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Copeland

Local Plan 2013-2028:

Site Allocations and Policies Plan

Background Report 1e

Site assessments:

Millom, South and Mid

Copeland

'Preferred Options' draft January 2015

Millom, South and Mid Copeland Site Assessments

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Introduction

This is a background report for the Site Allocations and Policies Plan (SAPP), and should be read alongside the SAPP 'Preferred Options' draft.

The SAPP is the final part of the Copeland Local Plan 2013-2028. (The other parts – the Core Strategy and Development Management Policies – were adopted in December 2013.)

The SAPP contains two main parts.

1. Site Allocation Policies – these take forward in more detail some of the themes of the Core Strategy and set out the principles according to which sites are proposed to be allocated for development.
2. Recommendations as to the site which should be allocated.

The site recommendations are based on an assessment which takes into account the Sustainability Appraisal, along with the further considerations of planning history (for instance; does the site have planning permission?), constraints (such as drainage issues or highway access), and the contribution development of the site would make to the physical and economic regeneration of the Borough>

This report is one of five, containing the assessments of every site that has been proposed for development in each locality. (The reports for Mid and South Copeland are combined owing to the relatively small number of sites proposed.) As well as the assessments for each site it contains a copy of the strategy for (respectively) the town (if any) in that locality, the Local Service Centres, and the countryside. Note that the development strategy for the Borough has already been determined in the Core Strategy. Decisions taken in the SAPP must by law be in conformity with the Core Strategy.

For a site to be assessed as being suitable for development it must be acceptable in terms of the Core Strategy, and deliverable. We must allocate enough land to meet the targets set in the Core Strategy (which are based on the forecast needs of the population), but to do so we do not have to allocate every suitable site.

Planning for Millom - the strategy

This introduction is taken from the Site Allocation 'options' document. Comments can be submitted to the Borough Council, preferably using the representation form supplied with the document or available on the Council's web site.

The Core Strategy lays down the following principles for the future development of Millom.

Millom is expected to accommodate at least 10% of the total development in the Borough, and special attention will be given to its function as the centre for South Copeland.

As a key service centre Millom merits a moderate level of housing land allocation including extensions to the town as necessary, along with any unexpected 'windfall' housing development that may come along on infill sites within the existing built-up area. Larger sites should have a proportion of affordable housing. The strategy anticipates that the existing settlement boundary will need to be reviewed in the Site Allocation plan, with the south west of the town being the most likely area for development land being found. (This is because of constraints, mainly protected nature areas and land prone to flooding, in other directions).

Small and medium business enterprises will be encouraged to set up and grow, with a focus on links to the nuclear and tourism sectors. The evidence suggests that the existing supply of employment land should be retained, and not made available for non-employment purposes such as housing.

The town should be supported to retain a range of shopping and leisure facilities, and mixed use development will be supported in and on the edges of the town centre.

Policy for housing

The strategy is for Millom to provide land for between 345 and 414 homes to be built by 2028. This should be enough to provide for the forecast needs of the town as well as allowing for growth. The Strategic Housing Land Availability Assessment has found land for 226, of which sites for 47 are deliverable within 5 years. This indicates a probable shortfall, meaning that more sites need to be found. To accommodate this it is likely that the town will have to grow – in other words, that its settlement boundary will have to be extended.

The Strategic Housing Market Assessment indicated (using data from the 2010 household survey) that there is a shortage of supply of one and two bedroom properties (which may recently have been made worse by the so-called 'bedroom tax'), but also a shortage of detached and semi-detached houses. Shortages as regards affordable units focus on larger properties - that is, three bedroom or larger family houses, or two bedroom homes for elderly households.

The strategic options for Millom

The following options are all consistent with the Core Strategy.

1. Continue with the previous policy. The 2006 Local Plan was not very specific about Millom. It allowed for the town continuing to provide for homes to meet 'general needs' and for it to function as the principal settlement for South Copeland, functioning as the main employment centre and a public transport hub. To continue with this approach would in effect be to maintain the 'status quo'.

2. Concentration. This would imply

- retaining spare land close to the centre for town centre purposes (that is, shops, pubs, cafes, office uses such as banks, insurance and estate agents), with housing only in mixed use development (that is, flats on upper floors);
- focusing on land within the existing built up area for housing development and not permitting housing outside the existing settlement boundary;
- considering release of open space for development (most likely, for housing).

3. Moderate expansion, in line with the Core Strategy's allowance for a review of the settlement boundary on the west side of the town.

Land for employment. All options retain the existing employment land, as no alternative proposals have come forward.

Green infrastructure (open space). Option 1 and option 3 would allow us to keep the existing open spaces in the town, as marked on the Local Plan Map. Option 2 might require some building on land currently used as open space.

A further option (**Going for greater growth**), by seeking larger land releases outside the town, would not be acceptable as it would be contrary to the Core Strategy, as well as running greater risks of building into the flood plain and jeopardising the protected natural heritage areas which are one of Millom's greatest assets. There is no evidence in any event that there is developer demand to take up larger scale land releases.

Preferred option

The Borough Council's preferred choice is option 3. This option gives the greatest potential for improving the range of housing choice available to help attract incomers.

- Land releases should not be so great that they divert developer attention from the sites available within the town.
- Development management policies (DM10, 25 and 26) will ensure that developers will be required to show that their proposals will be designed so that any impact on the landscape will be minimised, and views of the town will be improved or at least not harmed.

- Development will also be required to demonstrate that it is not vulnerable to flooding and does not increase the risk of flooding elsewhere (Strategic policy ENV1 and Development Management policy DM24).

On the evidence available, neither option 1 or option 2 would supply enough land for Millom to be able to meet the need set out in the Core Strategy – that is, a supply of 138 homes over 5 years and 345 to 414 over 15 years. (Source; *Core Strategy and Strategic Housing Land Availability Assessment*.) Failure to maintain a 5 year supply leaves the area vulnerable to applications to build in open countryside, which could damage the local environment.

Additionally, the Borough Council does not support a continuation of the previous Local Plan approach (option 1), as this has not secured growth for Millom. A policy of concentration (option 2) would have some merit, but again, the Council does not consider that it would bring growth.

Assessed sites and the Core Strategy

All the sites proposed for development in the following pages are compatible with option 3. They are all compatible with Core Strategy objectives except to the extent that physical constraints (in particular, flood risk) may be an issue.

Note that all of these sites taken together do not add up to enough capacity to meet Millom's strategic house building target. Therefore each site not allocated will reduce the town's ability to meet its forecast housing needs.

Options 1 and 2 would rule out site MM3 (Moor Farm) as it is outside the 2006 settlement boundary. Option 3 requires Moor Farm to be brought forward as quickly as possible, so that it can begin to produce homes within five years.

Retention of the existing **employment land supply** (sites MMA, MMB and MMC) provides enough land to meet the town's needs. There is no case for using MMA or MMB (Mainsgate Road and Devonshire Road) for other purposes, but there is potential for a range of tourism-related uses – such as hotel or self-catering accommodation - at Millom Pier (MMC).

Open space already existing in the town should be retained. There is no need for allocating any new public open space, except for any space that may be needed (such as play areas) if the Moor Farm site is developed.

Assessment of sites

The sites being considered for allocation for development have come from three sources.

1. Sites allocated in the 2006 Local Plan but not developed. (These sites have been evaluated under policy SA1B, with some recommended to be 'de-allocated', that is, no longer included in the Plan.)
2. The Strategic Housing Land Availability Assessment. This was carried out prior to the Core Strategy, to establish that the Borough can provide an adequate housing land supply. Some sites put forward are already in use or allocated for employment. The SHLAA was published in 2012.
3. Individual proposal that have emerged since 2012, from landowners and/or developers.

Each site is assessed against four criteria:

1. its planning history;
2. known physical constraints such as drainage issues or ease of connection to the highway;
3. sustainability (using the criteria of the Sustainability Appraisal, which is also shown);
4. the contribution that development might make to advancing the regeneration of the area.

Each site is scored, but this is illustrative only. A lower score indicates that a site might in principle be less suitable for development, but there might be reasons for allocating it anyway.

Note that, at this stage, the proposals (except for sites that have already been given planning permission since being first identified), are recommendations. The Council will take all comments into account. (This does not rule out locally unpopular decisions being made, as there is an overriding duty to provide enough land for development to meet the community's needs for 15 years. But wherever, possible, we will try to make decisions that reflect local opinion.)

Comments made at this 'Options' stage of plan production will help to make sure that the recommendations, as to which sites should be made available for development, are right.

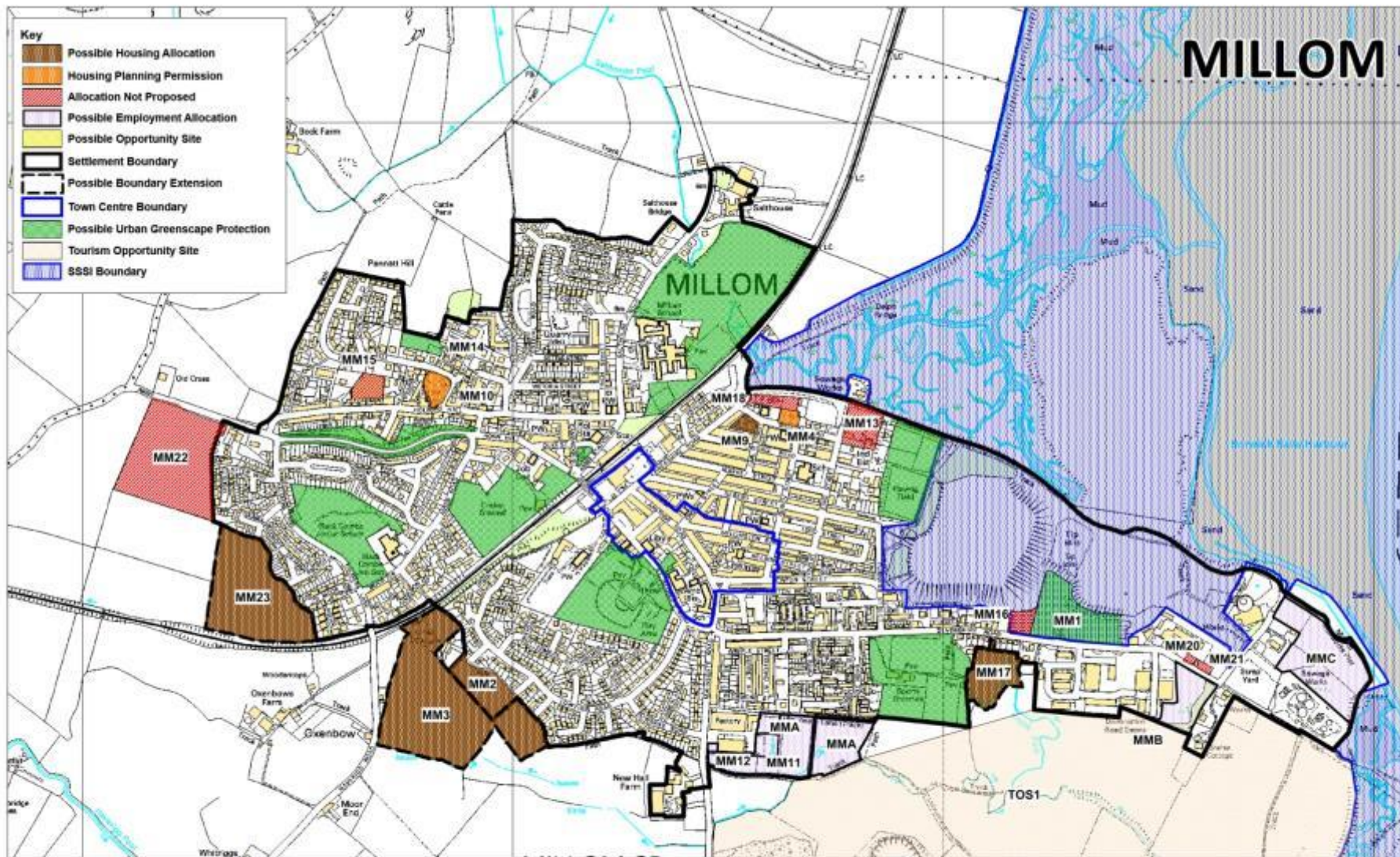
They will also inform decisions made at the next stage, relating to what kind of development (such as affordable housing, or specialised homes for older people) will be encouraged on each site. (This is not being done at this stage because the policy decision has not yet been made to make detailed requirements for every site.)

The sites are ordered as follows:

Millom

Local Centres; Haverigg and Seascale

Sites in small villages and outside settlements



Millom
Site Allocations and Policies Plan Preferred Options

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Date: 07/01/2015

Scale = 1:8,000

MMA	Mainsgate Road extension	
Area 2.34 ha.	Suggested use No suggestions received.	Capacity (housing) n/a
Planning history	2006 Plan employment allocation (E12)	
PREFERRED USE	Retain as employment allocation (B2/B8)	

Allocation criteria; allocation score (employment use) 3

	Comments	Rating
Planning history	Existing employment allocation	++
Physical constraints	Flood zone 3a, surface water will need to be dealt with. Access not determined but potentially available off Mainsgate Road.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably located on the edge of town, within walking distance of the centre. But its location in the floodplain is a significant negative factor, although it is assumed that measures to protect the site would be acceptable in principle and would not increase the risk of flooding elsewhere. Sustainability score 7.	o
Regeneration potential	One of a small number of sustainable employment possibilities in Millom	++

Conclusion

Any employment use in classes B1, B2 or B8 is acceptable in principle. There are few other options available for job-creating development on the site this site would permit.

Retention of employment designation is therefore strongly supported.

Alternative options

The Borough Council would oppose housing development here as it would mean the loss of a site with job potential which is needed to maintain the supply in Millom. (Core Strategy policy ER4.)

Other job-creating uses, such as for leisure use, might be acceptable in principle.

