

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, DG18, DG20, and DG21.</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.



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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!"

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 Barrows 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 kif@copeland.gov.uk or call 0845 054 8600.

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.

Ennerdale 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.

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