

The Copeland Local Plan 2013-2028

Proposals Map

and

Copeland Local Plan 2001-2016 'Saved' Policies

June 2015



This page is intentionally blank.

CONTENTS

INTRODUCTION & HOW TO USE THIS DOCUMENT	5
PART ONE - COPELAND LOCAL PLAN 2013-2028 PROPOSALS MAP	7
Key Sheet	8
North Copeland	9
South Copeland	10
Whitehaven Inset	11
Whitehaven Town Centre Inset	12
Cleator Moor Key Service Centre	13
Egremont Key Service Centre	14
Millom Key Service Centre	15
Arlecdon/Rowrah Local Centre	16
Beckermet Local Centre	17
Bigrigg Local Centre	18
Cleator Local Centre	19
Distington Local Centre	20
Ennerdale Bridge Local Centre	21
Frizington Local Centre	22
Haverigg Local Centre	23
Kirkland Local Centre	24
Lowca Local Centre	25
Moor Row Local Centre	26
Seascale Local Centre	27
St Bees Local Centre	28
Sellafield	29
PART TWO - SAVED POLICIES FROM THE COPELAND LOCAL PLAN 2001-2016	31
List of 'Saved' Policies from Copeland Local Plan 2001-2016	31
Copeland Local Plan 2001-2016 'Saved' Policies Extracted Text	31
Policy HSG1 - Existing Planning Permission	33

Table HS5 - Planning Applications at 31 March 2005	34
Table HS6 - New Housing Land Allocations	36
Policy HSG2 - New Housing Land Allocations	39
Table HS7 - Sites Allocated for New Housing Development (Policy HSG2)	39
Table EM2 - Proposed Employment Sites	46
Policy EMP1 - Employment Land Allocations	47
Policy EMP2 - Westlakes Science and Technology Park	49
Policy EMP3 - Employment Opportunity Site	53
Table TC2 - Town Centre Development Opportunity Sites	55
Policy TCN12 - Town Centre Opportunity Development Sites	55
Policy TSP8 - Parking Requirements	56
Parking Requirements (Appendix 1 in Copeland Local Plan 2001-2016)	57
Copeland Local Plan 2013-2028 Core Strategy and Development Management	59
Policy DM29 Advertisements – Areas of Special Advert Control	
Areas of Previous Mining Activity	60

PART THREE - COPELAND LOCAL PLAN 2001-16 ‘SAVED’ POLICIES – BACKGROUND AND SECRETARY OF STATE’S DIRECTION (04/06/09) 61

Introduction

The Proposals Map is a map of the Local Authority area showing areas in which the Council's local planning policies will apply and sites for particular future land uses or developments. The Proposals Map should always reflect the current development strategy for the plan area and must be revised as each new Development Plan Document is adopted. This update reflects policy changes following the adoption of the Core Strategy and Development Management Policies on 5 December 2013.

The Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies replaced the majority of policies in the Copeland Local Plan 2001-2016, except for a number of policies specifically relating to allocations of land that were 'saved' from the Copeland Local Plan 2001-2016. These 'saved' policies will remain part of the Development Plan until they are superseded by policies and allocations in the Site Allocations and Policies Plan.

The purpose of this document is to extract the remaining saved policies and allocations from the Copeland Local Plan 2001-2016 together into a smaller and easier to navigate form.

How to use this document

This document is split into three parts:

PART ONE - COPELAND LOCAL PLAN 2013-2028 PROPOSALS MAP - contains the Copeland Local Plan 2013-2028 Proposals Map (adopted December 2013) which is linked to Core Strategy and Development Management Policies and the saved policies of the Copeland Local Plan 2001-2016. The Key Sheet on page 6 provides updated policy references which relate to either the Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies or the 'saved' policies of the Copeland Local Plan 2001-2016.

PART TWO - SAVED POLICIES FROM THE COPELAND LOCAL PLAN 2001-2016 – contains policies and supporting text from the 'saved' elements of the Copeland Local Plan 2001-2016.

PART THREE - BACKGROUND TO COPELAND LOCAL PLAN 2001-2016 'SAVED' POLICIES - contains background information relating to the 'saved' policies of the Copeland Local Plan 2001-2016 including the Secretary of State's Direction (04/06/09).

NB. To view the maps in more detail, please visit our [interactive Proposals Map](#) which can be found on our website at www.copeland.gov.uk

This page is intentionally blank.

