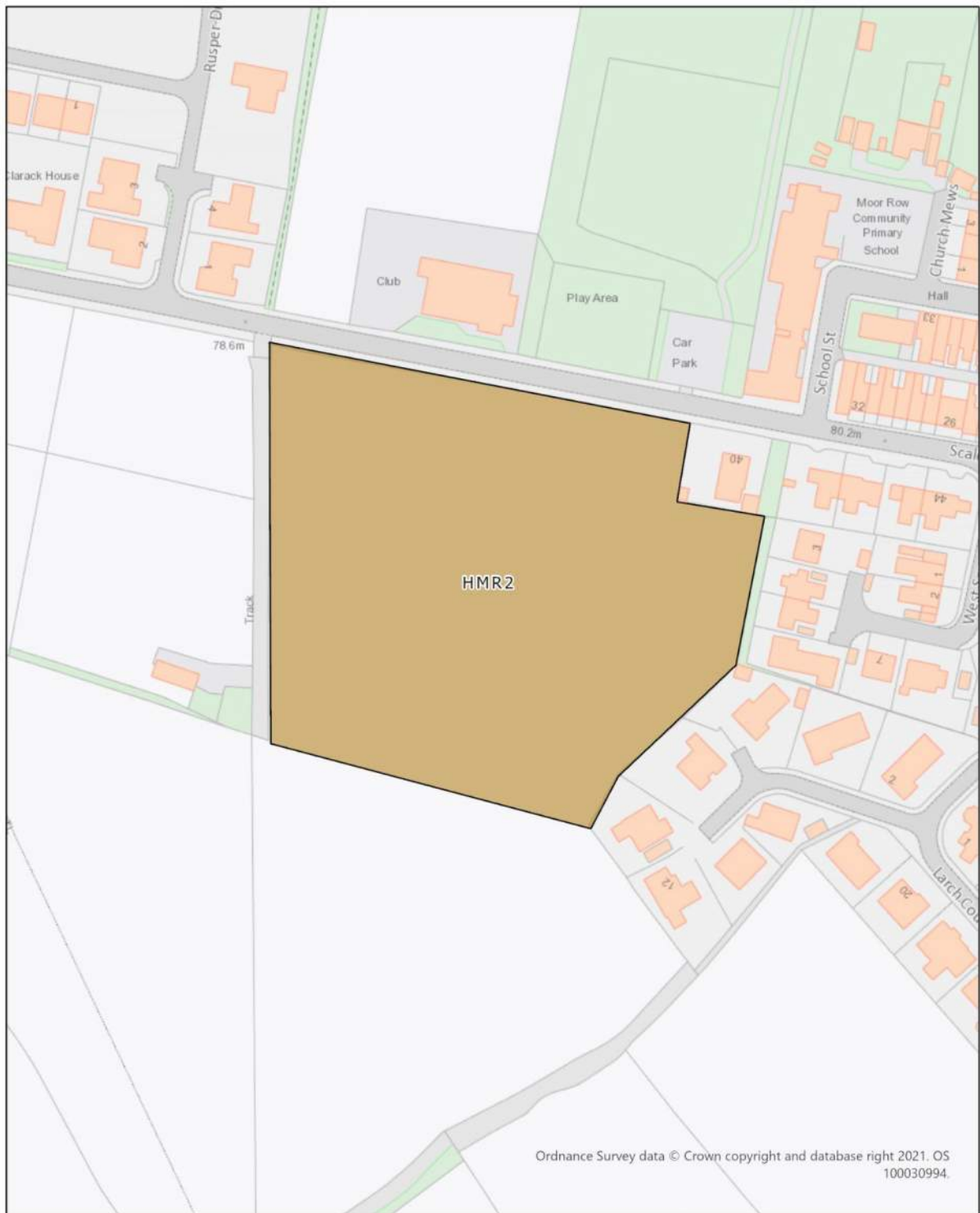
## General Site Information

<b>Site Name:</b>	Land to south of Scalegill Road, Moor Row		
<b>Site Area:</b>	1.80 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership:</b>	Private ownership		
<b>Adjoining uses:</b>	Main road, club and recreation ground to north, residential area to east, open countryside to south and track to west.		