MMA Mainsgate Road Extension Sustainability criteria

	Comments	Rating
Biodiversity	Unimproved grassland but already disrupted and close to development already existing on part of site. No unfavourable impact anticipated.	o
Landscape/conservation	Edge of town site, will require care in design but next to existing industrial buildings and no indication of unfavourable landscape impact.	o
Water resources	Existing supply should be able to cope but potential for surface water flooding due to inadequate outfall.	-
Climate change	Development would lead to increased employment opportunities which might reduce out-commuting.	+
Flood risk	Flood risk (tidal) zone 3a affects part of site, protection measures required. It is assumed that the site can be protected without increasing risk elsewhere.	--
Energy	Modern industrial/warehousing or other business design (B1/B2/B8) allows for incorporation of sustainable energy use and generation measures, supported by Core Strategy policy.	o
Land quality	Originally a green field site but already allocated for development and some site preparation has taken place.	+
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	No evidence of unfavourable impact.	o
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Maintenance of employment land supply provides opportunities for investment creating skill development opportunities.	+
Sustainable economy	Maintenance of employment land supply allows for development of greater economic sustainability by providing for jobs.	+
Leisure and tourism	No known adverse impacts.	o
Housing	Not proposed for housing, will not detract from housing supply.	o
Retail	May provide for greater customer base by attracting new people into the town, but no concrete evidence.	o
Transport	Within easy walking/cycling distance of town centre.	+

MMB	Devonshire Road	
Area 1.2 ha.	Suggested use No suggestions received	Capacity (housing) n/a
Planning history	2006 Plan employment allocation (E13)	
PREFERRED USE	Retain for employment use (B2/B8)	

Allocation criteria; allocation score (employment use)6

	Comments	Rating
Planning history	Existing employment allocation	++
Physical constraints	None known. Adjoins existing employment area.	++
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably located on the edge of town, although traffic has to drive through the town to reach it. It is in the tidal floodplain but within the built up area therefore protection is appropriate. Sustainability score 6.	o
Regeneration potential	One of a small number of sustainable employment possibilities in Millom	++

Conclusion

Any employment use in classes B1, B2 or B8 is acceptable in principle. There are few other options available for job-creating development on the site this site would permit.

Retention of employment designation is therefore strongly supported.

Alternative options

The Borough Council would oppose housing development here as it would mean the loss of a site with job potential which is needed to maintain the supply in Millom. (Core Strategy policy ER4.)

Other job-creating uses, such as for leisure use, might be acceptable in principle.

MMB Devonshire Road Sustainability criteria

	Comments	Rating
Biodiversity	Unimproved grassland but already disrupted and close to development already existing on part of site. No unfavourable impact anticipated.	o
Landscape/conservation	Edge of town site, will require care in design but next to existing industrial buildings and no indication of unfavourable landscape impact.	o
Water resources	Existing supply should be able to cope	o
Climate change	Development would lead to increased employment opportunities which might reduce out-commuting.	+
Flood risk	Flood risk (tidal) zone 3a affects part of site, mitigation measures required.	--
Energy	Modern industrial/warehousing or other business design (B1/B2/B8) allows for incorporation of sustainable energy use and generation measures, supported by Core Strategy policy.	o
Land quality	Originally a green field site but already allocated for development and some site preparation has taken place.	+
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	No evidence of unfavourable impact.	o
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Maintenance of employment land supply provides opportunities for investment creating skill development opportunities.	+
Sustainable economy	Maintenance of employment land supply allows for development of greater economic sustainability by providing for jobs.	+
Leisure and tourism	No known adverse impacts.	o
Housing	Not proposed for housing, will not detract from housing supply.	o
Retail	May provide for greater customer base by attracting new people into the town, but no concrete evidence.	o
Transport	Within easy walking/cycling distance of town centre. But access for traffic is through the town centre.	o

MMC	Millom Pier	
Area 3 ha.	Suggested use Employment (as previously allocated)	Capacity (housing) n/a
Planning history	2006 Plan employment allocation	
PREFERRED USE	Retain as employment allocation but with no presumption against alternative use related to tourism provision (including hotel or self-catering accommodation)	

Allocation criteria; allocation score (employment use) 1

	Comments	Rating
Planning history	2006 Local Plan allocation ref. E11	++
Physical constraints	Flood protection and/or mitigation may be necessary to permit development.	o
Sustainability (see Sustainability Appraisal for more detail)	As an edge of town site Millom Pier is a reasonable location for a range of activities along with its natural role as a wharf. There are few negatives, but its being next to the protected Duddon estuary requires considerable sensitivity and may rule out some types of development. Sustainability score 5.	o
Regeneration potential	Considerable potential but with need to avoid unfavourable impact on Duddon Estuary and other relevant protected sites.	+

Conclusion

Any employment use in classes B1, B2 or B8 might be acceptable in principle as there are few other options available for job-creating development on the scale this site would permit. But any non-port development should allow the site to retain enough space to safeguard the wharf for marine use.

Retention of employment designation is therefore supported, but with allowance for this to be reviewed (Core Strategy policy ER4C) if prospects for industrial development remain unfavourable.

Alternative options

Housing. The Borough Council would oppose housing development here as it would mean the loss of a site with job potential which is needed to maintain the supply in Millom. (Core Strategy policy ER4.)

Leisure/tourism. The site's coastal location, with spectacular views, offers clear potential for development catering for tourism. Hotel and/or holiday let accommodation might be acceptable in principle on part of the site. Note that this would be acceptable as part of a mixed use development incorporating continued employment (including port) use.

MMC Millom Pier Sustainability criteria

	Comments	Rating
Biodiversity	Site adjoins the Duddon Estuary. Whilst its retention for employment-generating use is supported, any proposal would have to be assessed under the Habitats Regulations, and its impacts would have to be mitigated or might rule out some forms of development.	-
Landscape/conservation	Any development of this site will have a considerable landscape impact, but with careful development management an attractive development can be achieved which will alleviate the dilapidated appearance of the site at present.	o
Water resources	No implication identified, water can be supplied.	o
Climate change	If the site could develop port-related uses, accessibility for short sea transport would have positive potential in reducing freight transport emissions.	+
Flood risk	Road access through flood plain	-
Energy	Location and size of site offer potential for development incorporating renewable energy.	+
Land quality	Brownfield site	+
Air quality	Remote from public transport.	-
Waste and recycling	Depending on how the site is developed, positive outcomes for waste management (e.g. sustainable transport by water) might be part of it.	+
Services and facilities	Accessibility by land is not good, but potential for water borne access.	o
Health and wellbeing	No identified implications resulting from development, but accessibility for leisure use would have community health benefits.	o
Education and skills	The site is large enough for a user to be attracted who could have the potential to offer skills development opportunities.	+
Sustainable economy	Potential for a range of uses – industrial, sea-related, leisure/tourism – which could contribute significantly to diversification and modernisation of the Millom economy.	++
Leisure and tourism	Potential for attractive tourism-related development and for development to include provision for visitors to this superb viewpoint.	++
Housing	Not applicable.	o
Retail	Remote from town retail facilities therefore development will not boost them significantly.	o
Transport	Remote from access to public transport and road access is constrained. Sea-going access compromised by being tidal.	-

MM1	Devonshire Road	
Area 2.0 ha.	Suggested use: Housing	Capacity 60 (housing)
Planning history	2006 Local Plan allocation SHLAA rating; discounted	
PREFERRED USE	Allocate as public open space.	

Allocation criteria: allocation score (housing use) -3

	Comments	Rating
Planning history	Already allocated for housing (HA 30); no more suitable use has emerged. SHLAA ref. S351; discounted (in SSSI and LNR)	--
Physical constraints	Flood protection and/or mitigation may be necessary to permit development.	o
Sustainability (see Sustainability Appraisal for more detail)	The location of this site is favourable in sustainability terms, being next to existing employment land and with easy access to the town centre. However, its location within the boundary of the Duddon Estuary SPA and Ramsar site is a major constraint and development can only proceed if it does not threaten the integrity of the site. Sustainability score 13.	-
Regeneration potential	Considerable potential but with need to avoid unfavourable impact on Duddon Estuary and other relevant protected sites.	o

Conclusion

The emergence of promising sites for housing on the west side of Millom means that retention of this site for housing development is probably not needed to maintain a viable supply of housing land in Millom. The Council therefore considers that the benefits of development here do not outweigh the risk of affecting the Duddon Estuary or justify compromising the nature reserve with its valuable population of natterjack toads. The principle of housing development is therefore not supported. The site has previously been laid out with an access road allowing for employment development, but market conditions do not suggest that it is attractive and there are other plots available nearby.

Alternative options

The site might be physically acceptable for tourism-related development (again subject to the Special Protection Area not being compromised.)

It might also be suitable for low intensity leisure use (i.e. based on public open space, not development involving large buildings)..

MM1 Devonshire Road

Sustainability criteria

	Comments	Rating
Biodiversity	The site is within the Duddon Estuary protected area – Special Protection Area under the Birds Directive, and Ramsar (wetlands) Site – and is a Local Nature Reserve in its own right. There will have to be a full Appropriate Assessment under the Habitats Regulations, to determine what effects development would have, whether these effects compromise the integrity of the protected area, and even if they do not, what measures are needed to mitigate the impacts of the development.	--
Landscape/conservation	This is brownfield land and some of the surroundings are derelict, therefore landscape impact could be positive, but this would be outweighed by potential biodiversity damage.	o
Water resources	United Utilities green/amber for drainage and water supply	+
Climate change	The site is large enough to accommodate design elements that will minimise impact on climate change.	+
Flood risk	Site is not in a flood risk zone and is large enough to accommodate limited sustainable drainage measures.	+
Energy	Likely to have a neutral effect in energy terms.	o
Land quality	Brownfield site with possible contamination	++
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	o
Housing	(Housing site)	+
Leisure and retail	Within easy walking/cycling distance of town centre.	+
Transport	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+

MM2	Adjoining Lowther Road Estate	
Area 1.0 ha	Suggested use Housing	Capacity 30 (housing)
Planning history	2006 Local Plan housing allocation SHLAA rating 'deliverable'	
PREFERRED USE	Retain for housing development	

Allocation criteria; allocation score (housing use) 6

	Comments	Rating
Planning history	Existing allocation for housing development. SHLAA reference S347; 'deliverable' (0-5 years)	++
Physical constraints	None known.	++
Sustainability (see Sustainability Appraisal for more detail)	Although this is a greenfield site, its location is reasonably close to the town centre and is in one of the few locations where development on the edge of town can be accommodated. Sustainability score 12.	+
Regeneration potential	Edge of town site, but together with MM3 could offer potential for high quality housing broadening the town's housing market 'offer'.	+

Assessment

The reasons for allocating this site in 2006 remain valid. Developer interest in the adjacent land (MM3) indicates improvement in its potential for development.

No alternative uses are proposed as the site is clearly most appropriate for residential use.

Alternative options

As this land is next to, and can only be reached through, a housing estate, the alternative options are limited by the need to protect residential amenity.

Community use might be appropriate if viable, funded proposals came forward.

The land might also be suitable for recreational use such as play space, although this could be provided as part of a housing development especially if the site were developed along with the land behind (Moor farm MM3).

MM2 Adjoining Lowther Road estate Sustainability criteria

	Comments	Rating
Biodiversity	This is an edge of town site with housing next to it. There are no known unfavourable impacts of development on biodiversity.	+
Landscape/conservation	Site greenfield but not of highest agricultural quality.	o
Water resources	No known constraints.	o
Climate change	The site is large enough to accommodate design elements that will minimise impact on climate change.	+
Flood risk	Site is not in a flood risk zone and is large enough to accommodate limited sustainable drainage measures.	+
Energy	Likely to have neutral effect	o
Land quality	Site greenfield but not of highest agricultural quality.	-
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No adverse impacts foreseen.	+
Housing	Site offers possibility for some affordable units.	+
Retail	Town centre within 1 km.	++
Transport	On edge of town but within walking distance, and easy cycle access, of town centre.	+

MM3	Moor Farm	
Area 5.8ha.	Suggested use Housing	Capacity 175 (housing)
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider for housing allocation subject to settlement boundary review.	

Allocation criteria; allocation score (housing use) 4

	Comments	Rating
Planning history	Outside settlement boundary. SHLAA ref. CS22; 'developable' (6-15 years)	o
Physical constraints	Site level, no constraints identified.	+
Sustainability (see Sustainability Appraisal for more detail)	Although this is a greenfield site, its location is reasonably close to the town centre and is in one of the few locations where development on the edge of town can be accommodated. Sustainability score 18.	++
Regeneration potential	Site sufficiently large and well-located to offer potential for a significant boost to Millom's housing market potential.	++

Assessment

The evidence demonstrates that there is a need for a boost to the housing land supply in Millom. Development here would meet the requirements of Core Strategy Policy ST2 (Bii and C) for development helping the regeneration of the town and meeting a proven requirement for location outside the settlement boundary.

Allocation of this land is, however, dependent on a favourable conclusion to the proposal that the settlement boundary be extended. Note that there are no other proposals for an extension of the boundary.

The Council concludes that to extend the settlement boundary here would have less impact on the landscape than elsewhere on the edges of Millom.

Alternative options

The Core Strategy does not allow for extensions of settlement boundaries for other reasons than the provision of land for house building. In this location access is via residential roads, and uses that would generate heavy traffic, namely employment uses, would not be acceptable. The site is also not suitable for retail or leisure use, as these uses should be either closer to the town centre or in places where there is a clear benefit for tourism. Thus the only alternative which the Council considers to be compatible with the Core Strategy would be to retain the site in agricultural use.