PART ONE

**Copeland Borough Council
Copeland Local Plan 2013-2028**








Proposals Map

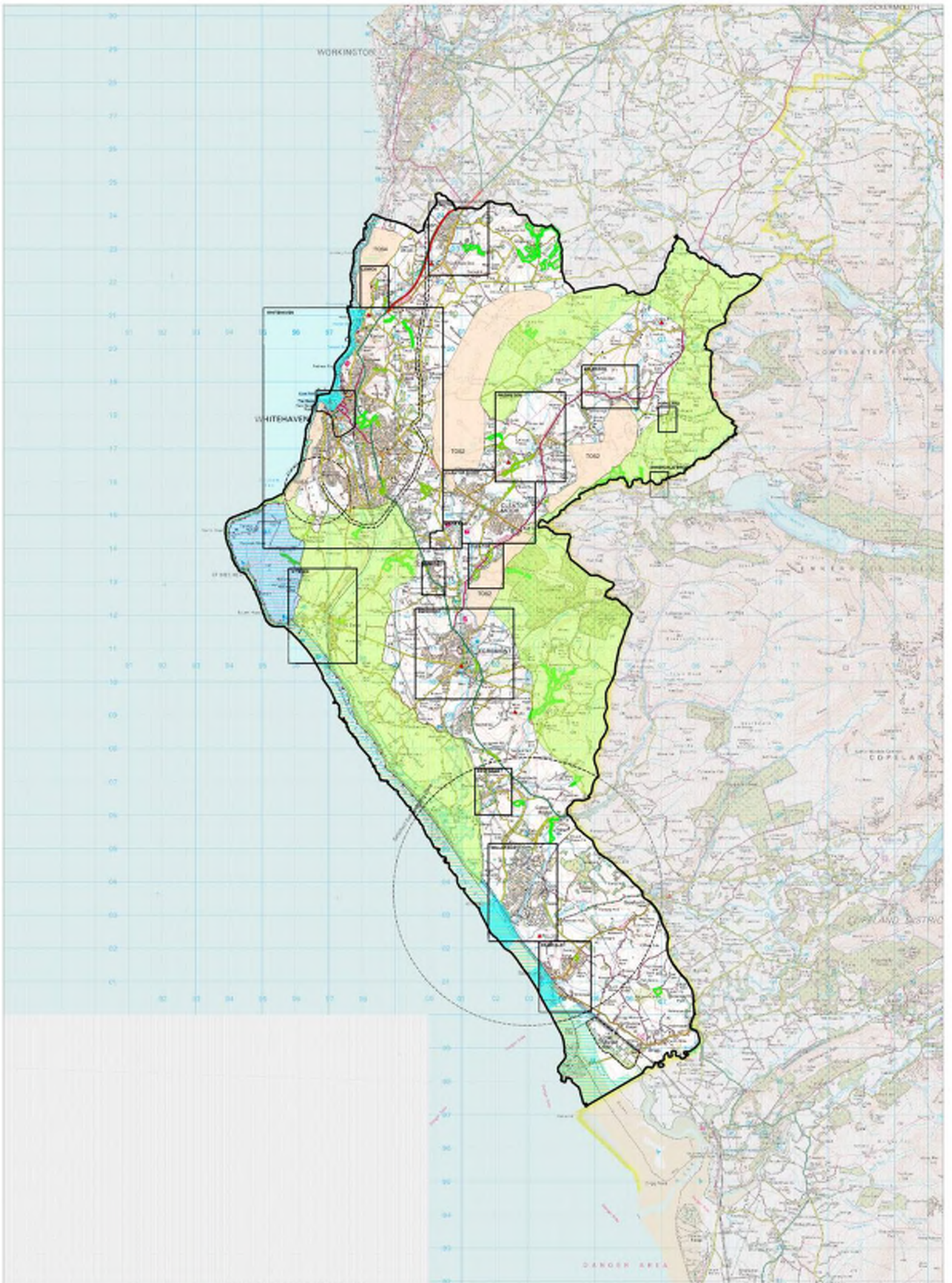
December 2013

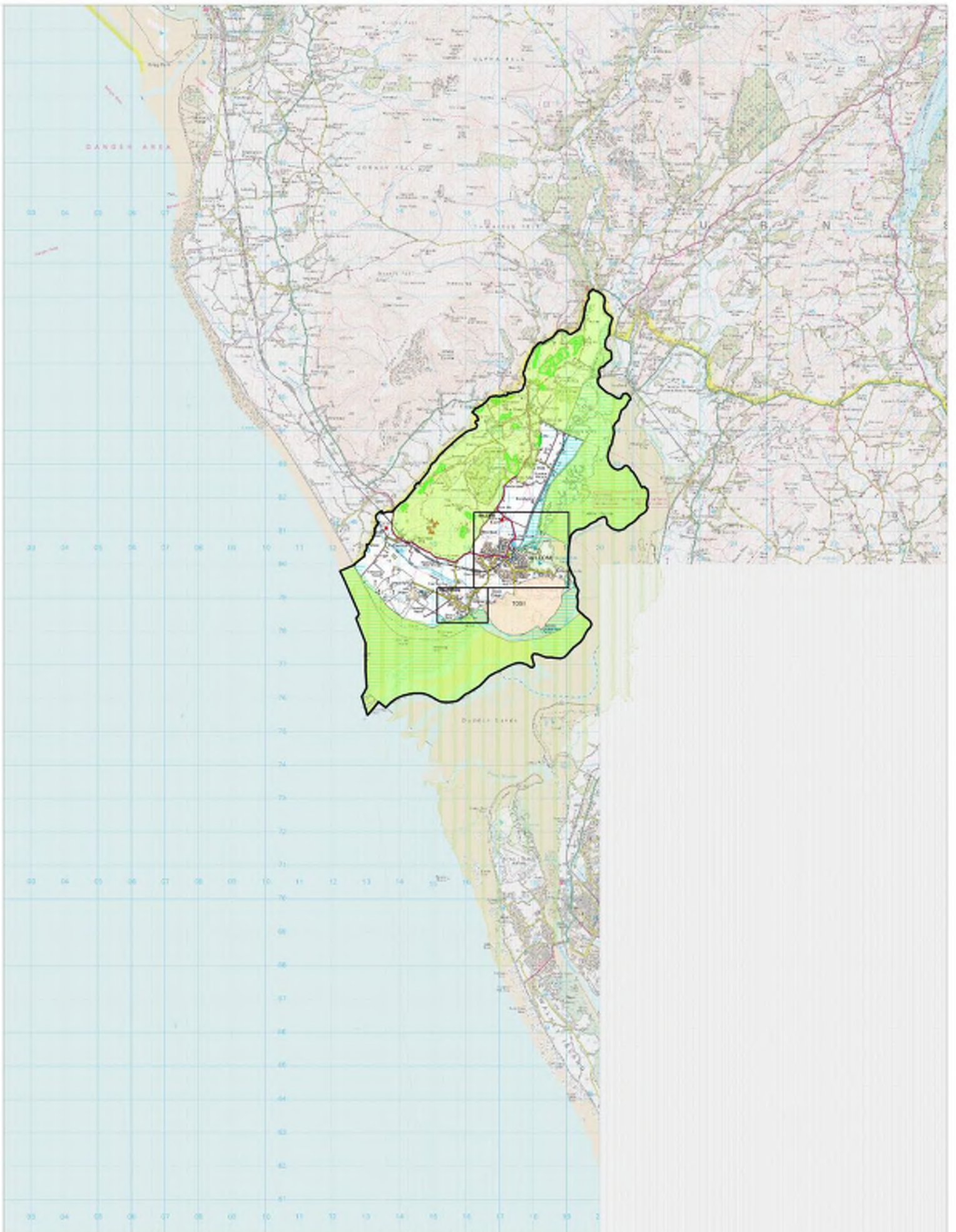
Copeland Local Plan 2013 - 2028

Core Strategy and Development Management Policies DPD

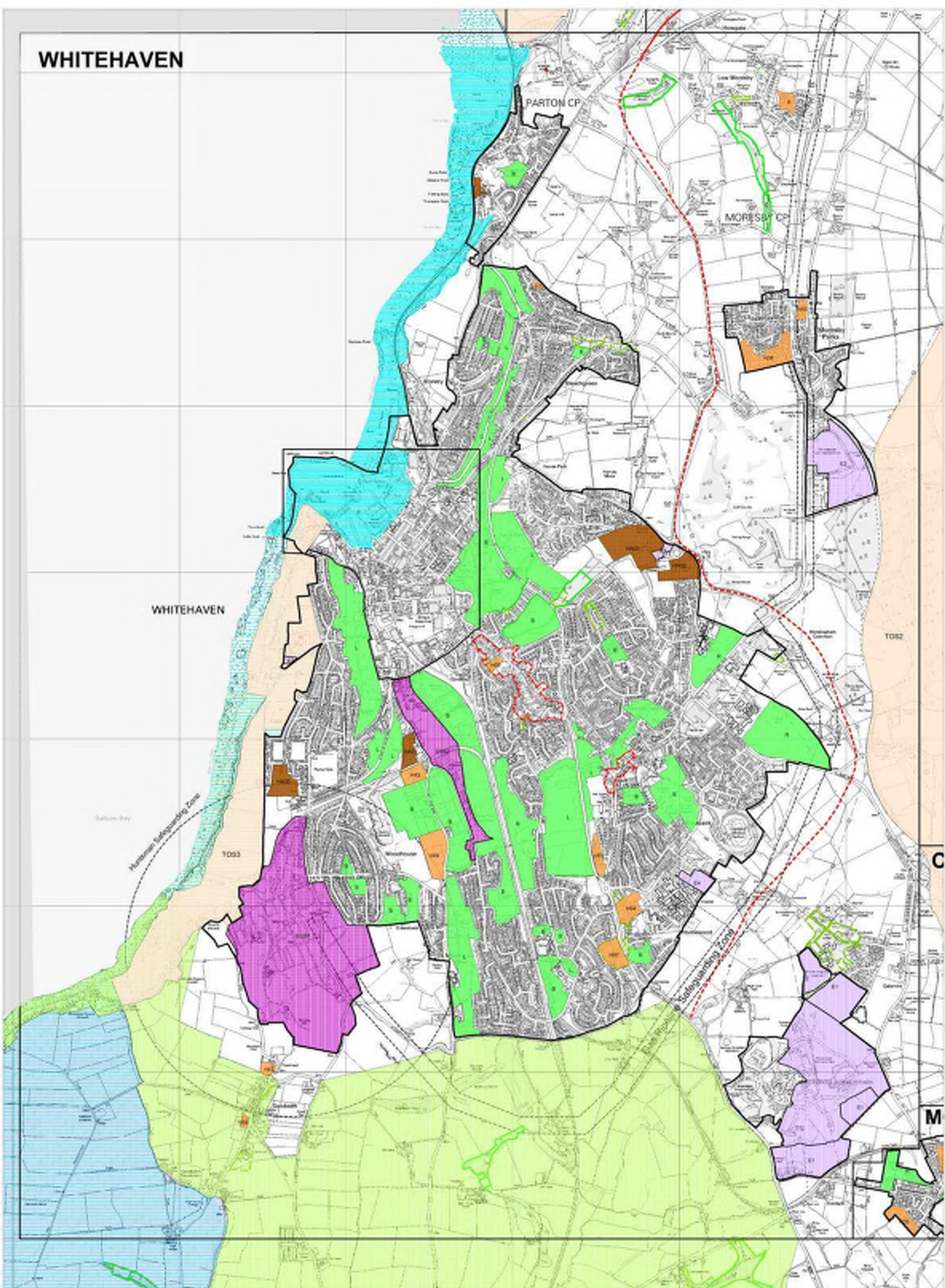
Adopted December 2013

	Settlement Boundary	ST2
	Existing Housing Planning Permissions	HSG1 (Saved from Local Plan 2001-2016)
	New Housing Allocations	HSG2 (Saved from Local Plan 2001-2016)
	Employment Land Allocation	EMP1, EMP2 (Saved from Local Plan 2001-2016)
	Employment Opportunity Site	EMP3 (Saved from Local Plan 2001-2016)
	Tourism Opportunity Site	ER10
	Town Centre Boundary	ER8, ER9
	Whitehaven Primary Frontages	DM6B
	Town Centre Opportunity Site	TCN12 (Saved from Local Plan 2001-2016)
	Conservation Area	ENV4, DM27
	Landscape of County Importance	ENV5, DM26
	Developed Coast	ENV2
	Undeveloped Coast	ENV2
	Site of Specific Scientific Interest	ENV3, DM25
	Heritage Coast	ENV2
	Tree Preservation Order	DM28
	Scheduled Monument	DM27
	Ancient Woodland	DM28
	Local Nature Reserve	ENV3, DM25
	Safeguarding Zone	ST2(E)
	Urban Greenscape Protection – Landscape	DM26
	Urban Greenscape Protection – Recreation/Amenity	SS5
	Urban Greenscape Protection – Both	SS5/DM26
	Whitehaven Eastern Relief Road	T1(Biv)





