

Copeland

Local Plan 2013-2028:

Site Allocations and Policies Plan

Background Report 1d
Site assessments:
Egremont and
West Copeland

‘Preferred Options’ draft January 2015

Egremont and West 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 sites 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 each report 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 Egremont - 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.

As a Key Service Centre the town should be expected to take at least 10% of all development happening in Copeland.

It should continue to provide a range of convenience and comparison shopping, with an emphasis on maintaining what the town already offers, especially if this can be supported by mixed use development in the town centre. Retail evidence work has suggested that there is scope for development adding 320 square metres of convenience shopping space (that is, groceries) and 1575 sq. m. of comparison (non-food shopping) to the town centre's floorspace. Continuing public realm improvement would support this.

Small and medium enterprises will be encouraged to set up and grow, so opportunities should be provided for this to happen. Linkages to the nuclear sector and tourism should be fostered. The Bridge End estate is identified as being important for growth.

Moderate levels of housing provision should be provided for; this may require the town to outgrow its current boundaries, but infill development should also be encouraged. Larger sites especially should provide for affordable housing.

Policy for housing

In line with the requirement that at least 10% of new development in Copeland should be in Egremont, the strategy is for the town 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 873, of which sites for 339 are deliverable within 5 years. Thus it should be possible to bring forward, over the whole plan period, enough land to meet Egremont's strategic target.

There is an issue in the shorter term, which is that there is only just enough 'deliverable' land to provide a five year supply, and most of this land is not within the settlement boundary. This why the Core Strategy (paragraph 3.5.15) specifically identifies the south and south-west of the town as an area where changes to the boundary will be considered. Another area where extension is a possibility is on the north-west side of the town, there being deliverable land near to or alongside land already allocated for development at Gillfoot.

The Strategic Housing Market Assessment indicated (using data from the 2010 household survey) that there is unmet demand for larger detached houses, and also for bungalows. There are also indications of unmet need for affordable smaller (one bedroom) properties, both for the elderly and for younger small households.

The strategic options for Egremont

The following options are all consistent with the Core Strategy.

1. Continue the approach of the 2006 Local Plan. The previous Local Plan did not have an overall strategic approach for the town but allocated land on its northern and north-western edges, much of which has been developed, for housing, and extensions to the Bridge End estate for housing. There was a stress on supporting the viability of the town centre, including improvements to the 'public realm' (and work has been carried out at the southern end of Main Street to continue earlier work widening pavements and planting trees). To continue this approach would imply taking an opportunistic approach to providing land for building, based on demand from developers, and trying to bring forward infill sites within the built-up area.

This approach would help to maintain Egremont as a town with a future. But it carries the disadvantage that house building land would come forward in a piecemeal fashion, which would run the risk of there not being enough land in the short or medium term.

2. Concentrate extension in particular directions.

(a) West/north west (How Bank and Gillfoot)

(b) South/south west (Gulley Flats/Ulldale View)

(Note that these choices would not rule out development elsewhere in the town, within the existing boundary.)

The potential disadvantage of this approach is that the designation of areas where the town will expand will lead to pressure from landowners and/or developers to take them further, leading to the town spreading too far into the countryside.

3. Look for a package of sites distributing development around the town. Instead of designating particular areas as town extensions, we could opt for an approach recognising all the identified sites as development possibilities, letting them come forward as landowners wish to release them, keeping the existing development boundary but taking a permissive line to development that is outside the boundary but in the right locations.

In effect this option might end up producing the same results as option 2. However, it is less likely to eliminate the risk that sites where development is supported by the community might be derailed, when planning applications are made, by opposition from pressure groups. Taking the approach of setting out town extensions provides more certainty.

Land for employment.

The land available for business development has already been allocated in the 2006 Local Plan, as follows.

Bridge End and the land available to extend it, along with the Beckermest industrial estate outside the town, are considered sufficient to cater for likely demand for general employment uses, and there is no need either to look for more of this kind of land in the town or to consider making any of it available for non-business uses.

Alternatives. The Borough Council does not support alternative uses here as this land has been found in studies of the employment land supply to be a valuable resource both for the economy of Egremont and potentially to support new developments in the nuclear sector.

Land at Chapel Street (including the existing car park) has been allocated as an 'Employment Opportunity Site'.

- It is suitable for a range of town centre purposes (that is, shops, catering or leisure) or offices.
- Mixed use development would be appropriate here. That might include a residential element, for example apartments above shops or a small social or sheltered housing development.
- The Council would support the retention of an element of public car parking to serve the town centre.

Alternatives. (1) Housing development has been suggested here. The Council does not support the loss of the whole site to housing, as the land is a valuable resource offering potential for the town centre, or businesses within it, to expand.

(2) General employment use. This is not supported as it would be of less value to the town than retail or allied use, and there is land available for industrial units at Bridge End.

Green infrastructure (open space) and recreation.

A network of open spaces is already allocated in the 2006 Local Plan. The Council proposes to retain all these spaces. Core Strategy Policy SS5 supports the retention of them as 'green infrastructure'; enhancement of these spaces, in particular by tree planting where this is lacking, will be supported where resources permit.

The designated open spaces are shown on the Proposals and Policies Map.

Alternatives:

Designate new open spaces. No demand has been identified for new open spaces, so no new allocations are proposed.

(Note that new amenity open spaces will be provided as part of new housing development. Development Management Policy DM 12 'Standards for New Residential Development' requires developers to do this on developments of more than 10 homes.)

Release selected open spaces for development. This is not supported. It would be contrary to Core Strategy policy SS5 (Provisions and Access to Open Space and Green Infrastructure).

Preferred option

The Borough Council's preferred choice is

The Borough Council is recommending that land be allocated to concentrate extension in particular directions. (See Section 3.3, Settlement Boundaries, option 2.)

- (a) West/north west (How Bank and Gillfoot)
- (b) South/south west (Gulley Flats/Uldale View)

(Note that these choices would not rule out development elsewhere in the town, within the existing boundary.)

The potential disadvantage of this approach is that the designation of areas where the town will expand will lead to pressure from landowners and/or developers to take them further, leading to the town spreading too far into the countryside.

Land for employment

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Alternatives. The Borough Council does not support alternative uses here as this land has been found in studies of the employment land supply to be a valuable resource both for the economy of Egremont and potentially to support new developments in the nuclear sector.

Land at Chapel Street (including the existing car park) has been allocated as an 'Employment Opportunity Site'.

It is suitable for a range of town centre purposes (that is, shops, catering or leisure) or offices.

Mixed use development would be appropriate here. That might include a residential element, for example apartments above shops or a small social or sheltered housing development.

The Council would support the retention of an element of public car parking to serve the town centre.

Alternatives. (1) Housing development has been suggested here. The Council does not support the loss of the whole site to housing, as the land is a valuable resource offering potential for the town centre, or businesses within it, to expand.

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A network of open spaces is already allocated in the 2006 Local Plan. The Council proposes to retain all these spaces. Core Strategy Policy SS5 supports the retention of them as 'green infrastructure'; enhancement of these spaces, in particular by tree planting where this is lacking, will be supported where resources permit.

The designated open spaces are shown on the Proposals and Policies Map.

Alternatives:

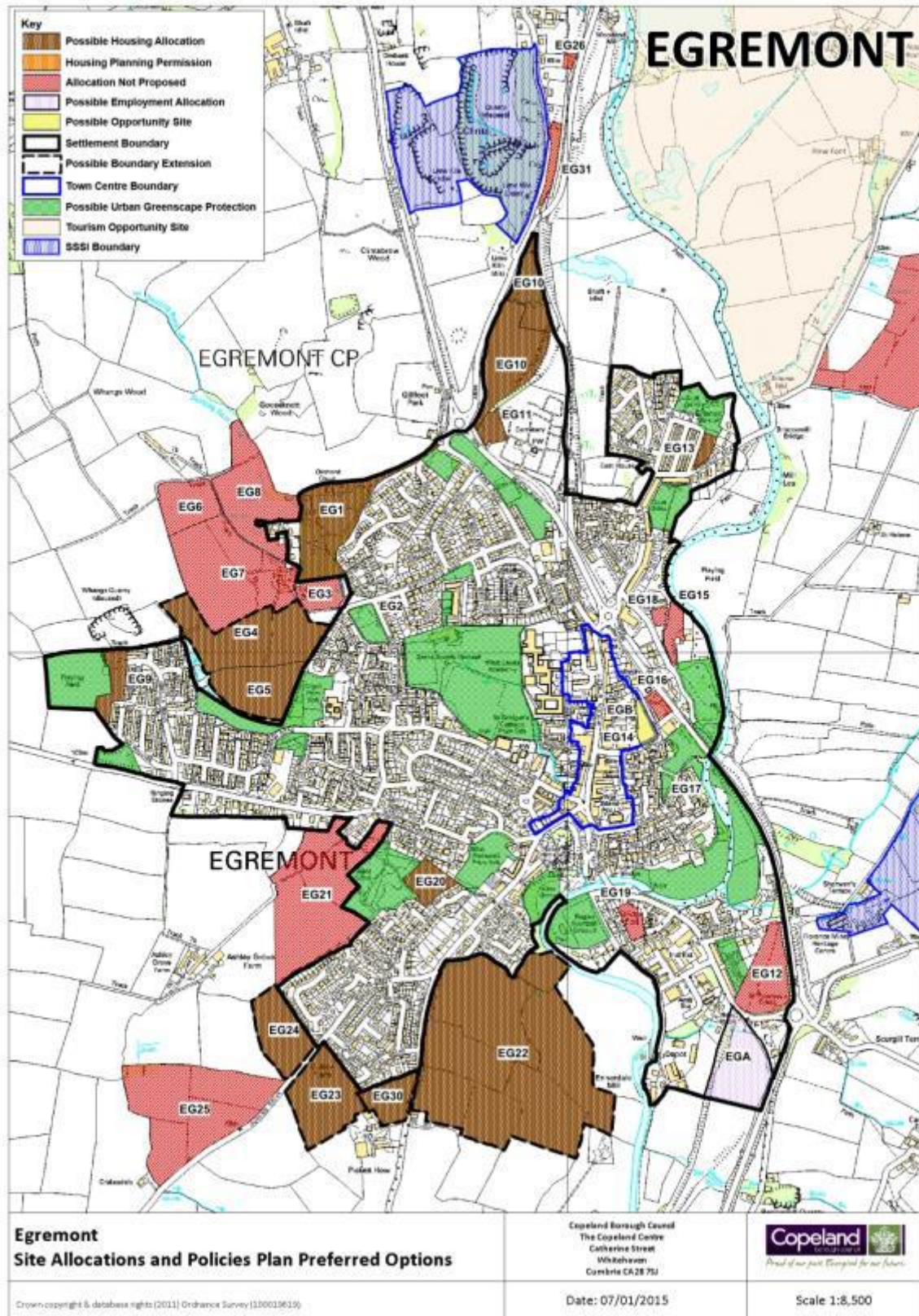
Option 1: Designate new open spaces. No demand has been identified for new open spaces, so no new allocations are proposed.

(Note that new amenity open spaces will be provided as part of new housing development. Development Management Policy DM 12 'Standards for New Residential Development' requires developers to do this on developments of more than 10 homes.)

Option 2: Release selected open spaces for development. This is not supported. It would be contrary to Core Strategy policy SS5 (Provisions and Access to Open Space and Green Infrastructure).

There is no evidence of need to allocate land for community uses or for retail. Proposals for such developments would be permissible in principle under relevant Core Strategy policies (ST2, ER9 and SS4) and would be dealt with on their merits.

Egremont site assessment



EGA	Bridge End Extension	
Area 2.9 ha.	Suggested use Employment	Capacity (housing)
Planning history	Allocated for employment in 2006 Local Plan	
PREFERRED USE	Employment	

Allocation criteria; allocation score 5 (employment use)

	Comments	Rating
Planning history	Existing Local Plan allocation	++
Physical constraints	No major constraints, but topography and how to provide access and surface water drainage will have to be considered carefully.	0
Sustainability (see Sustainability Appraisal for more detail)	Location well placed for employment development next to existing development on edge of town. Sustainability score 9.	+
Regeneration potential	Although greenfield, the site is located in easy walking distance of the town centre, on a bus route and with good access to the A595. It is the only readily identifiable site available for general business (Class B1/B2/B8) purposes and lies next to a successful business site.	++

Conclusion

Bridge End is a quality employment location and there is a clear case for extending it, given that it has been 'built out' since the 2006 Local Plan was adopted. Changes at Sellafield and the potential power station at Moorside mean that it is important for the Plan to provide a supply of this kind of land, and there are very few comparable sites in the area.

The Employment Land Study (2008) concluded that investment in this site should be a priority, and its update (Employment Land Review 2012) confirmed the potential to align its delivery potential with the nuclear sector.

Alternative options

Egremont needs to have a supply of land available for employment development and the possibilities for fulfilling that need are restricted. The Council does not consider it sensible to put forward alternative uses for this land.

EGA Bridge End Extension Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant effect.	0
Landscape/conservation	Limited risk that development might detract from the built environment	-
Water resources	Flooding from culvert will need to be addressed. Further information required from UU.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site within 400m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for healthy sport and informal recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by frequent public transport to employment and training opportunities	+
Leisure and tourism	Not likely to have an impact.	0
Housing	Not relevant.	0
Retail	Town centre within walking distance.	++
Transport	Within 400m. of a frequent bus service	++

EGB	Chapel Street	
Area 0.88 ha.	Suggested use Employment	Capacity (housing) n/a
Planning history	2006 Local Plan allocation; 'employment opportunity'. Discounted (as far as housing use concerned) in SHLAA	
PREFERRED USE	Employment/mixed use	

Allocation criteria; allocation score 5 (employment use)

	Comments	Rating
Planning history	Allocated as 'Employment Opportunity Site' in 2006 Local Plan	++
Physical constraints	Flood zone 2. Otherwise none known.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is located next to the town centre, would represent a logical addition to it, and fulfils the policy criteria for the uses proposed. Sustainability score 8.	++
Regeneration potential	Underused land on edge of town centre with employment-creating potential.	++

Conclusion

The Core Strategy says that in Key Service Centres (of which Egremont is one), development should be aimed at retaining a range of comparison and convenience shopping. Mixed use development is supported in principle. This site is therefore suitable for a range of commercial possibilities, which might also include businesses catering for leisure and tourism, such as cafés, restaurants and pubs or a hotel.

Alternative options

This land has been proposed for housing development (see EG17 Chapel Street Car Park and EG19 former Council Depot, Chapel Street).

A mixed use development incorporating housing along with commercial development might be permissible if it could be demonstrated that such a development would have benefits for the vitality of the town centre at least as great as a purely employment-related development.

EGB Chapel Street Opportunity Site Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to maintain biodiversity	+
Landscape/conservation	Limited risk that development might detract from the built environment	-
Water resources	Further information required from UU.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2	-
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site within 400m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for healthy sport and informal recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by frequent public transport to employment and training opportunities	+
Leisure and tourism	Not likely to contribute.	0
Housing	Not relevant unless housing proposed as part of mixed use development.	0
Retail	Next to town centre.	++
Transport	Within 400m. of a frequent bus service	++

EG1	Gillfoot Mansion	
Area 3.8 ha.	Suggested use Housing	Capacity (housing) 20
Planning history	Allocated for housing in the 2006 Local Plan	
PREFERRED USE	Allocate only if drainage issues can be resolved	

Allocation criteria; allocation score (residential use) 4

	Comments	Rating
Planning history	Local Plan allocation – residential (HA14: 60 dwellings) (SHLAA site reference S344 ‘deliverable’ - 0-5 years, 50 dwellings)	++
Physical constraints	Drainage capacity requires further investigation.	o
Sustainability (see Sustainability Appraisal for more detail)	Location on edge of town, reasonably close to centre and bus route. Sustainability score 15	++
Regeneration potential	Within existing town development boundary; greenfield site but with potential to provide high quality housing.	+

Conclusion

The reasons for allocating this site in 2006 remain valid. Capacity may be lower because of more accurate information on flood risk on part of the site.

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternative would be to retain it as farming land.

EG1 Gillfoot Mansion Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity Currently a green field site.	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Possible drainage capacity issues.	-
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	Potential for good standards of sustainable design and construction and off-site renewable energy, medium size site.	+
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town or within 400m. of a frequent bus route	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Site accessible to leisure and/or tourism opportunities	+
Housing	Site within settlement boundary. Is a medium size site with potential to include a mix of housing type.	++
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG2	Former Orgill School	
Area 0.6 ha.	Suggested use Housing	Capacity (housing) 18
Planning history	SHLAA rating; 'deliverable'	
PREFERRED USE	Open space	

Allocation criteria; allocation score (residential use) 3

	Comments	Rating
Planning history	SHLAA site reference CS15 – deliverable (0-5 years)	+
Physical constraints	Accessible and physically developable, but parts of site in Floodplain zones 3a and 3b, and has surface water drainage issues.	--
Sustainability (see Sustainability Appraisal for more detail)	Location near edge of town, reasonably close to centre and bus route. Sustainability score 14	++
Regeneration potential	Previously developed land within built up area.	++

Conclusion

Question marks over flood risk and drainage mean that, whilst development for housing would otherwise be acceptable in principle, the site cannot be allocated for development at this stage.