MM3 Moor Farm

Sustainability criteria

	Comments	Rating
Biodiversity	Site is pasture. No anticipated impact on biodiversity.	+
Landscape/conservation	Landscape impact 'slightly detrimental' (SHLAA assessment). No known impact on heritage assets.	-
Water resources	'Green/amber' for drainage, 'green' for water supply	+
Climate change	Site large enough to offer potential for design approaches mitigating climate change, and close enough to town to enable reduced car use	++
Flood risk	Not in flood risk zone and large enough to offer good potential for sustainable drainage measures.	++
Energy	Site large enough to offer potential for on-site renewable energy generation.	++
Land quality	Site greenfield but not of highest agricultural quality.	o
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	A development of this size boosts potential custom for local leisure facilities. No known adverse impacts.	+
Housing	Site large enough to offer 'mix' adding to Millom's housing potential, including affordable dwellings, and edge of town site may make it attractive for higher end demand.	++
Retail	Town centre within 1km. Development large enough to offer significant boost to local shops.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM4	CG Ashburner compound	
Area 0.15 ha.	Suggested use Housing	Capacity (housing) 9
Planning history	Planning consent granted in 2009 for 9 dwellings. SHLAA rating 'deliverable'.	
PREFERRED USE	Allocate for housing	

Allocation criteria; allocation score (housing use) 6

	Comments	Rating
Planning history	Planning approval for housing 4/08/2388 granted 08/01/2009 SHLAA reference S072; 'deliverable' (0-5 years)	++
Physical constraints	Buildings on site.	o
Sustainability (see Sustainability Appraisal for more detail)	Derelict site in accessible location with few if any unfavourable impacts. Sustainability score 17.	++
Regeneration potential	Derelict site within built-up area.	++

Assessment

That the site has been given planning permission for housing demonstrates that it is suitable for that purpose.

Small scale commercial or workshop use might also be acceptable.

MM4 CG Ashburner

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	o
Landscape/conservation	Development of this derelict site would have a positive impact.	++
Water resources	'Green' for drainage, 'amber' for water supply	+
Climate change	Small site, development likely to have no or neutral effect.	o
Flood risk	Not in flood plain, limited potential for sustainable drainage.	+
Energy	Likely to have neutral effect	o
Land quality	Reuse of derelict site.	++
Air quality	Location near to town centre allows residents to minimise car use	++
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Small development would lead to minor addition to usage.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	Close to town centre leisure facilities, reasonably close to coast/countryside for informal recreation.	+
Housing	Development would offer potential as social housing though potential to include affordable units might otherwise be limited.	o
Retail	Close to town centre for convenience shopping.	++
Transport	Close to town centre and station	++

MM5	Former Highways Depot Millom Road	
Area 0.06 ha.	Suggested use Housing	Capacity (housing) 2
Planning history	Planning consent for housing (1993; expired) SHLAA rating n/a (small site)	
PREFERRED USE	Housing; small site do not allocate.	

Allocation criteria; allocation score (housing use) 2

	Comments	Rating
Planning history	Planning permission 93/0708 (expired??) Suggests not viable. SHLAA reference S076; small site	o
Physical constraints	Possible ground contamination.	-
Sustainability (see Sustainability Appraisal for more detail)	Accessible location with few unfavourable impacts of development. Sustainability score 11.	+
Regeneration potential	Development of disused brownfield site close to town centre.	++

Assessment

This site is close to a residential area and, although there are commercial uses nearby, the general quietness of the surroundings make it suitable for housing.

Alternative uses

Small scale commercial or workshop development might also be appropriate.

MM5 Millom Rd depot

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	o
Landscape/conservation	Edge of town waste ground close to coastal zone, development would have a positive impact.	
Water resources	No known constraints.	o
Climate change	Small site, development likely to have no or neutral effect.	o
Flood risk	Not in flood zone, but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect	o
Land quality	Reuse of derelict site.	++
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	o
Housing	Small size of site limits potential to fulfil housing policy objectives.	o
Leisure and retail	Town centre within 1 km.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM6	Adjoining St. George's Hall	
Area 0.03 ha.	Suggested use Housing	Capacity (housing) 2
Planning history	SHLAA rating n/a (small site)	
PREFERRED USE	Housing; small site do not allocate.	

Allocation criteria; allocation score (housing use) 2

	Comments	Rating
Planning history	SHLAA ref. S078; small site	0
Physical constraints	Existence of historic building on site.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is centrally and accessibly located with few if any unfavourable impacts. Sustainability score 14.	++
Regeneration potential	Potential to improve setting of heritage asset. Positive impact on town centre.	+

Assessment

There is no certain prospect of this small plot being developed and allocation is therefore inappropriate. Applications to develop it, if any interest arises, can be considered on their merits.

MM6 Adj. St George's Hall

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	0
Landscape/conservation	Reuse of heritage asset, necessary to ensure quality of building is protected.	++
Water resources	No known constraints.	0
Climate change	Presence of buildings on either side of site may inhibit potential for sustainable energy measures	-
Flood risk	Not in flood risk zone, but limited potential for sustainable drainage measures.	+
Energy	Presence of building on site may inhibit potential for sustainable energy measures	-
Land quality	No impact, site in developed area with buildings close by.	++
Air quality	Within walking distance of town centre	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Positive impact on attractiveness of centre, as well as providing new residents to use them.	++
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	Positive impact on attractiveness of town centre, and residents likely to use local facilities.	+
Housing	Small size of site limits potential to fulfil housing policy objectives.	0
Retail	Close to town centre, inhabitants would be likely to use shops close by; and reuse of the building would itself make the town more attractive.	++
Transport	Close to town centre.	++

MM7	1-3 Market Square	
Area n/a	Suggested use Housing	Capacity (housing) 2
Planning history	Planning permission for conversion to 2 flats (expired). SHLAA rating n/a (small site)	
PREFERRED USE	Housing; small site do not allocate.	

Allocation criteria: allocation score (housing use) 2

	Comments	Rating
Planning history	Expired residential planning conversion consent 06/2823. Suggests lack of market interest. SHLAA ref. S083.	-
Physical constraints	Conversion may be costly. No evidence of market interest.	-
Sustainability (see Sustainability Appraisal for more detail)	Location is ideal in sustainability terms and development would have added benefit of bringing a key town centre building into more beneficial use. Sustainability score 16.	++
Regeneration potential	Opportunity to improve a key town centre building.	++

Assessment

Housing use is supported here because it would be a suitable way of bringing these rooms back into use, and would also, by introducing homes into the square, add to out-of-hours supervision of the space outside.

Alternative uses

These premises would also be suitable in principle for office use and for service or community uses appropriate to a town centre location.

MM7 1-3 Market Square

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	o
Landscape/conservation	Reuse of heritage asset, necessary to ensure quality of building is protected.	++
Water resources	No known constraints.	o
Climate change	Presence of building on site may inhibit potential for sustainable energy measures	-
Flood risk	Not in flood risk zone (i.e. 'Zone 1') but limited potential for sustainable drainage measures.	+
Energy	Presence of building on site may inhibit potential for sustainable energy measures	-
Land quality	No impact, site already developed.	++
Air quality	Small development in town centre, minimal impact.	+
Waste and recycling	Involves re-use of building. Within 1km. of a recycling facility.	++
Services and facilities	Positive impact on attractiveness of centre, as well as providing new residents to use them.	++
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	Positive impact on attractiveness of town centre, and residents likely to use local facilities.	+
Housing	As a conversion might offer potential for use as social or private affordable housing, helping to meet local needs.	+
Leisure and retail	Close to town centre, inhabitants would be likely to use shops close by; and reuse of the building would itself make the town more attractive.	++
Transport	Town centre development.	+

MM8	Former works off Lapstone Road (rear of Crown Street Church)	
Area 0.03 ha.	Suggested use	Capacity (housing) 1
Planning history	Application for change use to retail refused in 2005. SHLAA rating n/a (small site)	
PREFERRED USE	Housing; small site do not allocate.	

Allocation criteria; allocation score (housing use) 2

	Comments	Rating
Planning history	SHLAA ref. S089; small site	0
Physical constraints	Possible contamination. Buildings on site, removal of which may discourage development on this probably low value site.	-
Sustainability (see Sustainability Appraisal for more detail)	Development for a range of uses would carry sustainability benefits. Accessible location for housing. Sustainability score 15.	++
Regeneration potential	Backland site not visible from streets. Development would be beneficial in regeneration terms by virtue of something happening, but probably not beyond that.	+

Assessment

Housing has been suggested as a use for this site and there is no objection to redevelopment for that purpose, since the surrounding uses are mainly residential.

However, there is no strong preference here and the Council would support a range of uses appropriate to the place.

Alternative uses

The site is very close to the town centre and therefore might be appropriate for commercial (including café or restaurant) or office use.

A small workshop business might also be suitable.

In determining any proposals for uses other than housing, access to the premises, as well as any risk of disturbance, would be prime concerns, to make sure that residents of the surrounding houses were not disturbed.

MM8 Rear of Crown Street Church Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	0
Landscape/conservation	No heritage impact, site adjoins town centre.	++
Water resources	No known constraints.	0
Climate change	Presence of building on site may inhibit potential for sustainable energy measures	-
Flood risk	Not in flood risk zone (i.e. 'Zone 1') but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect	0
Land quality	Unattractive site with possible contamination	++
Air quality	Small development in town centre, minimal impact.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Positive impact on attractiveness of centre, as well as providing new residents to use them.	++
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	Positive impact on attractiveness of town centre, and residents likely to use local facilities.	+
Housing	Size of site limits its ability to meet housing policy objectives.	0
Retail	Town centre within 1 km.	++
Transport	Close to town centre, inhabitants would be likely to use shops close by; and reuse of the building would itself make the town more attractive.	++

MM9	Former Council depot, Earl Street	
Area 0.18 ha.	Suggested use Housing	Capacity (housing) 5
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Suitable for housing but uncertain developability	

Allocation criteria; allocation score (housing use) 3

	Comments	Rating
Planning history		
Physical constraints	Buildings still on site; development of this relatively low value site may be hindered by costs of removal.	-
Sustainability (see Sustainability Appraisal for more detail)	Development would bring a disused site into beneficial use, though re-use including the existing buildings would be more sustainable. Site is accessible and generally beneficial. Sustainability score 15.	++
Regeneration potential	Unattractive disused site, needs development.	++

Assessment

Housing use has been suggested and is supported in principle as the most likely future for this land.

Alternative uses

The site is suitable for a small-scale commercial or workshop business, subject to controls on disturbance by (for example) noise.

It might also be suitable for community services.

MM9 Earl Street Depot

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	o
Landscape/conservation	Unattractive disused site with no identified heritage impacts; along with neighbouring sites is on edge of town, so development would have positive landscape impact.	++
Water resources	'Green' for drainage, 'amber' for water supply	+
Climate change	Small site, development likely to have no or neutral effect.	o
Flood risk	Not in flood risk zone (i.e. 'Zone 1') but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect	o
Land quality	Unattractive disused site with possible contamination.	++
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	o
Housing		
Retail	Town centre within 1 km.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM10	Former Highways depot, Holborn Hill	
Area 0.39 ha.	Suggested use Housing	Capacity (housing) 8
Planning history	Outline planning consent for 8 dwellings SHLAA rating 'deliverable'	
PREFERRED USE	Housing (with planning consent)	

Allocation criteria; allocation score (housing use) 7

	Comments	Rating
Planning history	Outline planning permission granted Sept. 2014 SHLAA ref. S093; 'deliverable' (0-5 years)	++
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	An accessible site within the town, reasonably close to facilities and currently in an unattractive site. Sustainability score 11	++
Regeneration potential	Redevelopment of this derelict site on a main approach to the town would have a clear regeneration benefit	++

Assessment

This is a prominent site in unattractive condition. Housing has been suggested as the most likely solution and this is supported as an appropriate use for the site.

Alternative uses

The site might also be suitable in principle for community use.

It might also be suitable for commercial use though such proposals would have to justify its out-of-centre location and ensure that the development would be safe in traffic terms.

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	o
Landscape/conservation	Positive landscape impact, no heritage impacts.	+
Water resources	'Green' for drainage, 'amber' for water supply	+
Climate change	Small site, development likely to have no or neutral effect.	o
Flood risk	Potential surface water flooding	-
Energy	Likely to have neutral effect	o
Land quality	Reuse of vacant site with possible contamination issues.	++
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	o
Housing	Site does not offer specific benefits in terms of meeting housing policy objectives, other than adding to the general supply.	o
Retail	Town centre within 1 km.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM11/ MM12	Adjoining Mainsgate Road factory	
Area	Suggested use	Capacity (housing)
Planning history	2006 allocated for employment (Local Plan site E12) Discounted in SHLAA	
PREFERRED USE	Continue as employment allocation (see MMA)	

Allocation criteria; allocation score (housing use) -3

	Comments	Rating
Planning history	Allocated for employment use in 2006 Local Plan therefore housing allocation is contrary to Policy ER4. SHLAA ref. S047/CS51; discounted (employment land, flood risk, unclear access)	--
Physical constraints	Flood zone 3a, surface water will need to be dealt with. Access not determined but potentially available off Mainsgate Road.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably well-located and some potential for favourable impacts if developed for housing. But loss of employment land is a negative. Sustainability score 9.	+
Regeneration potential	Potentially a valuable housing site only if flooding risk could be removed. Loss of employment land would be a blow to Millom's regeneration prospects.	-

Site scores 3 as an employment allocation.

Assessment

Any development on this site is problematic because of its location in the flood plain. In the Council's view protection measures may be feasible as the site is on the edge of the coastal flood plain and protection might be able to be used to help protect the land to the north west of the site, without leading to a worsening of flooding elsewhere.

However, even if such measures can be made to work, in the Council's view the flood risk means that residential development is not appropriate.

Alternative uses

Other than the allocated employment use, only development acceptable in Flood Zone 3a – that is, those classed as 'less vulnerable' in national planning guidance – would be acceptable, subject to being land uses permissible by national planning policy for location outside town centres.

In general terms the Council does not support any development of this site which will not create permanent jobs.

MM11/12 Mainsgate Road Sustainability criteria

	Comments	Rating
Biodiversity	A design incorporating tree planting and minimising loss of hedgerows on site could enhance biodiversity.	+
Landscape/conservation	Site adjoins built up area and development not likely to harm the landscape, in fact might enhance approach to town..	+
Water resources	Supply should be OK but surface water drainage may require investment.	0
Climate change	Offers potential for development reducing climate change impact.	+
Flood risk	Flood risk (tidal) zone 3a	--
Energy	Likely to have neutral effect	0
Land quality	Mostly green field but adjoining developed land and partly disturbed.	0
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities, but current employment use nullifies this.	0
Leisure and tourism	No known adverse impacts.	0
Housing	Site would be big enough for a mix of housing helping to meet local needs., but location next to factory might compromise ability to attract 'executive' quality units.	+
Leisure and retail	Town centre within 1 km.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM13	Foundry Road Garage	
Area 0.77 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in employment use; not allocated for new development.	