WHITEHAVEN



WHITEHAVEN

Sutton Bay

Historic Suburban Zone

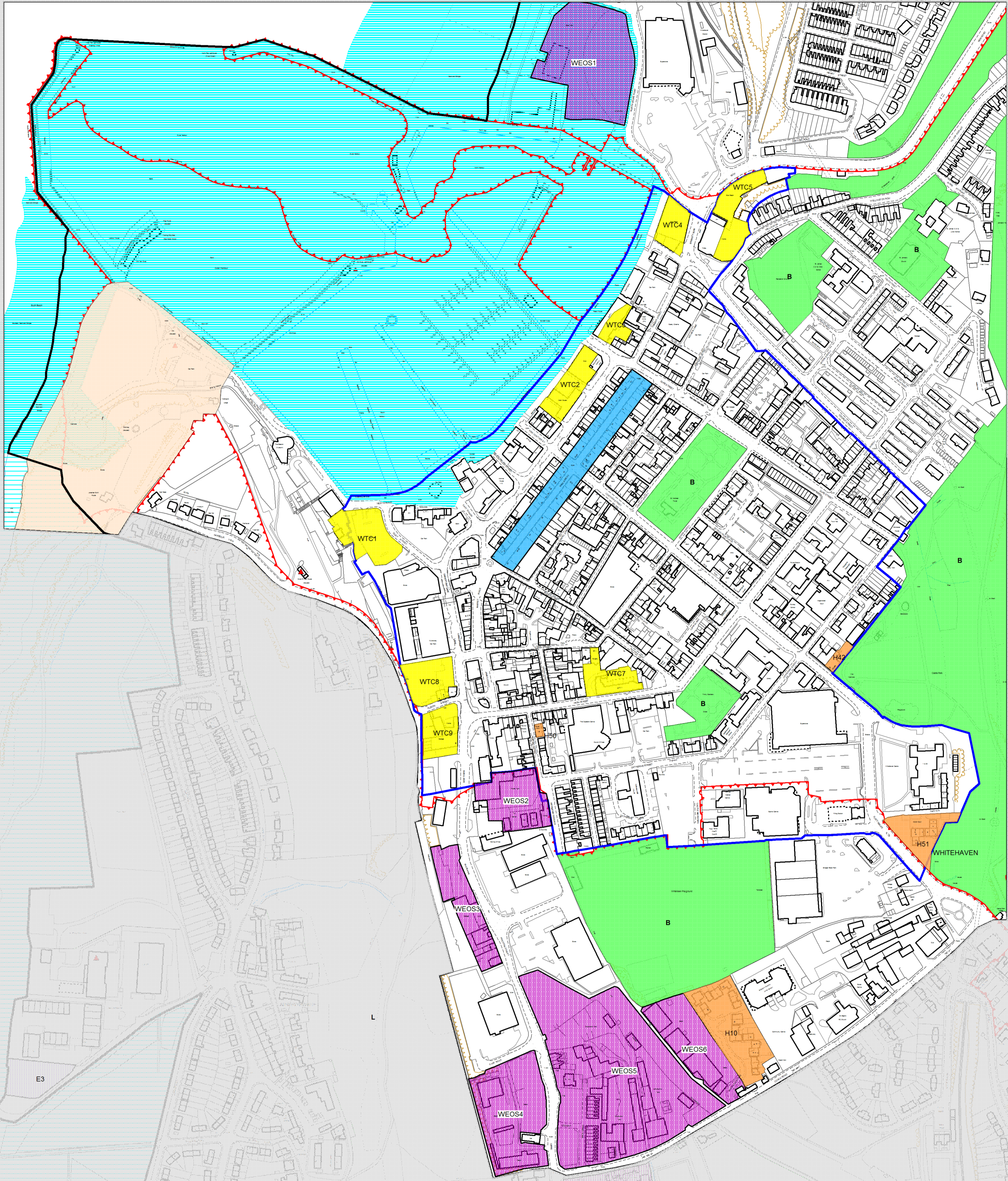
T003

Sustainable Zone

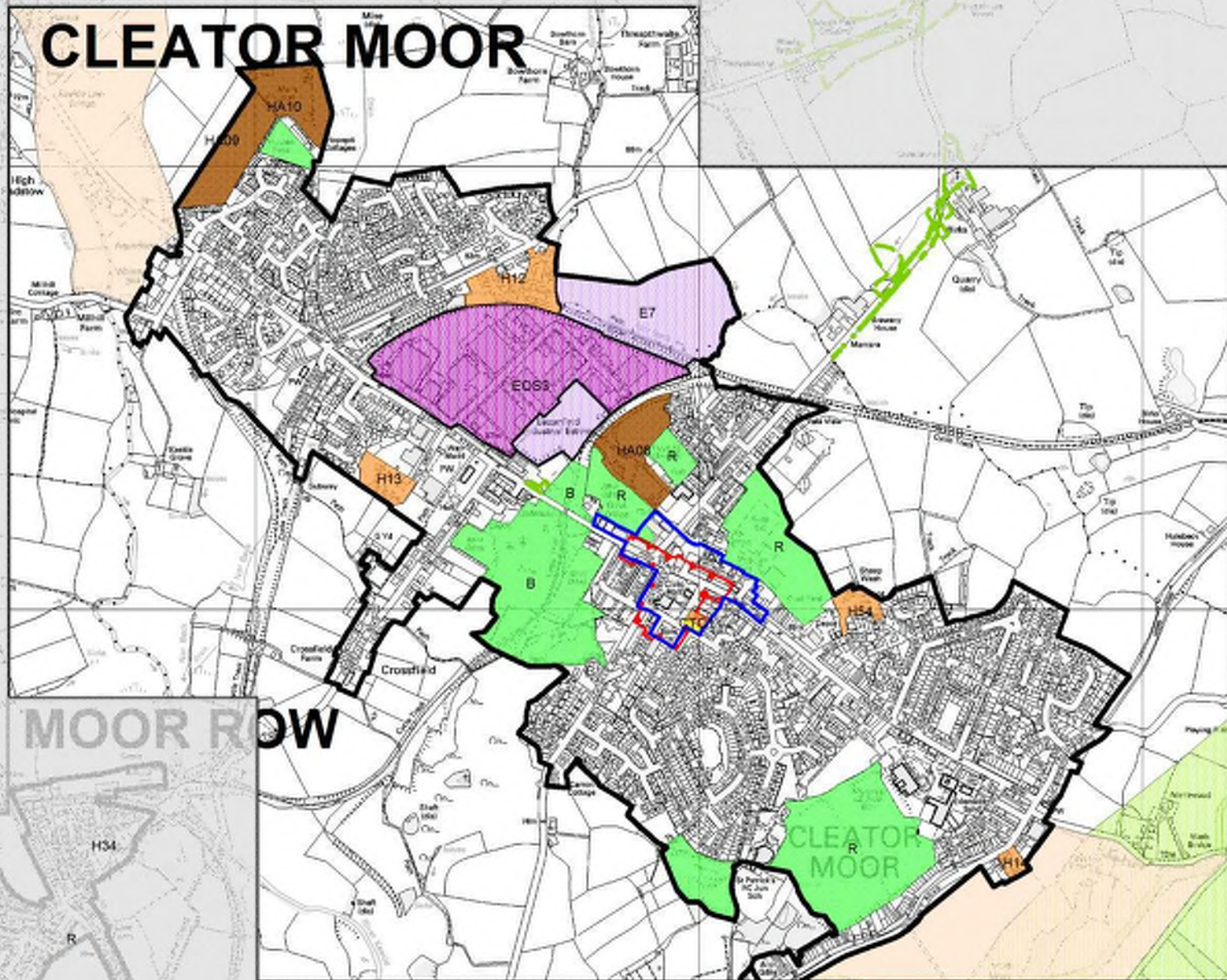
T002

C