Alternative options

Potential for community (open space) use compatible with flooding risk.

EG2 Former Orgill School Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development will not harm any heritage resource and could be used to enhance significantly the landscape or an asset or its setting	++
Water resources	Further information required from UU. Site has drainage and surface water flooding issues.	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Part of the site is in Flood zone 3a/ 3b and under consideration for flood storage for Orgill.	--
Energy	Development likely to have neutral effect.	0
Land quality	Development will utilise brownfield land	+
Air quality	Central well located site. Potential to make some positive contribution regarding air quality	+
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town and within 400 m. of a frequent bus route	++
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities	+
Leisure and tourism	Site accessible to leisure and/or tourism opportunities,	+
Housing	Site is within settlement boundary and has potential to realise existing policy.	++
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a frequent bus service	++

EG3	Howbank Farm A	
Area 0.82 ha.	Suggested use Housing	Capacity (housing) 25
Planning history	SHLAA rating; 'deliverable'	
PREFERRED USE	No allocation, continue in present use	

Allocation criteria; allocation score -1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference SR18; deliverable (0-5 years)	+
Physical constraints	Parts of site within flood zone 2 and 3a (?), surface water drainage issues.	-
Sustainability (see Sustainability Appraisal for more detail)	Location on edge of town, reasonably close to centre and bus route. Sustainability score 2	0
Regeneration potential	Greenfield site on edge of town but within walking distance of the town centre; adjoins Gillfoot Mansion (EG1) and has potential for high quality housing.	+

Conclusion

Site appears to be suitable for housing development if flooding question can be resolved and landscape impact mitigated (for example, by planting). At present, unless this issue can be resolved, allocation for housing development is not appropriate.

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternative would be to retain it as farming land.

EG3 Howbank Farm A Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity as it is currently greenfield land.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Drainage problematic. Small section of site in flood zone 2.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2 but with good potential for protection and mitigation as only a small portion of site in zone 2.	0
Energy	Development likely to have neutral effect. Medium size development site with no proven adv / disadv.	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 within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
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 accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	Site is outside settlement boundary but as it is in close proximity to settlement boundary it may be more appropriate to realign boundary.	0
Retail	Within 500m – 1km of town centre retail shops.	0
Transport	Within 800m. of a frequent bus service	+

EG4	Howbank farm B	
Area 4.88 ha.	Suggested use Housing	Capacity (housing) 166
Planning history	SHLAA rating: 'deliverable'	
PREFERRED USE	Housing	

Allocation criteria; allocation score 1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference SR19: 'deliverable' (0-5 years)	+
Physical constraints	Drainage capacity needs to be resolved; size of development possible on this site may make financing any work more feasible.	-
Sustainability (see Sustainability Appraisal for more detail)	Location on edge of town, reasonably close to centre and bus route. Sustainability score 4	o
Regeneration potential	Greenfield site on edge of town outside current settlement boundary, but within walking distance of the town centre. Has potential for high quality housing.	+

Conclusion

The site appears to be suitable for housing development if landscape impact mitigated (for example, by planting). An extension of the settlement boundary would be required, but the Core Strategy allows for this, and some extension will be necessary if the town is to be able to provide enough land to meet identified need.

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternative would be to retain it as farming land.

EG4 Howbank Farm B

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity as it is currently greenfield land.	0
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Further information needed regarding drainage and water supply. Small section of site in flood zone 2. Runoff to Orgill will need to be curtailed.	-
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	Large site with Potential for good standards of sustainable design and construction and off-site renewable energy however topology may limit uses.	+
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 due to large scale development and outside settlement boundary increasing car usage.	-
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
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 and opportunities for recreation.	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	Large development site outside settlement boundary. and close proximity to town centre.	0
Retail	Within 500m – 1km of town centre retail shops.	0
Transport	Within 800m. of a frequent bus service	+

EG5	Howbank Farm C	
Area 2.59 ha.	Suggested use Housing	Capacity (housing) 78
Planning history	SHLAA rating: 'deliverable'	
PREFERRED USE	Housing	

Allocation criteria; allocation score 1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference SR20 deliverable (0-5 years)	+
Physical constraints	Drainage capacity needs to be resolved; size of development possible on this site may make financing any work more feasible.	-
Sustainability (see Sustainability Appraisal for more detail)	Location on edge of town, reasonably close to centre and bus route. Sustainability score 0	0
Regeneration potential	Greenfield site on edge of town but within settlement boundary.	+

Conclusion

This site is 'left over' land between existing housing and a playing field and it is within the settlement boundary. It is suitable in principle for housing development but will have some landscape impact and its development this presents an opportunity for structure planting on the edge of the site to soften this edge of the town.

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternatives would be to retain it as it is, enhance it as a complement to the playing field
CHECK IF THIS IS APPROPRIATE or landscape it as amenity space.

EG5 Howbank Farm C Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity as it is currently greenfield land.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information needed regarding drainage and water supply. Small section of site in flood zone 2. Runoff to Orgill will need to be curtailed.	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures. In close proximity to flood zone 2.	+
Energy	Development likely to have neutral effect. Medium size development site with no proven advantage or otherwise.	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 within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
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 accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	Site is outside settlement boundary and development is against current policy.	--
Retail	Within 500m – 1km of town centre retail shops.	0
Transport	Within 800m. of a frequent bus service	+

EG6	Howbank Farm D	
Area 1.72 ha.	Suggested use Housing	Capacity (housing)
EG7	Howbank Farm E	
Area 6.08 ha.	Suggested use Housing	Capacity (housing)
EG8	Howbank Farm F	
Area 3.85 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation.	

Allocation criteria for all sites; allocation score -2 (residential use)

	Comments	Rating
Planning history	SHLAA site reference SR16, 17, 21; discounted (outside settlement, detrimental to landscape).	-
Physical constraints	Drainage capacity needs to be resolved; size of development possible on this site may make financing any work more feasible.	-
Sustainability (see Sustainability Appraisal for more detail)	Greenfield site on edge of town and separated from settlement boundary. Sustainability score -4.	0
Regeneration potential	Developability is questionable and there are better alternatives with equal or better regeneration benefits.	0

Sites EG6, 7 and 8 Howbank Farm Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity as it is currently greenfield land.	0
Landscape/conservation	Development likely to cause significant harm to the landscape	- -
Water resources	Further information needed regarding drainage and water supply. Small section of site in flood zone 2. Runoff to Orgill will need to be curtailed.	-
Climate change	Development likely to have a moderately unfavourable impact, which could be mitigated, in terms of climate change	-
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures (except for EG8 which is in Zone 3).	++
Energy	Large site with Potential for good standards of sustainable design and construction and off-site renewable energy however topology may limit uses.	+
Land quality	Greenfield site not joined to settlement	- -
Air quality	Could have moderate detrimental effect on local air quality due to large scale development and outside settlement boundary increasing car usage.	-
Waste and recycling	Development likely to have neutral effect on generation of waste	0
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 accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Development will not make a contribution	0
Housing	Large development site outside of settlement boundary and against current Copeland adopted plan and is against current policy.	- -
Retail	Not close to town centre retail shops.	-
Transport	Within 800m. of a frequent bus service	+

EG9	Ashlea Road	
Area 0.87 ha.	Suggested use Housing	Capacity (housing) 26
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score 2 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S211: 'developable' (6-15 years)	+
Physical constraints	Essential that surface water discharge capacity is addressed.	0
Sustainability (see Sustainability Appraisal for more detail)	Edge of town site but reasonably well located and with few negative impacts. Sustainability score 7.	+
Regeneration potential	Development unlikely to have a significant impact.	0

Conclusion

The site has clear potential to be suitable for housing development – though on the edge, it is within the development boundary and its landscape impact would be mitigated by the mature hedge on its western boundary. Although it is currently grassed, the land is not landscaped and there is no evidence of substantial recreational use; the site may well have been originally intended for further development of the estate; there is designated green space beyond it.

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternative would be to retain it as amenity green space..

EG9 Ashlea Road

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated amber for both drainage and water supply	0
Climate change	Likely negative effect due to car dependency.	-
Flood risk	Site in Zone 1 and with some potential for sustainable drainage measures.	+
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site on edge of town some distance from centre.	0
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site not very accessible to a wide range of employment and training opportunities.	0
Leisure and tourism	Not relevant.	0
Housing	site capable of fulfilling one or more of the core strategy objectives e.g. affordable housing.	+
Retail	Town centre within 1 km.	+
Transport	Within 800m. of a frequent bus service	+

EG10	Egremont furthest north	
Area 4.2 ha.	Suggested use Housing	Capacity (housing) 128
Planning history	Allocated for housing in 2006 Local Plan	
PREFERRED USE	Allocate only if constraints can be resolved	

Allocation criteria; allocation score 3 (residential use)

	Comments	Rating
Planning history	Existing Local Plan (2006) allocation – HA 12 30 and HA13 35 dwellings. SHLAA site reference S37/S345	++
Physical constraints	Historic mine shaft on 'phase 2' HA13.	-
Sustainability (see Sustainability Appraisal for more detail)	Location on edge of town, reasonably close to centre and bus route. Sustainability score 8.	+
Regeneration potential	Within existing town development boundary; part of site ('phase 1', allocated site HA12, SHLAA ref. S37) is greenfield, but with potential to provide high quality housing.	+

Conclusion

The reasons for allocating this site in 2006 remain valid.

Alternative options

The location of this site makes it unsuitable for retail use.

In view of its accessibility employment use might be acceptable in principle.

The only other realistic alternative would be to retain it as farming land.

EG10 Egremont furthest north

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated one 'amber' and one 'red'	-
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of settlement or brownfield site not joined to settlement	-
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	On greenfield site inside settlement boundary currently allocated housing site.	0
Retail	Town centre within 1 km.	+
Transport	Within 400m. of a frequent bus service	+

EG11	Adj. Toll Bar House	
Area 0.46 ha.	Suggested use Housing	Capacity (housing) 14
Planning history	SHLAA rating: 'developable'	
PREFERRED USE	Allocate for housing only if access issue can be resolved.	

Allocation criteria; allocation score 1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S206: 'developable' (6-15 years)	+
Physical constraints	Access may be difficult if development of EG10 does not allow for access from this site through it.	-
Sustainability (see Sustainability Appraisal for more detail)	Location on edge of town, reasonably close to centre and bus route. Sustainability score 9.	+
Regeneration potential	Greenfield site but within the town, close to main road and not fulfilling a Greenspace function.	o

Conclusion

Next to EG10 and thus has the potential to complement it, with the same positive factors.

Alternative options

Extension to cemetery?

EG11 Toll Bar House Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated one 'amber' and one 'red'	-
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	o
Housing	site whose development is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	Town centre within 1 km	+
Transport	Within 400m. of a frequent bus service	++

EG12	St. Thomas's Cross	
Area 2.13 ha.	Suggested use Housing	Capacity (housing) 64
Planning history	SHLAA rating: 'developable'	
PREFERRED USE	Part of site suitable in principle for housing but no allocation	

Allocation criteria; allocation score 1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S193: 'developable' (6-15 years)	+
Physical constraints	Access appears to be a critical difficulty.	--
Sustainability (see Sustainability Appraisal for more detail)	Location on edge of town, reasonably close to centre and bus route. Sustainability score 11.	+
Regeneration potential	Greenfield site within the settlement boundary. Development, if well designed, could provide an attractive 'southern gateway' for the town.	+

Conclusion

Although the part of the site that is not in allotment use would be acceptable in principle for housing, there does not appear to be any means of securing highway access which would be acceptable on grounds of safety and/or practicability.

Alternative options

The site is probably not suitable for employment use by virtue of its accessibility - access via Little Hill not being suitable for commercial vehicles and it is not likely that another access solution could be achieved, so close to the St Thomas's Cross roundabout.

EG12 S193 St Thomas's Cross, Egremont Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Site rated amber for both drainage and water supply Possible surface water issues.	0
Climate change	Site capable of being developed in a way that will minimise impacts associated with climate change	+
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Development will utilise brownfield land	+
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	site whose development is capable of fulfilling one or more of core strategy objectives	+
Retail	Town centre within 1 km. or accessible by frequent bus service	+
Transport	Within 400m. of a frequent bus service	++

EG13	Brisco Mount	
Area 0.3 ha.	Suggested use Housing	Capacity (housing) 9
Planning history	SHLAA rating; 'developable'	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score 3 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S317: developable (6-15 years)	+
Physical constraints	None known, although the site does slope quite sharply.	+
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably well related to the settlement edge and not too far from the town centre. Sustainability score 11.	+
Regeneration potential	Overgrown land, used to hang washing and perhaps for leisure by residents opposite; on edge of town but within settlement boundary. A well designed development would minimise landscape impact.	o

Conclusion

A suitable development could make more attractive this edge of the town. Allocation for housing development is recommended.

Alternative options

Could be suitable for amenity open space if there were funds to improve and maintain it, or for interested people to buy it.

EG13 Brisco Mount Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Site rated 'green' for drainage and 'amber' for water supply or vice versa	+
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	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	o
Housing	site whose development is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	Town centre within 1 km.	+
Transport	Within 400m. of a frequent bus service	++

EG14	Chapel Street Car Park	
Area 0.39 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Opportunity site (see EGB)	

Allocation criteria; allocation score -1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference S318: discounted owing to potential for employment use.	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Central location in town close to services and public transport, but loss of employment potential on this town centre site would be a missed opportunity. Sustainability score 6.	+
Regeneration potential	Employment opportunity site in 2006 Local Plan; clear potential for commercial use on edge of town centre.	--

Conclusion

Egremont has a substantial choice of development opportunities for housing, but lacks a similar range of possibilities to improve its town centre, and generally little choice for employment development. This site is well located for retail or other town centre-related (perhaps mixed use) development, which may become realisable if development to the south at Moorside brings larger numbers of people into the area. Employment development, including offices, would bring more jobs into the town and would therefore also be acceptable in principle.

In the meantime the site serves a useful purpose as a car park.

Alternative options

The site should be physically developable for housing.

Housing might be acceptable as part of a mixed use development.

EG14 Chapel St.

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to maintain biodiversity	+
Landscape/conservation	Limited risk that development might detract from the built environment	-
Water resources	Further information required from UU.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2	-
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	site whose development would undermine core strategy objectives – allocated employment site	--
Retail	Town centre site.	++
Transport	Within 400m. of a frequent bus service	++

EG15	High Mill	
Area 0.53 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Leave in current state	

Allocation criteria; allocation score (residential use) -3

	Comments	Rating
Planning history	SHLAA site reference S203: discounted (flood zone 3a/3b)	-
Physical constraints	Flood Zone 3A.	--
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably well located as regards accessibility (albeit across the A595 from the town centre) but development would have environmental disadvantages. Sustainability score 4.	0
Regeneration potential	Not significant.	0

Conclusion

Its presence in Flood Zone 3 rules this site out, as there are no overriding reasons to overlook that.

Alternative options

Developable in principle for uses permissible under the flood risk regime, but relative lack of accessibility means development is unlikely to be feasible.

EG15 High Mill Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Further information required from UU, Sewer through site.	0
Climate change	Development likely to have a moderately unfavourable impact, which could be mitigated, in terms of climate change	-
Flood risk	Site in Zone 3a (part 3 b)	--
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	site whose development is not sustainable and/or consistent with the Core Strategy, and where there are not special considerations to override this	-
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG16	Former Council Depot, Chapel Street	
Area 0.26 ha.	Suggested use Housing	Capacity (housing)
Planning history	Allocated as Employment Opportunity Site in 2006 Local Plan Discounted in SHLAA	
PREFERRED USE	Commercial (retail/town centre-related uses, business use including offices	

Allocation score (residential use) -1 (employment use -see site EGB; 5)

	Comments	Rating
Planning history	SHLAA site reference S318: discounted	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Central location in town. Sustainability score 8.	+
Regeneration potential	Employment opportunity site in 2006 Local Plan; clear potential for commercial use on edge of town centre.	--

Conclusion

Egremont has a substantial choice of development opportunities for housing, but lacks a similar range of possibilities to improve its town centre, and generally little choice for employment development. This site is well located for retail or other town centre-related (perhaps mixed use) development, which may become realisable if development to the south at Moorside brings larger numbers of people into the area. Employment development, including offices, would bring more jobs into the town and would therefore also be acceptable in principle.

Alternative options

The site should be physically developable for housing.

Housing might be acceptable as part of a mixed use development.

EG16 Former Council Depot, Chapel Street Sustainability criteria

	Comments	Rating
Biodiversity	No identified harm.	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information required from UU.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2	-
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	Site whose development would undermine core strategy objectives by virtue of taking a site suitable for employment.	-
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG17	Beck Green	
Area 0.15 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Open space	

Allocation criteria; allocation score (residential use) -2

	Comments	Rating
Planning history	SHLAA site reference S319: discounted (in beneficial use as amenity open space).	-
Physical constraints	Flood zone 2/3	--
Sustainability (see Sustainability Appraisal for more detail)	Location close to town centre. Sustainability score 6.	+
Regeneration potential	Not significant	0

Conclusion

Site is landscaped amenity open space and development would be contrary to Core Strategy policy SS5 even if it were not in the floodplain.

