

LDF 12 Pow Beck Development Brief Supplementary Planning Document

Consideration was given to the representations received on the draft Pow Beck Supplementary Planning Document during the July-August consultation period (the draft was approved by the Council's Executive for consultation on July 10th 2007). A schedule of all representations and the Working Party's recommended changes to the document and its companion Sustainability Appraisal were agreed to go forward to Full Council (copies of the schedule and draft documents are available for inspection in the Members' Room).

RESOLVED – a) Council be recommended to confirm adoption of the document, incorporating the amendments as recommended by the Working Party; and

b) a meeting of the Transport Working Group be convened as soon as practicable to discuss traffic management implications of development here and other parts of central Whitehaven.

1. Purpose of SPD and Development Brief

Introduction

- 1.1 This Supplementary Planning Document (SPD) has been prepared by Copeland Borough Council.
- 1.2 The purpose of this document is to assist the regeneration of the Pow Beck Valley in Whitehaven. The SPD seeks to bring together all the previous background work which has been undertaken in this area; and to inform developers and other interested parties of the constraints and opportunities presented by the Pow Beck Valley area, and indicate the type of development expected by the Council. A key objective of the regeneration of the Pow Beck Valley is to redevelop and make improvements to recreational facilities in this area including the Whitehaven Rugby League Football Club (WRLFC) as part of regenerating the surrounding area. The regeneration of Pow Beck Valley should build on the twin aspirations to achieve improved sports facilities and provide commercial floorspace for future employment uses.
- 1.3 The supplementary planning document is part of the local development framework and has greater weight than supplementary planning guidance because it has complied with the requirements for community involvement and sustainability appraisal and is in conformity with a development plan policy. Under the old development plan system, supplementary planning guidance was non-statutory local authority approved policy which could be a material consideration in terms of determining planning applications. Under the new system, supplementary planning documents have statutory status but are not part of the statutory development plan.
- 1.4 As part of the process of producing a supplementary planning document, the local authority is required to publish the draft document for formal public participation and invite representations. Accordingly the Council placed a draft document on consultation for a period of 4 weeks between 19th of July and 16th of August 2007. A number of formal objections and expressions of support were received as a result and all of these were reported to the Council's Local Development Framework Working Party on 15th October 2007. The Group has made recommendations on all these matters for which it now seeks Full Council approval. A Schedule of the detailed recommendations is available for reference in the Members' Room.
- 1.5 In preparing the supplementary planning document, the local authority is also required to prepare a sustainability appraisal. This document considers the social, environmental and economic effects of the draft supplementary planning document. A draft sustainability appraisal was therefore also placed on consultation with the draft SPD for the same 4 weeks period

Site Location

- 1.6 The area covered by this document lies within the Pow Beck Valley, being approximately 0.3km to the south of Whitehaven town centre, with the predominantly residential areas of Mirehouse and Kells, Woodhouse and Greenbank situated to the south and west respectively. The area is surrounded by three roads; Meadow View/Low Road to the west, Coach Road to the north and Esk Avenue beyond the railway line along the eastern boundary. To the north of the Pow Beck Valley beyond Coach Road lies a small industrial estate. The residential estate 'The Gardens' forms the north east boundary of the Pow Beck Valley and Corkickle Station is situated immediately adjacent to the boundary also in the north eastern corner. The south of the site is bounded by a dismantled railway line beyond which lie industrial units and open space along the valley floor (see Fig 1.1 for site location plan).