<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	years
<b>Indicative Yield:</b>	41 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The SAA recommends the introduction of traffic calming measures along this section of road</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>Land drain and UU combined sewer crosses site</li> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>Electricity lines run across the site</li> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>Existing hedgerows should be retained where possible</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees or ground vegetation to be removed should be checked immediately prior to felling for bird nests.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows with habitat for breeding birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p>		

	<p>The site provides foraging and nesting habitat for wild birds, so these habitats should be retained within the development. The hedgerow could be reinforced and hedgerow margins could be less intensively managed, to encourage development of hedgerow ground flora. Any landscaping created should make use of native locally occurring species.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	



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# Local Plan Allocation Reference: HLO1

SHLAA Ref: LO004

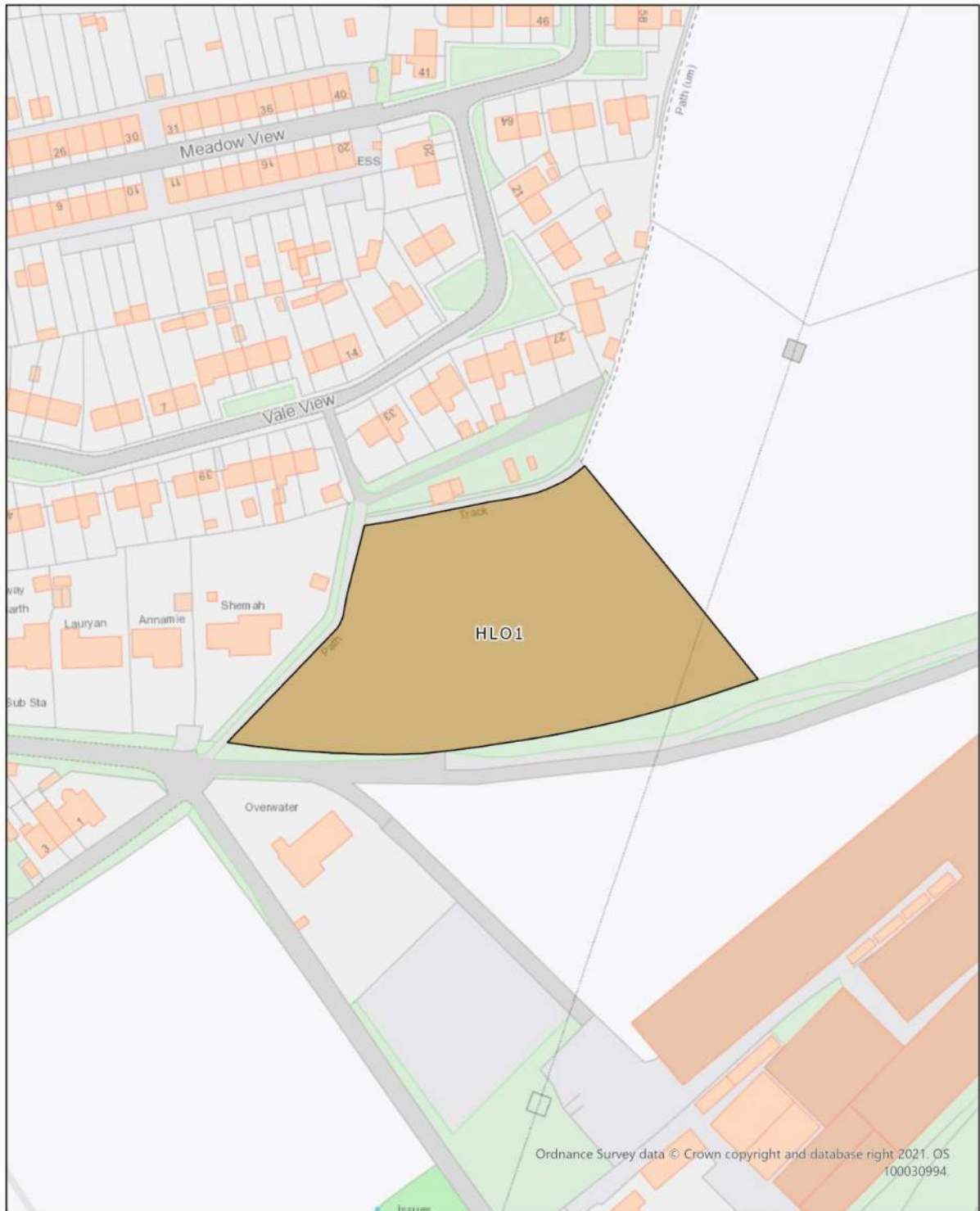



## General Site Information

<b>Site Name:</b>	Solway Road, Lowca		
<b>Site Area:</b>	0.90 hectares	<b>Land type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership</b>	Private ownership		