Alternative options

Any built development would fall foul of policy SS5.

EG17 Beck Green, Egremont Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Further information required from UU.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2	-
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	site whose development would undermine core strategy objectives	-
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG18	Wyndham Terrace	
Area 0.15 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Leave in current state. No allocation.	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference SR22: discounted due to uncertainty over access and being in Flood Zone 2/3a.	-
Physical constraints	Flood zone 2/3a.	-
Sustainability (see Sustainability Appraisal for more detail)	Location close to town centre albeit on opposite side of A595. Sustainability score 5.	+
Regeneration potential	Not significant.	0

Conclusion

The site is reasonably attractive in its current state and its position in the Flood Zone, rules it out for housing without any exceptional considerations.

Alternative options

None suggested. Development for any use is probably not permissible here for environmental reasons.

EG18 Wyndham Terrace, Egremont Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Further information required from UU.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2 (partial 3b)	--
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	site whose development would undermine core strategy objectives	-
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG19	Bridge End	
Area 0.4 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use.	

Allocation criteria; allocation score (residential use)

	Comments	Rating
Planning history	SHLAA site reference S38; discounted owing to being in beneficial use as allotments, and uncertainty over access.	-
Physical constraints	Site in use.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably well located close to the town centre. Sustainability score 5.	+
Regeneration potential	Allotments serve useful purpose.	-

Conclusion

Development of these active allotments would be contrary to Core Strategy policy SS5. Additionally, part of the site is in Flood Zone 2.

Alternative options

The same objections would apply to any built development.

EG19 Bridge End, Egremont Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Further information required from UU.	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 2 (partial 3b)	--
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	site whose development would undermine core strategy objectives	-
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG20	Sandholes East	
Area 0.89	Suggested use Housing	Capacity (housing) 27
Planning history	SHLAA rating: 'developable'	
PREFERRED USE	Allocate for housing only if highway access can be provided	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference S214: 'developable' (6-15 years)	+
Physical constraints	Highway access?	-
Sustainability (see Sustainability Appraisal for more detail)	The site presents few environmental obstacles and is accessible to the town centre. Sustainability score 12.	++
Regeneration potential	Not significant.	0

Conclusion

If the site is accessible from Fell View Drive it may be developable, and housing development would be acceptable in principle. But unless highway access is established, allocation is not appropriate.

Alternative options

Use as open space would be appropriate as an alternative.

EG20 Sandholes, Egremont

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Site rated amber for both drainage and water supply	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	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site in within town development boundary	0
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	Development is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG21	Sandholes West	
Area 7.14 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in agricultural use	

Allocation criteria; allocation score (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS58: discounted on grounds of access and anticipated sewer capacity issues.	-
Physical constraints	Culverts running through site, drainage capacity restricted.	-
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 4; reasonably well located but drainage issues are a major issue.	0
Regeneration potential	Not likely to be significant.	0

Conclusion

Comparably located to other housing development possibilities but constraints rule out allocation.

Alternative options

Any form of built development would be likely to face the same difficulties.

EG21 Adj Sandholes, Grove Road. Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Limited risk that development might detract from the landscape and/or built environment	-
Water resources	Further information required from UU, May be sewer capacity issues.	-
Climate change	Development likely to have a moderately unfavourable impact, which could be mitigated, in terms of climate change	-
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of settlement	-
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	site whose development is not sustainable and/or consistent with the Core Strategy, and where there are not special considerations to override this	-
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

Site ref. EG22	Site name Egremont South	
Area 20 ha.	Suggested use Housing	Capacity (housing) 700 (150 net)
Planning history	None	
PREFERRED USE	Consider part of site for housing allocation	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	None	0
Physical constraints	None known although traffic impact in town centre may be an issue. Drainage improvement works may affect culvert on edge of site, restricting development potential in short term.	0
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 4. Reasonably beneficially located with reference to town centre.	+
Regeneration potential	Potential for a range of housing types, especially 'executive' units, which would help improve the town's housing market.	+

Conclusion

The site is prominent and, if the whole of it came forward, would have to be subject to a Habitats Regulations Impact Assessment in view of its closeness at its eastern boundary to the River Ehen. However, development at its western end would be less damaging. A reduced notional capacity of 200 is, therefore, assumed.

Alternative options

No alternatives have been suggested.

EG22 Egremont South

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development will have landscape impact.	--
Water resources	Site rated amber for both drainage and water supply	0
Climate change	Development likely to have a moderately unfavourable impact, which could be mitigated, in terms of climate change	-
Flood risk	Site in Zone 1 and with good potential for sustainable drainage measures.	++
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of settlement	-
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	Site large enough and well enough located to contribute to a range of strategic priorities.	+
Retail	Town centre within 1 km.	+
Transport	Not within 400m. of a frequent bus service	0

EG23	Gulley Flatts East	
Area 3.26 ha.	Suggested use Housing	Capacity (housing) 98
Planning history	SHLAA rating; 'deliverable'	
PREFERRED USE	Housing	

Allocation criteria; allocation score 1 (use)

	Comments	Rating
Planning history	SHLAA site reference CS55; deliverable (0-5 years)	+
Physical constraints	None known but traffic generation into south end of Main Street may be an issue. Drainage also needs to be resolved.	-
Sustainability (see Sustainability Appraisal for more detail)	Although the site is on the edge of the settlement it is reasonably close to the town centre and thus not ruled out on sustainability grounds. Sustainability score 4.	o
Regeneration potential	Greenfield site on edge of town outside current settlement boundary but within walking distance of town centre. Has potential for high quality housing.	+

Conclusion

Site appears to be suitable for housing development if landscape impact mitigated (for example, by planting).

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternative would be to retain it as farming land.

EG23 Gulley Flatts East, Egremont Sustainability criteria

	Comments	Rating
Biodiversity	Limited likelihood of harm to biodiversity	0
Landscape/conservation	Possible marginal damage to landscape.	-
Water resources	Site rated one 'amber' and one 'red'	-
Climate change	Development likely to generate car traffic.	-
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of town.	-
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	o
Housing	Site large enough and well enough located to contribute to a range of strategic priorities.	+
Retail	Town centre within 1 km.	+
Transport	Not within 400m. of a frequent bus service	0

EG24	Gulley Flatts West	
Area 2.27 ha.	Suggested use Housing	Capacity (housing) 68
Planning history	SHLAA rating; 'deliverable'	
PREFERRED USE	Consider for housing allocation	

Allocation criteria; allocation score 1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS56; deliverable (0-5 years)	+
Physical constraints	None known but traffic generation into south end of Main Street may be an issue. Drainage also needs to be resolved.	-
Sustainability (see Sustainability Appraisal for more detail)	Although the site is on the edge of the settlement it is reasonably close to the town centre and thus not ruled out on sustainability grounds. Sustainability score 4.	0
Regeneration potential	Greenfield site on edge of town outside current settlement boundary but within walking distance of the town centre. Has potential for high quality housing.	+

Conclusion

Site appears to be suitable for housing development if landscape impact mitigated (for example, by planting).

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternative would be to retain it as farming land.

EG24 Gulley Flatts West, Egremont Sustainability criteria

	Comments	Rating
Biodiversity	Limited likelihood of harm to biodiversity	0
Landscape/conservation	Possible marginal damage to landscape.	-
Water resources	Site rated one 'amber' and one 'red'	-
Climate change	Development likely to generate car traffic.	-
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of town.	-
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or cycling to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	Site large enough and well enough located to contribute to a range of strategic priorities.	+
Retail	Town centre within 1 km.	+
Transport	Not within 400m. of a frequent bus service	0

EG25	Egremont furthest south	
Area	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current agricultural use.	

Allocation criteria; allocation score 0 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS102: discounted because in open countryside.	-
Physical constraints	None known though traffic generation may be an issue.	0
Sustainability (see Sustainability Appraisal for more detail)	Site disconnected from the town and would become only tenuously so if Gulley Flatts were developed. Sustainability score -4.	-
Regeneration potential	Potential for high quality housing but detached from the built up area.	0

Conclusion

The separation of the site from the town development boundary makes it inappropriate for allocation.

Alternative options

Any development would suffer from the same disadvantages, therefore no alternative is put forward.

EG25 Egremont Furthest South

Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	Development likely to cause significant harm to the landscape	--
Water resources	Further information required from UU	0
Climate change	Development likely to generate car traffic.	-
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect	0
Land quality	Greenfield site not joined to settlement	--
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Development likely to have neutral effect on generation of waste	0
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 or cycling to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or cycling to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking or cycling to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	Site large enough and well enough located to contribute to a range of strategic priorities.	+
Retail	Town centre within 1 km. or accessible by frequent bus service.	++
Transport	Within 400m. of a bus	0

EG26	Land at Woodend	
Area	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current state.	

Allocation criteria; allocation score -4 (residential use)

	Comments	Rating
Planning history	Discounted in SHLAA due to not being related to a settlement, landscape impact, and uncertainty over access.	-
Physical constraints	None known, but access to A595 would be likely to be an obstacle.	-
Sustainability (see Sustainability Appraisal for more detail)	The remoteness of the site from the settlement and its location near a junction on a busy trunk road make it unsuitable for allocation. Sustainability score -14.	--
Regeneration potential	Potential for high quality housing but detached from the built up area.	0

Conclusion

This site is completely separated from the town and located on the busy A595, both of which make it unsuitable for allocation.

Alternative options

This location is not suitable for development.

EG26 Land At Woodend

Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to cause considerable harm to biodiversity	--
Landscape/conservation	Limited risk that development might detract from the landscape	-
Water resources	Further information required from UU	0
Climate change	Development likely to generate car traffic.	-
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 not joined to settlement	--
Air quality	Could have moderate detrimental effect on local air quality	-
Waste and recycling	Development likely to have neutral effect on generation of waste	0
Services and facilities	Site not accessible to public transport and remote from key services and significant choice of employment opportunities	--
Health and wellbeing	Site remote from a hospital, primary care facility and opportunities for healthy sport and informal recreation.	--
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	site whose development is not sustainable and/or consistent with the Core Strategy, and where there are not special considerations to override this	0
Retail	Town centre within 1 km. to 3 km	-
Transport	Infrequent bus service	-

EG27	Adjoining Market Hall	
Area	Suggested use Housing	Capacity (housing)
Planning history		
PREFERRED USE	Small site, no allocation necessary	

Allocation criteria; allocation score (residential use) 0

	Comments	Rating
Planning history	.SHLAA ref. S197; discounted (small site)	-
Physical constraints	Accessibility may be limited, otherwise none known.	0
Sustainability (see Sustainability Appraisal for more detail)	Central location; sustainability score 13.	+
Regeneration potential	Not significant.	0

Conclusion

Suitable for residential development in principle but allocation not appropriate owing to small size.

Alternative options

Suitable in principle for other town centre uses such as office development. Possibly not suitable for retail or community use – other than as an extension to the Market Hall - owing to limited accessibility and closeness to houses. Access for non-residential development would be unlikely to be permissible off Wyndham Way.

EG27 S197 Adj. Market Hall Sustainability criteria

	Comments	Rating
Biodiversity	Development could cause some harm to biodiversity	-
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information required from UU	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures.	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation.	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a wide range of employment and training opportunities	++
Leisure and tourism	Central site whose beneficial development would improve the town centre's attractiveness.	+
Housing	Site whose development is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG28	Masonic Hall	
Area	Suggested use Housing	Capacity (housing)
Planning history		
PREFERRED USE	Small site, no allocation necessary	

Allocation criteria; allocation score (residential use) 3

	Comments	Rating
Planning history	SHLAA site S215, discounted (small site)	0
Physical constraints	None known, other than building conversion costs.	+
Sustainability (see Sustainability Appraisal for more detail)	Close to town centre, with no significant environmental drawbacks. Sustainability score 15.	++
Regeneration potential	Not significant.	0

Conclusion

The building is eminently suitable for conversion to residential use but lack of certainty, and its small size, make allocation inappropriate.

Alternative options

Would be suitable also for conversion to community use, in principle and subject to parking provision being accessible.

EG28 S215 Masonic Hall

Sustainability criteria

	Comments	Rating
Biodiversity	Development will have neutral or no effect	0
Landscape/conservation	Development will not significantly harm the landscape or any heritage asset and could be used to enhance moderately an asset or its setting	+
Water resources	Further information required from UU	0
Climate change	Development will have no or a neutral effect	0
Flood risk	Site in Zone 1 but with no potential for sustainable drainage measures	+
Energy	Development likely to have neutral effect	0
Land quality	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Development will involve re-use of buildings	++
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation.	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a wide range of employment and training opportunities	++
Leisure and tourism	Not significant.	0
Housing	Not likely to contribute significantly to meeting strategic objectives.	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG29	Rear of 33 Main Street	
Area	Suggested use Housing	Capacity (housing)
Planning history		
PREFERRED USE	Small site, no allocation necessary	

Allocation criteria; allocation score (residential use) 1

	Comments	Rating
Planning history	Discounted in SHLAA (S200) due to not being related to a settlement, landscape impact, and uncertainty over access.	-
Physical constraints	None known.	0
Sustainability (see Sustainability Appraisal for more detail)	Central site. Sustainability score 16.	++
Regeneration potential	Not significant.	0

Conclusion

Small site not appropriate to be allocated for development, although development for housing would be acceptable in principle.

Alternative options

The site would also be acceptable for other town centre uses such as office or retail.

EG29 S200 Rear 33 Main Street. Sustainability criteria

	Comments	Rating
Biodiversity	Development likely to maintain biodiversity	+
Landscape/conservation	No evidence that development will harm the landscape or built environment	0
Water resources	Further information required from UU	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	Development will utilise brownfield land	+
Air quality	Neutral or no effect	0
Waste and recycling	Site within 1km of recycling facility or allocated for development capable of incorporating on-site recycling	+
Services and facilities	Site in town or within 400m. of a frequent bus route.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a hospital, primary care facility and opportunities for healthy sport and informal recreation.	++
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a wide range of employment and training opportunities	++
Leisure and tourism	Central site whose beneficial development would improve the town centre's attractiveness.	+
Housing	site whose development is consistent with the Core Strategy objectives but is not likely to make a major contribution to meeting these objectives	0
Retail	Town centre within 1 km. or accessible by frequent bus service	++
Transport	Within 400m. of a frequent bus service	++

EG30	North of Pickett How	
Area 1.2 ha.	Suggested use Housing	Capacity (housing) 36
Planning history	n/a	
PREFERRED USE	Consider for housing	

Allocation criteria; allocation score 0 (residential use)

	Comments	Rating
Planning history	None	0
Physical constraints	None known but traffic generation into south end of Main Street may be an issue. Drainage also needs to be resolved.	-
Sustainability (see Sustainability Appraisal for more detail)	Although the site is on the edge of the settlement it is reasonably close to the town centre and thus not ruled out on sustainability grounds. Sustainability score 5.	0
Regeneration potential	Greenfield site on edge of town outside current settlement boundary but within walking distance of town centre. Has potential for high quality housing.	+

Conclusion

Site appears to be suitable for housing development if constraints can be dealt with.

Alternative options

The location of this site makes it unsuitable for retail use, and its access, plus proximity to existing housing, make it unsuitable for industrial or business use.

The only realistic alternative would be to retain it as farming land.

EG30 N. of Pickett How, Egremont Sustainability criteria

	Comments	Rating
Biodiversity	Limited likelihood of harm to biodiversity	0
Landscape/conservation	Minimal impact on landscape owing to adjacent buildings.	0
Water resources	Nearby sites rated one 'amber' and one 'red' therefore this is assumed to be similar.	-
Climate change	Development likely to generate car traffic.	-
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Potential for good standards of sustainable design and construction and off-site renewable energy	+
Land quality	Greenfield site on edge of town.	-
Air quality	Could have moderate detrimental effect on local air quality.	-
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site reasonably close to town facilities.	+
Health and wellbeing	Site accessible by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	+
Education and skills	Site accessible by walking or frequent public transport to vocational training and adult education facilities	+
Sustainable economy	Site accessible by walking, cycling or frequent public transport to a choice of employment opportunities.	+
Leisure and tourism	Not likely to contribute.	0
Housing	Site suitable to provide 'executive' housing and additional affordable element probably viable.	+
Retail	Town centre within 1 km.	+
Transport	Not within 400m. of a frequent bus service	0

EG31	Clintside	
Area 0.6 ha.	Suggested use Housing	Capacity (housing)
Planning history	n/a	
PREFERRED USE	No allocation. Leave in current condition.	

Allocation criteria; allocation score -1 (residential use)

	Comments	Rating
Planning history	None	0
Physical constraints	Slope and narrowness of site could be a problem, as well as limited highway accessibility due to poor junction.	-
Sustainability (see Sustainability Appraisal for more detail)	Although the site is reasonably close to the town its location on a narrow and fairly busy 'A' road may inhibit pedestrian and cycle accessibility. Sustainability score 3.	0
Regeneration potential	Limited impact in regeneration terms.	0

Conclusion

The site is on the edge of Woodend, which is a small settlement without services. Although it is reasonably close to Egremont, development here would have some disadvantages in terms of its impact, without any clear advantages.