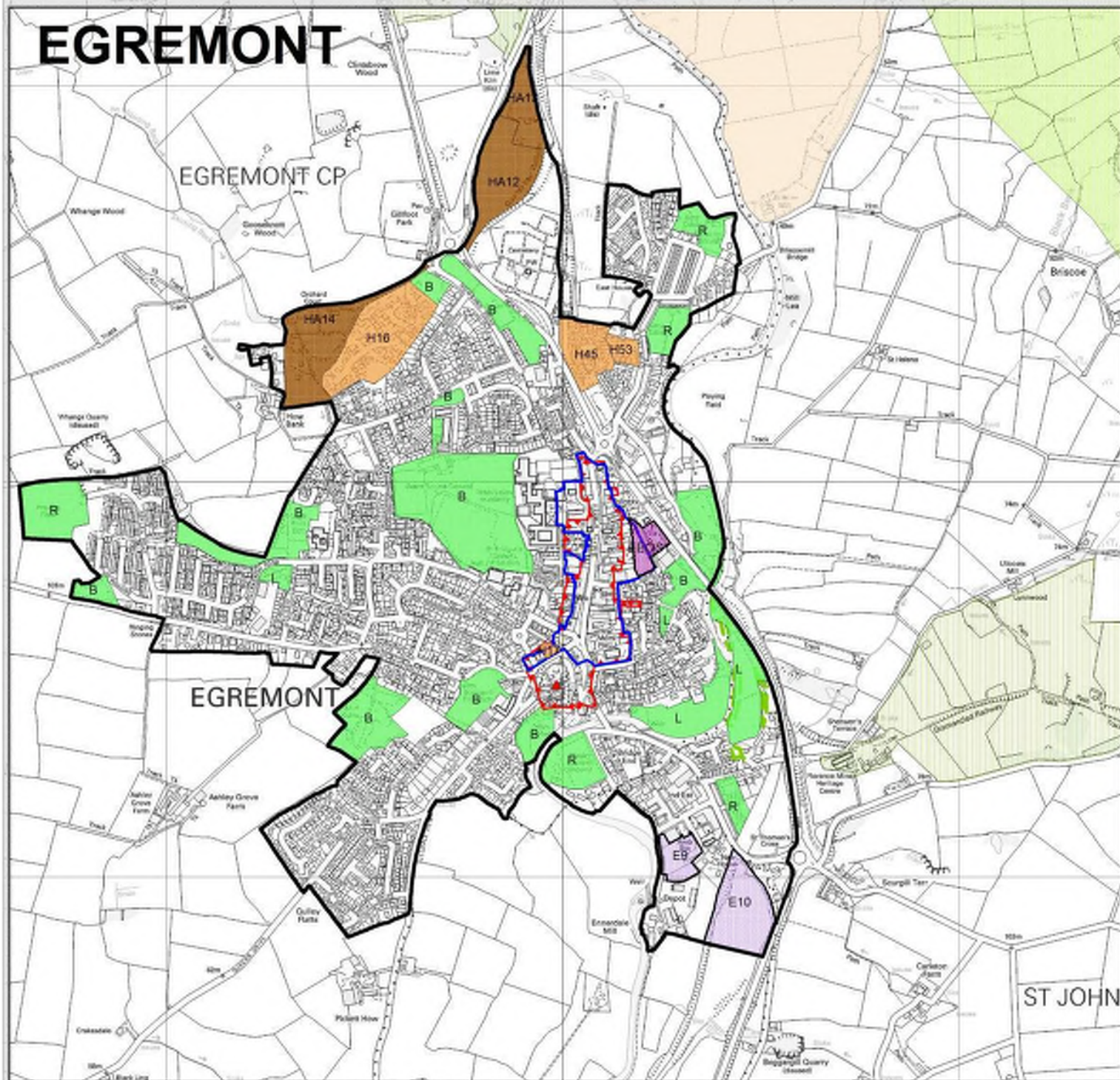
M



CLEATOR MOOR



EGREMONT

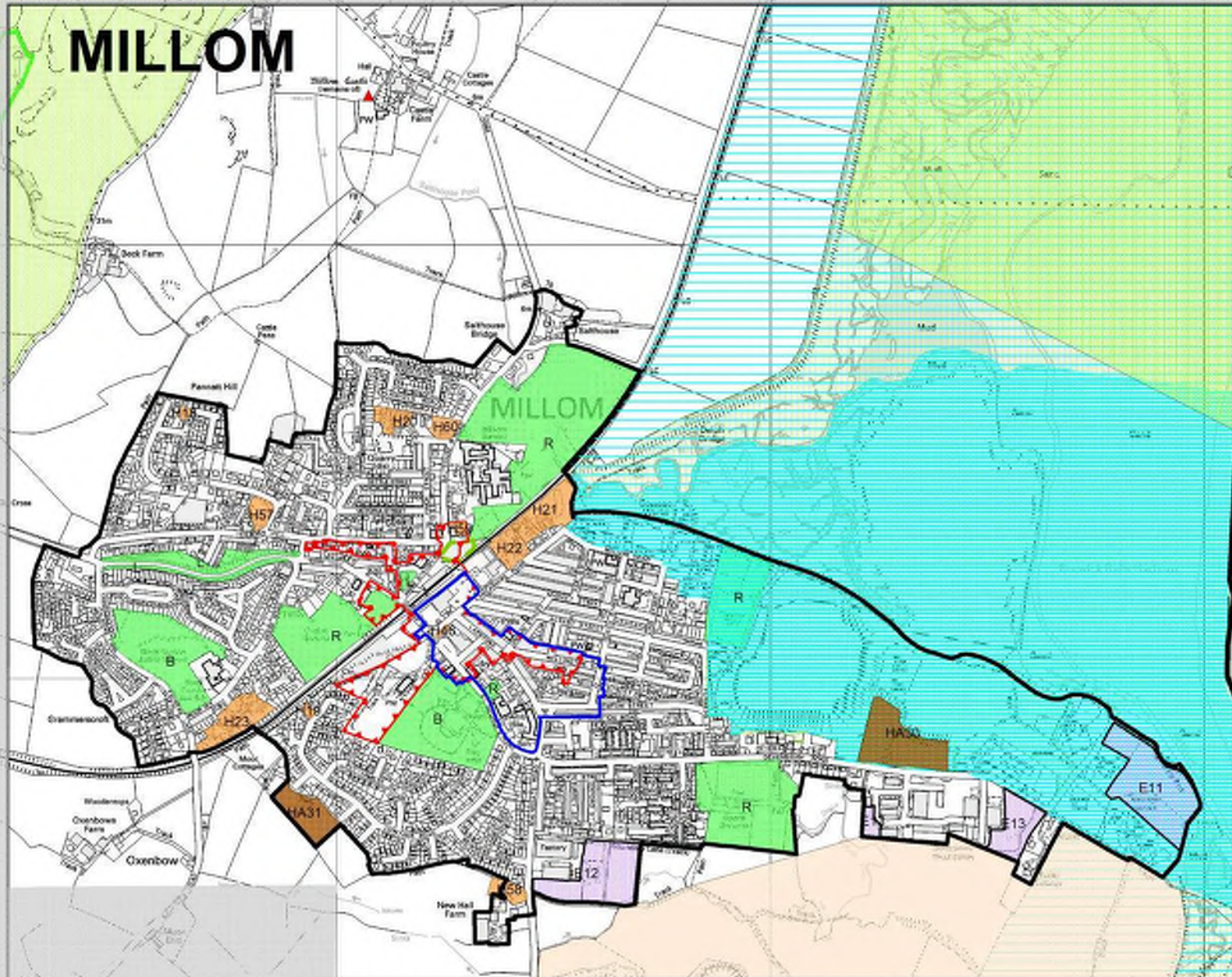


COPELAND LOCAL PLAN 2013-28
ADOPTED DECEMBER 2013
EGREMONT KEY SERVICE CENTRE