<b>Adjoining uses:</b>	Residential areas to north and west, plant nursery to south-east, open countryside to east. Cycle path along southern boundary.		
<b>Flood Risk Zone:</b>	FRZ 1		

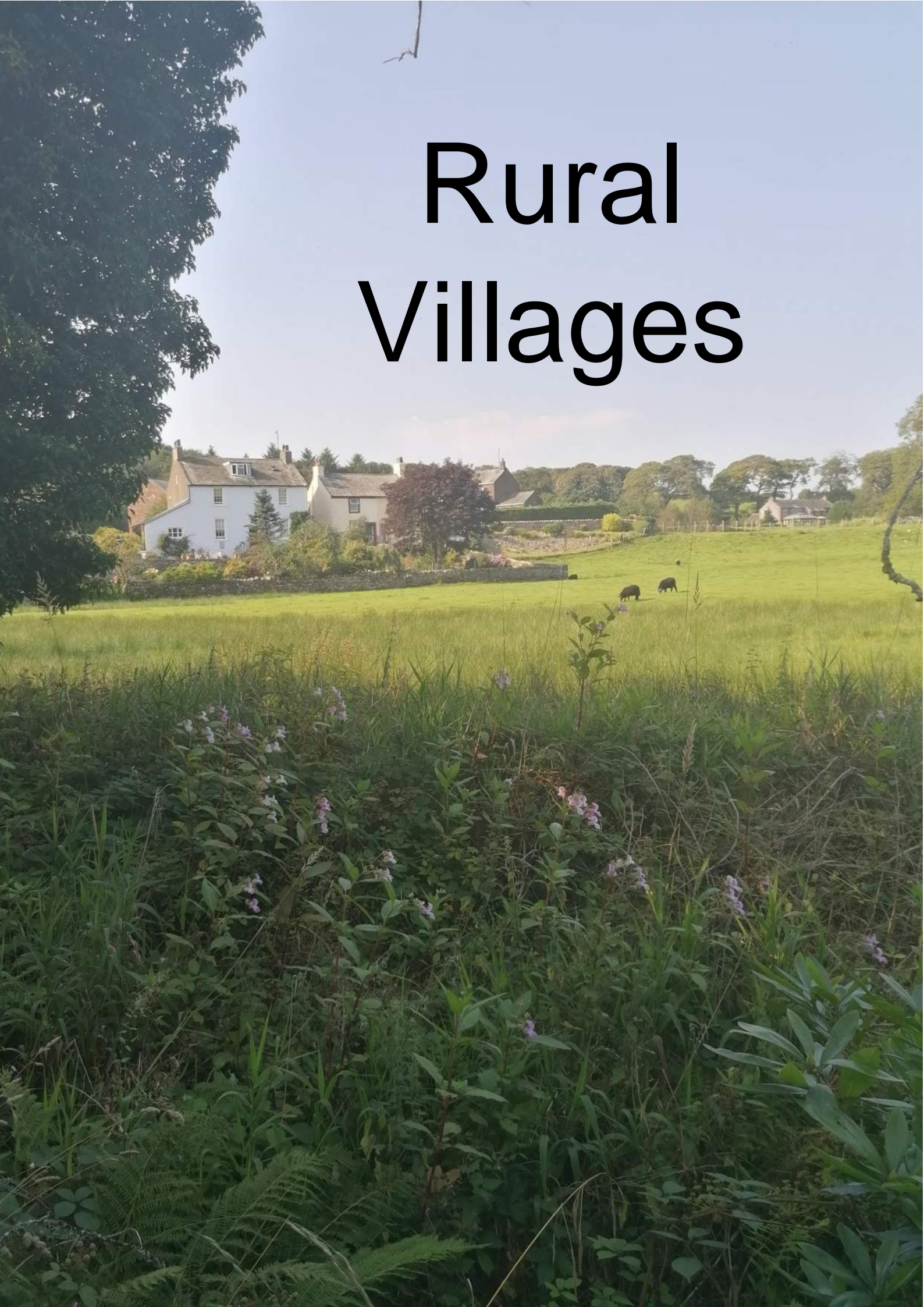
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Unknown	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	22 dwellings		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>• Unadopted Solway Road likely to require upgrading</li> <li>• It would be necessary to provide footway connections along Solway Road to ensure that services within Lowca, including bus facilities, are accessible on foot for any future residents.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>• The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>• Overhead power line runs through south east of site</li> <li>• No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>• The SLCA identifies that the edge of the settlement here is poorly defined – new development provides an opportunity to improve this.</li> </ul>		
<b>Ecology Issues:</b>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>The following lists surveys which <b>may</b> be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey:</p> <ul style="list-style-type: none"> <li>• Hedgerow Regulations Assessment;</li> <li>• Habitat Suitability Assessment for GCN, and further surveys if required;</li> <li>• Bat roost potential assessment of any trees affected by the proposals..</li> </ul> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>• Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any trees and</li> </ul>		

