

South Whitehaven Plan SPD

– Approval of Final Text

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LEAD OFFICER: John Groves

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PURPOSE OF REPORT

To provide Members with the final text of the South Whitehaven Supplementary Planning Document (SPD) and supporting documents for consideration and approval.

RECOMMENDATION

1. That Members approve the final version of the South Whitehaven SPD, subject to minor design and editorial changes including relevant graphics.
2. That Members recommend the Adoption of the South Whitehaven SPD to Full Council.

1. INTRODUCTION

- 1.1 Members may recall that work has been underway on developing a Supplementary Planning Document (SPD) to guide new development in the South Whitehaven area since Summer 2012.
- 1.2 The SPD provides more detail on planning policies in the Adopted Copeland Local Plan and the emerging Core Strategy and Development Management Policies DPD. Production of the document is now nearing completion and the draft final text for the SPD is now being presented to the LDF Working Party for approval before the document goes before Full Council for Adoption.

2. THE SOUTH WHITEHAVEN PLAN

- 2.1 The South Whitehaven Plan provides the planning and design framework for a proposed new development of around 600-700 houses, together with associated community facilities, and sets out the Borough Council's requirements for environmental enhancements and other improvements for existing communities in Woodhouse and Greenbank. It is hoped that the document will provide a valuable, practical tool to aid developers and their architects design schemes which meet the Borough Council's high standards of design, and the SPD will also assist the Council's Development Management Officers and Planning Panel assess development proposals as they come forward.
- 2.2 Following Adoption of the SPD, the document will form part of the Local Development Framework and will be a material consideration in the determination of planning applications.
- 2.3 The document sets out how the new housing development will provide a range of benefits for the area including new or improved educational facilities in the area, improvements to accessibility for pedestrians and cyclists and linkages between the area and West Whitehaven, the town centre, employment opportunities and community facilities, as well as improvements to the local environment through green infrastructure, open spaces and planting to support biodiversity objectives. The proposed development will improve housing choice and support wider regeneration objectives for Whitehaven.
- 2.4 The final text for the SPD builds upon the draft document that was subject to public consultation during November and December 2012. It formalises the ideas that were presented in the draft to produce:
- **General Development Principles** that outline what the SPD and development in the South Whitehaven area should be trying to achieve
 - **Design Guidance** to ensure that new development in the area is well designed

These principles and design guidance will need to be reflected in the Masterplan for the whole site that will be required to support any subsequent planning applications. They will also need to be considered when planning applications are submitted for the different phases of development in South Whitehaven.

3. CONSULTATION ON THE DRAFT SPD

- 3.1 Following approval of the Draft SPD by the LDF Working Party a public consultation on the Draft SPD was undertaken from November to December 2012. The Consultation Report which sets out a summary of the comments raised and the Council's response to them is provided in Appendix 2.

4. SUSTAINABILITY APPRAISAL OF THE SOUTH WHITEHAVEN PLAN

- 4.1 The SPD was originally subject to a Sustainability Appraisal when it was in draft form (prior to the public consultation) and this has now been updated to assess and inform the General Development Principles and Design Guidance in the final text.

5. NEXT STEPS

- 5.1 Following approval from the LDF Working Party the SPD will be presented to Full Council at its meeting on 21st March for Adoption. Once adopted the SPD will be a material consideration when determining planning applications.

APPENDICES

1. South Whitehaven Plan SPD draft Final Version
2. Consultation Report on Draft SPD

South Whitehaven Plan Supplementary Planning Document

The South Whitehaven Plan has been prepared by the Planning Policy Team, in partnership with Story Homes and Home Group. It was Adopted by Copeland Borough Council as a Supplementary Planning Document in **March 2013**.

This document is also available in other formats including larger print. If you would like to request a copy in a different format or require any further information about the document please contact:

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F o r e w o r d

I am delighted to introduce this South Whitehaven Plan. The Plan is a Supplementary Planning Document (SPD) and represents Copeland Borough Council's planning aspirations and requirements for a proposed major new housing development, together with associated infrastructure, which should transform this part of the town and substantially contribute towards our wider regeneration objectives for Whitehaven.

This is an exciting and challenging time for Whitehaven. The renewal of South Whitehaven provides another piece of the town's regeneration "jigsaw", alongside proposed new developments in the town centre and harbourside areas, and proposals for West Whitehaven and Pow Beck. The Council has worked hard with partners Story Homes and Home Group to provide a robust and deliverable planning and design framework that helps to ensure existing communities, as well as new residents, benefit from the proposed investment over the next 15-20 years. I hope you find the Plan useful and informative.

Councillor George Clements
Chair of the LDF Working Party
Portfolio Holder for Planning and Housing, Copeland Borough Council

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General Development Principles – Regenerating Existing Neighbourhoods

GDP1: New development should support the provision of increased healthy lifestyle choices by providing high quality accessible open spaces which meet a range of needs and requirements. The opportunity to explore the provision of allotments and other opportunities for food growing such as community orchards and edible landscaping schemes should be taken to support local healthy living initiatives. Open spaces will be designed to encourage physical activity for all and will offer opportunities for social interaction, local events and activities.

GDP2: Development should include the provision of new, safe walking, cycling and mobility vehicle opportunities linking into existing wider routes and creating an attractive walkable neighbourhood which encourages travel by means other than the car for short journeys.

GDP3: Overall, developers will be encouraged to build new homes to the highest possible sustainability standards in terms of energy and resource efficiency. Developers will also be encouraged to support schemes which improve the energy efficiency of existing homes, to increase affordability of heating and to address fuel poverty in the wider area.

GDP4: New development will be required to support the renewal and regeneration of the adjacent areas of Woodhouse and Greenbank through the provision of increased housing choice, enabling more local people to access the housing market. A range of property types, sizes and affordability options should be provided to meet different household needs, enabling people to move within the community as well as attracting new families into the area.

GDP5: Developers will be required to support improvements in public transport links to local employment areas and training and educational facilities such as the Town Centre, Sellafield, Lakes College and West Lakes Science Park. Developers will be required to provide a Travel Plan for the proposed development, which will be agreed with Cumbria County Council. The emphasis will be on encouraging travel by means other than the private car for short journeys and supporting improved public transport provision including accessible buses linking South Whitehaven to local centres of employment and education facilities, the town centre and other facilities.

GDP6: New development should support raising the aspirations of local people through investment and schemes which provide local employment and training opportunities, such as the continued provision of the Story Homes Apprenticeship schemes. Construction activities are encouraged to use local companies and skills wherever practicable and possible.

GDP7: Developers will be expected to contribute towards the provision of local early years and primary education through the establishment of a new school in the area. Overall the aim should be to create high quality local educational facilities which benefit existing as well as new communities and which maximise opportunities for the integration of children from different backgrounds.

GDP8: Developers are encouraged to work with Home Group and the local community to invest in and improve the quality of public green spaces within the existing estates.

GDP9: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the area's location close to the coastal fringe and St Bees Head SSSI.

GDP10: New development will be expected to support other environmental enhancements in existing estates at Woodhouse and Greenbank. This could include for example boundary treatment by replacing wooden fencing with

metal railings, resurfacing roads, new signs and improving street lighting. The estates would also benefit from landscaping and tree planting and improvements to open spaces.

General Development Principles – Urban Expansion Site

GDP11: The proposed Urban Expansion Site will be expected to increase housing choice and improve housing quality to address the needs and aspirations of current and future residents. A mix of tenure and/or home ownership options should be provided.

GDP12: New development should provide for a genuine mix of high quality housing from affordable and starter homes to larger high value houses.

GDP13: Development should respect the local environment, taking account of the local landscape and its historical development. This will be achieved through an approved Masterplan, which clearly demonstrates how landscape character, historical development, archaeology and features of local significance have been considered and have been used to influence the development's layout and design.

GDP14: The layout of development will be required to take account of physical constraints such as mine entries (as shown on Map XX Mine Entries) and historic unrecorded shallow underground mining. New development will not be permitted over mine entries, but in such areas open space will be encouraged. The development presents an opportunity to properly remediate unstable land arising from mining legacy. Any proposal to develop the site and / or increase public access to the site will be required to include proper remediation of mining legacy features to ensure public safety.

GDP15: New development should connect with existing development so that a growing South Whitehaven reinforces existing and proposed services. Any scheme should create a place for a new community to grow alongside the established communities of Woodhouse and Greenbank.

GDP16: New development should be of a high design quality and should reflect local distinctiveness through the careful use of materials and references to traditional styles. High quality contemporary designs will also be supported.

GDP17: Development should complement the West Whitehaven SPD in order to improve the environmental quality and appearance of the former Marchon Chemical Works site and to contribute towards a higher quality coastal fringe.

GDP18: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the site's location close to the coastal fringe and St Bees Head SSSI.