Alternative options

As a narrow, sloping site it probably lacks suitability for most forms of development. On the other hand, being wooded, it has amenity and biodiversity value in its current state. No alternative proposed.

EG31 Clintside

Sustainability criteria

	Comments	Rating
Biodiversity	Probable harm arising from damage to tree cover and ground vegetation.	-
Landscape/conservation	Impact probably muted as site is not prominent from viewpoints.	0
Water resources	Nearby sites rated one 'amber' and one 'red' therefore this is assumed to be similar.	-
Climate change	Small site therefore negligible impact.	0
Flood risk	Site in Zone 1 but with limited potential for sustainable drainage measures	+
Energy	Site constraints may limit potential for energy efficiency.	0
Land quality	Greenfield site on edge of town.	-
Air quality	Impact likely to be negligible or neutral.	0
Waste and recycling	Site within 1km of recycling facility.	+
Services and facilities	Site at a distance from town facilities.	0
Health and wellbeing	Limited accessibility by walking, cycling or frequent public transport to a primary care facility and opportunities for formal or informal healthy recreation	0
Education and skills	Limited accessibility by walking or frequent public transport to vocational training and adult education facilities	0
Sustainable economy	Limited accessibility by walking, cycling or frequent public transport to a choice of employment opportunities.	0
Leisure and tourism	Not likely to contribute.	0
Housing	Site suitable to provide 'executive' housing though probably limited potential for affordable units.	+
Retail	Town centre within 1 km.	+
Transport	Over 500m. from a frequent bus service	0

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

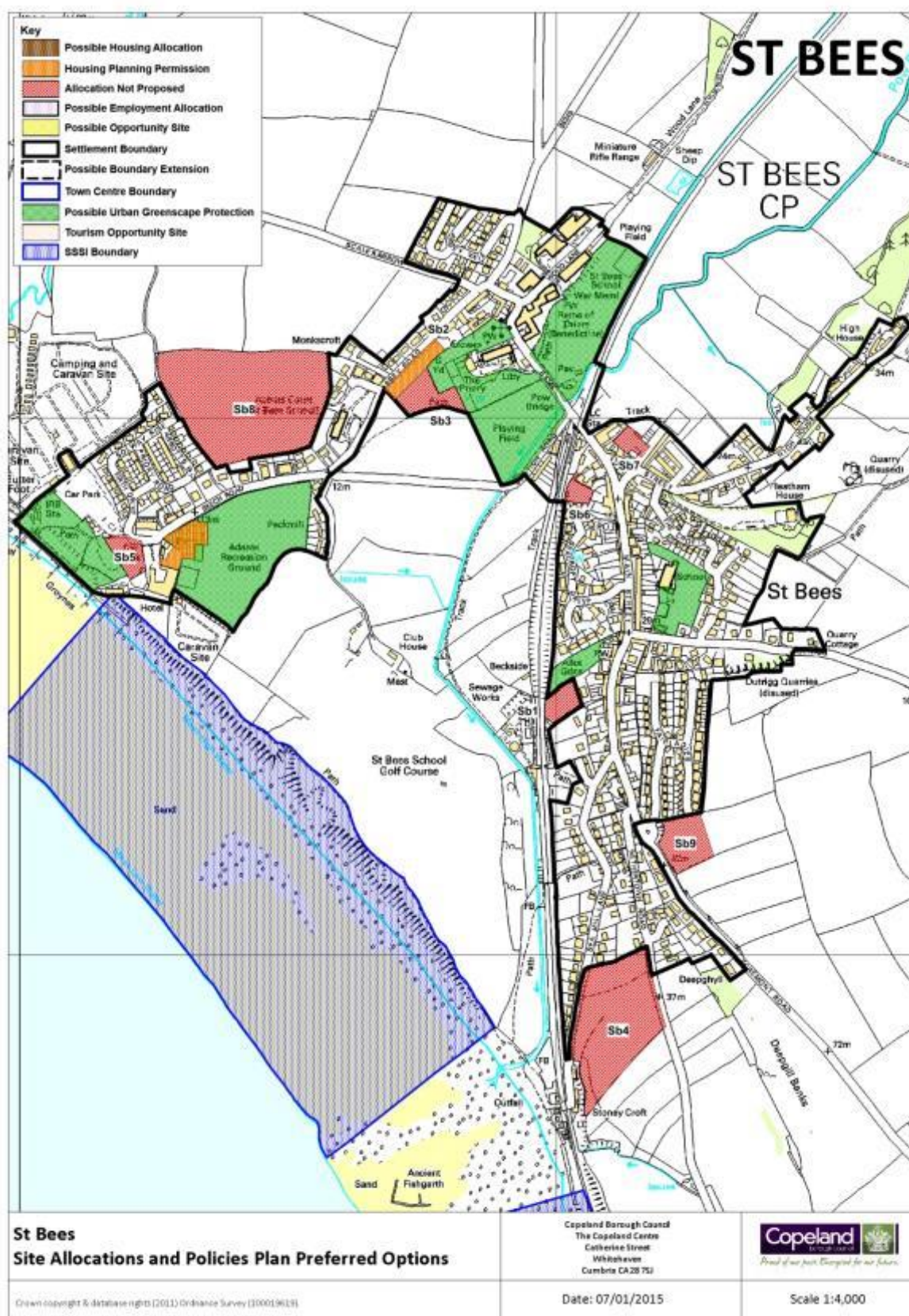
An approach that takes advantage of land availability where there is land available, rather than going looking for more in places where none has come forward, must be the more practical alternative. Care will need to be taken to make sure that villages where a lot of land has been offered are not ‘swamped’ 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.

ST. BEES SITE ASSESSMENT



Sb1	Rear of Manx Horizon	
Area 0.35 ha	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use.	

Allocation criteria; allocation score (housing use) 0

	Comments	Rating
Planning history	SHLAA site reference S227; discounted (outside settlement boundary, backland site with poor access)	-
Physical constraints	Access down narrow partly walled farm track off narrow main street	-
Sustainability (see Sustainability Appraisal for more detail)	Site close to centre of village therefore reducing car dependency.	0
Regeneration potential	Not relevant.	0

Conclusion

Access to Main Street would be through a narrow lane between two buildings, with no visibility splay possible, onto the street, which is itself narrow. Further down it appears that the lane, in effect a farm track, has a long single-track stretch. It is not appropriate to release such a plot for house building.

Alternative options

Any form of development which would generate traffic to and from this site would have similar highway impacts, and therefore no alternatives are suggested.

Sb1 Rear of Manx Horizon

Sustainability criteria

	Comments	Rating
Biodiversity	Pasture, loss to biodiversity probably negligible.	0
Landscape/conservation	Site next to railway and not prominent from view points.	0
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Small site, development not likely to have significant impact	0
Flood risk	Zone 1, little potential for sustainable drainage.	+
Energy	Likely to be neutral in effect.	0
Land quality	Greenfield within settlement	0
Air quality	Small development would have negligible effect.	0
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Within 400m. of bus route and accessible by choice of transport suitable for commuting.	+
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

Sb2	Abbey Road 1	
Area 0.93 ha.	Suggested use Housing	Capacity (housing) 11
Planning history	BUILT	
PREFERRED USE	Housing	

Sustainability rating not relevant as site is now developed

Conclusion

Assessment not needed as site is now developed.

Alternative options

n/a

Sb3	Abbey Road 2	
Area 0.6 ha.	Suggested use Housing	Capacity (housing) 20
Planning history	Discounted in SHLAA	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (housing use) 0

	Comments	Rating
Planning history	SHLAA site reference S229B; discounted (detrimental to landscape, requires easement for access)	-
Physical constraints	Access?	0
Sustainability (see Sustainability Appraisal for more detail)	Site reasonably accessible for village services and amenities reducing car dependency. Sustainability score 4.	+
Regeneration potential	Not relevant.	0

Conclusion

Land adjoining this site and part of the same plot now has a housing development under construction. This should allow for access to the remainder of the lot, thus making development feasible. Further development should not add significantly to the visual impact of the existing development and might be used to mitigate it by suitable boundary treatment. development of this site, if permitted, should therefore include amenity planting along its southern boundary, to soften the impact of the development on views of the setting of the Priory from the south and east.

Alternative options

It would be valid to leave the site for grazing, but recreational open space would also be acceptable in principle.

Sb 3 Abbey Road 2

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no impact.	0
Landscape/conservation	As this field is already half developed, little or no impact.	0
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Small site, development not likely to have significant impact	0
Flood risk	Zone 1, little potential for sustainable drainage.	+
Energy	Likely to be neutral in effect.	0
Land quality	Greenfield within settlement	0
Air quality	Small development would have negligible effect.	0
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Within 400m. of bus route and accessible by choice of transport suitable for commuting.	+
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

Sb4	Nethertown Road	
Area 3.87ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Retain in current use.	

Allocation criteria; allocation score (housing use) -2

	Comments	Rating
Planning history	SHLAA site reference CS11: discounted (Outside settlement boundary, highly detrimental to landscape, poor access)	-
Physical constraints	Slope of site and possibly problematic highway access, though not technically assessed yet.	0
Sustainability (see Sustainability Appraisal for more detail)	The site lies on the edge of the village but is still reasonably accessible for the station as well as bus services. Sustainability score 2.	0
Regeneration potential	It is arguable that development on this scale in this location would damage the image of St. Bees as a desirable place to visit and thus be contrary to the aim of promoting tourism.	-

Conclusion

This site would yield a development excessively large compared to the current size of St. Bees as well as having a major impact on the landscape on the southern approach to the village. It is clearly unsuitable for development, which would be contrary to the spatial strategy (Core Strategy policy ST2) and to policy on landscape (ENV5).

Alternative options

It is highly unlikely that any built development would be acceptable here.

Sb 4 Nethertown Road

Sustainability criteria

	Comments	Rating
Biodiversity	Pasture, loss of biodiversity unlikely to be significant.	0
Landscape/conservation	Site possible prominent from some view points, therefore potential for negative impact.	-
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Small site, development not likely to have significant impact	0
Flood risk	Zone 1, large enough to have capability for sustainable drainage.	+
Energy	Likely to be neutral in effect.	0
Land quality	Greenfield outside current settlement boundary	-
Air quality	Small development would have negligible effect.	0
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Within 400m. of bus route and accessible by choice of transport suitable for commuting.	+
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

Sb5	Seacote Car Park	
Area 0.37 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Retain in current use.	

Allocation criteria; allocation score (housing use) -2

	Comments	Rating
Planning history	SHLAA site reference S230: discounted (existing use for car parking, development highly detrimental to setting)	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably accessible to village facilities and station reducing car dependency. Sustainability score 2.	0
Regeneration potential	Could harm the attractiveness of this area for tourism	-

Conclusion

Although the car park is not in itself very attractive, its open aspect is an important part of the setting of the beach. To hem in the remainder of the car park with housing would tend to make the beach less attractive and thus be contrary to policy ENV2, and arguably also to ENV5 by introducing buildings into a currently open area.

Alternative options

This land might have potential for open space or other leisure-related use, as long as it did not compromise the generally open aspect of this approach to the sea front.

Sb5 Seacote Car Park

Sustainability criteria

	Comments	Rating
Biodiversity	Hard surfaced site, no negative impact on biodiversity arising from development.	0
Landscape/conservation	Development here would have great prominence on this part of the sea front as well as shutting off views of it for those approaching along Beech Road	- -
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Small site, development not likely to have significant impact	0
Flood risk	Zone 1, little potential for sustainable drainage.	+
Energy	Likely to be neutral in effect.	0
Land quality	Brownfield	+
Air quality	Small development would have negligible effect.	0
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Accessible by choice of transport suitable for commuting.	0
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

Sb6	Stonehouse Farm	
Area 0.17 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Retain in current use.	

Allocation criteria; allocation score (housing use) -2

	Comments	Rating
Planning history	SHLAA site reference S325: discounted (detrimental to landscape, poor access, impact on neighbouring properties)	-
Physical constraints	Landlocked backland site with no adequate access to a highway.	- -
Sustainability (see Sustainability Appraisal for more detail)	This would make a well situated infill site if it could be developed, with good access to services and public transport. Sustainability score 4.	+
Regeneration potential	Not relevant.	o

Conclusion

The site appears to be inaccessible in highway terms. Development would be consistent with planning policy if this obstacle could be overcome.

Alternative options

There appears to be no way of gaining access to this land according to safe standards and therefore there would appear to be no alternative to continuing in its present use.

Sb6 Stonehouse Farm

Sustainability criteria

	Comments	Rating
Biodiversity	Development not likely to have significant impact.	0
Landscape/conservation	Site is tucked away behind buildings and next to railway therefore development impact unlikely to be harmful.	0
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Small site, development not likely to have significant impact	0
Flood risk	Zone 1, little potential for sustainable drainage.	+
Energy	Likely to be neutral in effect.	0
Land quality	Greenfield within settlement	0
Air quality	Small development would have negligible effect.	0
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Within 400m. of bus route and accessible by choice of transport suitable for commuting.	+
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

Sb7	Rear of Albert Hotel	
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) -2

	Comments	Rating
Planning history	SHLAA site reference S336: discounted (backland site with poor access, impact on Listed Building)	-
Physical constraints	No satisfactory means of vehicle access.	-
Sustainability (see Sustainability Appraisal for more detail)	Site well situated in middle of village, accessible to services and public transport. Sustainability score 4.	0
Regeneration potential	Not relevant.	0

Conclusion

The site appears to be inaccessible in highway terms. Development likely to be acceptable in policy terms if this could be overcome.

Alternative options

There appears to be no way of gaining access to this land according to safe standards and therefore there would appear to be no alternative to continuing in its present use.

Sb7 Rear of Albert Hotel

Sustainability criteria

	Comments	Rating
Biodiversity	Development unlikely to have significant impact.	0
Landscape/conservation	Infill site not likely to be visible except from school playing fields.	0
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Small site, development not likely to have significant impact	0
Flood risk	Zone 1, little potential for sustainable drainage.	+
Energy	Likely to be neutral in effect.	0
Land quality	Greenfield within settlement	0
Air quality	Small development would have negligible effect.	0
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Within 400m. of bus route and accessible by choice of transport suitable for commuting.	+
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

Sb 8	Abbots Court field	
Area 5.3 ha.	Suggested use Housing	Capacity (housing) 160
Planning history		
CONCLUSION	Retain in current use	

Allocation criteria (residential use)

	Comments	Rating
Planning history	None known.	0
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Reasonably sustainable location with potential to reduce car dependency, but landscape impact in this sensitive area is a problem. Sustainability score 2.	-
Regeneration potential	Not significant.	0

Assessment

The site rises to the brow of a hill and development here would be prominent in the landscape in apposition close to the Heritage Coast zone. Development of part of the site might mute that impact, but it is unclear how that might be managed to ensure it could be permanently restricted to whichever part of the site was acceptable..

Alternative options

Development for any built purpose would have similar landscape impacts.

Sb8 Abbots Court field Sustainability criteria

	Comments	Rating
Biodiversity	Currently under pasture, therefore development might have biodiversity impact but unlikely to be significant.	0
Landscape/conservation	Due to prominence development would have significant landscape impact on the fringe of the Heritage Coast zone.	- -
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Impact likely to be neutral.	0
Flood risk	Zone 1, potential for sustainable drainage.	+
Energy	Site would have potential for energy efficiency/renewable generation elements.	+
Land quality	Greenfield on edge of settlement.	0
Air quality	Although St Bees is reasonably well connected for commuting transport, restricted services mean a degree of car dependency with air quality effects.	-
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Accessible to bus route and accessible by choice of transport suitable for commuting.	+
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

Site ref. Sb9	Site name Fairladies South	
Area 2.0 ha.	Suggested use Housing	Capacity (housing)
Planning history		
CONCLUSION	Leave in current use	

Allocation criteria (residential use). Allocation score 0

	Comments	Rating
Planning history	None known.	0
Physical constraints	Highway access may be difficult to achieve satisfactorily	-
Sustainability (see Sustainability Appraisal for more detail)	The site is reasonably accessible to village services and public transport, giving potential for reduced car dependency. Sustainability score 3	+
Regeneration potential	Not significant.	0

Assessment

The site would be a reasonably natural extension to Fairladies but there are no indications that this is feasible, given the change of level at the southern end of the existing development. Access directly from Egremont Road also looks problematic

Alternative options

There are no other proposals and it is not likely that the site would be suitable for other forms of development.