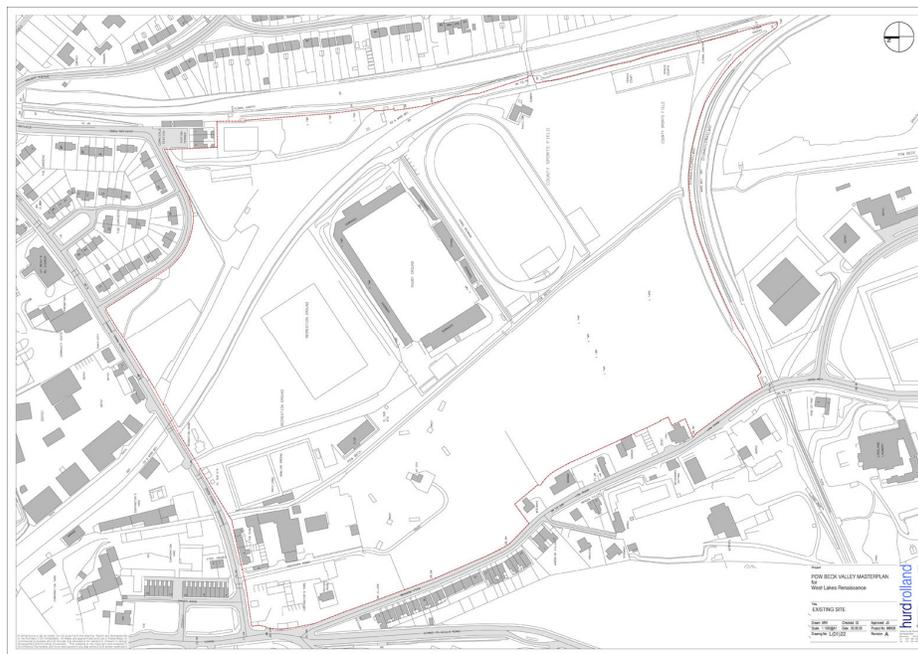


Fig 1.1 The Pow Beck Valley

Sustainability Report
Sustainability Appraisal of the
Pow Beck Valley
Supplementary Planning Document
for
Copeland Borough Council
June 2007

1.0 NON TECHNICAL SUMMARY

1.1 Introduction

Copeland Borough Council (as the Local Planning Authority for Copeland Borough) in conjunction with White Young Green (WYG) are developing a Supplementary Planning Document (SPD) to assist the regeneration of Pow Beck Valley in the Kells ward of Whitehaven, Cumbria. Once adopted, the SPD will be a material consideration when determining planning applications in the area. In due course the SPD will be incorporated into the Local Development Framework (LDF) being developed by Copeland Borough Council to replace the existing Copeland Local Plan (2001-2016).

Sustainability Appraisal (SA) is a process through which the sustainability of a plan under preparation is assessed. The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to carry out SA of the documents which make up their LDF. This is to compel Local Planning Authorities to work towards achieving sustainable development thus enabling residents to satisfy their basic needs and enjoy a better quality of life for future generations. SA

addresses social, economic and environmental issues in an integrated manner.

Under the Environmental Assessment of Plans and Programmes Regulations (2004) it is a requirement that plans (setting out a framework for development and likely to have significant environmental effects) are subject to Strategic Environmental Assessment (SEA). Local Planning Authorities are also required to carry out SEA of the documents which make up their LDF under these regulations.

White Young Green Environmental (WYGE) has been commissioned by Copeland Borough Council to undertake a combined SA and SEA of the Pow Beck Valley SPD. The combined approach to Sustainability Appraisal adopted by WYGE is simply referred to as SA throughout this Sustainability Report.

1.2 Development of the Sustainability Appraisal Framework

Cumbria County Council's Sustainability Team has developed objectives for use in the SA of planning documents across Cumbria. These objectives were developed and agreed with each of the District Authorities, statutory consultees (Environment Agency, English Heritage, English Nature and the Countryside Agency), and the North West Regional Planning Body. The Sustainable Development Framework for Cumbria has therefore been used to appraise the Pow Beck Valley SPD.

To ensure that the SA framework for Cumbria was up-to-date and relevant to the Pow Beck Valley, WYGE also undertook the following activities:

- Review of key plans and programmes of specific relevance to the Pow Beck Valley SPD;
- Collation of social, economic and environmental baseline data;
- Identification of the current social, economic and environmental situation in the Whitehaven area; and
- Identification of key sustainability issues.