GDP19: Developers will be required to invest in and help improve, access into and through existing neighbourhoods and specifically public spaces. Pedestrian and cycle connectivity between South Whitehaven and the wider Whitehaven area should be improved through accessible enhancements to local networks such as those linking to the Old Brickworks Site, Old Laundry Site etc. This will be achieved through the use of suitable Legal Agreements as appropriate, and these will be negotiated and secured through the Development Management process.

GDP20: New development will be expected to provide contributions towards improvements to existing highway networks in accordance with the findings of the Transport Assessment.

GDP21: Developers will be required to secure a quality accessible bus service for the urban expansion site to benefit both communities living on the immediate site and areas along the bus route.

GDP22: Pedestrian and cycle accessibility should be improved by providing a safer environment for non car users and users of motability vehicles and improving routes to the town centre. Existing residential areas should also benefit from better linkages by road and public transport to the town centre and employment opportunities associated with the proposed new housing development.

Design Guidance for the Urban Expansion Site

DG1: New development should be designed to reflect the opportunities offered by the site using layout and design to maximise solar gain and minimise exposure to prevailing winds from the coast. Landscaping should be used to provide shelter and planting should support biodiversity objectives as well as taking account of climate change and sustainable drainage (SUDS) provision.

DG2: The development should take advantage of the opportunities offered by views to both the Lake District National Park and the cliff coastal landscape and sea.

DG3: The contours of the site should be acknowledged and utilised effectively to provide a tiered effect, resulting in roofs being interspersed with green corridors, trees, open space and other structural planting.

DG4: The development will include accessible and appropriate external storage for waste bins, bikes etc.

DG5: In order to make the proposed development more legible, it should be broken up into different 'Character Areas', each with its own identity through the use of varying scale, density, enclosure and materials. The approach should be to provide diversity and interest across the development, within an overarching and unifying "South Whitehaven neighbourhood" style. Aspirational and exciting contemporary designs will be included as part of the mix within more modern Character Areas, reflecting the need for Whitehaven to look to the future as well as the past. Different Character Areas will also be partly defined by a mix of enclosed and open plan layouts.

DG6: Developers will be expected to provide reasonable amenity space with appropriate standards of privacy and separation distances between houses, to protect both the amenity of individual occupiers and the general amenity of the area as a whole. Roads should be of adequate widths according to Cumbria Highways requirements.

DG7: New developments will be required to provide a mix of private space and open space uses which meet local need, including children's play areas, sports pitches, allotments and amenity green space.

DG8: The development should deliver a range of housing from smaller starter units to larger, more expensive properties. A mix of tenures and house types should support a sustainable neighbourhood to meet the needs of a diverse range of household types and incomes and foster community cohesion.

DG9: Higher densities should be concentrated in pockets towards the centre of the scheme with lower densities towards the edges. The southernmost area of the development will be characterised by the lowest density properties. **This approach is shown in Plan X, page XX.**

DG10: Density will be considered against the prominence of development and potential sky lining. Higher densities will be supported on sloping topography and will be discouraged where development breaks the sky line. Areas of hard development will be broken up by swathes of planting, as informed by the Landscape Management Plan.

DG11: Development will be predominantly two stories or less. Three storey buildings may be used to frame spaces, but generally should be limited to the flatter part of the site adjacent to Woodhouse. Central areas and key

gateways into the development should be marked by occasional use of three story buildings, together with the main route through the scheme and around main open space. Elsewhere, the development would be predominantly two stories to frame the streets.

DG12: New accessible linkages will be established between the new development site and the West Whitehaven area to ensure that residents can enjoy the opportunities afforded by the Coastal Fringe area on their doorstep.

DG13: The development will have a legible environment with well defined streets and spaces. Buildings will have strong frontages with clearly defined entrances to enclose public spaces and support legibility.

DG14: Vehicular access should be taken from Wilson Pit/High Road. Public and private roads will be defined by careful use of materials and low vehicles speeds will be encouraged throughout the development through the use of traffic calming measures. Highways will be designed to accommodate fire engines and bin wagons etc.

DG15: Developments should adhere to current parking standards and a variety of types of parking provision should be provided in different Character Areas.

DG16: New accessible pedestrian links to Woodhouse and Greenbank should be provided and existing links strengthened and improved where necessary. The development will be designed to take advantage of natural surveillance and other "Secure by Design" principles in order to maximise safety for pedestrians, especially on footpaths and within the open spaces.

DG17: The development should be accessible bus permeable.

DG18: Cycle travel should be encouraged through the provision of appropriate cycle tracks or sufficient spaces on the road. Cycle tracks should be clearly defined on the highway where appropriate.

DG19: The Borough Council will require an approved Landscape Management Plan for the development. Landscaping should be designed to assist in protecting the new development from the harsh weather conditions which can be experienced in this location. Existing woodland and hedgerows should be retained, not only to protect dwellings from the prevailing wind, but also to retain existing habitats and wildlife corridors. New hedgerows should be planted around the perimeter of the site in order to mitigate the negative effects of the development on local biodiversity.

DG20: Generally new planting will be used throughout the development and not limited to the edges, in order to minimise the impacts of sky lining in longer distance views. Landscaping corridors which reflect and reinforce the linear contours and grain of the landscape will be encouraged across the development site.

DG21: Species used in landscaping should be appropriate to supporting local biodiversity objectives.

DG22: The area of woodland to the south west of the development site should be fenced off to protect this important habitat and any footpaths or cycleways should generally go around, not through, this woodland. This is important to maintain the biodiversity value of this area for foraging and commuting bats.

DG23: Existing Rights of Way through the site and connecting to the site should be enhanced.

DG24: Dwellings should be constructed using a limited palette of materials to provide a strong local identity. Careful use of pockets of colour should be included to accentuate key features and landmark elevations, and to provide visual references to local context, and in particular the traditional character of older parts of Whitehaven.

DG25: Lower category streets, lanes and shared surface areas should adopt a more 'rural' character with boundary treatments incorporating more rural, locally common forms including hedgerows, small walls, post and rail metal or timber enclosures and five bar gates as prevalent in the area around Sandwith. Shared surfaces should include careful use of contrasting colour or markings where appropriate to differentiate areas for those with impaired vision.

DG26: Street lighting should be kept to minimum acceptable levels for public safety and security. The lighting scheme for the site should be designed to avoid as much 'light spill' as possible onto trees and hedgerows without compromising on public safety.

DG27: The development will be expected to incorporate sustainable drainage techniques (SUDs) and ponds and water courses should be designed to support local biodiversity objectives.

DG28: The design of the development will be expected to include provision of public art as an integrated element of the scheme's overall design, developed in close consultation with the local community. Bespoke street furniture and signage which incorporates aspects of public art will be encouraged.

1.0 Introduction and Background

Background

The South Whitehaven Plan has been prepared to guide future development within the area defined in **Map X**. It provides the planning and design framework for a proposed new development of around 600 houses, together with associated community facilities, and sets out the Borough Council's requirements for environmental enhancements and other improvements for existing communities in Woodhouse and Greenbank.

The South Whitehaven Plan is a Supplementary Planning Document (or SPD) and is a material consideration to be taken into account in the determination of planning applications in the area. The Plan is intended to elaborate upon but not revise policies in the Council's Adopted Local Plan and emerging Core Strategy and Development Management Policies document which is due for Adoption in 2013.

The South Whitehaven Plan takes into consideration the comments and representations received on the Draft SPD during the public consultation in November to December 2012, and the results of earlier engagement activity referred to in the Draft Plan. Around 24 representations were received from 11 individuals and organisations and further detail on these representations and Copeland Council's responses to them can be found in the accompanying South Whitehaven SPD Consultation Report. The consultation on the Draft SPD was publicised through direct mailing and using the Council's website, and two open drop in events were held in the area. An event for local Borough and County Councillors was held and consultation with local young people was undertaken by the Council's Youth Engagement officer jointly with West Whitehaven SPD Issues and Options.

The South Whitehaven Plan also takes into consideration the findings of the Sustainability Appraisal of the Draft SPD which is available as an accompanying but separate document.

Structure and Purpose of this SPD

This document seeks to provide a vision for the South Whitehaven area, together with aims and objectives to support the vision within a structured planning policy framework. The main purpose of the SPD is to provide a framework for development in the area. It does this by providing:

- **General Development Principles** that outline and explain what development in the South Whitehaven area is expected to achieve (both within the new development area and for existing communities)
- **Design Guidance** to help ensure that any development brought forward in South Whitehaven is of high quality and appropriate to its location

The General Development Principles and Design Guidance in this SPD will inform the production of a Masterplan for the new development area within South Whitehaven.

Vision for South Whitehaven

By 2026, South Whitehaven will be a vibrant, inclusive residential community both for existing and new residents. The area will be environmentally enhanced and improvements will have been made to ensure new and existing developments integrate into the wider Whitehaven area. New development will be sympathetically designed to respect the local landscape form and maximise the provision of open space. Welcoming and accessible foot and cycle routes linking to high quality open spaces, local facilities, the town centre and open countryside will contribute towards a healthy living environment for all.