Sb9 Fairladies South

Sustainability criteria

	Comments	Rating
Biodiversity	Improved agricultural land unlikely to have significant biodiversity value.	0
Landscape/conservation	Site may have some visibility but its position next to the built up area mutes that.	0
Water resources	All sites in St Bees suffer hydraulic problems which may inhibit development viability.	-
Climate change	Small site, development not likely to have significant impact	0
Flood risk	Zone 1, big enough to have some potential for sustainable drainage.	+
Energy	Likely to be neutral in effect.	0
Land quality	Greenfield on edge of settlement	-
Air quality	Small development would have negligible effect.	0
Waste and recycling	Over 2 km. from recycling facility.	-
Services and facilities	Within 400m. of bus route and accessible by choice of transport suitable for commuting.	+
Health and wellbeing	Accessible to opportunities for healthy outdoor recreation.	-
Education and skills	Accessible by commutable public transport to training and skills development facilities.	+
Sustainable economy	Accessible by choice of modes to choice of jobs.	+
Leisure and tourism	Development would not make a contribution.	0
Housing	Site capable of supplying quality homes meeting a strategic objective.	+
Retail	Town centres accessible by bus or train.	++
Transport	Choice of modes suitable for commuting although lack of evening services inhibits access for leisure.	0

MOOR ROW SITE ASSESSMENT

Mr1	Station Yard	
Area 1.5 ha.	Suggested use Housing	Capacity (housing) 45
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (housing use)

	Comments	Rating
Planning history	SHLAA site reference S35; 'deliverable' (0-5 years)	+
Physical constraints	No physical constraints known. (C2C cycleway on southern boundary, with semi-mature trees along it, might be a constraint reducing capacity of site.)	+
Sustainability (see Sustainability Appraisal for more detail)	Brownfield	
Regeneration potential	Currently disused albeit available for commercial use, development of this land would be a definite positive as regards the landscape here.	+

Conclusion

As a brownfield site with a detrimental landscape impact next to a major tourist attraction, development should be encouraged. Housing seems to be the most likely to occur, therefore the conclusion is that such an allocation should be supported.

Alternative options

Employment allocation. The site could be allocated for commercial use (for example, small rural workshops), though the site is currently available and unused, and there is no evidence of demand for this.

Mr 1 Station Yard

Sustainability criteria

	Comments	Rating
Biodiversity	Hedges and trees will need to be protected; if so, impact of development could be beneficial.	+
Landscape/conservation	Possibility of enhancement of settlement edge.	+
Water resources	UU rating 'amber/amber/green'. But would need sewerage connection.	+
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Impact likely to be neutral.	0
Land quality	Brownfield, edge of settlement.	-
Air quality	Potential for significant car traffic generation.	0
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr2	Rear of Clarack House	
Area 1.46 ha.	Suggested use Housing	Capacity (housing) 44
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider allocating for housing	

Allocation criteria; allocation score 2 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS57; 'developable' (6-15 years)	+
Physical constraints	None known though there may be a possibility of ground contamination or instability. Nearby overhead power line may reduce site capacity or impact on layout on west of site..	o
Sustainability (see Sustainability Appraisal for more detail)	Brownfield. Sustainability score -4. Site is somewhat separated from the village but due to ribbon development on Scalegill Road this is not readily apparent. Development would confer some advantages but would have to be well landscaped.	o
Regeneration potential	This land is unsightly, showing the signs of former mining-related use not subject to reclamation. Its development would be a significant environmental (landscape) gain. There is a shed on the frontage in commercial use; residential development would be compatible with its retention, and could aid an improvement in the appearance of its surroundings.	+

Conclusion

This is an unattractive brownfield site, although its air of dilapidation is relieved by the two large houses built on its road frontage. Development is supported to bring this brown field site into beneficial use. Although it is at a remove from the settlement and outside the current development boundary, the Core Strategy indicates Moor Row as a place where review of the boundary is appropriate and this site is within easy walking distance of the (limited) village services and very close to the school.

Alternative options

Allocate for employment use. As a brown field site the land would be eminently suitable for rural workshops or other commercial use involving its restoration. However, although the use might be acceptable in principle, there is no indication that it would attract investment for that.

Mr2 Rear Clarack House Sustainability criteria

	Comments	Rating
Biodiversity	Impact could be marginally negative.	-
Landscape/conservation	Impact not likely to be significant..	0
Water resources	UU rating 'amber/amber/amber'	0
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Impact likely to be neutral.	0
Land quality	Brownfield, edge of settlement.	+
Air quality	Potential for significant car traffic generation.	0
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr3	Rear of Social Club	
Area 1.53 ha.	Suggested use Housing	Capacity (housing) 46
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider allocating for housing	

Allocation criteria; allocation score 3 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS63; 'developable' (6-15 years)	+
Physical constraints	Non known.	+
Sustainability (see Sustainability Appraisal for more detail)	Site is reasonably beneficially located with regard to the settlement and a logical extension to it. Greenfield. Sustainability score -6.	0
Regeneration potential	Frontage is not unsightly but development here would be an opportunity to give the club high quality surroundings.	+

Conclusion

The social club is modern and in good order, though its surroundings (asphalt car park with no planting or boundary treatment) could be improved. The land behind is rough grazing. As the land is next to (and partly within) the existing settlement boundary, this is a sensible candidate for inclusion in a reviewed boundary. Housing is appropriate, especially given its closeness to the school.

Alternative options

None suggested.

Mr3 Rear of Social Club Sustainability criteria

	Comments	Rating
Biodiversity	Impact could be marginally negative.	-
Landscape/conservation	Impact not likely to be significant..	0
Water resources	UU rating 'amber/amber/amber'	0
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Impact likely to be neutral.	0
Land quality	Greenfield, edge of settlement.	-
Air quality	Potential for significant car traffic generation.	0
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr4	Hollins Farm	
Area 0.1 ha.	Suggested use Housing	Capacity (housing) 3
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Retain in agricultural use.	

Allocation criteria; allocation score -1 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS64; 'developable' (6-15 years)	+
Physical constraints	Access; farm track only.	-
Sustainability (see Sustainability Appraisal for more detail)	Development would represent an addition to, or completion of, an existing estate. Impact therefore minimal. Greenfield Sustainability score -4.	0
Regeneration potential	As a small paddock tucked behind houses, development here would have no impact.	-

Conclusion

This site is effectively 'landlocked' with no highway access. It is therefore not appropriate to allocate it for development.

Alternative options

None identified.

Mr4 Hollins Farm Sustainability criteria

	Comments	Rating
Biodiversity	Impact insignificant.	0
Landscape/conservation	Impact insignificant.	0
Water resources	UU rating 'amber/green/amber'	+
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Impact not significant.	0
Land quality	Greenfield, edge of settlement.	-
Air quality	Impact not significant.	0
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr5	Adjoining Scalegill Road	
Area 5.95 ha.	Suggested use Housing	Capacity (housing) 75
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider allocating for housing (on reduced area)	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS66; 'developable' (6-15 years)	+
Physical constraints	Electricity line across part of site. Possible surface drainage issues; development of part of site only should avoid these problems.	o
Sustainability (see Sustainability Appraisal for more detail)	Site is reasonably beneficially located with regard to the settlement, but development of whole site would be problematic. Greenfield. Sustainability score -5.	o
Regeneration potential	This land is greenfield and outside the existing development boundary, but offers an opportunity for high quality housing, and is large enough for an element of affordable homes.	o

Conclusion

The site adjoins the current development boundary, which is identified by the Core Strategy as being suitable for review. However, 175 dwellings would increase the size of the village by around 40%. On the other hand, the overhead power line will probably act as a constraint necessitating reducing the size of the site. The large field on the east of the identified site (3.2 ha.) would take about 100 homes.

Alternative options

The only option feasible in policy terms would be to retain the site as farmland.

Site ref. Mr5 Sustainability criteria

	Comments	Rating
Biodiversity	Pasture land, development not likely to have detrimental impact.	0
Landscape/conservation	Potential for detrimental impact if whole site developed.	-
Water resources	UU rating 'amber/red/green'	-
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Development would be large enough to accommodate on-site generation.	+
Land quality	Greenfield, edge of settlement.	+
Air quality	Car traffic generation could be detrimental.	-
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr6	North Station Yard	
Area 2.46 ha.	Suggested use Housing	Capacity (housing) 74
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Consider allocating for housing, but only after Station Yard is developed	

Allocation criteria; allocation score 0 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS67; 'developable' (6-15 years)	+
Physical constraints	None known; eastern boundary abuts Keekle flood plain (Zone 3) but site rises away from it.	0
Sustainability (see Sustainability Appraisal for more detail)	Green field but adjacent to brownfield development prospect. Sustainability score -2.	-
Regeneration potential	The site does not offer regeneration gains.	0

Conclusion

Although this site is rated deliverable, it is set apart from the village by the brownfield site of Station Yard, and there is at this stage no justification for releasing it. If Moor Row continues to grow in the long term, there might be more legitimate pressure for its release, but at present it should be left as it is until more sustainably located sites are developed.

Alternative options

Allocate for housing development. This could be argued if the site were brought forward alongside Station Yard and if it could be shown that development of this land was necessary to enable Station Yard to be developed (i.e. if Station Yard is not viable in its own right).

Allocate for mixed use development with commercial (e.g. small workshop) use on Station Yard, with the same justification.

The Council does not support either of these alternatives without clear evidence that development of Station Yard is not viable. If Station Yard does not come forward, either alternative for this site is not acceptable on policy grounds (landscape damage).

Site ref. Mr6 Sustainability criteria

	Comments	Rating
Biodiversity	Hedges and trees will need to be protected; if so, impact of development could be beneficial.	+
Landscape/conservation	Possibility of enhancement of settlement edge.	+
Water resources	UU rating 'amber/amber/green'	+
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Development would be large enough to accommodate on-site generation.	+
Land quality	Greenfield, edge of settlement.	-
Air quality	Car traffic generation could be detrimental.	-
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr7	Land on Scalegill Road	
Area 0.56 ha.	Suggested use Housing	Capacity (housing) 17
Planning history	SHLAA rating 'developable'	
PREFERRED USE	No allocation.	

Allocation criteria; allocation score -3 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS89; 'developable' (6-15 years) Planning consent refused twice for low density bungalow development (1986 and 1988).	0
Physical constraints	Overhead power line cuts across the middle of the site.	-
Sustainability (see Sustainability Appraisal for more detail)	Green field. Sustainability score -6. In long term, with development of adjoining land, would become 'edge of settlement', but currently apart from it and therefore unsuitable.	-
Regeneration potential	The site might be capable of attracting 'high end' housing (as there is across the road), but the power line would act against that, and other than that there is no regeneration argument for developing this land.	-

Conclusion

In view of the constraint of the power line, the Council does not support allocating this land.

Alternative options

Open space. Bearing in mind the existence of allotments on part of the site, it could be allocated as open space, but there would be little point in that unless the land to the east is allocated and developed.

Site ref. Mr7 Sustainability criteria

	Comments	Rating
Biodiversity	Impact not likely to be significant.	0
Landscape/conservation	Not significant in itself.	0
Water resources	UU rating 'amber/amber/amber'	0
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, limited potential for SuDS.	0
Energy	Impact likely to be neutral.	0
Land quality	Greenfield, edge of settlement.	-
Air quality	Impact not likely to be significant.	0
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr8	Allotments rear of Penzance Street	
Area 3.9 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition; alternatively, part of site could be considered for allocation	

Allocation criteria; allocation score -5 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS65; discounted (part of site in use as allotments, access problematic, detrimental to landscape)	- -
Physical constraints	No apparent means of highway access	-
Sustainability (see Sustainability Appraisal for more detail)	Partly protected green space, some brownfield (former railways). Sustainability score -7. partial development would score better.	-
Regeneration potential	Loss of allotments would be a negative. It is doubtful whether the site would attract housing in the right numbers or quality to support a significant 'affordable' element.	-

Conclusion

Part of the site is allocated open space (the allotments) and development of it would be unacceptable. It might be acceptable to release part of the site for housing but only if suitable highway access could be identified. On those terms, the Council might also seek developer contributions for an element of public open space, which would be near the centre of the village.

Alternative options

Open space. Designation of the whole site as open spec would be appropriate if resources could be found to pay for its laying out and maintenance.

Allocate part of site for housing. Depending on the extent of land allocated, this would not seem to be contrary to the Core Strategy.

Site ref. Mr8 Sustainability criteria

	Comments	Rating
Biodiversity	Rough ground with allotments; development impact could be negative.	-
Landscape/conservation	Not likely to be significant.	0
Water resources	Indications are that drainage connections would be problematic.	-
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Site large enough to allow for development including on-site generation.	+
Land quality	Greenfield, edge of settlement.	-
Air quality	Could be detrimental due to car travel generation.	-
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	- -
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr9	Scalegill Hall	
Area 1.52 ha.	Suggested use Housing	Capacity (housing)
Planning history	Allocated for strategic employment use in 2006 Local Plan. Discounted in SHLAA	
PREFERRED USE	Retain in current use with employment allocation – no change to allocation.	

Allocation criteria; allocation score -4 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS61; discounted ((outside settlement boundary, allocated in 2006 Local Plan for employment, impact on Listed Building).	-
Physical constraints	No ground constraints known but development here might require substantial modification of the A595 junction.	o
Sustainability (see Sustainability Appraisal for more detail)	The lack of relationship to a settlement is compounded by the loss of employment land which housing development would cause. Sustainability score -6.	- -
Regeneration potential	The regeneration potential of this site rests on its designation for potential expansion of the Westlakes strategic employment site. Release for housing would detract from that.	-

Conclusion

This site has been allocated for the future expansion of Westlakes since 2006; Westlakes is configured to allow for access in this direction and there remain good medium- to long-term expectations that such expansion will take place. There is no case at present to rescind that allocation, which – unlike an allocation for housing - meets one of the criteria identified in policy ST2C as justifying development in the countryside.

Alternative options

Allocate for housing. The Council considers that this site is unsuitable for housing owing to its being set apart from the nearest settlement.

Hotel. It could be argued that such a use would be complementary to Westlakes, as well as being more conducive to retention of the listed Hall. The Council considers, however, that such a development would be premature and risk pre-empting legitimate short term planning of the Westlakes site.

Site ref. Mr9 Sustainability criteria

	Comments	Rating
Biodiversity	Impact likely to be neutral as site is improved pasture.	0
Landscape/conservation	Could be detrimental, either in itself or compared to landscaped B1 development.	-
Water resources	Presence of buildings indicates that connection may be feasible, but capacity may be an issue.	0
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Site would yield development large enough to accommodate on-site generation.	+
Land quality	Brownfield, separate from settlement.	+
Air quality	Development would lead to increased car traffic.	-
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	- -
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr10	Land adjacent to Scalegill	
Area 9.78 ha.	Suggested use Housing	Capacity (housing)
Planning history	Allocated for strategic employment use in 2006 Local Plan. Discounted in SHLAA	
PREFERRED USE	Retain in current use with employment allocation – no change to allocation.	

Allocation criteria; allocation score -3 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS85; discounted ((outside settlement boundary, allocated in 2006 Local Plan for employment, impact on Listed Building). Detrimental to landscape.	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	The lack of relationship to a settlement is compounded by the loss of employment land which housing development would cause. Sustainability score -8.	--
Regeneration potential	The regeneration potential of this site rests on its designation for potential expansion of the Westlakes strategic employment site. Release for housing would detract from that.	-

Conclusion

The same considerations apply as for Mr9, with the additional issue of landscape damage. In the Council's view such damage can only be justified by retaining this land as expansion space, when the time comes, for Westlakes, with its high quality architecture and high specification landscaping.

Alternative options

No alternatives offered, as in the Council's opinion the current allocation should be extended and there is no case to change that.

Site ref. Mr10 Sustainability criteria

	Comments	Rating
Biodiversity	Impact likely to be neutral as site is improved pasture.	0
Landscape/conservation	Could be detrimental, either in itself or compared to landscaped B1 development.	-
Water resources	Indications are that drainage connections would be problematic.	-
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Site would yield development large enough to accommodate on-site generation.	+
Land quality	Greenfield, separate from settlement.	--
Air quality	Development would lead to increased car traffic.	-
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Bus service suitable for commuting.	0

Mr12	A595/Scalegill Road , Moor Row	
Area 2.2 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition	

Allocation criteria; allocation score -3 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS90; discounted (outside settlement boundary, open countryside, detrimental to landscape). Consent has previously been refused (1989) for a hotel.	-
Physical constraints	No physical constraints known, but measures would be likely to be required to ensure highway safety at access point.	0
Sustainability (see Sustainability Appraisal for more detail)	The site is not in beneficial relation to a settlement and this alone renders it unsuitable in sustainability terms. Sustainability score -8.	-
Regeneration potential	The site might offer potential for high quality 'executive' homes, but at the expense of landscape damage.	-

Conclusion

Allocation of this land, situated as it is in open countryside, for housing development would be contrary to policies ST2C and ENV5 of the Core Strategy, as well as paragraph 17 of the National Planning Policy Framework ("recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it").

Alternative options

The Council has not been able to identify alternative uses for this land. Built development here would have to satisfy the conditions of Core Strategy policy ST2C.

Site ref. Mr11 Sustainability criteria

	Comments	Rating
Biodiversity	Impact likely to be neutral as site is improved pasture.	0
Landscape/conservation	Landscape impact likely to be muted as site is not very visible.	0
Water resources	Indications are that drainage connections would be problematic.	-
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Site would yield development large enough to accommodate on-site generation.	+
Land quality	Greenfield, separate from settlement.	--
Air quality	Development would lead to increased car traffic.	-
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	--
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution and/or 'exec' housing.	+
Retail	Shop serving day-to-day needs.	+
Transport	Infrequent service to village, over 800m. from bus service suitable for commuting.	-

Mr13	Land at Moor Row (Blind Lane)	
Area 1.65 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	No allocation. Retain in current condition	

Allocation criteria; allocation score -3 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS93; discounted (outside settlement boundary, open countryside, highly detrimental to landscape)	-
Physical constraints	Former mining site with iron ore spoil heaps. No direct access to highway.	-
Sustainability (see Sustainability Appraisal for more detail)	Although this land is located close to the settlement, its physical difficulties and the detrimental impact its development would have on the environment are big negatives. Sustainability score -9.	-
Regeneration potential	Regeneration value in reclaiming the site from dereliction, but not significant in a rural location where the site is barely visible from roads or homes.	0

Conclusion

Leaving aside doubts as to its viability, given its small size and the volume of tipped material on it, the lack of highway access seems to make this land undevelopable. If these difficulties could be dealt with the site might be acceptable in principle for development, including housing, but it would not be appropriate to allocate it for development.