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

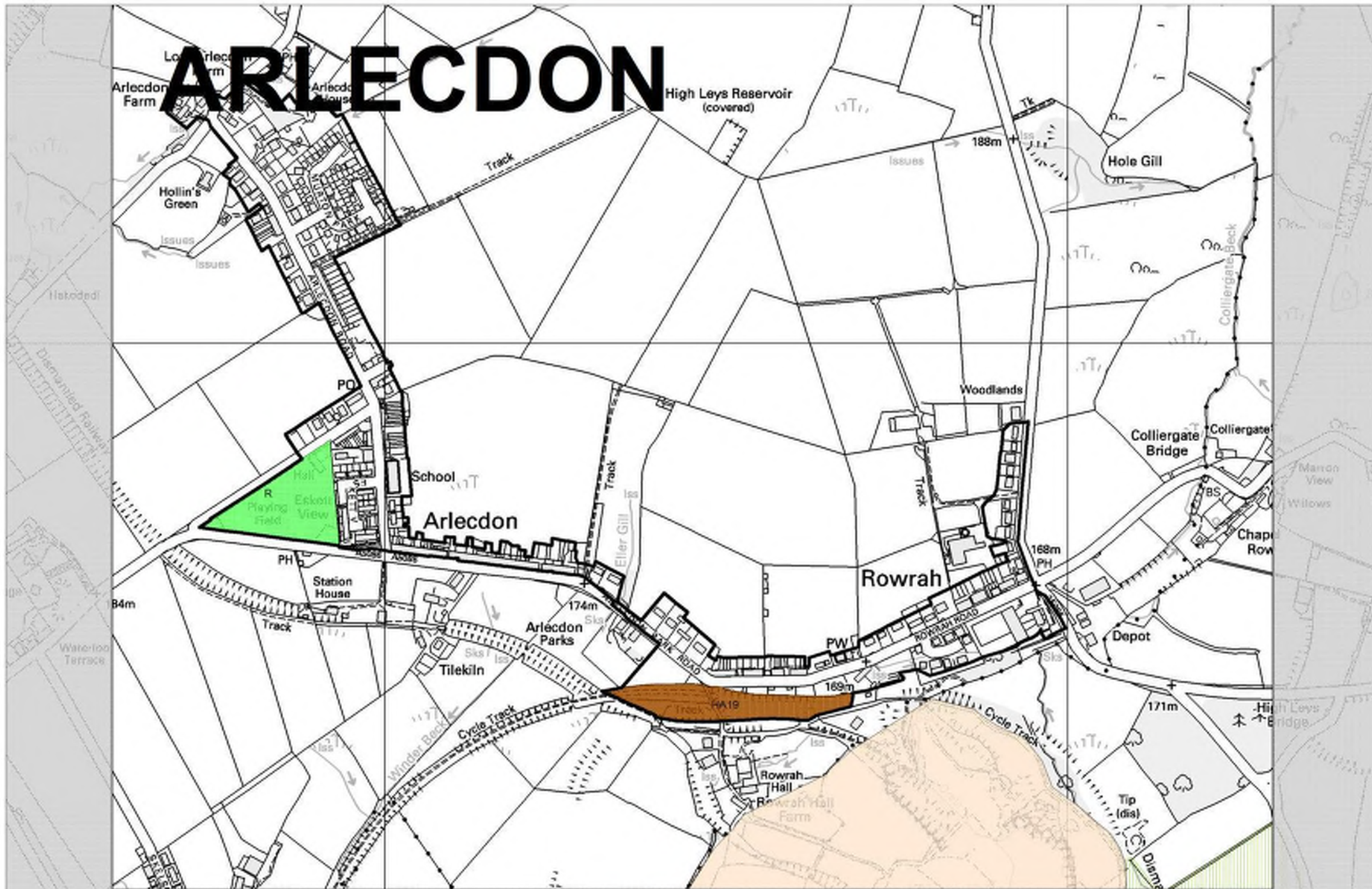


MILLOM

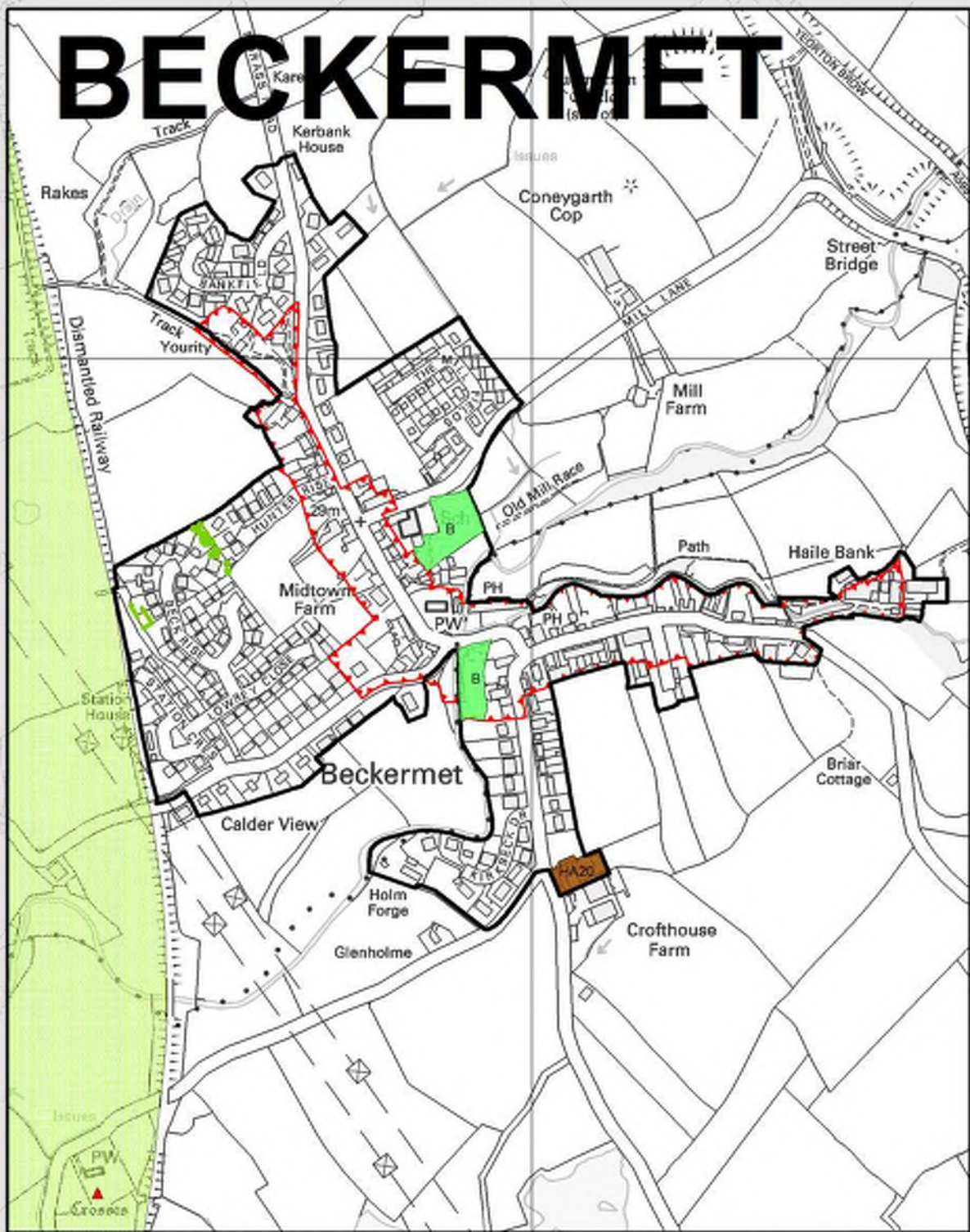


GG

ARLECDON



BECKERMET