The regeneration of South Whitehaven is an important milestone in the wider Whitehaven Regeneration Programme. The South Whitehaven Plan provides design guidance for an urban extension site in the area as proposed within the Copeland Core Strategy and Development Management Policies document. It promotes development opportunities and supports the wider regeneration of the area through neighbourhood and community renewal schemes.

The South Whitehaven Plan takes into consideration the West Whitehaven SPD which is being prepared to provide guidance for the protection, enhancement and minor development of the coastal fringe area which lies to the west of High Road / Wilson Pit Road and abuts the boundary of the South Whitehaven area. The West Whitehaven SPD will inform proposals for the restoration, environmental improvement and enhancement of the former Marchon site, and will support the objectives for improving accessibility and green infrastructure in South Whitehaven.

South Whitehaven has been subject to a number of initiatives and the identification of much of the area as a Housing Market Renewal (HMR) area has informed the development and content of the Plan. The Plan identifies appropriate measures that new development in the area will contribute to in order to support the regeneration of South Whitehaven. These measures have been agreed by partners Copeland Borough Council and Home Group as the main landlord in the area.

The proposed development at South Whitehaven will have impacts on existing local infrastructure and services. The Plan sets out principles that establish the Council's requirements for improvements to existing services and the provision of new infrastructure to support new development. These will form the basis for future planning conditions and obligations.

2.0 Policy Background

The South Whitehaven Plan sits within a wider planning policy framework and takes account of planning policies at a national, regional, and county level.

National Policy

The National Planning Policy Framework (NPPF) replaces all previous Planning Policy Guidance Notes and Planning Policy Statements. The NPPF advises local authorities to plan positively for growth and for new developments to achieve high quality, inclusive design. The planning system is seen to have a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy
- A social role – supporting strong, vibrant and healthy communities and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

The following key paragraphs in the NPPF are considered to be of relevance to the South Whitehaven Plan:

4. Promoting sustainable transport – local authorities should support a pattern of development which facilitates the use of sustainable modes of transport.

6. Delivering a wide choice of high quality homes. Housing applications should be considered in the context of the presumption in favour of sustainable development. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing, identify the size, type, tenure and range of housing which reflects local demand, and set policies for meeting affordable housing need on site where possible.

7. Requiring good design. Good design is indivisible from good planning and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design. Although planning policies should not attempt to impose architectural styles it is proper to promote or reinforce local distinctiveness. Planning policies should address the connections between people and places and the integration of new development into the natural, built and historic environment.

8. Promoting healthy communities. Planning policies should promote opportunities for meetings, and safe and accessible environments and developments. Planning policies should plan positively for the provision of shared space and ensure an integrated approach to the location of housing, economic uses, community facilities and services.

10. Meeting the challenge of climate change, flooding and coastal change. Local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions and identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy systems.

11. Conserving and enhancing the natural environment. The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, minimising impacts on biodiversity. The aim should be to minimise pollution and other adverse impacts on the local and natural environment.

12. Conserving and enhancing the historic environment. Local planning authorities should assess the particular significance of any heritage asset that may be affected by a proposal including development affecting the setting of a heritage asset.

Para 153: Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.

Regional Policy

The Regional Spatial Strategy (RSS) remains part of the Development Plan until it is revoked by Government, probably in 2013. The RSS directs major development to the urban area such as Whitehaven.

Cumbrian Policy

The Cumbrian Sub-Regional Spatial Strategy 2008-28 emphasises that major development should be accommodated in urban centres such as Whitehaven. Development which results in balanced, sustainable communities should be provided. Relevant Saved and Extended Policies contained in the Cumbria and Lake District Joint Structure Plan 2001-2016 (Adopted Plan April 2006) include:

- Policy ST5: New Development and Key Service Centres outside the Lake District National Park
- Policy H19: Affordable Housing outside the Lake District National Park
- Policy T30: Transport Assessments
- Policy T31: Travel Plans
- Policy E35: Areas and features of nature conservation interests other than those of national and international importance
- Policy E37: Landscape Character
- Policy E38: Historic Environment

The Cumbria Local Transport Plan 2011-2016 highlights that a key priority for Copeland is to support economic development and improve the accessibility to the area.

Local Policy

The South Whitehaven Plan is Supplementary to the following policies in the adopted Copeland Local Plan 2001-2016:

- DEV 1 Sustainable Development and Sustainable Regeneration**
- DEV 2 Key Service Centres**
- DEV 6 Sustainability in Design**
- DEV 7 Planning Conditions and Obligations**
- DEV 8 Major Development**
- HSG 8 Housing Design Standards**
- HSG 10 Affordable Housing in Key Service Centres and Local Centres**
- HSG 12 Assisting Housing Renewal**
- ENV 4 Protection of Landscape Features and Habitats**
- ENV 5 Protected Species**
- ENV 8 Views from and to the Heritage Coast**
- ENV 10 Protection of Trees**
- ENV 12 Landscaping**
- ENV 13 Access to the Countryside**
- ENV 16 Flooding**
- ENV 18 Contaminated Land**

ENV 36 Development Affecting Sites of Local Archaeological or Historic Importance
TSP 4 Measures to Improve Public Transport
TSP 5 Cycleways, Footpaths and Bridleways
TSP 6 General Development Requirements
SVC 11 Education, Training, Health and other Community Facilities
SVC 14 Outdoor Recreation and Leisure Facilities
EGY 7 Energy Conservation and Efficiency

The South Whitehaven Plan is Supplementary to the following policies in the Copeland Core Strategy and Development Management Policies Development Plan Document which should be adopted by the Council in 2013.

ST1 Strategic Development Principles
ST2 Spatial Development Strategy
ST3 Strategic Development Priorities
ST4 Providing Infrastructure
SS1 Improving the Housing Offer
SS2 Sustainable Housing Growth
SS3 Housing Needs, Mix and Affordability
SS4 Community Facilities and Services
SS5 Provision and Access to Open Space and Green Infrastructure
T1 Improving Accessibility and Transport
ENV1 Flood Risk and Risk Management
ENV3 Biodiversity and Geodiversity
ENV6 Access to the Countryside
DM10 Achieving Quality of Place
DM11 Sustainable Development Standards
DM12 Standards for New Residential Developments
DM22 Accessible Developments
DM24 Development Proposals and Flood Risk
DM25 Protecting Nature Conservation Sites, Habitats and Protected Species
DM26 Landscaping
DM27 Built Heritage and Archaeology
DM28 Protection of Trees

Regeneration Priorities in Whitehaven

The South Whitehaven Plan is one of four areas identified in the Whitehaven Regeneration Programme. The four areas are highlighted on the aerial photograph ([opposite](#)) and include:

Whitehaven Town Centre and Harbourside
Pow Beck
West Whitehaven
South Whitehaven

The Council has worked closely in partnership with Story Homes and Home Group (who both have an interest in the area) to produce this Supplementary Planning Document (SPD) to guide future development.

The South Whitehaven Plan area incorporates the neighbourhoods of Woodhouse and Greenbank and a proposed new area of housing for the town. The existing estates have been subject to a Housing Market Renewal (HMR)

scheme since 2005 and as a result some significant improvements have been undertaken. This has been driven by Copeland Borough Council and Home Group, and has resulted in the demolition of some properties and the upgrading of many of those properties remaining. The proposed new development represents an extension beyond the existing urban boundary in the adopted Local Plan, but the Borough Council considers that the new housing will make a significant contribution to the wider regeneration of the area and therefore the principle of new development in this area is acceptable.

In the last few years cutbacks in public sector spending and resulting financial constraints have encouraged closer working with private sector partners in order to progress further regeneration of the area. This has been seen most recently in the delivery of private sector bungalows on an area of formerly cleared land, the running of an apprentice programme and the delivery of the estate's management all in partnership with Story Homes.

The partnership between the Council, Story Homes and Home Group represents a commitment to neighbourhood renewal over the next 20 years or so. This means that we can co-ordinate a large new area of house building with improvements to the built environment of the existing neighbourhoods, green spaces and community facilities. In this way, we will achieve high quality housing and a wider, more balanced housing choice for the local community.

The South Whitehaven Plan is part of the Council's ongoing review of planning policy and updating of our Local Plan. The South Whitehaven Plan will be Supplementary to the Adopted Copeland Local Plan and thereafter the emerging Copeland Core Strategy and Development Management Policies Document. This is a formal planning policy document which provides a basis on which to consider planning applications.