	<p>hedgerows to be removed should be checked immediately prior to felling for bird nests.</p> <ul style="list-style-type: none"> <li>• Hedgehogs may be present on site along the hedgerow and adjacent to gardens; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Hedgerows and trees with habitat suitable for breeding birds. Suitable habitat for ground nesting birds.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>Hedgerows and watercourses on the site boundaries should be retained when possible. Hedgerow and scrub habitats adjacent to the cycle route could be enhanced to form a commuting corridor for bats and resource for birds that would connect to the Lowca Beck and habitats south-east of the site. The verges along the cycle route could also be managed to encourage invertebrates. The site provides good foraging and nesting habitat for wild birds, so these habitats should be retained within the development and could be supplemented with nest boxes. Any landscaping created should make use of native locally occurring species</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>• Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations:</b></p>	<ul style="list-style-type: none"> <li>• Opportunities to enhance public footpath adjoining site to west should be taken</li> </ul>



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# Rural Villages





# Local Plan Allocation Reference: HSU1

SHLAA Ref: MO028



## General Site Information

<b>Site Name:</b>	Land to south west of Summergrove		
<b>Site Area:</b>	8.52 hectares	<b>Land Type:</b>	Greenfield
<b>Stage Introduced:</b>	Local Plan Preferred Options Draft		
<b>Ownership</b>	Private ownership		