A Scoping Consultation Document was sent to all statutory consultees in November 2006 to allow for comments on the proposed approach to the SA.

1.3 Sustainability Appraisal of the Pow Beck Valley Supplementary Planning Document and Associated Options

The Sustainable Development Framework for Cumbria has been used to appraise the Pow Beck Valley SPD and related options.

The Pow Beck Valley SPD is designed to help implement the existing Copeland Local Plan Policies associated with the site; EMP 3: Employment Opportunity Sites, SVC 13: Protection of Open Space, and ENV 9: Areas of Local Landscape Importance. These Local Plan policies have not undergone SA as the Local Plan was produced before the statutory requirement for SA came into force. Therefore, the SA considered three options for the SPD: 'do nothing'; implementation of the Copeland Local Plan Policies (EMP 3, SVC 13 and ENV 9) on their own; and implementation of these policies with the Pow Beck Valley SPD.

The SA identified a number of likely social, economic and environmental effects associated with implementation of the Pow Beck Valley SPD. Effects were identified as being of a beneficial, adverse or unknown nature.

Potential beneficial effects of the Pow Beck Valley SPD (*not an exhaustive list*) include:

- Improvements to, and provision of, a range of sports and recreation facilities within the development site, which have associated community and health benefits;

- Improvements to the pedestrian/cycle and transport network within the development site and to the surrounding area, which will improve accessibility to recreation facilities and open space within the site;
- Encouragement of walking and cycling through the provision of footpaths/cycleways throughout the development and to the surrounding area; and
- Provision of a well designed, high quality built environment on the development site, which will help to improve the attractiveness of Pow Beck Valley.

Potential adverse effects of the Pow Beck Valley SPD (*not an exhaustive list*) include:

- Potential for impacts upon cultural heritage and archaeology within the Pow Beck Valley area, in particular known sites of archaeological importance within and adjacent to the site and neighbouring Corkickle Conservation Area;
- Potential for car parking provision and road network improvements to encourage private vehicle use;
- Potential for impacts upon biodiversity, in particular disruption of protected and Biodiversity Action Plan (BAP) species which may be present within the Pow Beck Valley area. However, the ADF highlights the need to protect habitats and species, in particular those listed in the Cumbria BAP;
- Presence of Japanese Knotweed within the site. However, the ADF acknowledges the need to prevent the spread of Japanese Knotweed and acknowledges that Japanese Knotweed must be disposed of properly;
- Potential loss of greenfield aspects of the development site;
- Temporary, short term impacts associated with construction of the development;
- Potential increase in energy consumption, water consumption and waste production once the development is in use;
- Potential for development to result in pollution to surface water and groundwater;
- Potential for new development to affect surface water run-off rates and impact upon the floodplain. However, the ADF proposes a number of measures which should help to reduce flood risk;
- Increased surface water run-off due to impermeable surfaces; and
- Potential for contaminated land, which could have an indirect impact upon health and biodiversity should contamination be disturbed.

Mitigation measures to maximise beneficial effects and minimise adverse effects of the Pow Beck Valley SPD have been developed. These should be incorporated into the development of the Pow Beck Valley SPD. The Pow Beck Valley SPD presents significant opportunities to make use of best practice sustainable design and construction techniques. This could include the use of recycled materials in construction, the installation of energy efficient lighting and heating systems, the use of rainwater/greywater recycling systems and the provision of SuDS as part of development, which will help to reduce surface water run-off and flood risk. There will also be an opportunity to incorporate renewable energy technologies within development. Development should achieve a BREEAM rating of at least 'Very Good', with an aim to achieve 'Excellent' where possible. Should the development include residential housing, all housing should meet a Code for Sustainable Homes rating of at least Level 3 with an aim to achieve Level 4 or above.

A set of targets and indicators have been developed. These should be used to monitor performance of the Pow Beck Valley SPD against the SA objectives.