3.0 Aims and Objectives for the Plan

The Aims for the South Whitehaven Plan are:

- **To provide a framework in which new development will contribute positively to support the wider regeneration of Whitehaven**
- **To ensure any development contributes positively to the local and the wider biodiversity and climate change objectives of the Council**
- **To support the local area's regeneration through the provision of new development which is of high quality, has strong physical and social links to existing communities, and which contributes towards improving the quality of life of local people**
- **To provide a mix of houses including some larger, aspirational type housing to meet both existing and future local housing need**
- **To support the local area's regeneration through the provision of new development of high quality and with strong links to existing communities, including the Coastal Fringe and wider countryside**

This will be achieved through the following Objectives:

- **Looking to the future through appropriate use of good quality modern design, as well as using historic references. We will be aiming to improve or create a range of new character areas in the development**
- **Supporting the development and regeneration of the Housing Market Renewal (HMR) areas**
- **Providing design guidance for new development, mainly in connection with the proposed new Urban Extension Site**
- **Ensuring the integration of new and existing development by setting higher standards of urban design, architectural and landscape design**
- **Ensuring all new development meets high standards in terms of quality of design, landscaping, energy efficiency, safety, security and accessibility**
- **New development should be assimilated into the landscape, so that it sits comfortably within its setting, particularly when seen from longer range views. Landscape belts will be used to soften the impact of hard development on the sky line and against the hillside**
- **Encouraging movement by foot and cycle and ensuring adequate accessible parking is provided for those with lower levels of mobility**
- **Improving biodiversity through use of appropriate planting and landscaping. A detailed planned landscape management plan will be required and the developer will be expected to establish structured planting in advance of development on the later phases, taking account of local biodiversity objectives**
- **Supporting the development of existing or new services and facilities if capacity becomes an issue in the short or longer term**
- **Providing accessible linkages including crossings and access to the proposed landscaped areas on the former Marchon chemical works site and the coastal fringe of West Whitehaven, the town centre, local facilities and the wider countryside. This will be achieved through the use of visual links and vistas to frame views, careful use of landscaping to provide wildlife corridors and stepping stones and provision of an appropriate number of pedestrian crossings across High Road, linking public open spaces and footpaths and cycle routes through South Whitehaven to accessible open spaces and pedestrian routes in West Whitehaven**

4.0 Key Issues and Development Opportunities

The South Whitehaven area includes Woodhouse and Greenbank which are within the 10% most deprived areas in the country. Indicators show concentrations of:

- poor health
- low educational attainment
- low incomes; and
- a poor quality environment

Programmes such as Woodhouse Evolution and Warm Front have been used to address some of the built environment and affordable warmth issues. The Borough Council and Story Homes will continue to support Copeland Homes and other partners to access external funding for similar initiatives in the future.

New housing in this location can and should contribute towards addressing the social, environmental and economic issues of the wider area through careful planning and sustainable regeneration. The following General Development Principles set out how new development will be expected to improve the quality of life for existing communities in Woodhouse and Greenbank.

General Development Principles – Regenerating Existing Neighbourhoods

Developers will be required to work closely with Home Group and the Borough Council in projects to improve existing neighbourhoods. This will be achieved through the use of suitable Legal Agreements as appropriate, and these will be negotiated and secured through the Development Management process.

Healthy Communities

There is a need for new development to support initiatives which promote healthy lifestyles. This can be done in a range of ways, from the provision of attractive areas of open spaces which meet a range of needs, to encouraging safe and appealing walking and cycling networks to reduce reliance on the private car.

GDP1: New development should support the provision of increased healthy lifestyle choices by providing high quality accessible open spaces which meet a range of needs and requirements. The opportunity to explore the provision of allotments and other opportunities for food growing such as community orchards and edible landscaping schemes should be taken to support local healthy living initiatives. Open spaces will be designed to encourage physical activity for all and will offer opportunities for social interaction, local events and activities.

GDP2: Development should include the provision of new, safe walking, cycling and mobility vehicle opportunities linking into existing wider routes and creating an attractive walkable neighbourhood which encourages travel by means other than the car for short journeys.

GDP3: Overall, developers will be encouraged to build new homes to the highest possible sustainability standards in terms of energy and resource efficiency. Developers will also be encouraged to support schemes which improve the energy efficiency of existing homes, to increase affordability of heating and to address fuel poverty in the wider area.

Housing Choice

The proposed development provides significant opportunities for increasing housing choice to meet the changing needs and aspirations of existing and future residents, in the short and longer term.

GDP4: New development will be required to support the renewal and regeneration of the adjacent areas of Woodhouse and Greenbank through the provision of increased housing choice, enabling more local people to access the housing market. A range of property types, sizes and affordability options should be provided to meet different household needs, enabling people to move within the community as well as attracting new families into the area.

Employment and Training

The proposed development offers new training and employment opportunities for local people. This should support the wider economic regeneration of the area by encouraging the retention of spending and investment in the Whitehaven economy. Increasing local skill levels should ensure residents are able to compete effectively for work on future construction and development projects.

GDP5: Developers will be required to support improvements in public transport links to local employment areas and training and educational facilities such as the Town Centre, Sellafield, Lakes College and West Lakes Science Park. Developers will be required to provide a Travel Plan for the proposed development, which will be agreed with Cumbria County Council. The emphasis will be on encouraging travel by means other than the private car for short journeys and supporting improved public transport provision including accessible buses linking South Whitehaven to local centres of employment and education facilities, the town centre and other facilities.

GDP6: New development should support raising the aspirations of local people through investment and schemes which provide local employment and training opportunities, such as the continued provision of the Story Homes Apprenticeship schemes. Construction activities are encouraged to use local companies and skills wherever practicable and possible.

Improving Local Education Provision

In Whitehaven there has been a rising population in both the rural and urban areas, and many schools in Whitehaven already have limited spaces or are full. Information from the General Practitioner Register indicates that by September 2015 this problem will increase. A major new development in the Woodhouse/Greenbank area will exacerbate the problem, meaning it will be necessary for this large-scale development to provide an appropriate solution to ensure the availability of sufficient school places and to allow the new development to relate well to existing communities. Looking at possible solutions it is considered that the proposed development will need to provide an appropriate school site and build or fund the building of a new education facility, which ever best meets the needs of the children, the community and the education provider. This is considered to represent the most appropriate form of mitigation to ensure the sustainability of this site.

GDP7: Developers will be expected to contribute towards the provision of local early years and primary education through the establishment of a new school in the area. Overall the aim should be to create high quality local educational facilities which benefit existing as well as new communities and which maximise opportunities for the integration of children from different backgrounds.

Local Environment

Various opportunities exist to conserve and enhance the environment of Woodhouse and Greenbank and to support an extensive network of Green Infrastructure (GI). Green Infrastructure is considered to be an integral part of the creation of sustainable communities and provides multifunctional benefits for both local wildlife and people. One important function of GI is the provision of new opportunities for access to open space.

GDP8: Developers are encouraged to work with Home Group and the local community to invest in and improve the quality of public green spaces within the existing estates.

GDP9: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the area's location close to the coastal fringe and St Bees Head SSSI.

GDP10: New development will be expected to support other environmental enhancements in existing estates at Woodhouse and Greenbank. This could include for example boundary treatment by replacing wooden fencing with metal railings, resurfacing roads, new signs and improving street lighting. The estates would also benefit from landscaping and tree planting and improvements to open spaces.

General Development Principles – Urban Expansion Site

The proposed new development offers opportunities for the provision of a high quality new neighbourhood in Whitehaven. The following General Development Principles set out how the new development will be expected to meet planning, design and regeneration objectives.

Increasing Housing Choice

Neighbouring areas are characterised by former Council housing in the social rented sector and private housing acquired at low cost under Right to Buy. There is a concentration of low density, rendered housing offering limited market choice within a low quality environment. New development will support the need to increase the range and mix of development in Whitehaven, meeting local needs and contributing to wider regeneration objectives for the town.

GDP11: The proposed Urban Expansion Site will be expected to increase housing choice and improve housing quality to address the needs and aspirations of current and future residents. A mix of tenure and/or home ownership options should be provided.

There is a need for Whitehaven to grow to attract and retain workers, to house newly forming families and to maintain a buoyant housing market in line with the aims of the Housing Market Renewal (HMR). The proposed new housing should provide a mix of high quality affordable homes for a range of household types and incomes.

GDP12: New development should provide for a genuine mix of high quality housing from affordable and starter homes to larger high value houses.

Improving the Local Environment

New development offers an opportunity to provide high quality open space available for both future and existing residents.

GDP13: Development should respect the local environment, taking account of the local landscape and its historical development. This will be achieved through an approved Masterplan, which clearly demonstrates how landscape character, historical development, archaeology and features of local significance have been considered and have been used to influence the development's layout and design.

There are a number of recorded mine entries present within the SPD area reflecting its previous industrial heritage. The position of the mine entries have been investigated through the use of both mapping and on site intrusive works. Historic unrecorded underground coal mining at shallow depth may also have taken place in parts of the SPD

area, which needs to be assessed prior to new development. The approved Masterplan will need to take full account of the position of the mine entries on site and it is proposed that these areas will be used as open space once the mine entries have been investigated and treated, if necessary, to ensure their safety and stability.