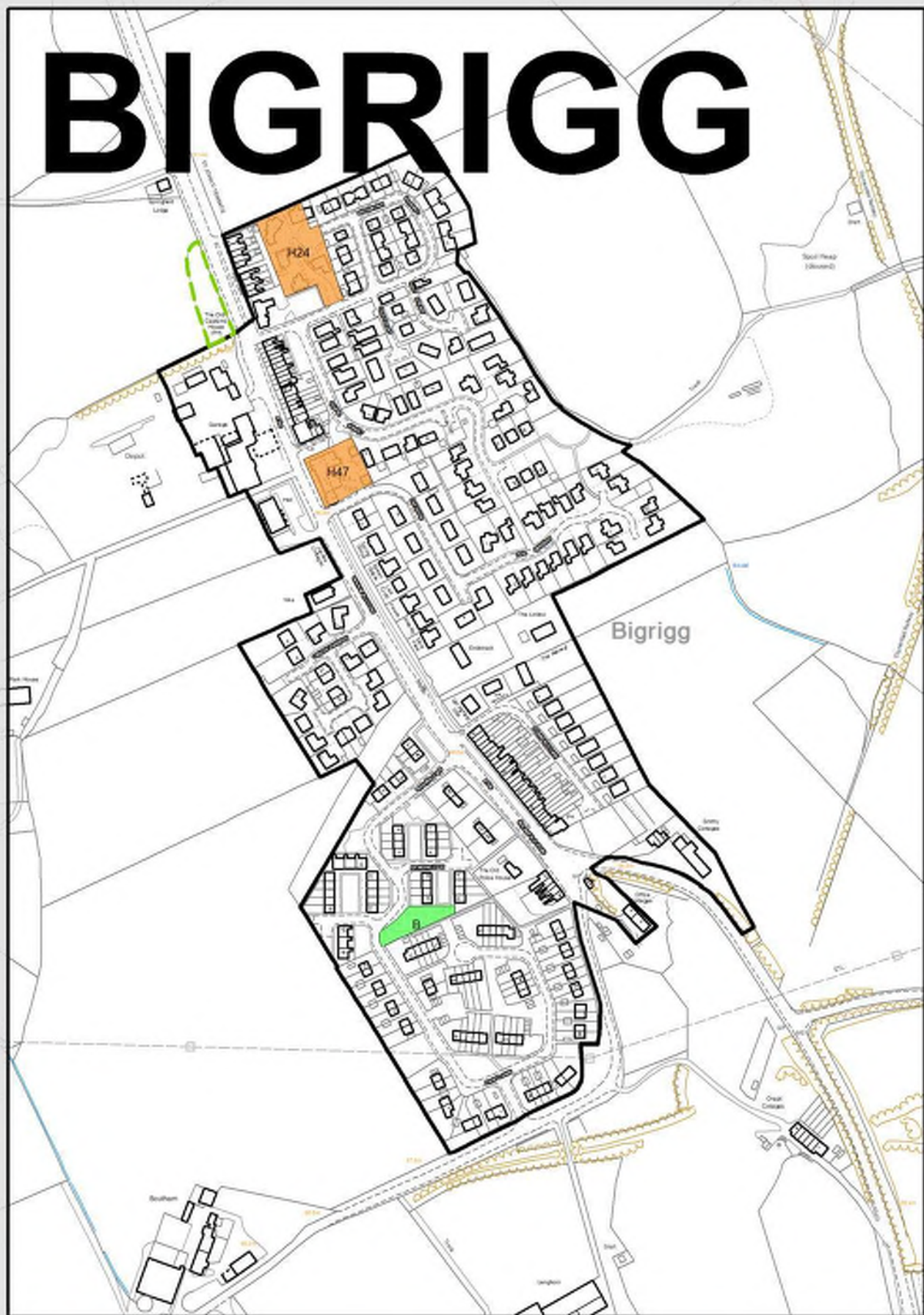


COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
BECKERMET LOCAL CENTRE

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA26 7SJ