Allocation criteria; allocation score (housing use) -5

	Comments	Rating
Planning history	SHLAA ref. S069; discounted (employment land)	--
Physical constraints	Flood risk and possible contamination.	--
Sustainability (see Sustainability Appraisal for more detail)	Flood risk, closeness to Duddon Estuary SPA and loss of business premises are all serious impacts. Sustainability score 7.	0
Regeneration potential	Unattractive site in need of upgrading, but loss of existing business should be avoided. Therefore employment use may be preferable if flood risk can be mitigated.	-

Assessment

It would not be desirable to remove from the employment land supply this useful site for low rental value business use. Its characteristics, [particularly flood vulnerability, in any event mean that it is almost certainly no acceptable for housing within the terms of Core Strategy policy ENV1.

MM13 Foundry Road garage Sustainability criteria

	Comments	Rating
Biodiversity	Adjoins Duddon Estuary SPA, therefore care needed and risk of detrimental impact.	--
Landscape/conservation	No evidence that development will cause harm.	0
Water resources	No known constraints.	0
Climate change	Presence of buildings on site may inhibit potential for sustainable energy measures	-
Flood risk	Partly in flood risk zone 3.	--
Energy	Likely to have neutral effect	0
Land quality	Former coal yard, possible contamination.	++
Air quality	Location near to town centre allows residents to minimise car use	++
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Small development would lead to minor addition to usage.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities, development might reduce employment by causing businesses to be relocated.	--
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities, but current employment use nullifies this.	0
Leisure and tourism	Close to town centre leisure facilities, reasonably close to coast/countryside for informal recreation.	+
Housing	Site could accommodate proportion of affordable units and/or might be suitable for social housing.	+
Retail	Close to town centre for convenience shopping.	++
Transport	Close to town centre and station	++

MM14	Back Bay View	
Area 0.35 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain as amenity Greenspace.	

Allocation criteria: allocation score (housing use) -1

	Comments	Rating
Planning history	SHLAA ref.S320; discounted (landlocked, amenity open space)	-
Physical constraints	Narrow access may be difficult to improve to standard.	-
Sustainability (see Sustainability Appraisal for more detail)	Site is within a current residential area, reasonably located, but development would have some unfavourable impacts. Sustainability score 5.	+
Regeneration potential	Location suitable for housing to meet local needs but deliverability questionable.	o

Assessment

It appears not to be possible to provide this land with adequate highway access to support development. Therefore the Council concludes that there is no realistic alternative to leaving the land as it is.

MM14 Back Bay View Sustainability criteria

	Comments	Rating
Biodiversity	Substantial trees on part of site, therefore risk of damage.	-
Landscape/conservation	Edge of town with mature trees.	-
Water resources	No known constraints.	o
Climate change	Small site, development likely to have no or neutral effect.	o
Flood risk	Not in flood risk zone (i.e. 'Zone 1') but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect	o
Land quality	Former allotments therefore soil quality presumed to be good.	-
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast. But loss of amenity space is a negative.	o
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	o
Housing	Capable of accommodating affordable units or social housing.	+
Retail	Town centre within 1 km.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM15	Stella Terra, off Holborn Hill	
Area 0.38 ha.	Suggested use Housing	Capacity (housing) 11
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current status as amenity land.	

Allocation criteria; allocation score (housing use) 0

	Comments	Rating
Planning history	SHLAA ref. S321; discounted (poor access)	-
Physical constraints	Access to site very constrained and may not be capable of being brought up to standard.	-
Sustainability (see Sustainability Appraisal for more detail)	Site is within a current residential area, reasonably located, and development would have few unfavourable impacts. Sustainability score 11.	+
Regeneration potential	Would have some benefits as a housing site if constraints could be resolved, but probably not developable at present.	0

Assessment

It appears not to be possible to provide this land with adequate highway access to support development. Therefore the Council concludes that there is no realistic alternative to leaving the land as it is.

MM15 Stella Terra Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have no or neutral effect on biodiversity.	0
Landscape/conservation	No evidence that landscape or built environment would be harmed.	0
Water resources	No known constraints.	0
Climate change	Small site, development likely to have no or neutral effect.	0
Flood risk	Not in flood risk zone (i.e. 'Zone 1') but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect	0
Land quality	Brownfield site.	+
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	0
Housing	Capable of accommodating affordable units or social housing.	+
Leisure and retail	Town centre within 1 km.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM16	Adjoining Marsh House, Devonshire Road	
Area 0.29 ha.	Suggested use housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Would be suitable for housing development along with MM1 if environmentally acceptable.	

Allocation criteria; allocation score (housing use) -2

	Comments	Rating
Planning history	SHLAA ref. S332; discounted (in SSSI)	-
Physical constraints	Access	-
Sustainability (see Sustainability Appraisal for more detail)	The location of this site is favourable in sustainability terms, being next to existing employment land and with easy access to the town centre. However, its location within the boundary of the Duddon Estuary SPA and Ramsar site is a major constraint and development can only proceed if it does not threaten the integrity of the site. Sustainability score 11.	-
Regeneration potential	Considerable potential but with need to avoid unfavourable impact on Duddon Estuary and other relevant protected sites.	+

Assessment

Although this site is suitable in many ways for development, its current state, along with its position next to the Nature Reserve and the Special protection Area suggest that the best option is to leave it in its current state so that it can, if circumstances allow, be managed alongside those natural resources.

Alternatives

There is no evidence of market interest in this neighbourhood for house building.

Although the access appears to be up to standard for housing, it would not be acceptable for uses requiring heavier vehicles, therefore the only acceptable alternative would be small scale, low impact development related to leisure and /or tourism.

MM16 Adjoining Marsh House Sustainability criteria

	Comments	Rating
Biodiversity	The site is within the Duddon Estuary protected area – Special Protection Area under the Birds Directive, and Ramsar (wetlands) Site. There will have to be a full Appropriate Assessment under the Habitats Regulations, to determine what effects development would have, whether these effects compromise the integrity of the protected area, and even if they do not, what measures are needed to mitigate the impacts of the development.	--
Landscape/conservation	This is brownfield land and some of the surroundings are derelict, therefore landscape impact could be positive.	+
Water resources	United Utilities green/amber for drainage and water supply	+
Climate change	If developed with adjacent allocated site, the site is large enough to accommodate design elements that will minimise impact on climate change.	+
Flood risk	Site is not in a flood risk zone and is large enough to accommodate limited sustainable drainage measures.	+
Energy	Likely to have a neutral effect in energy terms.	0
Land quality	Brownfield site with possible contamination	++
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	0
Housing	Limited potential to meet housing policy objectives unless developed with adjacent allocated site.	0
Leisure and retail	Within easy walking/cycling distance of town centre.	+
Transport	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+

MM17	Crook Field	
Area 1.3 ha.	Suggested use Housing	Capacity (housing) 35
Planning history	Refused consent for residential development in 2005 Discounted in SHLAA	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (housing use) 1

	Comments	Rating
Planning history	SHLAA ref. SR23; discounted (flood risk). Although previously refused for housing, SHLAA investigation suggests that it is suitable in principle if (as predicted) floodplain maps are favourably amended.	o
Physical constraints	Access looks adequate but not confirmed. Site may be boggy.	-
Sustainability (see Sustainability Appraisal for more detail)	An accessible site fairly close to the town centre, currently compromised by its designation as being susceptible to flooding. Sustainability score 13 if up-to-date map confirmed, otherwise 10.	+
Regeneration potential	Would be a useful addition to the town's housing land supply in a location which would benefit from well-designed development.	+

Assessment

This land has been discounted by virtue of being in the floodplain. Recent reassessment by the Environment Agency has led to the flood risk being downgraded. Without this the site is acceptable in principle for housing as long as the access, between two houses on Devonshire Road, is confirmed as capable of being adequate.

Alternatives

Although the access appears to be up to standard for housing, it would not be acceptable for uses requiring heavier vehicles, therefore the only acceptable alternative appears to be to leave it in its present condition.

MM17 Crook Field Sustainability criteria

	Comments	Rating
Biodiversity	A design incorporating tree planting and minimising loss of hedgerows on site could enhance biodiversity.	+
Landscape/conservation	Edge of town site, detrimental landscape impact potentially depending on how development is designed.	0
Water resources	No known constraints.	0
Climate change	May be capable of being developed in a way which will minimise climate change impacts.	+
Flood risk	Zone 1	+
Energy	Likely to have neutral effect	0
Land quality	Site is green but shows signs of previous use, therefore 'brown field'.	+
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	0
Housing	Large enough to accommodate a mix helping to meet local needs.	+
Retail	Town centre within 1 km.	++
Transport	Within easy walking/cycling distance of town centre.	+

MM18	Rear of Fire Station, off Millom Road	
Area 0.3 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use (allotments)	

Allocation criteria; allocation score (housing use) -3

	Comments	Rating
Planning history	SHLAA ref. S044; discounted (flood risk, in use as allotments)	--
Physical constraints	None known, though this is a backland site.	o
Sustainability (see Sustainability Appraisal for more detail)	The location of this site is generally favourable in sustainability terms, being next to existing employment land and with easy access to the town centre. But its presence in the (coastal) floodplain, and loss of allotments, are negative factors. Sustainability score 8.	-
Regeneration potential	Development would have some regeneration effect. However, loss of allotments is a negative factor in terms of the amenities available to local people.	o

Assessment

Development on allotments is not permissible under Core Strategy policy SS5 (green infrastructure) and there is no justification in this case to override that.

Alternatives

The same policy restriction would apply to any form of development here.

MM18 Rear of Fire Station Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to have minor negative effect on biodiversity, and the site is next to the Duddon Estuary SPA.	--
Landscape/conservation	Potentially beneficial if development well designed but loss of allotments is a negative factor.	o
Water resources	No known constraints.	o
Climate change	Small site, development likely to have no or neutral effect.	o
Flood risk	Not in flood risk zone (i.e. 'Zone 1') but limited potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect	o
Land quality	Current use beneficial in land quality terms.	-
Air quality	Location near to town centre allows residents to minimise car use	++
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking distance of town centre and small development would lead to minor addition to local usage.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast, but loss of allotments deprives residents of an opportunity for healthy exercise.	o
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	Close to town centre leisure facilities, reasonably close to coast/countryside for informal recreation.	+
Housing	Site would have potential to provide homes to meet local affordable needs,	+
Leisure and retail	Close to town centre and station	++
Transport	Location near to town centre allows residents to minimise car use	++

MM19	Queen Street	
Area 0.04 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Site in use as church plus car parking. Delete.	

Sustainability appraisal not appropriate as site is in use for other purposes.

Allocation criteria: allocation score (housing use) -4

	Comments	Rating
Planning history	SHLAA ref. S086; discounted (site developed for other use)	--
Physical constraints	None known other than presence of buildings on site (remainder of which could probably support small housing development).	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 14.	+
Regeneration potential	Site currently in beneficial use.	--

Assessment

No further assessment is necessary as the site is now in use and not available for allocation.

MM20 MM21	Borwick Rails	
Area ha. 1.5 total	Suggested use: Housing	Capacity (housing)
Planning history	n/a	
PREFERRED USE	Do not allocate	

Allocation criteria: allocation score (housing use) -3

	Comments	Rating
Planning history	None.	0
Physical constraints	Flood protection and/or mitigation may be necessary to permit development.	0
Sustainability (see Sustainability Appraisal for more detail)	The location of this site is favourable in sustainability terms, being next to existing employment land and with easy access to the town centre. But its suitability for housing, given its small size and industrial neighbours, is questionable. Sustainability score 12.	-
Regeneration potential	Development of this site would be beneficial in upgrading this stretch of Devonshire Road.	+

Conclusion

Whilst this site is reasonably well located for housing development, it has an access to warehousing/industrial premises running through it and could not be recommended for housing development given its immediate surroundings.

Alternative options

Amenity landscaping – if resources allowed this.

Employment. That is, by incorporation into the adjoining site.

MM20/21 Borwick Rails

Sustainability criteria

	Comments	Rating
Biodiversity	Assumed that it could be developed, being a small site, without impact on protected sites.	0
Landscape/conservation	This is brownfield land and some of the surroundings are derelict, therefore landscape impact could be positive.	+
Water resources	Assumed United Utilities green/amber for drainage and water supply	+
Climate change	The site is large enough to accommodate design elements that will minimise impact on climate change.	+
Flood risk	Site is not in a flood risk zone but not large enough to incorporate sustainable drainage.	0
Energy	Likely to have a neutral effect in energy terms.	0
Land quality	Brownfield site with possible contamination.	++
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre.	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to skills development and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No known adverse impacts.	0
Housing	Even if developable, probably too small to contribute to meeting strategic objectives.	0
Leisure and retail	Within easy walking/cycling distance of town centre.	+
Transport	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+

MM22		Back of Mountbatten Way	
Area	4.9 ha	Suggested use Housing	Capacity 145 (housing)
Planning history	n/a		
PREFERRED USE	Retain in current use		

Allocation criteria; allocation score (housing use) 2

	Comments	Rating
Planning history	None.	0
Physical constraints	None known but access from A5093 likely to be problematic.	0
Sustainability (see Sustainability Appraisal for more detail)	Greenfield site, but reasonably close to the town centre. Sustainability score 11.	+
Regeneration potential	Could offer potential for high quality housing broadening the town's housing market 'offer'.	+

Assessment

The location of this site is comparable in some respects to MM23. However, development here would be adjoined by open fields on three sides and therefore represents a degree of 'sprawl' along the A5093 which counts against it. For the time being at least, there are better options for building on the edge of Millom and there is no need to allocate a more problematic site such as this one.

Alternative options

Alternative options are limited by the need to protect residential amenity on the adjacent estate, and not harm the landscape.

The land might also be suitable for recreational use such as play space, although this could be provided as part of a housing development.