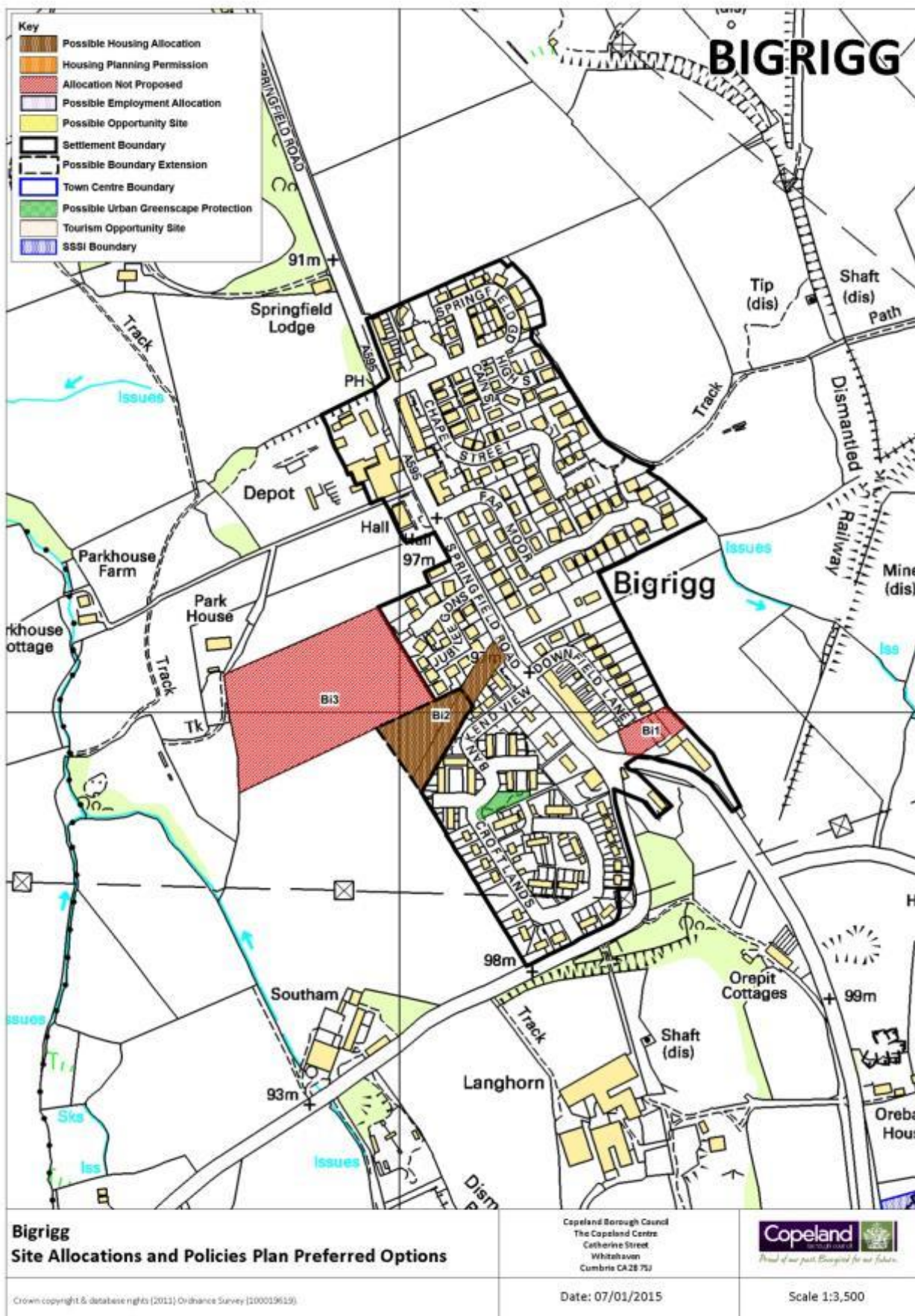
Alternative options

Any alternative use would be likely to encounter the same problem of accessibility, therefore no alternatives are offered.

Site ref. Mr13 Sustainability criteria

	Comments	Rating
Biodiversity	Impact likely to be detrimental as site is well vegetated.	-
Landscape/conservation	Impact likely to be detrimental.	-
Water resources	Connection likely to be problematic.	-
Climate change	Development likely to increase car usage and thus greenhouse gas emissions.	-
Flood risk	Zone 1, some potential for SuDS.	+
Energy	Impact likely to be neutral.	0
Land quality	Brownfield but naturalised, edge of settlement.	0
Air quality	Development would generate car movement.	-
Waste and recycling	Recycling facility over 2 km. distant.	-
Services and facilities	Not readily accessible by choice of modes to services and facilities.	-
Health and wellbeing	Accessible to opportunities for healthy informal recreation only.	-
Education and skills	Not easily accessible to education/vocational training.	-
Sustainable economy	Not accessible by range of modes to jobs/training opportunities.	-
Leisure and tourism	Impact not significant.	0
Housing	Site could meet strategic objective, e.g. affordable contribution.	+
Retail	Shop serving day-to-day needs.	+
Transport	Infrequent service to village, over 800m. from bus service suitable for commuting.	-

BIGRIGG SITE ASSESSMENT



Bi1	Adjoining Smithy Cottages	
Area 0.2 ha.	Suggested use Housing	Capacity (housing) 6
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Retain as private gardens	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA site reference S340: deliverable (0-5 years)	+
Physical constraints	Only accessible if access can be obtained from Downfield Lane.	o
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 1. Not a significant site as far as the Sustainability Appraisal Framework is concerned.	o
Regeneration potential	No discernible benefit from developing this small site which is bounded by walls and fences, and reasonably attractive.	o

Conclusion

There would be no objection in principle to house building on this land but there does not seem to be a case to allocate this site when there is no evidence of demand for it.

Alternative options

No alternatives offered as there is no evidence that the site is available for development.

Site ref. Bi1 Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact.	0
Water resources	Not known.	0
Climate change	Impact likely to be insignificant.	0
Flood risk	Zone 1, limited potential for SuDS.	+
Energy	Neutral effect likely.	0
Land quality	Greenfield.	-
Air quality	Not likely to be significant.	0
Waste and recycling	Over 1km. from a recycling facility.	-
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Not easily accessible for nearest primary care facility.	-
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Would not make a significant contribution to meeting strategic objectives.	0
Retail	Local shops available.	+
Transport	Bus service suitable for commuting nearby.	+

Bi2	Former railway, Bank End View	
Area 0.7 ha.	Suggested use Housing	Capacity (housing) 20
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider allocation for housing (or 'sub allocation' category?)	

Allocation criteria; allocation score 1 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS36 developable (6-15 years) Planning consent for 5 dwellings refused in 2005.	o
Physical constraints	Access to main A595 road may be problematic (too close to Bank End View).	o
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 2.	o
Regeneration potential	Would involve development of an unsightly plot facing the A595	+

Conclusion

Although it involves an extension of the settlement boundary, an addition of some farmland at the western end of the site is necessary to produce a developable plot and housing on this site would be acceptable in principle. Access may not be possible from the A595 but could be obtained from Bank End View via amenity open space (solely grassed, no planting or seating), if this could be obtained. But as this cannot be guaranteed, no allocation can be made at this stage.

Alternative options

No alternatives suggested as this is in principle a sensible housing site using spare land and is probably not suitable for other purposes.

The bulk of the site could remain in agricultural use if no development takes place.

Site ref. Bi2 Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact.	0
Water resources	Not known.	0
Climate change	Impact likely to be insignificant.	0
Flood risk	Zone 1, limited potential for SuDS.	+
Energy	Neutral effect likely.	0
Land quality	Greenfield.	-
Air quality	Not likely to be significant.	0
Waste and recycling	Over 1km. from a recycling facility.	-
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Not easily accessible for nearest primary care facility.	-
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Not significant.	0
Leisure and tourism	Would not make a significant contribution to meeting strategic objectives.	0
Housing	Site not larger enough to make significant contribution to meeting strategic objectives.	0
Retail	Local shops available.	+
Transport	Bus service suitable for commuting nearby.	+

Bi3	Western Extension, Jubilee Gardens	
Area 2.48 ha.	Suggested use	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in agricultural use	

Allocation criteria; allocation score 0 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS25: discounted (large extension into the countryside beyond the settlement boundary).	-
Physical constraints	None known	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score 1	0
Regeneration potential	No significant benefit for regeneration, some landscape impact.	0

Conclusion

Development of a site this side would be well beyond the current settlement boundary and jut out into the countryside a considerable distance. It would therefore not be consistent with Core Strategy policy ENV5.

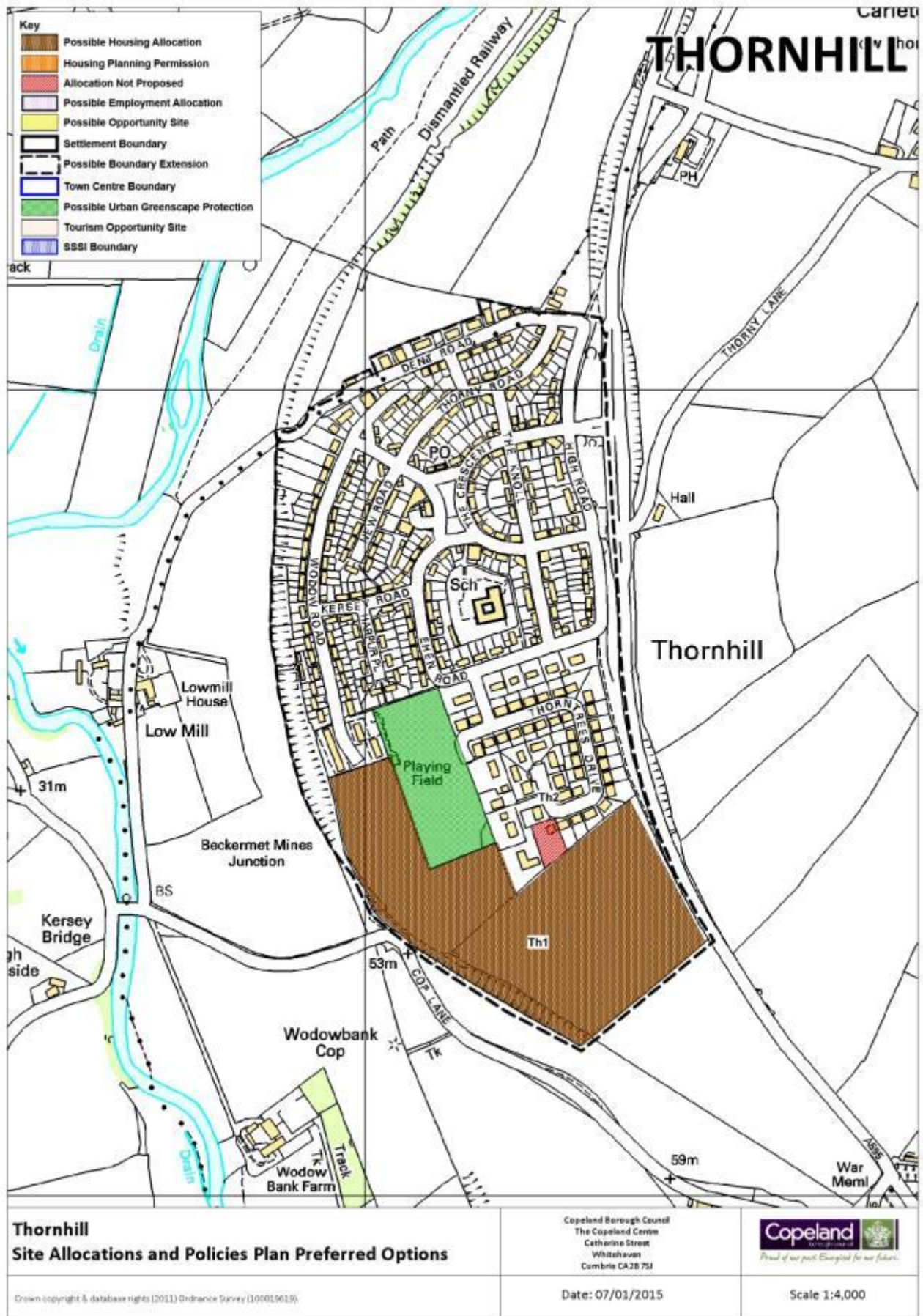
Alternative options

Allocate a smaller site for housing. This would be a more sensitive approach and produce a size of development more appropriate to a small village like Bigrigg. It would also be possible to merge development here with the development of site Bi2.

Site ref. Bi3 Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Site protrudes from development boundary, therefore likely to have landscape impact.	-
Water resources	Not known.	0
Climate change	Impact likely to be insignificant.	0
Flood risk	Zone 1, limited potential for SuDS.	+
Energy	Neutral effect likely.	0
Land quality	Greenfield.	-
Air quality	Not likely to be significant.	0
Waste and recycling	Over 1km. from a recycling facility.	-
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Not easily accessible for nearest primary care facility.	-
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Site big enough to make a significant contribution to meeting strategic objectives.	+
Retail	Local shops available.	+
Transport	Bus service suitable for commuting nearby.	+

THORNHILL SITE ASSESSMENT



Th1	South of Thornhill	
Area 7.7 ha.	Suggested use Housing	Capacity (housing) 231
Planning history	SHLAA rating ‘developable’	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score 2 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS79; developable (6-15 years)	+
Physical constraints	No physical constraints known. Highway access from A595 may not be achievable (too close to existing access); from Wodow Road might lead to excessive traffic; from Cop Lane ditto; but a solution involving more than one of these (or a smaller land release) might be workable. Should drain to R. Ehen but attenuation needed.	o
Sustainability (see Sustainability Appraisal for more detail)	Though development here is advantageous in some respects, a large development presents some sustainability negatives. Sustainability score 0.	o
Regeneration potential	Development here would add to the sustainability of Thornhill as a local service centre.	+

Conclusion

This site is physically developable and an addition to Thornhill’s housing portfolio would be of benefit. Ace might have to be struck between the desirability of a development with ‘critical mass’ to make a difference to Thornhill, and the disbenefits of developing too much of the site.

Alternative options

Allocate a smaller site. If the access issue becomes a problem, a smaller allocation (i.e. using one of the fields rather than both) may be feasible.

Site ref. Th1 Sustainability criteria

	Comments	Rating
Biodiversity	Site is pasture, not likely to have significant impact as long as hedges are retained.	0
Landscape/conservation	Potential for some detrimental impact, dependent on how much of site would be developed and how it were designed.	-
Water resources	UU rates ‘amber/amber/green’; hydraulic survey would be needed.	0
Climate change	Relatively remote from facilities, a large development would impact on road traffic.	-
Flood risk	Zone 1, large enough to offer SuDS possibilities	+
Energy	Potential for on-site generation.	+
Land quality	Greenfield on edge of settlement.	0
Air quality	Could have some detrimental impact due to traffic generation.	-
Waste and recycling	Relatively remote from recycling facility. -	-
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care facilities available in Egremont accessible by bus.	0
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Would not make a significant contribution to meeting strategic objectives.	0
Retail	Limited facilities available..	0
Transport	Bus service suitable for commuting nearby.	+

Th2	37 Thorntree Drive	
Area 0.16 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain as domestic garden	

Allocation criteria; allocation score -1 (residential use)

	Comments	Rating
Planning history	SHLAA site reference CS99; discounted (accessibility of backland site)	-
Physical constraints	Access difficult to achieve. No other constraints known.	o
Sustainability (see Sustainability Appraisal for more detail)	Development here would have little impact. Sustainability score 3.	O
Regeneration potential	No regeneration impact.	o

Conclusion

This proposal is for subdivision of an existing residential plot. It is not clear how access would be achieved; the options seem to be a shared driveway (with restricted space) or through amenity space – a verge – at the rear (which would itself run through a shared backland access). Neither is likely to be acceptable. Additionally, removal of trees would harm the appearance of the back of the estate, where there are few enough trees already. There is no need to allocate this site; if the owners wish to attempt a planning application that is their right.