GDP14: The layout of development will be required to take account of physical constraints such as mine entries (as shown on Map XX Mine Entries) and historic unrecorded shallow underground mining. New development will not be permitted over mine entries, but in such areas open space will be encouraged. The development presents an opportunity to properly remediate unstable land arising from mining legacy. Any proposal to develop the site and / or increase public access to the site will be required to include proper remediation of mining legacy features to ensure public safety.

Supporting Services and Communities

The new development should aim to provide an integrated extension to existing neighbourhoods and should foster community cohesion between new and existing residents. An increase in the local population may put pressure on existing services to meet changing local needs, but will also offer opportunities for increasing support by widening out use and encouraging volunteering.

GDP15: New development should connect with existing development so that a growing South Whitehaven reinforces existing and proposed services. Any scheme should create a place for a new community to grow alongside the established communities of Woodhouse and Greenbank.

Regenerating Whitehaven

Strategically, the proposed new housing will assist in making Whitehaven an attractive choice for those looking for new homes in West Cumbria. New development will improve the residential offer of the town leading to the encouragement of further economic investment and growth supporting the role Whitehaven plays as the principal town of Copeland Borough.

The South Whitehaven SPD supports the aims of the Britain's Energy Coast Economic Masterplan and Blueprint which set out how West Cumbria will continue to develop as a centre of expertise and investment for low carbon technologies, industries and educational research. Increased investment should lead to greater demand for higher quality housing, and the provision of increased housing choice in this area will encourage more people on higher incomes to live locally and support local shops and businesses.

The unique location of the proposed development in South Whitehaven offers significant opportunities for taking advantage of the landscape, seascape and views offered by the adjacent West Whitehaven area. It is important that the development takes account of the emerging West Whitehaven SPD which will protect important views and local heritage and landscape character in that area. In this way, development in South Whitehaven will enjoy significant advantages in terms of access to the coastal fringe and its associated benefits of breathtaking cliff top and coastal views, biodiversity and industrial heritage interest and landscape significance. Similarly investment in South Whitehaven offers opportunities for increasing local interest and support for the protection and enhancement of West Whitehaven. In this way, the planning policies for the two areas will be mutually supportive and provide a firm basis for design of development and protection of important environmental assets.

The development offers the opportunity to develop housing in a sustainable location providing a range of housing offering high quality design, layout and build quality.

GDP16: New development should be of a high design quality and should reflect local distinctiveness through the careful use of materials and references to traditional styles. High quality contemporary designs will also be supported.

GDP17: Development should complement the West Whitehaven SPD in order to improve the environmental quality and appearance of the former Marchon Chemical Works site and to contribute towards a higher quality coastal fringe.

GDP18: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the site's location close to the coastal fringe and St Bees Head SSSI.

Linkages and Accessibility

There is the opportunity to improve connectivity between the proposed urban expansion site and the wider existing communities, town centre and open countryside.

GDP19: Developers will be required to invest in and help improve, access into and through existing neighbourhoods and specifically public spaces. Pedestrian and cycle connectivity between South Whitehaven and the wider Whitehaven area should be improved through accessible enhancements to local networks such as those linking to the Old Brickworks Site, Old Laundry Site etc. This will be achieved through the use of suitable Legal Agreements as appropriate, and these will be negotiated and secured through the Development Management process.

There are existing highway network constraints such as at Low Road which new development will impact upon and should contribute towards upgrading. The proposed development offers opportunities to ensure the transport network is capable of accommodating the number of additional vehicles likely to be travelling to employment sites in the town centre, Westlakes Science and Technology Park and Sellafield. Through the Transport Assessment of the site important issues will emerge which will need to be addressed through appropriate measures.

GDP20: New development will be expected to provide contributions towards improvements to existing highway networks in accordance with the findings of the Transport Assessment.

GDP21: Developers will be required to secure a quality accessible bus service for the urban expansion site to benefit both communities living on the immediate site and areas along the bus route.

GDP22: Pedestrian and cycle accessibility should be improved by providing a safer environment for non car users and users of motability vehicles and improving routes to the town centre. Existing residential areas should also benefit from better linkages by road and public transport to the town centre and employment opportunities associated with the proposed new housing development.

5.0 Design Guidance for the Urban Expansion Site

The new housing site offers excellent opportunities for the creation of truly distinctive residential neighbourhoods set within an attractive topography and landscape framework currently defined by the Pow Beck Valley and surrounding urban edge landscape to the south and south west of Whitehaven.

Key to the success of the wider proposals will be the ability of the development to integrate successfully with existing built development – but more importantly assimilating with its wider landscape context. Currently the town stops abruptly at the edge of the Woodhouse estate. This proposal would enable a more considered response providing a transitional area responding to both the urban and rural context of its surroundings.

Plan x shows approximate locations of access to serve the proposed development site. Plan x opposite and Plans x and x on page xx highlight the general form and pattern of development that the urban expansion site might take in terms of density pattern and overall structure.

Design Guidance

It is important that such a large scale development is well considered and is developed cohesively. The purpose of the Design Guidance is to help ensure that any development brought forward is of the required high quality and is appropriate to its location.

Layout

Good layout is essential for creating quality places for people to live in. The proposed housing site is at the urban fringe of Whitehaven which is currently very 'hard' in its design. The development will seek to create a distinct character which responds to its location, taking inspiration from outlying villages such as Sandwith and their built form, and bringing this together with a more urban feel.

The delivery of good design in South Whitehaven will depend on the connections between existing and proposed development being made; consideration of movement patterns and urban form; and forming a strong relationship between the natural and built form. The objective is to achieve memorable and accessible new places with their own character where streets, public realm and open spaces are safe, accessible, pleasant to use and human in scale.

DG1: New development should be designed to reflect the opportunities offered by the site using layout and design to maximise solar gain and minimise exposure to prevailing winds from the coast. Landscaping should be used to provide shelter and planting should support biodiversity objectives as well as taking account of climate change and sustainable drainage (SUDS) provision.

DG2: The development should take advantage of the opportunities offered by views to both the Lake District National Park and the cliff coastal landscape and sea.

DG3: The contours of the site should be acknowledged and utilised effectively to provide a tiered effect, resulting in roofs being interspersed with green corridors, trees, opens space and other structural planting.

DG4: The development will include accessible and appropriate external storage for waste bins, bikes etc.

Density/mix

It is vital that a development proposal of this scale does not appear overwhelming or monolithic. The careful use of varying densities to create a mix of different character areas should provide a series of neighbourhoods which are human in scale and attractive to residents and visitors alike.

DG5: In order to make the proposed development more legible, it should be broken up into different ‘Character Areas’, each with its own identity through the use of varying scale, density, enclosure and materials. The approach should be to provide diversity and interest across the development, within an overarching and unifying “South Whitehaven neighbourhood” style. Aspirational and exciting contemporary designs will be included as part of the mix within more modern Character Areas, reflecting the need for Whitehaven to look to the future as well as the past. Different Character Areas will also be partly defined by a mix of enclosed and open plan layouts.

DG6: Developers will be expected to provide reasonable amenity space with appropriate standards of privacy and separation distances between houses, to protect both the amenity of individual occupiers and the general amenity of the area as a whole. Roads should be of adequate widths according to Cumbria Highways requirements.

DG7: New developments will be required to provide a mix of private space and open space uses which meet local need, including children’s play areas, sports pitches, allotments and amenity green space.

DG8: The development should deliver a range of housing from smaller starter units to larger, more expensive properties. A mix of tenures and house types should support a sustainable neighbourhood to meet the needs of a diverse range of household types and incomes and foster community cohesion.

DG9: Higher densities should be concentrated in pockets towards the centre of the scheme with lower densities towards the edges. The southernmost area of the development will be characterised by the lowest density properties. **This approach is shown in Plan X, page XX.**

DG10: Density will be considered against the prominence of development and potential sky lining. Higher densities will be supported on sloping topography and will be discouraged where development breaks the sky line. Areas of hard development will be broken up by swathes of planting, as informed by the Landscape Management Plan.

Height

Whitehaven and the surrounding more rural areas are characterised by development which is generally of a modest scale and height. Typically older town houses tend to be around three – four stories in the Georgian grid, but more recent 20th century development is generally two stories or less. The new development in West Whitehaven should reflect this local character and retain a modest scale which sits comfortably within the landscape.

DG11: Development will be predominantly two stories or less. Three storey buildings may be used to frame spaces, but generally should be limited to the flatter part of the site adjacent to Woodhouse. Central areas and key gateways into the development should be marked by occasional use of three story buildings, together with the main route through the scheme and around main open space. Elsewhere, the development would be predominantly two stories to frame the streets.

Accessibility

South Whitehaven is located in close proximity to an area of extraordinary environmental assets - in particular the coast and countryside. Given the wider benefits of such access for those utilising the new development it is considered essential that appropriate, well designed, linkages are achieved. Whether it is for exercise or refreshment and related well being, or for simple enjoyment of a wonderful coast and its seascapes, it is equally important for residents and schools to have good accessibility to the adjacent coastal fringe area.