MM22 Sustainability criteria

	Comments	Rating
Biodiversity	This is an edge of town site with housing next to it. There are no known unfavourable impacts of development on biodiversity.	+
Landscape/conservation	Slightly elevated position of some of the land gives it some prominence on approach to the town, therefore slight detrimental landscape impact.	-
Water resources	No known constraints.	0
Climate change	The site is large enough to accommodate design elements that will minimise impact on climate change.	+
Flood risk	Site is not in a flood risk zone and is large enough to accommodate limited sustainable drainage measures.	+
Energy	Likely to have neutral effect	0
Land quality	Site greenfield but not of highest agricultural quality.	-
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within walking/cycling distance of town centre	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to employment and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No adverse impacts foreseen.	+
Housing	Site offers possibility for some affordable units.	+
Retail	Town centre within 1 km.	++
Transport	On edge of town but within walking distance, and easy cycle access, of town centre.	+

MM23	Back of Grammerscroft	
Area 4.5 ha	Suggested use Housing	Capacity 135 (housing)
Planning history	n/a	
PREFERRED USE	Consider allocation for housing development	

Allocation criteria; allocation score (housing use) 1

	Comments	Rating
Planning history	No planning history	0
Physical constraints	Surface water on site indicates investment in drainage may be needed.	-
Sustainability (see Sustainability Appraisal for more detail)	Greenfield site, but reasonably close to the town centre and is in the area identified in the Core Strategy as appropriate for settlement extension. Sustainability score 11.	+
Regeneration potential	Edge of town site which could offer potential for housing broadening the town's housing market 'offer'.	+

Assessment

This site is relatively unobtrusive, being hidden somewhat by the topography of the land to the west, and 'tucked in' between housing and the railway. Thus, though it is on the edge of the town, it relates reasonably well to the built up area and there are no strong policy reasons for rejecting it.

Alternative options

As this land is next to, and can only be reached through, a housing estate, the alternative options are limited by the need to protect residential amenity.

The most suitable alternative is therefore to leave it in agricultural use, though it might be appropriate for community open space if there were proposals for that.

MM23 Back of Grammerscroft

Sustainability criteria

	Comments	Rating
Biodiversity	This is an edge of town site with housing next to it. There are no known unfavourable impacts of development on biodiversity.	+
Landscape/conservation	Landscape impact muted by the lie of the land.	0
Water resources	Probable surface water issues.	-
Climate change	The site is large enough to accommodate design elements that will minimise impact on climate change.	+
Flood risk	Site is not in a flood risk zone and is large enough to accommodate limited sustainable drainage measures.	+
Energy	Likely to have neutral effect	0
Land quality	Site greenfield but not of highest agricultural quality.	-
Air quality	Edge of town but within walking distance of town centre, giving alternatives to car use reducing impact of residents' movements on emissions.	+
Waste and recycling	Within 1km. of a recycling facility.	+
Services and facilities	Within easy walking/cycling distance of town centre	+
Health and wellbeing	Site accessible both to health and leisure facilities in Millom, and to countryside/coast.	++
Education and skills	Limited access to skills development and training opportunities.	-
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	No adverse impacts foreseen.	+
Housing	Site offers possibility for some affordable units.	+
Retail	Town centre within 1 km.	++
Transport	On edge of town but within walking distance, and easy cycle access, of town centre.	+

Planning for local centres - the strategy

The following is an extract from the Site Allocations Plan Options consultation document.

The Core Strategy lays down the following principles for future development in local centres

New housing should not be more than 20% of the total provided in the Borough and should be built within the defined physical limits of development of the settlement as appropriate. Where needed, small extension sites on the edges of settlements may be permissible.

New housing will be provided to meet general and local needs, and may be on 'windfall' rather than allocated sites. The provision of affordable housing is desirable.

The emphasis in planning for employment will be on retention of existing businesses and premises. Expansion potential may include tourism related development but that should be limited by the need to respect the environment. New provision will most likely arise either in converted or re-used existing buildings, or on sites already allocated in the 2006 Local Plan.

Retail and service provision should focus on shopping to meet local day-to-day needs (although farm shops may be encouraged where not conflicting with other policies); again, the Council will emphasise retaining existing businesses.

Strategic options for the local centres

As each of these settlements has a different character, the choices for each individual village, including settlement boundary changes where there are potential sites that would require it, are dealt with in the following pages.

Note that the approach for planning for business development (including local services such as shopping) is set by the Core Strategy, and therefore alternative approaches are not put forward.

The Council has considered three possible ways of distributing development land between these centres.

1. An even distribution allocating land for development in each place. There is logic in giving every village a share of the quantum of development that is allowed for at this level. The chief advantage is that it would mean that no one settlement would seem to be taking 'more than its share'; it might also be argued that it would result in more certainty of development, particularly for housing, being distributed evenly across the more rural areas. However, the SHLAA exercise has gone through

three phases of inviting offers of land for development and there are a number of villages where little or none has come forward – there is no reason to suppose that this will change. Alternatively, a potentially serious disadvantage would be that it would lead to pressure for land releases in places that do not have the right character, or the environmental capacity, to absorb so much development.

2. Allocate land for development where sites have been offered. This approach has the merit of focusing on places where we know that land can be brought forward. The disadvantage is that there may be places where people feel that an excessive share of development is being planned for. It might also lead to some villages growing too fast, putting pressure on local infrastructure (such as roads) or services (such as schools) and sucking development away from the towns.

3. Allocate land with regard to the capacity of villages to take it, as well as the availability of sites. This approach also focuses on the places where we know that landowners are willing to see development happen, but balanced against the environmental capacity of those places to accept development. This reduces the risk of large scale development in a small number of villages skewing the overall balance of housing across the district and increasing pressure for villages to grow faster than the Core Strategy permits. As with option 2, there is a risk that people in some villages might feel that they are being ‘swamped’ by large housing development.

Options 2 and 3 would not stop development in villages with no allocated land, as small scale ‘windfall’ sites can still come forward as they have in the past.

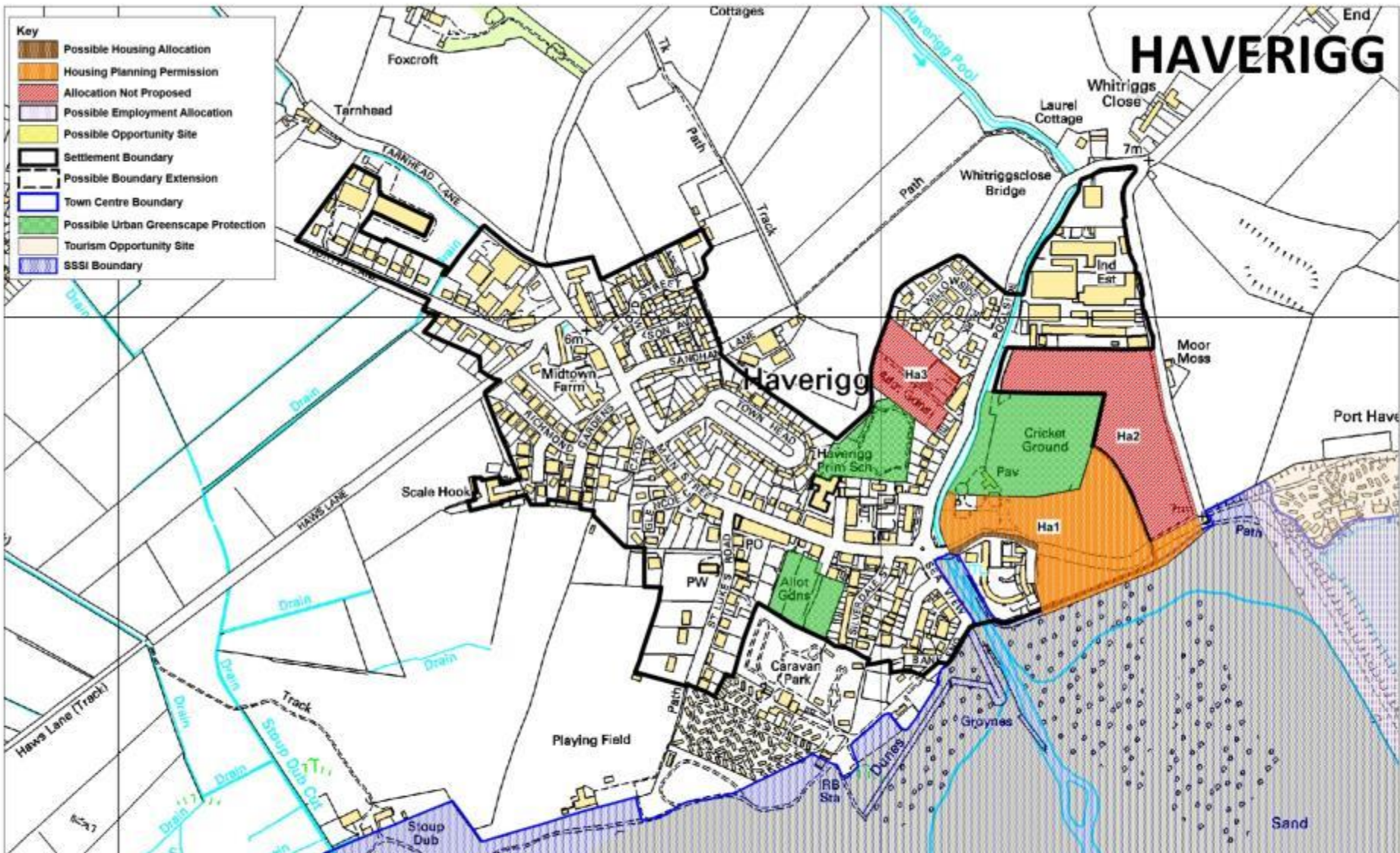
The Council’s preferred approach is option 3

An approach that takes advantage of land availability where there is land available, rather than going looking for more in places where none has come forward, must be the more practical alternative. Care will need to be taken to make sure that villages where a lot of land has been offered are not ‘swamped’ by development. Option 3 provides a better basis than option 2 for doing this. However, the number of places where this may be a threat is less than would be the case if option 1 were adopted, and the plan proposed development in places where there has been no demand for it.

IMPLEMENTATION - PHILOSOPHY FOR LAND RELEASE

The Plan lays down that about twenty per cent of development in Copeland will be in Local Service Centres. This means that in allocating land, we have to take care that not too much is allocated in these places, as a surplus of land in villages may deflect development from the towns, where it is most needed. Therefore in some settlements, not all land that is suitable for development might be allocated.

Similarly, during the Plan period land release will be monitored to make sure that development in these places is not taking places at excessive levels, that is, at a rate which could threaten urban regeneration. In pursuit of this aim, the release of some sites whose development is acceptable might be phased.



Haverigg
Site Allocations and Policies Plan Preferred Options

Copeland Borough Council
 The Copeland Centre
 Catherine Street
 Whitehaven
 Cumbria CA28 7SJ



HAVERIGG

Ha1	Poolside	
Area 2 ha.	Suggested use Housing	Capacity (housing) 80
Planning history	Allocated for housing in 2006 Local Plan Planning consent for 81 dwellings.	
PREFERRED USE	Housing	

Allocation criteria; allocation score (housing use) 8

	Comments	Rating
Planning history	2006 Local Plan allocation H49 (80 dwellings on larger site). Planning permission granted 2013 and development has commenced.	++
Physical constraints	No physical or service constraints known. Part of the site is used by the cricket club for access and parking and a roadway runs through it. These restrict capacity but do not prevent development.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 12.	+
Regeneration potential	This land is unsightly and its development would be a boost to the image of Haverigg, as well as providing enough new residents to bolster the viability of local services.	++

Conclusion

This site has an element of 'made ground' which lifts it just above the flood plain. The land has been unsightly for many years and, whilst many people like Haverigg as it is, its state may put off some visitors. The site is suitable for housing, is next to existing housing, and is therefore considered worthy of continuing to be so allocated.

Alternative options

Alternative uses would have to be suitable for coastal location and preferably directed towards leisure and tourism. The neighbourhood is already well equipped with facilities for informal tourism and there is no evidence of developer interest in providing more facilities here.

Ha1 Poolside

Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant effect.	0
Landscape/conservation	Within settlement, development will enhance setting.	++
Water resources	Not known but assumed to served by Millom works therefore expected to present no problems.	+
Climate change	Public transport accessibility might limit carbon footprint but need for flood defence might have unfavourable influence on climate change impacts.	0
Flood risk	Accessibility could be compromised by flooding but the site itself is outside flood risk zones.	+
Energy	Potential for good standards of design but limited for renewable energy generation.	0
Land quality	Allotment site within settlement boundary.	0
Air quality	Given closeness to Millom and public transport accessibility, effects likely to be neutral.	0
Waste and recycling	Recycling facility over 1 km. away.	0
Services and facilities	Close to frequent bus route giving access to facilities in Millom and (by train) Barrow.	+
Health and wellbeing	Accessible to primary care facilities in Haverigg, and to healthy recreation opportunities.	+
Education and skills	Accessible by public transport to training/adult education opportunities.	+
Sustainable economy	Accessible by public transport to a choice of job opportunities.	+
Leisure and tourism	Not likely to make a contribution.	0
Housing	Site large enough to include elements meeting strategic housing objectives.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service to Millom connecting with rail.	++

Ha2	Adjoining Cricket Club	
Area 2.69 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use (rough grazing)	

Allocation criteria; allocation score (housing use) -2

	Comments	Rating
Planning history	SHLAA reference CS050; discounted (outside settlement boundary, poor current access, Flood Zone 3a)	-
Physical constraints	Flood risk	--
Sustainability (see Sustainability Appraisal for more detail)	Reasonably well located in sustainability terms; sustainability score 8.	+
Regeneration potential	Site is currently rough grazing and not unsightly, therefore no immediate regeneration benefit although a development including 'executive' quality homes would fulfil a strategic objective meeting a known shortage	o

Conclusion

This site is outside the settlement boundary and has substandard highway access until intervening land is developed or unless a developer were willing to build an access road. These objections are trumped in any case by its presence in Flood Zone 3a which effectively rules out development.