<b>Adjoining uses:</b>	Residential area to north, open countryside to east, Westlakes Science Park to south and open countryside/wooded area to Summergrove Hall to north-west.		
<b>Flood Risk Zone:</b>	FRZ 1		
<b>Housing Delivery</b>			
<b>Developer Interest:</b>	Yes (Planning application 4/19/2126/OF1 (withdrawn))	<b>Commencement Timescale:</b>	0-5 years
<b>Indicative Yield:</b>	80 dwellings (based on pre-application discussions)		
<b>Known Constraints</b>			
<b>Mineral Safeguarding Zone</b>	Yes	<b>Mineral Consultation Area</b>	Yes
<b>Highways and accessibility issues (please see the Copeland TIS and SAA for more details):</b>	<ul style="list-style-type: none"> <li>The SAA recommends that, for the primary access it would be necessary to reduce the speed limit to 30mph to ensure visibility splays are appropriate and to improve conditions for walking and cycling.</li> <li>Whilst suitable access for vehicles is achievable in principle it is considered that improvements to pedestrian and cycle infrastructure would be required to ensure sustainable alternative modes are realistic alternatives to the private car, including links between the site and Westlakes Science Park and Summergrove Hall</li> <li>Traffic from the development may necessitate improvements/ contributions to schemes identified within the Copeland TIS at the Moor Row/ A595 Junction, B5292 junction, and Main Street/ Moresby Road/ Cleator Moor Road Mini-Roundabout Junction. It is also noted that concerns have been raised about the volume of traffic using Scalegill Road, through Moor Row at peak times to avoid congestion of the A595. It may therefore be necessary for the developer of this site to contribute to measures to reduce rat running along this section to accommodate development traffic safely.</li> </ul>		
<b>Flood and Water Management Issues:</b>	<ul style="list-style-type: none"> <li>The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application</li> </ul>		
<b>Utilities</b>	<ul style="list-style-type: none"> <li>No utility issues have been highlighted in relation to this site through consultation with utility providers. However, CBC will carry out ongoing engagement, including at planning application stage, with United Utilities, Electricity North West, Northern Gas and Cadent Gas to ensure that future development does not have an adverse impact on utility provision.</li> </ul>		
<b>Landscape Issues:</b>	<ul style="list-style-type: none"> <li>Trees with a Tree Preservation Order along the north-western boundary of the site</li> <li>Existing hedgerows should be retained where possible</li> <li>A high quality landscaping buffer should be created between new and existing development.</li> </ul>		

<p><b>Ecology Issues:</b></p>	<p>The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application:</p> <ul style="list-style-type: none"> <li>Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work.</li> </ul> <p>Bat roost potential for any trees to be felled; bat activity surveys.</p> <p><b><u>Pre-construction checks</u></b></p> <ul style="list-style-type: none"> <li>Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any vegetation to be removed should be checked immediately prior to clearance for bird nests.</li> <li>Pre-construction check for badger and red squirrel.</li> <li>Hedgehogs may be present on the site along hedgerows and within the woodland; pre-construction check required before site is cleared.</li> </ul> <p><b><u>Summary of Main Ecological Constraints to Development</u></b></p> <p>Habitat for breeding birds.</p> <p>Bat roost potential in trees.</p> <p>Red squirrel in woodland.</p> <p><b><u>Opportunities for Biodiversity Enhancement</u></b></p> <p>The habitats adjacent to site and the hedgerows onsite provide good foraging and nesting habitat for wild birds, bats and red squirrel. These habitats should be retained within the development. Nest boxes and potentially bat boxes could be added to the woodland, or other nearby woodlands. Provision for invertebrates and birds such as nectar sources and native berry-bearing shrubs are recommended to be included in landscaping plans. Any shrubs or planting used should be of local provenience.</p>
<p><b>Heritage Impact Assessment Summary:</b></p>	<ul style="list-style-type: none"> <li>Mitigated Impact: low</li> </ul>
<p><b>Additional Considerations</b></p>	<ul style="list-style-type: none"> <li>Opportunities should be taken to create safe, pedestrian links to Westlakes Science Park and Summergrove Hall to improve connectivity and reduce the reliance upon private vehicles.</li> <li>Development should be of a low density to reflect the rural character of the area.</li> </ul>