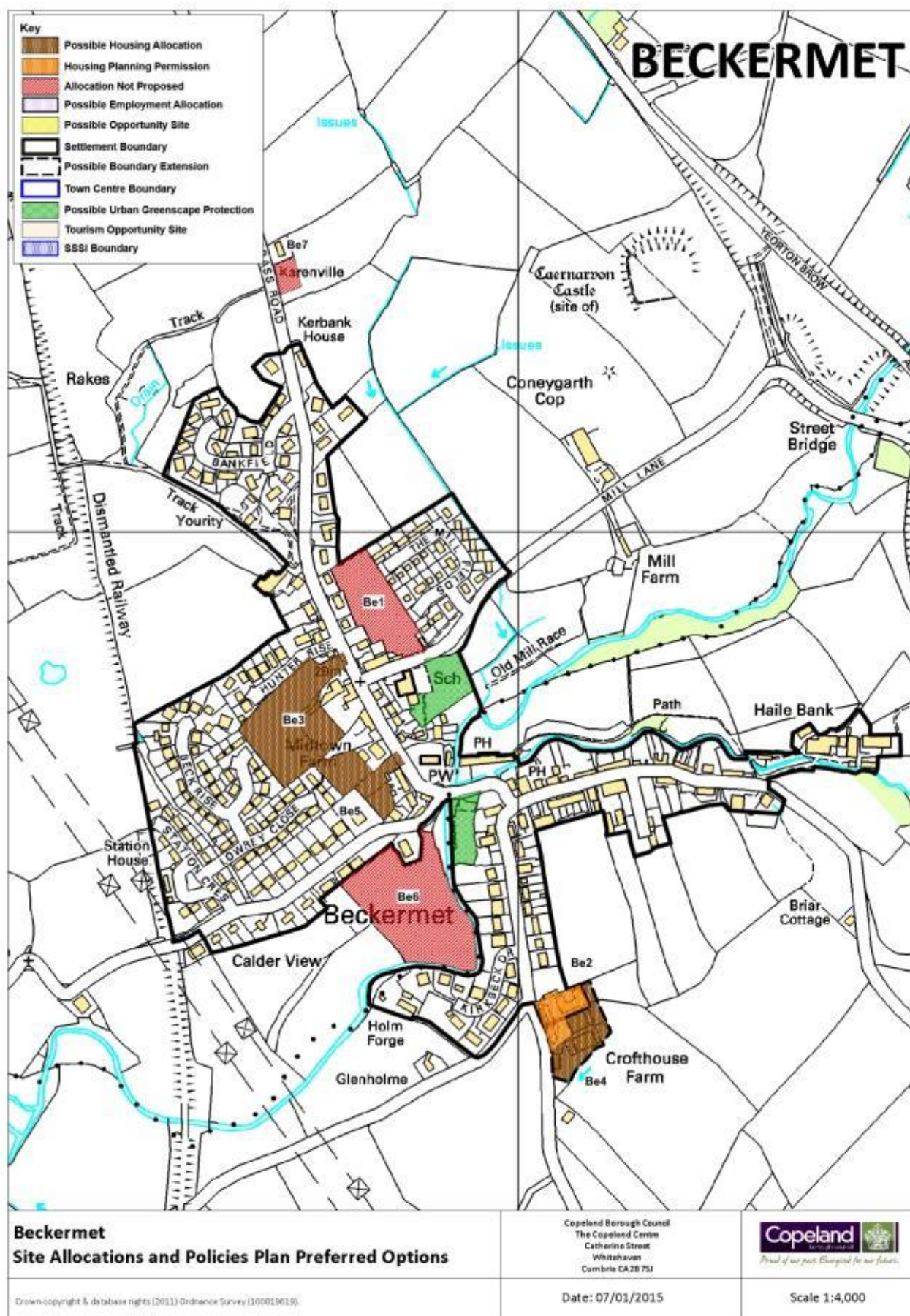
Alternative options

No alternative is suggested.

Site ref. Th2 Sustainability criteria

	Comments	Rating
Biodiversity	Not likely to have significant impact.	0
Landscape/conservation	Not likely to have significant impact.	0
Water resources	Small development should be easily connectable.	+
Climate change	Not likely to have significant impact.	0
Flood risk	Zone 1, no potential for SuDS.	0
Energy	Not likely to have significant impact.	0
Land quality	Residential curtilage.	+
Air quality	Not likely to have significant impact.	0
Waste and recycling	Remote from recycling facilities.	-
Services and facilities	Accessible to services and jobs by bus service suitable for commuting.	+
Health and wellbeing	Primary care facilities available in Egremont accessible by bus.	0
Education and skills	Not easily accessible for vocational and adult education.	-
Sustainable economy	Accessible by bus to range of job opportunities.	+
Leisure and tourism	Not significant.	0
Housing	Would not make a significant contribution to meeting strategic objectives.	0
Retail	Limited facilities available..	0
Transport	Bus service suitable for commuting nearby.	+

BECKERMET SITE ASSESSMENT



Be1	Mill Lane	
Area 0.75 ha.	Suggested use Housing	Capacity (housing) 23
Planning history	SHLAA rating 'deliverable'	
PREFERRED USE	Not suitable to allocate owing to flood risk	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	SHLAA site reference S40: 'deliverable' (0-5 years)	+
Physical constraints	Flood zone 3a. However, recent improvements may change the situation; flood modelling would be needed.	--
Sustainability (see Sustainability Appraisal for more detail)	Location within village therefore development is consistent with policy, but few advantages in terms of sustainability. Score -6.	0
Regeneration potential	Development in Beckermeth, however acceptable, is not considered to contribute to the regeneration of the Borough.	0

Conclusion

This is a gap site and as such its development is a logical piece of infill development in the village; but its position in terms of flood risk probably rules it out, unless updated flood modelling can establish otherwise.

Alternative options

As this land is surrounded by housing, alternative possibilities are limited.

Public open space. The land would be suitable for public use if resources were available to develop it for that purpose and maintain it.

Be 1 Mill Lane

Sustainability criteria

	Comments	Rating
Biodiversity	Improved pasture almost surrounded by houses; significant harm to biodiversity unlikely.	0
Landscape/conservation	Within village, not likely to have significant effect.	0
Water resources	UU rating 'amber/green/green' subject to hydraulic survey.	+
Climate change	Likely to have marginal negative effect owing to car dependency.	-
Flood risk	Flood risk zone 3a	--
Energy	Small site with limited potential to incorporate renewable energy generation.	0
Land quality	Greenfield within village boundary.	0
Air quality	Not likely to have significant impact.	0
Waste and recycling	Nearest recycling facility over 2 km.	-
Services and facilities	Accessible to services and facilities by bus service suitable for commuting.	0
Health and wellbeing	Accessible to healthy informal recreation (countryside based) but not to healthcare.	-
Education and skills	Not easily accessible to training and adult education.	-
Sustainable economy	Accessible by public transport to job market but bus services not frequent.	0
Leisure and tourism	No significant impact.	0
Housing	May be big enough to fulfil strategic objective such as 'affordable' quota.	+
Retail	Nearest shops over 3 km. away.	--
Transport	Bus service suitable for commuting.	0

Be2	Croftthouse Farm	
Area 0.5 ha.	Suggested use House	Capacity (housing) 15
Planning history	Part of the farm was allocated for housing in 2006. SHLAA rating 'developable'	
PREFERRED USE	Consider allocation for housing	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference CS30; 'developable' (6-15 years)	+
Physical constraints	Existing buildings on site.	o
Sustainability (see Sustainability Appraisal for more detail)	Brownfield on edge of village. Sustainability score -3 owing to relatively unsustainable nature of village location and services.	+
Regeneration potential	Development in Beckermest, however acceptable, is not considered to contribute to the regeneration of the Borough.	o

Conclusion

The Council supported allocation of this site in 2006 but the Inspector took it out of the Plan. It is outside the development boundary, but part of the farmstead is within the boundary. The Council remains of the view that the site should be taken as developable, and allocated, on the understanding that the existing farmhouse and other stone buildings should be retained.

Alternative options

Commercial uses appropriate for a rural location would be acceptable in principle.

Be 2 Croftthouse Farm

Sustainability criteria

	Comments	Rating
Biodiversity	Condition of land is such that development is unlikely to harm biodiversity significantly.	0
Landscape/conservation	Within village, not likely to have significant effect.	0
Water resources	United Utilities assessment 'amber/green/amber' subject to hydraulic survey.	+
Climate change	Likely to have marginal negative effect owing to car dependency.	-
Flood risk	Zone 1 but little potential for SuDS.	+
Energy	Small site with limited potential to incorporate renewable energy generation.	0
Land quality	Greenfield within village boundary.	0
Air quality	Not likely to have significant impact.	0
Waste and recycling	Nearest recycling facility over 2 km.	-
Services and facilities	Accessible to services and facilities by bus service suitable for commuting.	0
Health and wellbeing	Accessible to healthy informal recreation (countryside based) but not to healthcare.	-
Education and skills	Not easily accessible to training and adult education.	-
Sustainable economy	Accessible by public transport to job market but bus services not frequent.	0
Leisure and tourism	No significant impact.	0
Housing	Might be suitable for executive housing.	+
Retail	Nearest shops over 3 km. away.	--
Transport	Bus service suitable for commuting.	0

Be3	Hunter Rise	
Area 1.1 ha	Suggested use Housing	Capacity (housing) 33
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider housing allocation	

Allocation criteria; allocation score (residential use) 2

	Comments	Rating
Planning history	SHLAA site reference S39; 'developable' (6-15 years)	+
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Greenfield site within village; this site is a reasonable prospect for infill development albeit not scoring highly in sustainability terms (-3)	0
Regeneration potential	Development in Beckermet, however acceptable, is not considered to contribute to the regeneration of the Borough.	0

Conclusion

This land is in an anomalous position as the only agricultural plot remaining in the heart of a village, almost completely surrounded by houses.

Alternative options

Open space. The site is (mostly) level enough to function as community open space if there were demand, and resources were available, to realise that.

Be3 Hunter Rise Sustainability criteria

	Comments	Rating
Biodiversity	Condition of land is such that development is unlikely to harm biodiversity significantly.	0
Landscape/conservation	Within village, not likely to have significant effect.	0
Water resources	United Utilities assessment 'amber/green/amber' subject to hydraulic assessment.	+
Climate change	Likely to have marginal negative effect owing to car dependency.	-
Flood risk	Zone 1 but little potential for SuDS.	+
Energy	Small site with limited potential to incorporate renewable energy generation.	0
Land quality	Greenfield within village boundary.	0
Air quality	Not likely to have significant impact.	0
Waste and recycling	Nearest recycling facility over 2 km.	-
Services and facilities	Accessible to services and facilities by bus service suitable for commuting.	0
Health and wellbeing	Accessible to healthy informal recreation (countryside based) but not to healthcare.	-
Education and skills	Not easily accessible to training and adult education.	-
Sustainable economy	Accessible by public transport to job market but bus services not frequent.	0
Leisure and tourism	No significant impact.	0
Housing	Might be suitable for executive housing.	+
Retail	Nearest shops over 3 km. away.	--
Transport	Bus service suitable for commuting.	0

Be4	Adjoining Croft House Farm	
Area 0.14 ha.	Suggested use Housing	Capacity (housing) 4
Planning history	Allocated for housing in 2006. SHLAA rating 'developable'	
PREFERRED USE	Housing	

Allocation criteria; allocation score (residential use) 4

	Comments	Rating
Planning history	2006 Local Plan allocation for housing (HA20). SHLAA site reference S339; 'developable' (6-15 years)	+ +
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Brownfield on edge of village. Sustainability score -3 owing to relatively unsustainable nature of village location and services.	+
Regeneration potential	Development in Beckermeth, however acceptable, is not considered to contribute to the regeneration of the Borough.	0

Conclusion

This site has been put forward together with the remainder of the farmstead (Be2), and represents the part of the site which is already allocated for development and is within the development boundary as determined in 2006 by the Inspector.

Alternative options

As for Be2.

Be4 Adjoining Croft House Farm Sustainability criteria

	Comments	Rating
Biodiversity	Condition of land is such that development is unlikely to harm biodiversity significantly.	0
Landscape/conservation	Within village, not likely to have significant effect.	0
Water resources	United Utilities assessment 'amber/green/amber' subject to hydraulic survey.	+
Climate change	Likely to have marginal negative effect owing to car dependency.	-
Flood risk	Zone 1 but little potential for SuDS.	+
Energy	Small site with limited potential to incorporate renewable energy generation.	0
Land quality	Greenfield within village boundary.	0
Air quality	Not likely to have significant impact.	0
Waste and recycling	Nearest recycling facility over 2 km.	-
Services and facilities	Accessible to services and facilities by bus service suitable for commuting.	0
Health and wellbeing	Accessible to healthy informal recreation (countryside based) but not to healthcare.	-
Education and skills	Not easily accessible to training and adult education.	-
Sustainable economy	Accessible by public transport to job market but bus services not frequent.	0
Leisure and tourism	No significant impact.	0
Housing	Might be suitable for executive housing.	+
Retail	Nearest shops over 3 km. away.	--
Transport	Bus service suitable for commuting.	0

Be5	Barwickstead	
Area 0.44 ha.	Suggested use Housing	Capacity (housing) 13
Planning history	SHLAA rating 'developable'	
PREFERRED USE	Consider housing allocation	

Allocation criteria; allocation score (residential use) 1

	Comments	Rating
Planning history	SHLAA site reference SR32; 'developable' (6-15 years)	+
Physical constraints	None known; access only feasible via the Hunter Rise site.	o
Sustainability (see Sustainability Appraisal for more detail)	Greenfield site within village; this site is a reasonable prospect for infill development albeit not scoring highly in sustainability terms (-3)	o
Regeneration potential	Development in Beckermet, however acceptable, is not considered to contribute to the regeneration of the Borough.	o

Conclusion

This site is almost landlocked and it would appear that it can only be developed in conjunction with Be3 Hunter Rise. Its retention in its present state, broadly farm-related but almost surrounded by houses, is not realistic.

Alternative options

Incorporation in neighbouring gardens, if anyone wanted it, appears to be the only possible alternative use.

Be5 Barwickstead Sustainability criteria

	Comments	Rating
Biodiversity	Condition of land is such that development is unlikely to harm biodiversity significantly.	0
Landscape/conservation	Within village, not likely to have significant effect.	0
Water resources	United Utilities assessment 'amber/green/amber' subject to hydraulic survey.	+
Climate change	Likely to have marginal negative effect owing to car dependency.	-
Flood risk	Zone 1 but little potential for SuDS.	+
Energy	Small site with limited potential to incorporate renewable energy generation.	0
Land quality	Greenfield within village boundary.	0
Air quality	Not likely to have significant impact.	0
Waste and recycling	Nearest recycling facility over 2 km.	-
Services and facilities	Accessible to services and facilities by bus service suitable for commuting.	0
Health and wellbeing	Accessible to healthy informal recreation (countryside based) but not to healthcare.	-
Education and skills	Not easily accessible to training and adult education.	-
Sustainable economy	Accessible by public transport to job market but bus services not frequent.	0
Leisure and tourism	No significant impact.	0
Housing	Might be suitable for executive housing.	+
Retail	Nearest shops over 3 km. away.	--
Transport	Bus service suitable for commuting.	0

Be6	Off Braystones Road	
Area 1.6 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	May be developable in part, but not appropriate for allocation at this stage.	

Allocation criteria; allocation score (residential use) -2

	Comments	Rating
Planning history	SHLAA reference SR36; discounted (a third of site in Flood Zone 3a, access issues)	-
Physical constraints	A satisfactory means of highway access has not been demonstrated. The flood risk objection might be dealt with if a development proposal involving a smaller site came forward.	-
Sustainability (see Sustainability Appraisal for more detail)	The site is acceptable in principle for housing development although it does not score well in sustainability appraisal (-5).	0
Regeneration potential	Development in Beckermest, however acceptable, is not considered to contribute to the regeneration of the Borough.	0

Conclusion

Development here would require careful consideration owing to the proportion of the site which is in Flood Risk Zone 3a. It might be feasible to accommodate development on part of this site if safe highway access can be achieved.

Alternative options

No alternative uses proposed.

Be6 off Braystones Road

Sustainability criteria

	Comments	Rating
Biodiversity	Condition of land is such that development is unlikely to harm biodiversity significantly.	0
Landscape/conservation	Within village, not likely to have significant effect.	0
Water resources	Technical assessments of nearby sites suggest this one does not pose serious problems.	+
Climate change	Likely to have marginal negative effect owing to car dependency.	-
Flood risk	Part of site is in Flood Zone 3a.	-
Energy	Small site with limited potential to incorporate renewable energy generation.	0
Land quality	Greenfield within village boundary.	0
Air quality	Not likely to have significant impact.	0
Waste and recycling	Nearest recycling facility over 2 km.	-
Services and facilities	Accessible to services and facilities by bus service suitable for commuting.	0
Health and wellbeing	Accessible to healthy informal recreation (countryside based) but not to healthcare.	-
Education and skills	Not easily accessible to training and adult education.	-
Sustainable economy	Accessible by public transport to job market but bus services not frequent.	0
Leisure and tourism	No significant impact.	0
Housing	Might be suitable for executive housing.	+
Retail	Nearest shops over 3 km. away.	--
Transport	Bus service suitable for commuting.	0

Be7	Sour Close	
Area 0.13 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current use. No allocation.	