Alternative options

Only land uses not involving substantial building or 'non vulnerable' uses passing the sequential and exception tests, would be permissible here.

here, that might be acceptable in principle.

Ha2 Cricket Club

Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant effect.	0
Landscape/conservation	Within settlement, minimal or no impact on landscape and built heritage; could enhance setting.	+
Water resources	Not known but assumed to served by Millom works therefore expected to present no problems.	+
Climate change	Public transport accessibility might limit carbon footprint but need for flood defence might have unfavourable influence on climate change impacts.	0
Flood risk	Flood Zone 3a	--
Energy	Potential for good standards of design but limited for renewable energy generation.	0
Land quality	Allotment site within settlement boundary.	0
Air quality	Given closeness to Millom and public transport accessibility, effects likely to be neutral.	0
Waste and recycling	Recycling facility over 1 km. away.	0
Services and facilities	Close to frequent bus route giving access to facilities in Millom and (by train) Barrow.	+
Health and wellbeing	Accessible to primary care facilities in Haverigg, and to healthy recreation opportunities.	+
Education and skills	Accessible by public transport to training/adult education opportunities.	+
Sustainable economy	Accessible by public transport to a choice of job opportunities.	+
Leisure and tourism	Not likely to make a contribution.	0
Housing	Site large enough to include elements meeting strategic housing objectives.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service to Millom connecting with rail.	++

Ha3	Allotments, Willowside	
Area 0.96 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Continue in existing use	

Allocation criteria; allocation score (housing use) -3

	Comments	Rating
Planning history	SHLAA site reference S333: discounted (substandard access, Flood Zone 3a)	-
Physical constraints	Inadequate highway access. Flood Zone 3a.	--
Sustainability (see Sustainability Appraisal for more detail)	Reasonably well located in sustainability terms but loss of allotment area counts against it. Sustainability score 7.	o
Regeneration potential	Backland with no potential to assist regeneration.	o

Conclusion

The site is part allotments and part grassed field used in season for camping. Access is not adequate for a housing development. The site is also in Flood Zone 3a, which on its own rules it out for development.

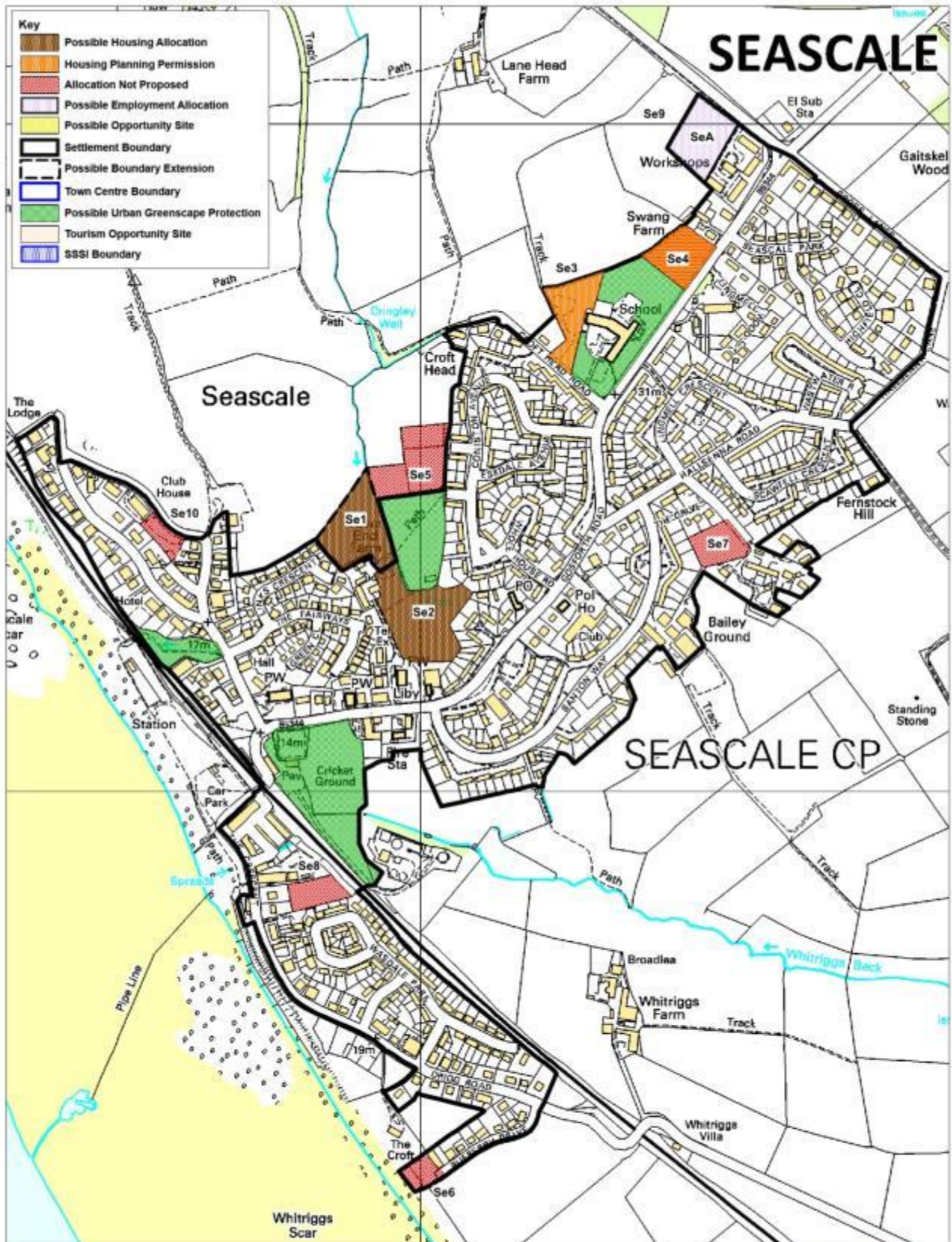
Alternative options

Only open space uses are permissible here (such as those to which the land is already given).

Ha3 Willowside

Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant effect.	0
Landscape/conservation	Within settlement, minimal or no impact on landscape and built heritage.	0
Water resources	Not known but assumed to served by Millom works therefore expected to present no problems.	+
Climate change	Public transport accessibility might limit carbon footprint but need for flood defence might have unfavourable influence on climate change impacts.	0
Flood risk	Flood Zone 3a	--
Energy	Potential for good standards of design but limited for renewable energy generation.	0
Land quality	Allotment site within settlement boundary.	0
Air quality	Given closeness to Millom and public transport accessibility, effects likely to be neutral.	0
Waste and recycling	Recycling facility over 1 km. away.	0
Services and facilities	Close to frequent bus route giving access to facilities in Millom and (by train) Barrow.	+
Health and wellbeing	Accessible to primary care facilities in Haverigg, and to healthy recreation opportunities.	+
Education and skills	Accessible by public transport to training/adult education opportunities.	+
Sustainable economy	Accessible by public transport to a choice of job opportunities.	+
Leisure and tourism	Not likely to make a contribution.	0
Housing	Site large enough to include elements meeting strategic housing objectives.	+
Retail	Local shops within 500m.	+
Transport	Frequent bus service to Millom connecting with rail.	++



Seascale
Site Allocations and Policies Plan Preferred Options

Copeland Borough Council
 The Copeland Centre
 Catherine Street
 Whitehaven
 Cumbria CA28 7SU



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Date: 07/01/2015

Scale 1:5,000

SEASCALE

SeA	Seascale rural workshops extension land	
Area 0.7 ha.	Suggested use Employment	Capacity (housing)
Planning history	Allocated for employment use in 2006 Local Plan	
PREFERRED USE	Employment	

Allocation criteria; allocation score (employment use) 7

	Comments	Rating
Planning history	2006 Local Plan allocation E21	++
Physical constraints	None; site is laid out.	++
Sustainability (see Sustainability Appraisal for more detail)	Retention of this allocation secures the continuing possibility of a development which would be of benefit to rural sustainability. Sustainability score 6.	+
Regeneration potential	The only site of this type in the locality. Provides a facility useful for rural business creation.	++

Conclusion

Retention of this allocation is considered appropriate in the interests of promoting rural regeneration and the vitality of Seascale.

Alternative options

No alternative use suggested. Suitability for housing is questionable as it represents an unnecessary extension of the village. Retention in agricultural use is the alternative most consistent with strategic policy.

SeA Rural Workshops

Sustainability criteria

	Comments	Rating
Biodiversity	Development would be on land currently arable, therefore biodiversity impact likely to be negligible.	0
Landscape/conservation	Landscape is level and with trees to north and east, so little impact.	0
Water resources	No information but assumed to be capable of using connections on adjoining workshop site.	+
Climate change	Impact not likely to be significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Potential for incorporating renewable energy measures.	+
Land quality	Greenfield site, but already allocated and with access provided.	0
Air quality	Impact not likely to be significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale.	+
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Employment location, not strictly relevant.	0
Sustainable economy	Retention of capacity here for industry supports rural sustainability.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Not relevant.	0
Retail	Local shops within 500m.	+
Transport	Limited bus service and some distance from station.	+

Se1	Links Crescent	
Area 1.0 ha.	Suggested use Housing	Capacity (housing) 30
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Housing (now has planning permission)	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	Planning permission Nov 2013 SHLAA site reference S43: deliverable (0-5 years)	++
Physical constraints	Suggestion of surface water flood risk, not supported by FRA.	o
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainable location on edge of village. village. Sustainability score 2.	o
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

The site now has planning permission for 33 dwellings and should be recorded as such in the plan.

Alternative options

Not applicable.

Se 1 Links Crescent Sustainability criteria

	Comments	Rating
Biodiversity	Rough vegetation therefore there may be some localised loss to biodiversity.	-
Landscape/conservation	On edge of settlement with golf course to north. Little prospect of damage to landscape.	0
Water resources	United Utilities 'amber/amber/amber'; local strengthening may be needed, developer financed.	0
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Greenfield on edge of settlement.	-
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible by public transport to vocational/training opportunities.	0
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Capable of meeting strategic objectives – affordable units.	+
Retail	Local shops within 500m.	+
Transport	Limited bus service but train suitable for commuting to Sellafeld, Whitehaven and Barrow.	++

Se2	Town End Farm East	
Area 1.28 ha.	Suggested use Housing	Capacity (housing) 38
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference S109: deliverable (0-5 years)	+
Physical constraints	This land would be developed as a further phase of SE1; flood risk suggestion unsupported by FRA remains. Culvert may be an issue.	o
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainable location within village. Sustainability score 6.	+
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

The site is worthy of allocation as an extension for Se1 (and has already been floated as such in previous planning applications).

Alternative options

As the land adjoins the library its use for community purposes would be appropriate as an alternative.

Se2 Town End Farm East

Sustainability criteria

	Comments	Rating
Biodiversity	Grassed site within village, biodiversity loss probably small.	0
Landscape/conservation	Within settlement. Little prospect of damage to landscape.	0
Water resources	United Utilities 'amber/green/green' though there may be capacity issues in culverts.	+
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Greenfield within settlement boundary.	0
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Site big enough to incorporate affordable housing.	+
Retail	Local shops within 500m.	+
Transport	Limited bus service but train suitable for commuting to Sellafield, Whitehaven and Barrow.	++

Se3	Croft Head Road by Seascale School	
Area 0.7 ha.	Suggested use Housing	Capacity (housing) 20
Planning history	SHLAA rating 'deliverable'; planning consent	
PREFERRED USE	Housing (planning permission).	

Allocation criteria; allocation score (residential use) 4

	Comments	Rating
Planning history	Local Plan 2006 allocation HA34 SHLAA site reference S348: deliverable (0-5 years). Planning consent, commenced in form of access having been built.	++
Physical constraints	Culvert through site will restrict capacity.	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainably located though some distance from village centre. Brownfield. Sustainability score 3.	o
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

This land is somewhat unsightly and would benefit from being brought into use. Housing is an appropriate possibility..

Alternative options

Commercial use at the end of this residential road, next to a school, would not be ideal. The most appropriate alternative would be some form of community-related use, if there were proposals and resources to support it.

Se3 Croft Head Rd. Sustainability criteria

	Comments	Rating
Biodiversity	Biodiversity impact not likely to be significant.	0
Landscape/conservation	Impact on landscape not likely to be significant; possible slight improvement.	+
Water resources	United Utilities 'amber/green/green' though there may be capacity issues in culverts.	+
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Brownfield on edge of settlement.	0
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Limited ability to meet strategic objectives.	0
Retail	Local shops over 500m. away.	0
Transport	Limited bus service but train suitable for commuting to Sellafield, Whitehaven and Barrow.	+

Se4	Swang Farm	
Area 0.56 ha.	Suggested use Housing	Capacity (housing) 17
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Housing (planning permission).	

Allocation criteria; allocation score (residential use) 1

	Comments	Rating
Planning history	Planning permission(outline) June 2013 SHLAA site reference S99: developable (6-15 years)	++
Physical constraints	Drainage likely to need attention.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably well located though its development does present some drawbacks. Green field. Sustainability score 0.	o
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

Site has outline planning permission therefore should be recorded as such in the plan.

Alternative options

Not applicable.

Se4 Swang Farm

Sustainability criteria

	Comments	Rating
Biodiversity	Loss of hedgerows would be likely to damage local biodiversity but not to great extent.	-
Landscape/conservation	Impact on landscape not likely to be significant.	0
Water resources	United Utilities 'amber/red/green'; some historic flooding in the vicinity..	-
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Greenfield within settlement boundary.	0
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Limited ability to meet strategic targets.	0
Retail	Local shops within 500m.	+
Transport	Limited bus service but train about 1 km. away suitable for commuting to Sellafield, Whitehaven and Barrow.	+

Se5	Fairways Extension	
Area 0.87 ha.	Suggested use Housing	Capacity (housing) 26
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Do not allocate; access unclear.	

Allocation criteria; allocation score (residential use) 0

	Comments	Rating
Planning history	SHLAA site reference CS19: deliverable (0-5 years)	+
Physical constraints	Access uncertain.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainable location on edge of village. But would 'landlock' open land to south (use not known). Sustainability score 2.	o
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

Development here might be acceptable in principle as an extension to Se 1(If access arrangements allow for it) otherwise access seems to be off a cul de sac off Coniston Avenue. As this is not apparently established, allocation is not appropriate.