DG12: New accessible linkages will be established between the new development site and the West Whitehaven area to ensure that residents can enjoy the opportunities afforded by the Coastal Fringe area on their doorstep.

DG13: The development will have a legible environment with well defined streets and spaces. Buildings will have strong frontages with clearly defined entrances to enclose public spaces and support legibility.

DG14: Vehicular access should be taken from Wilson Pit/High Road. Public and private roads will be defined by careful use of materials and low vehicles speeds will be encouraged throughout the development through the use of traffic calming measures. Highways will be designed to accommodate fire engines and bin wagons etc.

DG15: Developments should adhere to current parking standards and a variety of types of parking provision should be provided in different Character Areas.

DG16: New accessible pedestrian links to Woodhouse and Greenbank should be provided and existing links strengthened and improved where necessary. The development will be designed to take advantage of natural surveillance and other “Secure by Design” principles in order to maximise safety for pedestrians, especially on footpaths and within the open spaces.

DG17: The development should be accessible bus permeable.

DG18: Cycle travel should be encouraged through the provision of appropriate cycle tracks or sufficient spaces on the road. Cycle tracks should be clearly defined on the highway where appropriate.

Open Space and Landscaping

Good landscaping should be central to any urban design. The proposed new development offers many opportunities for the provision of high quality accessible areas which benefit existing and new communities as well as local wildlife.

DG19: The Borough Council will require an approved Landscape Management Plan for the development. Landscaping should be designed to assist in protecting the new development from the harsh weather conditions which can be experienced in this location. Existing woodland and hedgerows should be retained, not only to protect dwellings from the prevailing wind, but also to retain existing habitats and wildlife corridors. New hedgerows should be planted around the perimeter of the site in order to mitigate the negative effects of the development on local biodiversity.

DG20: Generally new planting will be used throughout the development and not limited to the edges, in order to minimise the impacts of sky lining in longer distance views. Landscaping corridors which reflect and reinforce the linear contours and grain of the landscape will be encouraged across the development site.

DG21: Species used in landscaping should be appropriate to supporting local biodiversity objectives.

DG22: The area of woodland to the south west of the development site should be fenced off to protect this important habitat and any footpaths or cycleways should generally go around, not through, this woodland. This is important to maintain the biodiversity value of this area for foraging and commuting bats.

DG23: Existing Rights of Way through the site and connecting to the site should be enhanced.

Appearance and Materials

The provision of variety is considered to be very important in a development of this scale, in terms of materials, house types, density and the amount of development proposed in different Character Areas.

DG24: Dwellings should be constructed using a limited palette of materials to provide a strong local identity. Careful use of pockets of colour should be included to accentuate key features and landmark elevations, and to provide visual references to local context, and in particular the traditional character of older parts of Whitehaven.

DG25: Lower category streets, lanes and shared surface areas should adopt a more 'rural' character with boundary treatments incorporating more rural, locally common forms including hedgerows, small walls, post and rail metal or timber enclosures and five bar gates as prevalent in the area around Sandwith. Shared surfaces should include careful use of contrasting colour or markings where appropriate to differentiate areas for those with impaired vision.

Other Design Issues

The development should also consider the following general design principles:

DG26: Street lighting should be kept to minimum acceptable levels for public safety and security. The lighting scheme for the site should be designed to avoid as much 'light spill' as possible onto trees and hedgerows without compromising on public safety.

This approach will be taken in order to keep the carbon footprint of the development as small as possible and also to mitigate the negative effect of the development on the foraging and commuting bat population in the area.

DG27: The development will be expected to incorporate sustainable drainage techniques (SUDs) and ponds and water courses should be designed to support local biodiversity objectives.

DG28: The design of the development will be expected to include provision of public art as an integrated element of the scheme's overall design, developed in close consultation with the local community. Bespoke street furniture and signage which incorporates aspects of public art will be encouraged.

6.0 Next Steps

The South Whitehaven Plan (SPD) provides a realistic and deliverable planning and design framework for the proposed new development in South Whitehaven. It takes account of a wide range of issues, constraints and opportunities which all impact on the proposed development site, and provides a broad policy framework to encourage an imaginative and appropriate design response.

The South Whitehaven Plan will be used to inform the proposed Masterplan for the development site. The Masterplan will set out the layout, densities, development types and form of the proposed new development, within different character areas. It will consider issues such as access and landscaping and provide an overall design framework for development in phases over the next 15 years or so.

Once the Masterplan and phasing strategy have been approved in principle by the Borough Council, the developer will submit an outline application for the whole site and a series of detailed applications for different development phases, with a view to commencing development in 2013/14. The South Whitehaven Plan will be used to inform planning negotiations and decisions throughout this process and may be reviewed as and when considered appropriate.

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Copeland Local Development Framework

South Whitehaven Plan Supplementary Planning Document

Draft SPD Consultation Report

January 2013

1.0 Introduction and Background

- 1.1 The South Whitehaven Plan has been prepared to guide future development within the South Whitehaven area. It provides the planning and design framework for a proposed new development of around 600-700 houses, together with associated community facilities, and sets out the Borough Council's requirements for environmental enhancements and other improvements for existing communities in Woodhouse and Greenbank.
- 1.2 The regeneration of South Whitehaven is an important milestone in the wider Whitehaven Regeneration Programme. The South Whitehaven Plan provides design guidance for an urban extension site in the area proposed within the Copeland Core Strategy and Development Management Policies document. It promotes development opportunities and supports the wider regeneration of the area through neighbourhood and community renewal schemes.
- 1.3 The National Planning Policy Framework (NPPF) advises that planning should be genuinely plan-led, empowering local people to shape their surroundings. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. Supplementary Planning Documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.
- 1.4 The consultation process for the SPD offered an important opportunity for residents and other stakeholders to influence the planning and design of new development at the outset. The Borough Council is committed to ensuring that the consultation process in Planning is as extensive and wide reaching as possible, in line with the adopted Statement of Community Involvement (SCI). This Consultation Report sets out the process for the consultation on the Draft SPD, summarises the results, and demonstrates how stakeholders' suggestions and opinions have helped to shape the final document.

2.0 Consultation Process

- 2.1 The consultation process for the Draft SPD built on an earlier round of informal public consultation which began with looking at Issues in the Summer of 2012. The results of the earlier round of consultation informed and shaped the content of the Draft SPD document. This Consultation Report therefore summarises the main points raised and the Council's responses to them in relation to the consultation on the Draft SPD only.
- 2.2 The consultation process for the Draft SPD took place over 6 weeks from 12th November to 21st December 2012, the same time frame as that for the West Whitehaven SPD Issues and Options Report (a coastal area of Whitehaven, some of which is adjacent to the South Whitehaven area). The Public Consultation for both planning documents was undertaken jointly wherever possible to maximise efficiencies in terms of officer time and use of other resources. The Consultation process was promoted through the local media with articles in the Whitehaven News (see Appendix I) and Dispatches. Posters and leaflets (see Appendix II) were delivered to a range of locations across the town centre including schools, shops and community centres.

- 2.3 All Borough and County Councillors were invited to a Consultation Event on 30th November and local residents and stakeholder groups were invited to attend Drop In events held in the area on 29th November and 7th December. Letters and emails promoting the Public Consultation were sent out to around 190 Stakeholders from the LDF Consultation Database and these directed Consultees to the link on the Council's website.
- 2.4 In addition planning officers attended a meeting with the Copeland Disability Forum Access Working Group on 22nd November to encourage detailed comments on the document.
- 2.5 The Draft SPD and Representation Form were placed on Copeland Borough Council's website with a link from the Home Page. Hard copies were made available in local libraries and Council offices throughout Copeland.
- 2.6 Social networking/social messaging was also used to raise awareness of the Draft SPD consultation through posts on the Council's Facebook page and Twitter.
- 2.7 Consultation with young people was carried out by the Borough Council's Youth Engagement Officer jointly with the West Whitehaven SPD Issues and Options. The main issues identified relevant to South Whitehaven were the need for recreational facilities in the area including football / cricket pitches and more footpaths and cycle paths.

3.0 Summary of Consultation Responses

- 3.1 Representations were received from 11 individual respondents and organisations, providing around 24 responses in total. There were 8 responses Supporting the document, 3 Objections and 13 Making Comments. The full results of the Consultation have been recorded on a database and are available in a report format from the Planning Policy Team on request.

Summary of Comments Received	Council Response
Generally the National Trust is pleased to support the Aims and Objectives of the Plan with minor suggested additions	Noted and suggested changes accepted and document amended.
National Trust supports the proposals set out in section 4 and wishes to endorse the point relating to wildlife and habitat improvements having regard to the existing nature resources and the work undertaken and planned in the coastal fringe.	Noted.
The inclusion of a section on environmental improvements is welcomed. There is a range of environmental works from new habitat creation to securing better management of existing spaces that can be advanced through the SPD.	Noted.
The opportunities for improved linkages, in particular by sustainable means of transport, are agreed. It will be important to ensure that the	Noted and further text referring to Legal Agreements added.