# Appendix G: Nature Designations

## Appendix G: Nature Designations in Copeland

Table 9: NSN and Ramsar Sites

Site	Designation	Habitat and Key species
<b>Duddon Mosses</b>	SAC	Bogs, marshes, water fringed vegetation, fens
<b>Lake District High Fells</b>	SAC	Inland water bodies (standing and running water), bogs, marshes, water fringed vegetation, fens, heath, scrub, maquis and garrigue, phygrana, dry grassland, steppes, humid grassland, mesophile grassland, alpine and sub-alpine grassland, broad-leaved deciduous woodland, inland rocks, scree, sands, permanent snow and ice
<b>Drigg Coast</b>	SAC	Tidal rivers, estuaries, mud flats, sand flats, lagoons (including saltwork basins), salt marshes, salt pastures, salt steppes, coastal sand dunes, sand beaches, machair, shingle, sea cliffs, islets
<b>Wast Water</b>	SAC	Inland water bodies (standing water, running water), dry grassland, steppes
<b>Morecambe Bay</b>	SAC	Estuaries, mudflats and sandflats not covered by seawater at low tide, large shallow inlets and bays, perennial vegetation of stony banks, Salicornia and other annuals colonizing mud and sand, Atlantic salt meadows (Glaucopuccinellietaliamaritimae), shifting dunes along the shoreline with Ammophila arenaria ('white dunes'), fixed dunes with herbaceous vegetation ('grey dunes'), humid dune slacks. Great Crested Newts.
<b>River Derwent &amp; Bassenthwaite Lake</b>	SAC	Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea. Marsh fritillary butterfly, Sea Lamprey, Brook Lamprey, River Lamprey, Atlantic Salmon, Otter, Floating Water-plantain.
<b>Morecambe Bay and Duddon Estuary</b>	SPA/Ramsar	Estuaries, mudflats and sandflats not covered by seawater at low tide, large shallow inlets and bays, perennial vegetation of stony banks. Salicornia and other annuals colonising mud and sand, Atlantic salt meadows (Glaucopuccinellietaliamaritimae), shifting dunes along the shoreline with Ammophila arenaria ('white dunes'), fixed dunes with herbaceous vegetation ('grey dunes'), humid dune slacks, sandbanks which are slightly covered by sea water all the time, coastal lagoons. Reefs. Tidal rivers, estuaries, mudflats, sandflats, lagoons (including saltwork basins), salt marshes, salt pastures, salt steppes, coastal sand dunes, sand beaches, machair. Supports over 31,505 wildfowl.

Site	Designation	Habitat and Key species
River Ehen	SAC	Inland water bodies (standing water, running water), broad leaved deciduous woodland, coniferous woodland.
Solway Firth	SPA	Estuarine/marine site, extensive areas of intertidal mudflats, fringing saltmarshes and grazing marshes. Supports a significant number of important species.

*Table 2: Sites of Scientific Interest in Copeland (Habitats)*

Source: <https://designatedsites.naturalengland.org.uk/SiteList.aspx?siteName=&countyCode=9&responsiblePerson=&DesignationType=SSSI>

Site Name	Main Habitat	Condition - % favourable or unfavourable recovering
Duddon Valley Woodlands	Broadleaved, mixed and yew woodland – upland, Dwarf shrub heath – upland,	61.85%
Stanley Ghyll	Broadleaved, mixed and yew woodland - upland	0%
Brantrake Moss & Devoke Water	Acid grassland – upland, Standing open water and canals, Dwarf shrub heath – upland, Fen, marsh and swamp -lowland	100%
Milkingstead Wood	Broadleaved, mixed and yew woodland - upland	100%
Duddon Estuary	Littoral sediment, Supralittoral sediment, Neutral grassland – lowland, Broadleaved, mixed and yew woodland – lowland, Coastal lagoon, Earth heritage	97.81%