Alternative options

As matters stand this site is not suitable for allocation for any development and could remain in agricultural use.

Se5 Fairways Extension Sustainability criteria

	Comments	Rating
Biodiversity	Biodiversity impact not likely to be significant.	0
Landscape/conservation	On edge of settlement with golf course to west. Little prospect of damage to landscape.	0
Water resources	United Utilities 'amber/amber/amber'; local strengthening may be needed, developer financed.	0
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Greenfield on edge of settlement.	-
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	May have some capability to meet strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Limited bus service but train suitable for commuting to Sellafeld, Whitehaven and Barrow.	++

Se6	Rueberry Drive	
Area 0.2 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Continue in current use.	

Allocation criteria; allocation score (residential use) -4

	Comments	Rating
Planning history	SHLAA site reference S42: discounted (Access not resolved, part in Flood Zone 3a)	-
Physical constraints	Coastal flood risk.	--
Sustainability (see Sustainability Appraisal for more detail)	On edge of settlement some distance from services. Sustainability score -2.	0
Regeneration potential	Negative implications of development beside the coast.	-

Conclusion

This patch of grassland appears to be in the curtilage of the end house on Rueberry Drive. There are good reasons for building to have stopped where it did and it would not be appropriate to extend this development (which itself arguably should not have been permitted) closer to the shore. Development would be contrary to policy ENV2 and, arguably, to ENV5.

Alternative options

The site is not appropriate for built development though tourist-related uses (such as seasonal camping) might be suitable.

Se6 Rueberry Drive

Sustainability criteria

	Comments	Rating
Biodiversity	Site is a bare expanse of lawn. Development unlikely to damage biodiversity.	0
Landscape/conservation	On edge of settlement close to beach. Could be detrimental to landscape.	-
Water resources	United Utilities 'amber/amber/amber'; local strengthening may be needed, developer financed.	0
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Greenfield on edge of settlement.	-
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Could house 1 or 2 executive dwellings.	+
Retail	Local shops within 500m.	+
Transport	Bus and train suitable for commuting to Sellafield, Whitehaven and Barrow about 1 km..	--

Se7	Black How	
Area 0.4 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Retain in current use.	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference S102: discounted (access)	-
Physical constraints	Access to highway is a significant constraint.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainably located within village. Sustainability score 3.	+
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

Access via a farm track onto Hallsenna Road is not adequate for a development which might amount to 10 to 12 dwellings.

Alternative options

The access constraint probably applies to any form of development here, therefore no alternative is suggested.

Se7 Black How

Sustainability criteria

	Comments	Rating
Biodiversity	Grassed site within village, biodiversity loss probably small.	0
Landscape/conservation	Within settlement. Little prospect of damage to landscape.	0
Water resources	Assumed to pose few problems, though there may be localised capacity issues.	+
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Greenfield within settlement boundary.	0
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Not likely to fulfil strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Limited bus service, station at some distance, suitable for commuting to Sellafield, Whitehaven and Barrow.	+

Se8	Rear of Wansfell Hotel	
Area 0.31 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Retain in current use.	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference S108: discounted (access)	-
Physical constraints	Access.	-
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainably located within walking distance of station. Sustainability score 5.	+
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

The site is not suitable for development owing to there not being scope for a highway access of acceptable standard.

Alternative options

The land might be appropriate for extension of the hotel or other tourist-related uses linked to the hotel.

Se8 Rear of Wansfell Hotel

Sustainability criteria

	Comments	Rating
Biodiversity	No significant effect.	0
Landscape/conservation	No significant effect.	0
Water resources	United Utilities 'amber/amber/amber'; local strengthening may be needed, developer financed.	0
Climate change	Some car dependency leading to emissions but impact not very significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporation of renewable energy measures.	0
Land quality	Brownfield sit within settlement.	+
Air quality	Some car dependency leading to emissions but impact not very significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible by public transport to vocational/training opportunities.	0
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Limited capability to meet strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Limited bus service but train suitable for commuting to Sellafield, Whitehaven and Barrow.	++

Se9	Cross Lanes	
Area 0.7 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain as employment land.	

Allocation criteria; allocation score (residential use) -3

	Comments	Rating
Planning history	SHLAA site reference S41; discounted (loss of employment land).	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Edge of village location, but loss of employment land is a negative. Sustainability score 0.	-
Regeneration potential	Loss of the land for employment purposes would be detrimental to the rural economy.	--

Conclusion

The site is allocated for employment development and there is no case for rescinding that.

Alternative options

The land could remain in agricultural use – which it will anyway if no firm development proposal comes forward.

It would be physically possible to put housing here but the Council does not support that option.

Site ref. Se9 Sustainability criteria

	Comments	Rating
Biodiversity	Development would be on land currently arable, therefore biodiversity impact likely to be negligible.	0
Landscape/conservation	Landscape is level and with trees to north and east, so little impact.	0
Water resources	No information but assumed to be capable of using connections on adjoining workshop site.	+
Climate change	Impact not likely to be significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporating renewable energy measures.	0
Land quality	Greenfield site, but already allocated and with access provided.	0
Air quality	Impact not likely to be significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Loss of land allocated for employment.	--
Leisure and tourism	Not likely to be significant.	0
Housing	Limited capability to meet strategic objectives.	0
Retail	Local shops within 500m.	+
Transport	Limited bus service but some distance from station.	+

Se10	Car park, The Banks	
Area 0.2 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Retain in current use.	

Allocation criteria; allocation score (residential use) 0

	Comments	Rating
Planning history	SHLAA site reference S103: discounted (land in use as golf club car park).	-
Physical constraints	None known.	o
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainably located in village near facilities and station. Sustainability score 5.	+
Regeneration potential	Not significant to Borough-wide regeneration objectives.	o

Conclusion

Development here would not be acceptable without a suitable plan to provide for car parking for the golf club in a way which would damage neither residential amenity nor the landscape.

Alternative options

The site might be suitable for leisure or tourism-related uses, perhaps linked to the golf club. Housing might be acceptable in principle if satisfactory alternative car parking could be provided.

Se10 The Banks

Sustainability criteria

	Comments	Rating
Biodiversity	Across road from golf course, within built up area, therefore impact insignificant.	0
Landscape/conservation	Across road from golf course, within built up area, therefore impact insignificant.	0
Water resources	No information but assumed to be capable of being adequately connected, being almost surrounded by homes.	+
Climate change	Impact not likely to be significant.	0
Flood risk	Flood Zone 1, limited potential for SuDS.	+
Energy	Limited potential for incorporating renewable energy measures.	0
Land quality	Brownfield within settlement.	+
Air quality	Impact not likely to be significant.	0
Waste and recycling	Over 5 km. from recycling facility.	--
Services and facilities	Local facilities in Seascale; limited accessibility by public transport beyond working hours.	0
Health and wellbeing	Accessible to limited primary care facilities and to healthy outdoor recreation.	+
Education and skills	Not easily accessible to vocational/training opportunities.	-
Sustainable economy	Accessible by public transport to job opportunities.	+
Leisure and tourism	Not likely to be significant.	0
Housing	Limited capacity to meet strategic objectives	0
Retail	Local shops within 500m.	+
Transport	Limited bus service but train suitable for commuting to Sellafield, Whitehaven and Barrow.	++

STRATEGY FOR DEVELOPMENT IN SMALL VILLAGES AND THE COUNTRYSIDE

‘The countryside’ means, for the purposes of this plan, all areas not inside a settlement boundary on the plan map – small villages and hamlets, isolated buildings and free-standing developments (including Sellafield and West Lakes Science and Technology Park) and the open countryside.

The Core Strategy lays down the following principles for future development in local centres

Policy ST2 (‘Spatial Development Strategy’) restricts development outside defined settlement boundaries to that which has a proven requirement to be there. This includes nuclear and renewable energy developments and the infrastructure needed to support them, existing employment locations, land uses characteristically located outside settlement (agriculture, including farm diversification schemes, forestry, rural tourism and Haverigg Prison) and housing that meets local needs requiring it to be in the countryside.

The Core Strategy allows for business development in the countryside (though preferably in or near villages) related to agriculture and farm diversification, forestry and tourism.

Proposals for retail and service development in villages, which will strengthen their viability, may be acceptable.

Housing development would normally take the form of ‘rural exceptions’, that is, there will not normally be land allocated for development and where development does happen, it will be permitted on the grounds that it meets a defined local need.

There is no quota for development in the countryside. From the prescribed development levels in Paragraph 3.5.7 (and referred to in the other sections of this document) it can be inferred that rural development would not be expected to be more than 5% of all development in the Borough – excluding nuclear-related development and anything happening at West Lakes. The Council would not seek to impose a ceiling on numbers of ‘local need’ homes permitted, as long as occupancy of such homes is restricted by a properly drawn up covenant under a Section 106 agreement.

Strategic options for the countryside?

The Council does not intend to offer choices regarding how development is planned for in the countryside. This is because the Core Strategy is specific on what is permissible, and the spatial development strategy fulfils the objective that most (at least 80% of development should take place in the towns. This policy has been subject to extensive public consultation and has been adopted after independent public examination by a Government-appointed Planning Inspector.

The flexibility within that policy is provided by asking for opinions on each site that has been proposed for development. Where sites are appropriate for development consistent with Core Strategy and Development Management policies, they may be allocated, as long as the total capacity allocated in Local Service Centres and other villages does not lead to the risk that development in these places will exceed 20% of the overall Borough-wide total.

Most of the housing sites that have been proposed are, in the Council's opinion, contrary to the policies of the Core Strategy and, where this is so, it is clearly stated. It should be noted that to make decisions contrary to the Core Strategy runs the risk of making the Site Allocation plan unsound, and/or attracting legal challenges from anyone opposed to them.

There is therefore an onus on anyone proposing development in the countryside to demonstrate that such development will not be contrary to the Local Plan (in particular, the Core Strategy; in other words that the proposal is for development requiring location in the countryside, including:

- nuclear energy;
- renewable energy;
- essential infrastructure;
- development on Westlakes Science and Technology Park or other allocated or safeguarded sites (Whitehaven Commercial Park, Beckermeth industrial estate, Hensingham Common, and reasonable expansion of existing businesses located in the countryside);
- land uses characteristically located in the countryside;
- housing meeting proven specific and local needs.

Core Strategy policy ST4 provides more detail.

Farm-based employment development (that is, development related to the working of the farm, diversification projects helping to keep a farm viable, and businesses reusing farm buildings to serve local rural needs)

Strategic employment sites and Tourism Opportunity Sites

These are covered by specific policy, the former by the provisions of Core Strategy policy ST2 C, and the latter by Core Strategy policy ER10C backed up by the proposed Site Allocation policy SA7. Core Strategy policies are adopted and are not now the subject of discussion. Policy SA7 is discussed in the main Site Allocation Plan Options document, and comment can be made using the relevant comment forms.

Site ref. TOS1	Site name HODBARROW TOURISM OPPORTUNITY SITE	
Area 275 ha.	Suggested use Water sports-related tourism and leisure	Capacity (housing) n/a
Planning history	Allocated as TOS in 2006 Local Plan and in Core Strategy	
CONCLUSION	Retain as Tourism Opportunity Site	

Allocation criteria; score (as TOS) 6

	Comments	Rating
Planning history	2006 Local Plan and identified as TOS in Core Strategy policy ER10.	++
Physical constraints	None known as far as likely permissible developments are concerned.	+
Sustainability (see Sustainability Appraisal for more detail)	Generic sustainability appraisal indicates sustainability score of 2. As these areas are by their nature out of town, they will not score highly, but the low intensity nature of the activity promoted, and the likelihood that their existence will encourage low impact recreational activity, means that they are broadly beneficial.	+
Regeneration potential	Continuation and development of current role is important to tourism in South Copeland.	++

Assessment

This is an established recreational area, for formal tourism as represented by the types of accommodation already there, local informal use and events both for local people and to draw day visitors. Further development should be restricted to the type and intensity of uses that are there at present, and must take account of the area being within or (onshore) next to the Duddon Estuary protected area. With that consideration, continuing development, involving potentially some broadening of activity there, but not increasing its intensity, is supported. See Core Strategy paragraph 4.11.7 and site allocation policy SA8.