Summary of Comments Received	Council Response
mechanisms are put in place so that these opportunities are grasped and that implementation takes place accordingly	
Object. Whether it is for exercise / refreshment and related well being, or for simple enjoyment of a wonderful coast and its seascapes, it is equally important for residents and schools to have good accessibility to the adjacent coastal fringe area. It is requested that a suitable addition is made to these paragraphs.	Accepted. Additional text inserted under Urban Expansion Site - Accessibility: DG12: New accessible linkages will be established between the new development site and the West Whitehaven area to ensure that residents can enjoy the opportunities afforded by the Coastal Fringe area on their doorstep.
Consideration of the transition of the significant residential area into its wider landscape is an important consideration; this requires a careful response e.g.: - the scale of development at the edges - the incorporation of appropriate boundary treatments including landscaping proposals appropriate to the wider context - the incorporation of well designed linkages for pedestrians and cyclists.	Noted. These issues have been addressed in the General Development Principles and Design Guidelines.
Object - Makes no specific reference to access to the nearby environmental assets - in particular to the coast and countryside. It is considered essential that appropriate, well designed, linkages are achieved. Generally a modest number of high quality linkages should be promoted through the SPD.	Accepted. Text added: South Whitehaven is located in close proximity to an area of extraordinary environmental assets - in particular the coast and countryside. Given the wider benefits of such access for those utilising the new development it is considered essential that appropriate, well designed, linkages are achieved.
Excellent vision	Noted.
Objection: SPD does not recognise the presence of mining legacy in the SPD area as a physical constraint on future development activity. It would be helpful to add an overall constraints plan which includes the location of mining legacy features. The Coal Authority does not support the principle of development over recorded mine entries which the SPD actually proposes. We consider that it is imperative that planning constraints should be identified at the SPD stage in order to assist any developer taking forward individual planning proposals. However it should be recognised that new development can also present an opportunity to properly remediate unstable land arising from mining legacy. Any proposal to develop this site and / or increase public access to the site will	Accepted. Copeland Borough Council omitted to include information about the constraints of the SPD area such as former coal workings in the published Draft SPD. However the Developer Story Homes had received the relevant information from the Coal Authority and had undertaken further ground investigations across the site. This information has been used to inform the proposed layout and design of the new development, and it is proposed that the Masterplan will take account of such constraints and that there will be no development over recorded mine entries, just public open space. The final draft of the SPD has been amended to include a General Development Principle and supporting text with wording agreed with the Coal Authority, as well as a map indicating the position of mine shafts in South Whitehaven.

Summary of Comments Received	Council Response
<p>necessitate the mining legacy features being properly remediated to ensure public safety. As the SPD currently stands, the Coal Authority has to unfortunately consider it to be Unsound as it fails to reflect the requirements of paras 109, 120, 121, and 166 of the NPPF in relation to unstable land and coal mining legacy.</p>	
<p>Local GP service sees no reason why there would be any need for an additional doctors' surgery following development of 6-700 houses. What is required would be effective transport links to primary and secondary care service</p>	<p>Noted. The SPD promotes improved linkages including investment in public transport and better cycling and foot networks to the town centre, where there is a concentration of primary health services such as GP practices.</p>
<p>Various detailed suggestions for wording of General Development Principles and Design Guidance from Development Management Planners.</p>	<p>Accepted. SPD has been developed in close consultation with Development Management colleagues.</p>
<p>If any new public buildings /open spaces are to be provided it is paramount that these be constructed / created to full access standards. Note concerned that the actual public drafts issued make no obvious reference to being made available in other more accessible formats. Also the font used is too small and below minimum size</p>	<p>Noted and text amended. SPD promotes high standards of accessibility in areas of open space.</p>
<p>Need to increase promotion of Accessibility throughout document to support the needs of those who are less mobile. Various suggestions for changes to detailed wording in General Development Principles and Design Guidance.</p>	<p>Noted and amendments to text made throughout the document.</p>
<p>We strongly support the objective that any development contributes to the local and the wider biodiversity and climate change objectives.</p>	<p>Noted.</p>
<p>Natural England supports the commitment to increase high quality open space to improve healthy lifestyle choice, the provision of new walking and cycling opportunities and improving public transport. We are pleased to see that landscaping schemes will support local biodiversity objectives and provide wildlife habitats appropriate to the sites location close to the coastal fringe and St Bees Head SSSI. The SPD could go further by detailing the biodiversity interests in the area and the qualifying features of the SSSI. Are there specific locations where habitat creation could be planned for maximum environmental benefit? Is there a Local Biodiversity Action Plan that could be referred to?</p>	<p>Noted and reference to local biodiversity objectives covered in GDP9, GDP18, DG19, DG21, and DG22.</p>
<p>We support the recognition that the estates would benefit from landscaping, tree planting and</p>	<p>Accepted and the following text inserted into introductory text:"Various opportunities exist to</p>

Summary of Comments Received	Council Response
<p>improvements to open space. However, Natural England are of the opinion that the SPD could go much further by referring to Green Infrastructure and its multifunctional benefits throughout the document.</p> <p>Green Infrastructure (GI) should be an integral part of the creation of sustainable communities and it is useful to consider GI provision of new sites and policy development through the Local Plan. One important function of GI is the provision of new opportunities for access to open space. Natural England's standards for accessible greenspace (ANGSt) should be used to ensure new and existing housing has appropriate access to nature.</p> <p>The CABE Space Guidance "Start with the Park" (2005) outlines the importance of planning around green spaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision of new GI should be considered at an early stage to ensure it is deliverable at plan stage.</p>	<p>conserve and enhance the environment of Woodhouse and Greenbank and to support an extensive network of Green Infrastructure (GI). Green Infrastructure is considered to be an integral part of the creation of sustainable communities and provides multifunctional benefits for both local wildlife and people. One important function of GI is the provision of new opportunities for access to open space. "In addition the SPD takes account of the findings and recommendations of the Green Spaces strategy and includes a number of General Development Principles and Design Guidance aimed at improving local green infrastructure provision.</p>
<p>Improving Accessibility We support the improvement of pedestrian and cycle accessibility and public transport linkages.</p> <p>Open Space and Landscaping 5.23 We agree that existing Rights of Way should be enhanced but this could be expanded on to state how this could be done. 5.24 We support the retention of existing woodland and hedgerows and planting of new hedgerows. 5.25 We agree that species used in landscaping should be appropriate to supporting local biodiversity objectives. Again the SPD could go further by detailing species of importance locally and / or the Local Biodiversity Action Plan.</p>	<p>Noted. The Borough Council does not consider that further detail is necessary at this stage; the SPD sets out the broad planning and development principles for new development in the area and further detail will be provided in the proposed masterplan and planning applications.</p> <p>Noted. The Borough Council does not consider that further detail is necessary at this stage; the SPD sets out the broad planning and development principles for new development in the area and further detail will be provided in the proposed masterplan and planning applications.</p>
<p>We note that our recent comments relating to Highways and Transport (i.e. the references to Transport Assessment, permeability with adjoining areas, links to employment areas and references to recreational routes) and education matters such as the need for education contributions for a new school have been fully incorporated into the draft document. This is welcomed and supported.</p>	<p>Noted.</p>
<p>It is recommended that Copeland BC consider undertaking a character based study of this area as well, in the same way that you have applied to the West Whitehaven SPD.</p>	<p>Work on landscape character assessment has been undertaken by the developer to support the proposed masterplan.</p>

Summary of Comments Received	Council Response
Under Cumbria Policy we welcome the reference made to the Cumbria Sub-regional Spatial Strategy 2008-28 as part of the Cumbria Community Strategy 2008-28. However we would recommend that reference should also be made to the Saved and Extended Policies contained in the Cumbria and Lake District Joint Structure Plan 2001-2016 (Adopted Plan April 2006)	Cumbria Policy - Accepted and relevant policies inserted into the text.
Highways Agency acknowledge that where new housing locations have been identified then these sites need to be in sustainable locations with improved public transport, cycling and safe walking routes which encourage travel by means other than the car for short journeys.	Noted.
United Utilities has no additional comments at this stage, as United Utilities' historical consultation and liaison meeting comments are still valid and should be taken into consideration when developing your future sustained economic growth plans and policies.	Noted.
The MMO has reviewed the consultation documents and have no specific comments to submit.	Noted.

3.2 Facebook / Twitter

The Issues and Options Consultation was posted on the Council's Facebook page, a link to the Consultation page on the Council's website was included as part of the post. There were no responses.

4.0 Conclusions


The results from the public consultation on the Draft SPD have resulted in a number of changes to the final version of the document and as a result the document will be more robust, relevant and effective.