Allocation criteria; allocation score (residential use) -1

	Comments	Rating
Planning history	SHLAA reference CS27; discounted (outside settlement boundary in open countryside)	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	This plot is in open countryside, which compounds the disadvantage of the relatively remote situation of the village. Sustainability score -7.	-
Regeneration potential	Development in Beckermest, however acceptable, is not considered to contribute to the regeneration of the Borough.	0

Conclusion

This site is at a remove from the edge of the settlement, and as such is not appropriate for development, which should be within, or at least next to, the current development boundary. Allocation would be contrary to Core Strategy policy ST2.

Alternative options

This land is suitable to be retained in agricultural use.

Be7 Sour Close Sustainability criteria

	Comments	Rating
Biodiversity	Condition of land is such that development is unlikely to harm biodiversity significantly.	0
Landscape/conservation	Within village, not likely to have significant effect.	0
Water resources	Other nearby assessments suggest drainage may be achievable but unknown whether sewer connection will be needed.	0
Climate change	Likely to have marginal negative effect owing to car dependency.	-
Flood risk	Zone 1 but little potential for SuDS.	+
Energy	Small site with limited potential to incorporate renewable energy generation.	0
Land quality	Greenfield outside village boundary.	--
Air quality	Not likely to have significant impact.	0
Waste and recycling	Nearest recycling facility over 2 km.	-
Services and facilities	Accessible to services and facilities by bus service suitable for commuting.	0
Health and wellbeing	Accessible to healthy informal recreation (countryside based) but not to healthcare.	-
Education and skills	Not easily accessible to training and adult education.	-
Sustainable economy	Accessible by public transport to job market but bus services not frequent.	0
Leisure and tourism	No significant impact.	0
Housing	Not big enough to make significant contribution.	0
Retail	Nearest shops over 3 km. away.	--
Transport	Bus service suitable for commuting.	0

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, Beckermest 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. SES1	Site name WESTLAKES SCIENCE AND TECHNOLOGY PARK	
Area 28 HA.	Suggested use Employment	Capacity (housing) n/a
Planning history	Allocated in 2006 Local Plan	
CONCLUSION	Retain as strategic employment site for nuclear-related B1 and associated uses	

Allocation criteria (employment use); allocation score 6

	Comments	Rating
Planning history	2006 Local Plan allocation. Site partly developed with extensive plots remaining.	++
Physical constraints	None. Partially developed site assumed to be capable of completion.	++
Sustainability (see Sustainability Appraisal for more detail)	Out of town green field site, access easiest by car, but some sustainability advantages. Sustainability score 5.	0
Regeneration potential	This is the highest quality strategic site in West Cumbria with great importance for the continuing development of the nuclear industry, which is a critical strategic priority.	++

Assessment

This site is a recognised sub-regional, and in some respects regional or national, asset and its retention to continue attracting the kind of users in which it specialises is paramount. Core Strategy policy is quite explicit on this.

Alternative options

Use of this land for other purposes would be contrary to the Core Strategy, and therefore no alternatives are put forward.

SES1 Westlakes

Sustainability criteria

	Comments	Rating
Biodiversity	The site is large and spacious enough to accommodate landscaping in addition to its existing structure planting and therefore, compared to the pasture which preceded and surrounds it, retains the capacity to improve local biodiversity.	++
Landscape/conservation	The ethos of the site is such that it can attract architecture and landscaping of a quality that, given its location on the edge of Whitehaven, can be said to improve the urban fringe landscape.	+
Water resources	Not rated; no significant problems known.	0
Climate change	Car dependency a negative.	-
Flood risk	Zone 1 and capable of accommodating sustainable drainage.	++
Energy	Extensive area with modern architecture, capable of accommodating state-of-the-art generation and energy saving.	++
Land quality	Greenfield out of town.	--
Air quality	Probably negative, served by public transport but extensive site laid out for the car.	-
Waste and recycling	1-3 km from recycling facility.	-
Services and facilities	Frequent bus service offers choice of modes to services in town.	0
Health and wellbeing	Opportunities for healthy recreation available.	0
Education and skills	Frequent bus service to colleges, and training resources on site.	+
Sustainable economy	Good bus service, close enough to town for cycle access, gives accessibility by choice of modes.	+
Leisure and tourism	Not likely to boost tourism.	0
Housing	Not applicable.	0
Leisure and retail	Frequent bus service but no shops nearby.	0
Transport	Located on a frequent bus route.	+

Site ref. SES3	Site name BECKERMET INDUSTRIAL ESTATE	
Area	Suggested use Employment	Capacity (housing) n/a
Planning history	None known other than consent for developments currently operating	
CONCLUSION	Consider allocation as strategic employment site for specific employment (B2/B8) uses.	

Allocation criteria; allocation score (employment use) 4

	Comments	Rating
Planning history	2006 Local Plan allocation. Partly developed, serviced industrial site.	++
Physical constraints	None known. Site laid out and partly developed.	+
Sustainability (see Sustainability Appraisal for more detail)	Sustainability score -8. The site is not in an ideal location from a sustainability point of view, its advantages lying in its proximity to Sellafield (which might create some synergies as far as access is concerned).	0
Regeneration potential	The employment studies in the Local Plan evidence base have concluded that this site should be retained, as an important resource for Sellafield-related business development. Nuclear new build offers further potential.	+

Conclusion

The Local Plan evidence base (Employment Land and Premises Study 2008 and Employment Land Review Update 2012) notes that this site, though rated poorly in market terms, has value as a location for businesses needing to be close to the Sellafield site (and, potentially, the Moorside construction site). The Council agrees that this land should be available, as an exception to policy ST2. The Council is not, however, persuaded that this exception should apply to 'B1' uses, including offices, which can and should be located in or next to settlements, including Westlakes and proposed developments at Cleator as well as sites which exist or might emerge in towns.

Alternative options

As an isolated rural site, its allocation for further development would be due to exceptional circumstances related to its being near to Sellafield. Use of this land for other purposes would be contrary to the Core Strategy (policy ST2 in particular).

SES3 Beckermest industrial estate

Sustainability criteria

	Comments	Rating
Biodiversity	Possible negative impact as site extends onto regenerating, relatively undisturbed areas.	-
Landscape/conservation	Further development likely to have detrimental effect though site big enough for mitigation by landscaping.	-
Water resources	Not rated; no significant problems known.	0
Climate change	Car dependency a negative.	-
Flood risk	Zone 1 and capable of accommodating sustainable drainage.	++
Energy	Site big enough to be capable of accommodating generation and energy saving though development viability may hinder it.	+
Land quality	Originally brown field land, probably with some contamination.	++
Air quality	Probably negative, served by public transport but extensive site laid out for the car.	-
Waste and recycling	Over 3 km from recycling facility.	--
Services and facilities	Poor non-car access to services and facilities due to infrequency of bus service.	-
Health and wellbeing	Opportunities for healthy recreation available but healthcare facilities not convenient.	-
Education and skills	Poor access by public transport as far as access to skills development is concerned.	-
Sustainable economy	Poor accessibility other than by car.	--
Leisure and tourism	Not likely to boost tourism.	0
Housing	Not applicable.	0
Leisure and retail	Not accessible to shops.	-
Transport	Infrequent daily bus service only.	-

NS2	Opposite St John's Church, near Bigrigg	
Area 3.78 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in agricultural use; no allocation	

Allocation criteria; allocation score (housing use) -6

	Comments	Rating
Planning history	SHLAA site reference CS87; discounted (in open countryside, highly detrimental to landscape).	-
Physical constraints	No physical constraints known but the construction of a safe access would be likely to require considerable modification to the highway.	-
Sustainability (see Sustainability Appraisal for more detail)	Development here would not be compatible with principles of sustainable development. Sustainability score -15	--
Regeneration potential	Development here would be clearly contrary to the strategy of the Plan and to the interests of regeneration.	--

Conclusion

This is in an unsustainable location set apart from any settlement. Housing (or any other built) development here would represent scattered development with an undesirable impact on the landscape and would clearly be contrary to Core Strategy policies ST1B, ST2 and ENV5.

Alternative options

Other than agriculture it is not possible to conceive of any land use that would be acceptable here.

NS2 Opp.St John's Bigrigg

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Not known but likely to require connection.	-
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.	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.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

NS3	Land adjacent to Shaw Farm, near Bigrigg	
Area 0.67 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in agricultural use; no allocation	

Allocation criteria; allocation score (housing use) -6

	Comments	Rating
Planning history	SHLAA site reference CS88; discounted (in open countryside, detrimental to landscape).	-
Physical constraints	No physical constraints known but the construction of a safe access would be likely to require modification to the highway.	-
Sustainability (see Sustainability Appraisal for more detail)	Offers no advantages in sustainability terms and development here would be contrary to policy objectives. Sustainability score -15.	--
Regeneration potential	Development here would be clearly contrary to the strategy of the Plan and to the interests of regeneration.	--

Conclusion

This is in an unsustainable location set apart from any settlement. Housing (or any other built) development here would represent scattered development with an undesirable impact on the landscape and would clearly be contrary to Core Strategy policies ST1B, ST2 and ENV5.

Alternative options

No alternative uses are suggested as any form of built development requiring a site allocation would be likely to be unacceptable here.

NS3 Shaw Farm near Bigrigg

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 but would probably require connection.	-
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.	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.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

NS7	Adjacent to Coulderton village	
Area 3.6 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in agricultural use; no allocation.	

Allocation criteria; allocation score -5 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS91; discounted (Site too large and in open countryside. Highway capacity an issue)	-
Physical constraints	Narrow roads mean that satisfactory site access might be difficult to achieve, and development of a site of this size might lead to traffic-related objections. No physical constraints known.	-
Sustainability (see Sustainability Appraisal for more detail)	An inaccessible location, albeit close to existing village which is not, however, a service centre. Sustainability score -16.	--
Regeneration potential	Development of this remote rural site would contradict the spatial development strategy.	-

Conclusion

Although next to the hamlet of Coulderton, this site is effectively in open countryside. Development here would run counter to the objective of sustainable development (Core Strategy policy ST1B), contradict the spatial development strategy (policy ST2) and be detrimental to the landscape (ENV5).

Alternative options

Due to the remoteness of the site and access down a narrow lane, it is unlikely that any built development here would be acceptable, therefore no alternatives are put forward.

NS7 Adjacent to Coulderton Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Connection would be very expensive.	--
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.	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.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

NS14	High House/Brackenthwaite, Wilton	
Area 80 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition. No allocation.	

Allocation criteria; allocation score -5 (housing use)

	Comments	Rating
Planning history	SHLAA site reference CS71; discounted (open countryside, detrimental landscape impact)	-
Physical constraints	Water supply and waste water drainage likely to be problematic. Poor road access also unfavourable for substantial housing development.	-
Sustainability (see Sustainability Appraisal for more detail)	Not an acceptable location for housing development. Sustainability score -17.	--
Regeneration potential	Site has potential to provide 'high end' housing of a type lacking in this area, but to build here would contradict the regeneration strategy by virtue of its location.	-

Conclusion

These sites (CS71, 72 and 73) are probably physically unsuitable for development because of the expense of water supply and adequate waste water drainage. Their development would also clearly contravene the spatial strategy (ST2) and policy on sustainable development (ST1A).

Alternative options

This land should be kept open and is only suitable for agriculture or (subject to other considerations beyond the scope of this Plan) forestry.

NS14 High House/Brackenthwaite

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Land thought to be remote from drainage and water supply networks.	--
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.	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 would undermine the Core Strategy.	--
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

NS15	Moss Drift, Wilton	
Area 110 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition. No allocation	

Allocation criteria; allocation score (housing use) -5

	Comments	Rating
Planning history	SHLAA site reference CS72; discounted (open countryside, detrimental landscape impact)	-
Physical constraints	Water supply and waste water drainage likely to be problematic. Poor road access also unfavourable for substantial housing development.	-
Sustainability (see Sustainability Appraisal for more detail)	Development of this inaccessible site in open countryside would not be acceptable in terms of sustainability. Sustainability score -17.	--
Regeneration potential	Site has potential to provide 'high end' housing of a type lacking in this area, but to build here would contradict the regeneration strategy by virtue of its location.	-

Conclusion

These sites (CS71, 72 and 73) are probably physically unsuitable for development because of the expense of water supply and adequate waste water drainage. Their development would also clearly contravene the spatial strategy (ST2) and policy on sustainable development (ST1A).

Alternative options

This land should be kept open and is only suitable for agriculture or (subject to other considerations beyond the scope of this Plan) forestry.

NS15 Moss Drift Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Land thought to be remote from drainage and water supply networks.	--
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.	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 would undermine the Core Strategy.	--
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

NS16	Cobra Castle, Wilton	
Area 65 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in current condition. No allocation.	

Allocation criteria; allocation score (housing use) -5

	Comments	Rating
Planning history	SHLAA site reference CS73; discounted (open countryside, detrimental landscape impact)	-
Physical constraints	Water supply and waste water drainage likely to be problematic. Poor road access also unfavourable for substantial housing development.	-
Sustainability (see Sustainability Appraisal for more detail)	Development of this inaccessible site in open countryside would not be acceptable in terms of sustainability. Sustainability score -17.	--
Regeneration potential	Site has potential to provide 'high end' housing of a type lacking in this area, but to build here would contradict the regeneration strategy by virtue of its location.	-

Conclusion

These sites (CS71, 72 and 73) are probably physically unsuitable for development because of the expense of water supply and adequate waste water drainage. Their development would also clearly contravene the spatial strategy (ST2) and policy on sustainable development (ST1A).

Alternative options

This land should be kept open and is only suitable for agriculture or (subject to other considerations beyond the scope of this Plan) forestry.

NS16 Cobra Castle

Sustainability criteria

	Comments	Rating
Biodiversity	Little or no effect on biodiversity.	0
Landscape/conservation	Likely to have detrimental effect on landscape.	-
Water resources	Land thought to be remote from drainage and water supply networks.	--
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.	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 would undermine the Core Strategy.	--
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

NS17	Clintside, Woodend	
Area 0.32 ha. (net)	Suggested use Housing	Units 10
	n/a	
PREFERRED USE	Retain in current condition. No allocation.	

Allocation criteria; allocation score (housing use) -3

	Comments	Rating
Planning history	No planning history	0
Physical constraints	Water supply and waste water drainage likely to be problematic. The site is also less than ideal for highway access.	-
Sustainability (see Sustainability Appraisal for more detail)	Development here, if physically feasible, is in a location separate from service centre settlement and with limited accessibility. Sustainability score -12.	-
Regeneration potential	Site has potential to provide 'high end' housing of a type lacking in this area, but to build here would contradict the regeneration strategy by virtue of its location.	-

Conclusion

Development in this location, being separate from a service centre, is questionable in policy terms. The site adjoins Woodend but at the end of a single row of dwellings and its allocation would thus be encouraging 'ribbon' development. It would also be likely to have unfavourable environmental consequences in terms of felling of trees. Allocation is therefore not recommended.

Alternative options

This land should be kept open and is only suitable for retention as woodland, possibly with provision for recreation in keeping with policies for protecting biodiversity and the landscape.

NS17 Clintside

Sustainability criteria

	Comments	Rating
Biodiversity	Likely to have detrimental effect as site is well vegetated.	-
Landscape/conservation	Might have detrimental effect on landscape.	-
Water resources	Land thought to be remote from drainage and water supply networks.	--
Climate change	Likely to have moderately unfavourable effect due to car dependency.	-
Flood risk	Zone 1, little potential for sustainable drainage measures owing to constricted size and shape.	0
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	Relatively remote from most services and public transport accessibility not good.	0
Health and wellbeing	Accessible to opportunities for healthy recreation but not close to healthcare facilities	-
Education and skills	Accessible to limited skills development/training facilities within Egremont but limited bus accessibility further afield.	0
Sustainable economy	Site's accessibility by choice of modes of transport to a range of employment opportunities (distance from A595 bus services) is such that it is not reasonable to credit it for this.	0
Leisure and tourism	Development will not make a contribution.	0
Housing	Development outside settlement would undermine the Core Strategy.	--
Leisure and retail	No shops within 1 km.	-
Transport	A595 bus services a short walk away (500-600m.)..	+

VS3	Beck Brow farm, Haile	
Area 2.03 ha.	Suggested use Housing	Capacity (housing)
Planning history	Discounted in SHLAA	
PREFERRED USE	Retain in agricultural use; no allocation	

Allocation criteria; allocation score (housing use) -3

	Comments	Rating
Planning history	SHLAA site reference CS33; outside settlement boundary, size disproportionate to village of Haile, detrimental landscape impact, drainage capacity may be insufficient.	-
Physical constraints	None known.	+
Sustainability (see Sustainability Appraisal for more detail)	Development of this inaccessible site in open countryside would not be acceptable in terms of sustainability. Sustainability score -14.	--
Regeneration potential	Site capable of providing 'high end' housing, but there are better located sites with better accessibility.	-

Conclusion

Where development is permitted in the rural parts of the Borough it should fulfil defined policy objectives. Release of land for house building, where it occurs, should be in villages with services. As well as this field being capable of accommodating enough homes to double the size of Haile, development here would carry no advantages to offset its unsuitability in policy terms.

Alternative options

It is unlikely that any built development would be acceptable here, and no alternatives have been identified.

VS3 Beck Brow Farm

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, some 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.	-
Leisure and retail	No shops within 1 km.	-
Transport	Infrequent bus service only.	-