Alternative options

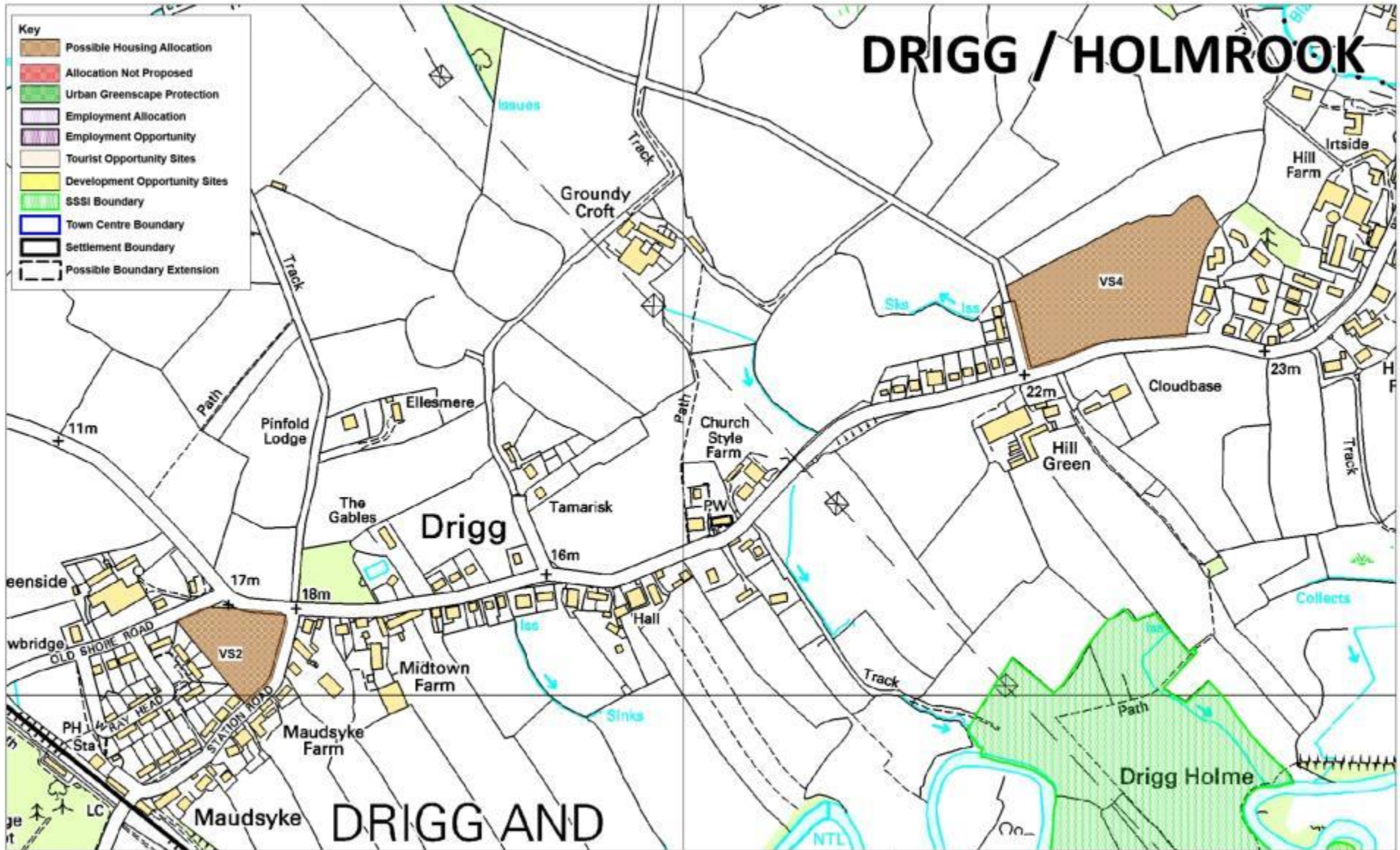
Some form of hotel accommodation would be a logical complement to the holiday park, but the Borough Council is not persuaded that built development on that scale would be compatible with the need to avoid unacceptable impacts on nature conservation interests. In any event, a location within a settlement (such as Haverigg) would be preferable.

Other forms of development would be incompatible with Hodbarrow's location and the sensitivity of its environment.

Tourism Opportunity Sites Sustainability criteria

	Comments	Rating
Biodiversity	The TOS concept is compatible with the maintenance of biodiversity and developments which go against that would be discouraged.	+
Landscape/conservation	TOSs are intended to capitalise on the attractiveness of their landscape and it would be expected that development would at the very least harmonise with that.	+
Water resources	Development is likely to be small scale and should not impact unfavourably on water supply or drainage.	+
Climate change	Although these areas are to a large extent in locations where use would require car transport,	0
Flood risk	These areas are generally not in Zone 2 or 3, and some of the development envisaged would be compatible with location in a flood plain.	+
Energy	The location and the type of activity may encourage creative energy solutions.	+
Land quality	Generally green field, but development likely to be very small scale.	0
Air quality	Car-dependent locations might be offset by encouragement of low impact activity such as walking and cycling.	0
Waste and recycling	Impact likely to be minimal.	0
Services and facilities	Activity likely to be in places where local services are accessible only by car.	--
Health and wellbeing	Not relevant.	0
Education and skills	Not strictly relevant.	0
Sustainable economy	Leisure related therefore not strictly applicable. Any jobs generated might not be accessible other than by car.	-
Leisure and tourism	TOSs are intended to make a positive contribution to the development of tourism infrastructure.	++
Housing	Not relevant.	0
Leisure and retail	Not applicable in terms of the impact of tourism-related activity.	0
Transport	Generally not accessible to modes other than car.	--

DRIGG / HOLMROOK



DRIGG AND

Drigg / Holmrook Local Centre Draft Site Allocations

Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA28 7SL



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Date: 26/09/2014

Scale = 1:4,000

VS2	Wray Head (Drigg Field), Drigg	
Area 0.87 ha.	Suggested use Housing	Capacity (housing) 26
Planning history	Rated 'deliverable' in SHLAA	
PREFERRED USE	No allocation; may be suitable for 'rural exception' development.	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS52; 'deliverable' (0-5 years)	+
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Site does not score highly owing to its rural location. However, there is rail accessibility on the limited basis currently provided (i.e. suitable for commuting). Sustainability score -8.	-
Regeneration potential	Site capable of accommodating 'high end' housing, of which there is an acknowledged shortage, alongside housing to serve local needs.	o

Conclusion

Drigg is not a service centre but does have a primary school and a rail service. Policy requires that housing in rural locations should provide homes to meet the needs of the local population given the size of this site, and on that basis the site is not considered appropriate for allocation. However, 'rural exception' development would clearly be appropriate in principle and, given its village location and the presence of a railway station, it may exceptionally be acceptable to incorporate an element of general market housing to facilitate a substantial element of affordable homes to meet local need.

Alternative options

The site would be suitable for amenity open space or community facilities.

It would probably not be suitable for employment use unless prospective business users could demonstrate that this village location was appropriate.

VS2 Wray Head Sustainability criteria

	Comments	Rating
Biodiversity	Greenfield site, development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Large site may exceed waste water capacity	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures	++
Energy	Development likely to have neutral effect.	0
Land quality	Greenfield site on edge of settlement or brownfield site not joined to settlement	-
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Site over 5km. from recycling facility	--
Services and facilities	Site accessible to key services and choice of employment opportunities by public transport service suitable for commuting	0
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility.	0
Education and skills	Site not accessible by walking or frequent public transport to vocational training and adult education facilities.	-
Sustainable economy	Site not accessible by a choice of modes of transport to a range of employment or training opportunities.	-
Leisure and tourism	Development will not make a contribution	0
Housing	Development not likely to be sustainable or consistent with the Core Strategy unless reserved for 'local need' housing.	-
Retail	Over 3km to shops	--
Transport	Within 400m. of a rail service	o

VS4	Land at Holmrook	
Area 2.82 ha.	Suggested use Housing	Capacity (housing) 85
Planning history	Rated 'deliverable' in SHLAA	
PREFERRED USE	No allocation; may be suitable for 'rural exception' development.	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS92; 'deliverable' (0-5 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Location in small settlement with almost no service provision. Sustainability score -12.	-
Regeneration potential	Site capable of providing 'high end' housing alongside the housing to meet local needs required by policy; in village with services, whose viability new homes would be likely to boost. These potential advantages balance the disadvantage of relatively unsustainable location.	0

Conclusion

Although Holmrook is not a designated service centre there are some local services (hotel/bar, filling station with shop, primary school a mile away in Drigg). Policy requires that housing in rural locations should provide homes to meet the needs of the local population given the size of this site, and on that basis the site is not considered appropriate for allocation. However, 'rural exception' development would clearly be appropriate in principle and, given its village location and the presence of a railway station, it may exceptionally be acceptable to incorporate an element of general market housing to facilitate a substantial element of affordable homes to meet local need. The relatively unsustainable location of this site is mitigated by the presence of Drigg railway station within a mile.

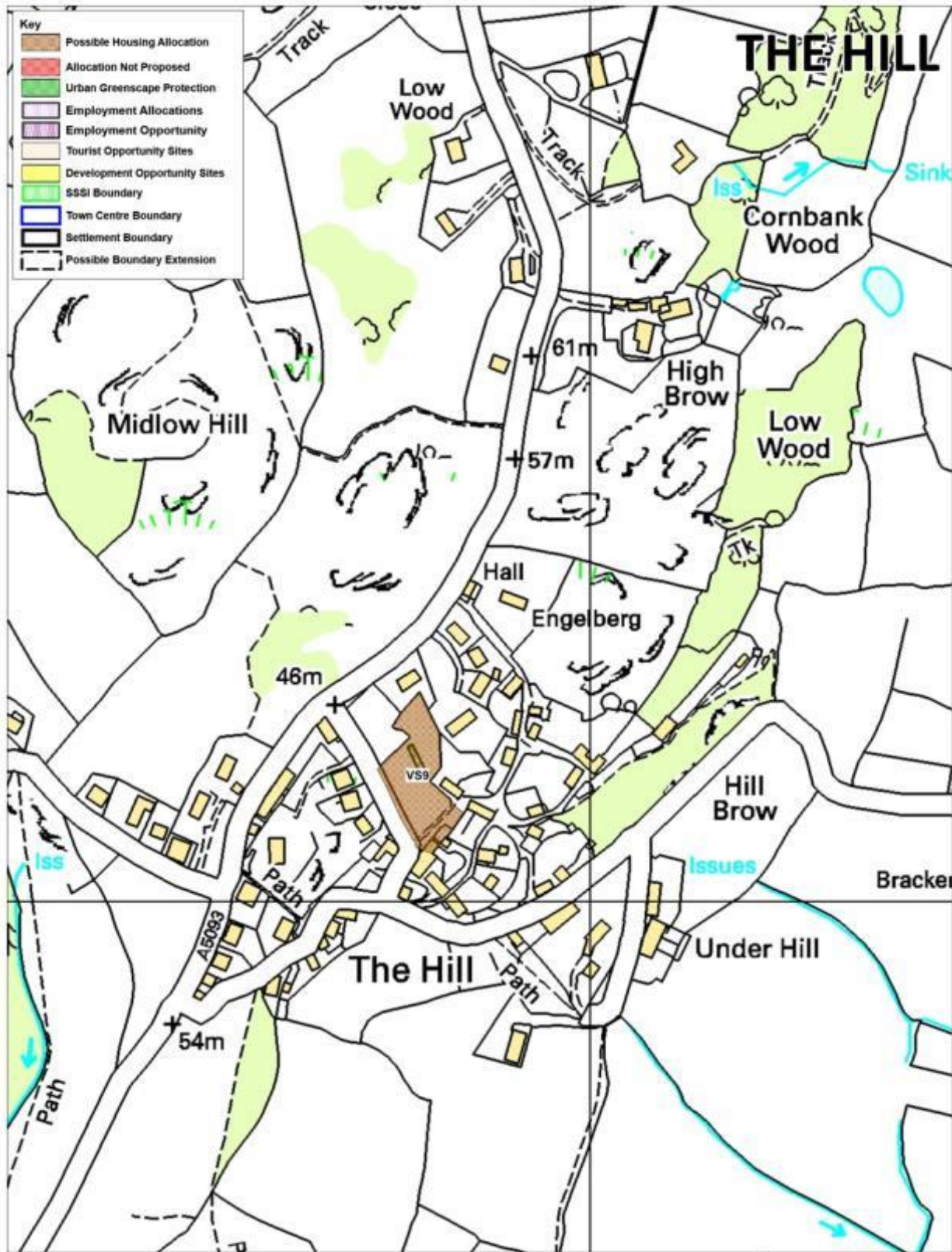
Alternative options

No alternative options have been identified.

VS4 Land at Holmrook

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Status not known.	0
Climate change	Likely to have moderately unfavourable effect due to car dependency.	-
Flood risk	Zone 1, good potential for sustainable drainage measures.	++
Energy	Likely to have neutral effect.	0
Land quality	Greenfield out of settlement.	--
Air quality	Likely to make negative contribution owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Not accessible to frequent public transport and remote from most services.	--
Health and wellbeing	Accessible to opportunities for healthy recreation but not close to healthcare facilities	-
Education and skills	Not easily accessible to education/training locations.	-
Sustainable economy	Not accessible by choice of modes of transport to a range of employment opportunities.	--
Leisure and tourism	Development will not make a contribution.	0
Housing	Development not likely to be sustainable or consistent with the Core Strategy unless reserved for 'local need' housing.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only, though Drigg station not very far away.	0



<p align="center">The Hill Draft Site Allocations</p>	<p>Copeland Borough Council The Copeland Centre Catherine Street Whitehaven Cumbria CA28 7JL</p>	 <p><i>Proud of our past. Inspired for our future.</i></p>
<p><small>Crown copyright & database rights (2011) Ordnance Survey (100019613)</small></p>	<p>Date: 26/09/2014</p>	<p>Scale 1:2,500</p>

VS9	Nook Meadow, The Hill	
Area 0.38 ha.	Suggested use Housing	Capacity (housing)
Planning history	Rated 'developable' in SHLAA	
PREFERRED USE	No allocation but may be acceptable in principle for 'rural exception' development.	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA site reference SR05; 'deliverable' (0-5 years)	+
Physical constraints	None known, but access to the A5093 is constricted.	o
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -13 but within an existing settlement.	-
Regeneration potential	The site is 'rural' within the terms of the Core Strategy and therefore offers nothing in terms of regeneration unless it can serve the cause of rural regeneration by accommodating local need housing.	o

Conclusion

Although The Hill does not offer a great range of services and is therefore not classed as a service centre, it does have easy access to the railway station at The Green. Therefore this site might be suitable for development for housing to meet local needs in accordance with the relevant Core Strategy policies.

Alternative options

The site might also be appropriate for small scale commercial or rural workshop development, dependent on satisfactory highway access being achievable.

VS9 Nook Meadow

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	o
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Status not known.	o
Climate change	Likely to have moderately unfavourable effect due to car dependency.	-
Flood risk	Zone 1, some potential for sustainable drainage measures.	+
Energy	Likely to have neutral effect.	o
Land quality	Greenfield out of settlement.	--
Air quality	Likely to make negative contribution owing to car dependency.	-
Waste and recycling	Over 2 km from recycling facility.	-
Services and facilities	Not accessible to frequent public transport and remote from most services.	--
Health and wellbeing	Accessible to opportunities for healthy recreation but not close to healthcare facilities	-
Education and skills	Not easily accessible to education/training locations.	-
Sustainable economy	Not accessible by choice of modes of transport to a range of employment opportunities.	--
Leisure and tourism	Development will not make a contribution.	o
Housing	Development not likely to be sustainable or consistent with the Core Strategy.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service but The Green station is within walking or cycling distance.	o