<b>Site Name</b>	<b>Main Habitat</b>	<b>Condition - % favourable or unfavourable recovering</b>
Shaw Meadow & Sea Pasture	Dwarf shrub heath – lowland, Neutral grassland - lowland	100%
Duddon Mosses	Bogs – lowland, Fen, marsh and swamp – lowland, Broadleaved, mixed and yew woodland	58.51%
Greendale Mires	Fen, marsh and swamp - lowland	100%
Ennerdale	Standing open water and canals, Fen, marsh and swamp – lowland, Broadleaved, mixed and yew woodland – upland, Fen, marsh and swamp – lowland	98.37%
Wasdale Screes	Dwarf shrub heath – upland, Inland rock	100%
Pillar & Ennerdale Fells	Dwarf shrub heath – upland, Broadleaved, mixed and yew woodland – upland,	100%
Wast Water	Standing open water and canals, Neutral grassland - upland	0%
High Leys	Neutral grassland - upland and lowland	100%
Yeathouse Quarry	Earth Heritage	100%
Black Moss	Bogs – lowland, neutral grassland - lowland	21.31%

Site Name	Main Habitat	Condition - % favourable or unfavourable recovering
Silver Tarn, Hollas and Harnsey Mosses	Fen, marsh and swamp – lowland	18.8%
Florence Mine	Earth heritage	0%
St Bees Head	Earth heritage, supralittoral rock	100%
Haile Great Wood	Broadleaved, mixed and yew woodland - lowland	79.16%
Hallsenna Moor	Dwarf shrub heath – lowland, broadleaved mixed and yew woodland – lowland	0%
Low Church Moss	Unknown	100%
Parts River Derwent & Tributaries	Rivers and streams, standing open water and canals, fen, marsh and swamp - lowland	45.26%

*Table 3: Sites of Scientific Interest (Geology)*

Site Name	Type	Condition: % favourable or unfavourable recovering
<b>Water Crag</b>	Earth Heritage	100%
<b>Bowness Knott</b>	Earth Heritage	100%
<b>Buckbarrow Beck</b>	Earth Heritage	100%



<b>Annaside and Gutterby Banks</b>	Earth Heritage	100%
<b>Waberthwaite Quarry</b>	Earth Heritage	100%
<b>Beckfoot Quarry</b>	Earth Heritage	100%
<b>Nab Gill Mine</b>	Earth Heritage	100%
<b>Yeathouse Quarry</b>	Earth Heritage	100%
<b>River Calder Section</b>	Earth Heritage	100%
<b>Florence Mine</b>	Earth Heritage	0%
<b>St Bees Head</b>	Earth Heritage, Supralittoral Rock	100%

*Table 4: County Wildlife Sites*

Source: Copeland Core Strategy

High Park (nr Arlecdon)	Redness Point
Gilgarran Plantation	Andrews Gill
Studfold Willow Patch	Cunning Point and Cat Gill
Sandbeds Meadow	Castle Park Wood
Low Leys	Midgey Gill
Meadow Hunterhow Mire	Woodhouse Quarry
High Leys Meadow	Roska Park and Bellhouse Gill Wood
Rowrah Hall Quarry	Stanley Pond
Salter Wood	Rottington Common
Yeathouse Quarry	Brown Bank Mire
Parkside Pond	Longlands Lake
Birkhouse Pond	River Ehen Pond
Rheda South Park	Fish Hatcheries
Dub Beck	Oxenriggs Pond
Moresby Moss	Carlton Moor Wood
Bonnywood	Gibb Tarn
Braystones Coast	Brownbank Moss

Starling Castle	Silver How Bog
Sellafield Tarn	Panope Bog
Terrace Bank Wood	Seascale
Ponsonby Tarn	River Irt Grassland
Seascale Dunes and Foreshore	Kirksanton Moss
Bleawath Bog	Brocklebank Wood
Gaitskell Wood	Bleamoss (Dunningwell)
Fox's Wood	Hole House Wood
Lowscalls Bank	Sheephouse Wood
Nicle Wood	Beck Wood (Millom)
Butts Foot Wood	Millom Marsh
High Brow Meadows (The Hill)	Raylands Wood