A copy of the full consultation responses, together with the Borough Council's responses can be obtained on request from Planning Policy team, on 01946 598435 or by emailing ldf@copeland.gov.uk.

5.0 Next Steps

The SPD should be adopted by the Borough Council at its meeting on 21st March 2013 and then published.

Appendix I: Article in Whitehaven News 15/11/12



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Home to stop cutting tenants' grass

BY ANDREW CLARKE
 Home Group is to stop cutting its tenants' lawns and is considering changes to communal grass areas to cut costs.

Home has written to more than 2,000 landlords who currently have their tenants cut their lawns for them. It's a move that will no longer take place.

In addition, the landlord is considering other introducing a communal grass-rolling service from April. This has

change has been "positive". The changes are being introduced in order to bring it in line with the rest of the country. Residents are reluctantly responsible for maintaining their own gardens. However, those that are unable to do so are given a choice of options - a previously been cut by Home on a voluntary basis which has been cutting communal areas. But this will no longer happen.

Andrew Thomas, Home's head of customer services,

said: "People were reluctant to let their lawns be cut by professional lawn services which means they've already more or less cut their own lawns."

Home has said, providing the service free of charge since 2011 and this change is a significant move with the new cut. It will result in all communal grassed areas and will result in the company's cost of service charge.

including a service of the additional new facilities will help guide and determine planning applications in the future to "improve, enhance and develop" the area.

The document, on which the character of the public was consulted to have their say, says: "There is a need to consider the impact of the proposed development and to ensure that it is in line with the local regeneration package for the whole of West Whitehaven."

If it is accepted, the policy

Golf course and spa for Marchon site?

BY ANDREW CLARKE
 A spa hotel, golf course and leisure centre are among the ambitious proposed future uses of the former Marchon site in Whitehaven.

The site, which has been derelict since the Marchon factory closed in 2006, would be suitable for an additional 700,000 sq ft of development. A 18-hole golf course, a water park, a leisure centre and a spa are among the proposed uses of the site. The plans are still in the early stages and are subject to planning approval.

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If it is accepted, the policy

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BY JULIE MORGAN

CLEATOR singer Helen Moore was awarded the top prize at the weekend's Workington Music Festival.

She won the Williams Gold Cup, after competing against winners from other vocal classes with her version of *Fair House of Joy* by Rodger Quilter.

Helen, who works at Arlecdon School, also won in the soprano solo, mezzo solo, the Oratorio and the Victorian/Edwardian classes. She was further awarded two seconds and shared (with Karen Wilson and Laura Johnston) the Ivander Trophy for the competitor with the highest marks.

This is the sixth time in 11 years Helen has won the Gold Cup.

She said: "I am really very proud of my achievement, juggling work with music and a family. I would like to



WELL DONE: Helen Moore and her trophies from the Workington Music Festival
John Story

thank my singing teacher, Rose Uhrig, as without her guidance and tuition none of this would have happened.

"I had a great festival and there was a lovely atmosphere. My family are over the moon!"

New wine and cocktail bar

WHITEHAVEN'S dwindling nightlife is to get a welcome boost thanks to a new wine and cocktail bar opening in the former Gallachers nightclub building.

Manhattans Wine and Cocktail bar will open on the middle floor of the Tangier Street building on December 1.

A Whitehaven family of 13 bought the building when it went up for auction last month. It was Dawn Hill-Eades' winning bid that secured the deal and since then the family have been working to transform the building.



FAMILY AFFAIR: In the new bar are (from left) Ryan Walker, John Hunter, Jonathan, Tony and Sam Hill-Eades
John Story

Mrs Hill-Eades' nephew, Ryan Walker, said there were plans in the future for a sports bar on the ground

floor and a nightclub on the top floor. The building sold at auction last month for £134,000.

Lambs butchered in village field

From page one
have killed the sheep on site as the animals weigh around 30kg each and would be difficult to move.

Emmerdale farmer Will Rawling said: "It's possible that people are short of cash, so they are butchering sheep to sell the meat.

"It's a nasty form of theft. There are still cases of sheep rustling - it's unusual to have sheep slaughtered on site but it has been known to happen."

He said: "As farmers we

ensure that livestock that has had recent veterinary treatment is not put into the food chain. These people have taken the meat without knowing at what stage of the withdrawal process the sheep are in."

Carl Hudspith, of the National Farmers' Union, said: "In terms of this case, we would urge anyone with information to go to the police. When animals are stolen or killed in this horrific way there is a financial burden on the farmers but there is a real

human loss caring about the animals and their welfare.

"A lot of farmers in the Copeland area produce livestock and are committed to ensuring a high standard of welfare for animals.

"This case raises questions about the traceability of meat. We urge people to buy meat from reputable butchers or farm shops, and also look out for the red tractor logo on products, which is a guarantee of quality and origin."

A police spokeswoman

said: "Police investigations are ongoing. We take these matters very seriously as they are distressing to all members involved, whether it be the owners of the animals or the members of the public who find the animals. "We urge anyone who sees anything suspicious to contact us immediately."

Police are urging farmers to join the Farm Watch Scheme. For more details, go to: www.cumbria.police.uk. To report any information, contact police on 101.

PUDSEY Bear and a team from Radio Cumbria will be at Egremont Market Hall on Friday, selling cakes for Children in Need.

Harry King and Tom Burrows are one of four teams from the radio station who will be taking part in a 'bake-off' event raising funds for the charity.

Yesterday they were at Lakes College baking with the students and on Friday they will be selling their goods. The teams, including the Egremont one, will be live on air on Friday between noon and 1pm.

Big plans for former factory site

From page one
for consultation with views invited on the plans for that area of town.

The deadline for feedback is December 21, and the plans will be amended to incorporate any feedback and adopted next year.

Two public drop-in sessions have been arranged: St Peter's Community Centre, Woodhouse, on Thursday, November 29 (10.30am to 6.30pm), and Kells Library, on Friday, December 7 (2.15pm to 5pm).

The documents are available to view in all libraries, the Copeland Centre, the Tourist Information Centre and The Beacon. Alternatively visit www.copeland.gov.uk, email ldf@copeland.gov.uk or call 0845 054 8600.

Appendix II: Posters and Leaflets



New Plans for South Whitehaven and West Whitehaven Areas

South Whitehaven Draft SPD will provide the planning framework for new housing development and improvements to existing housing areas, in the area between Woodhouse, Greenbank and Wilson Pit Road (to the east of High Road).

West Whitehaven SPD will guide the protection, enhancement and development of the coastal fringe area between the Candlestick Chimney and Birkhams Quarry, and including the former Marchon chemical works site (to the west of High Road).

The 2 Plans, together with Representation Forms for your comments are available to view and download on the Council's website (www.copeland.gov.uk), in Copeland Libraries, The Copeland Centre, The Beacon Museum and Whitehaven Tourist Information Centre.

The Public Consultation runs for 6 weeks from 12th November 2012 until 5pm 21st December 2012.

Please return all comments to Planning Policy Team, Copeland Borough Council, The Copeland Centre, Catherine Street, Whitehaven, Cumbria CA28 7SJ
Or email: ppf@copeland.gov.uk





New Plans for South and West Whitehaven



Community Consultation Events – All Welcome

Thursday 29th Nov St Peters Parish Community Hall, Lakeland Avenue 10.30am - 6.30pm

Friday 7th December Kells Library 2.15pm - 5.00pm

**Please come along and tell us what you would like to see happen in
South and West Whitehaven**



**For more information please contact Planning Policy Team on
0845 054 8600 / ldf@copeland.gov.uk**

www.Copeland.gov.uk

Appendix III: Representation Form



**COPELAND LOCAL DEVELOPMENT FRAMEWORK
South Whitehaven Draft Supplementary Planning Document (SPD)
Consultation Winter 2012**

Representation Form

Please use this form to indicate which part(s) of the South Whitehaven Draft SPD you either support or object to, together with any amendments/additions you would like to see.

Please use a separate form for each expression of support or objection.

Please complete and return this form **no later than 5pm Friday 21st December 2012** to:

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

For internal use:	
Resp. No.
Rep. No.

Or email: ldf@copeland.gov.uk

1. Your Details (Where provided we will use your Agent's details as our primary contact)

	Your details	Agent's details
Name		
Position		
Organisation		
Address		
Postcode		
Telephone		
Email		

2. Your Comments

Please indicate the part of the document to which your comment relates.

Chapter Paragraph

Sustainability Appraisal Paragraph

Are you supporting or objecting to the Chapter / Paragraph / Sustainability Appraisal Paragraph?

(Please tick ✓ as appropriate)

Supporting Objecting Making a Comment

Please provide reasons for your support or objection, and any changes/additions you would like to be made to the South Whitehaven Draft SPD.

Signature:

Date:

Please use a separate form for each comment in support/objection and return this form **no later than 5pm Friday 21st December 2012.**

Thank you for completing this form