BIGRIGG

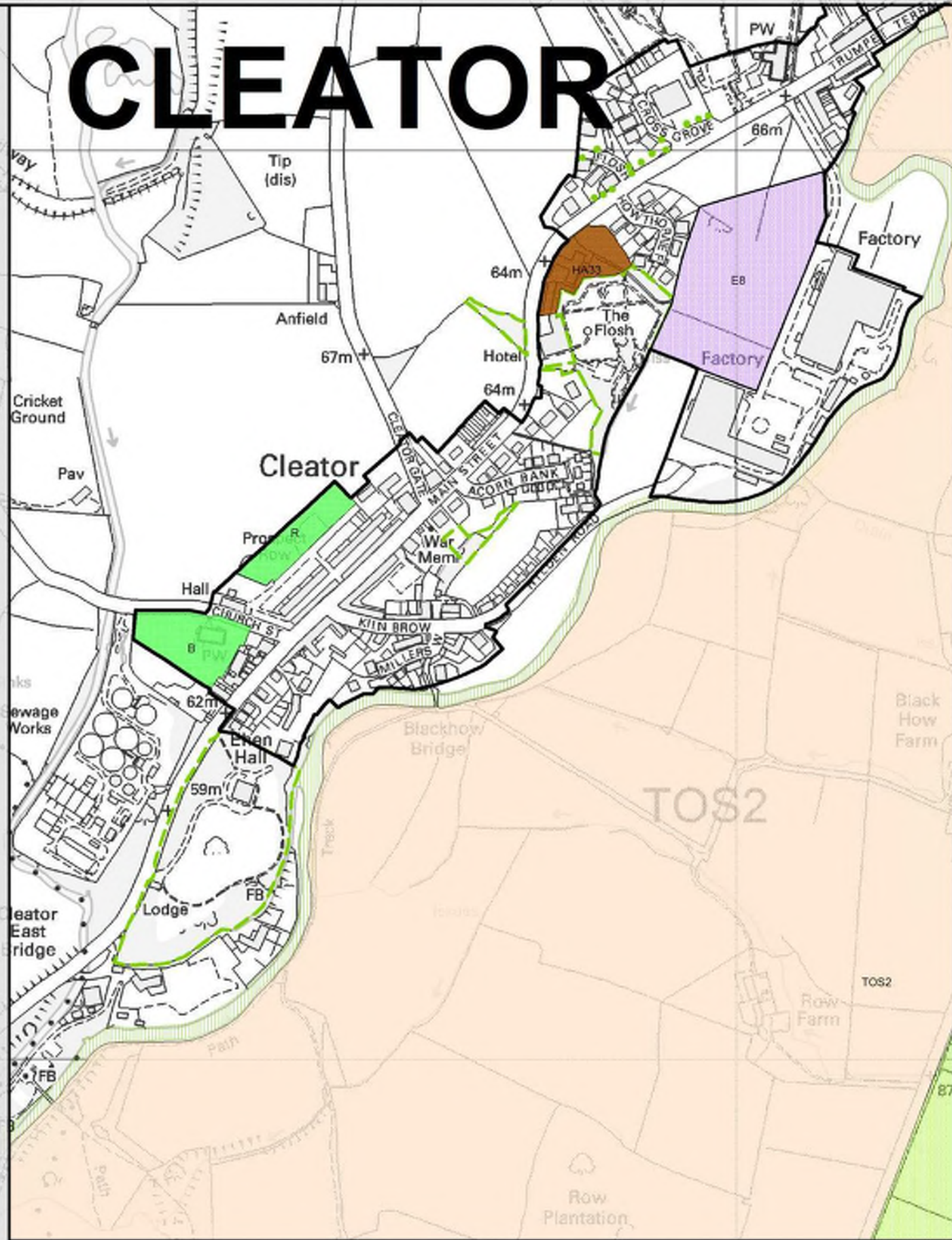


COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
BIGRIGG LOCAL CENTRE

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA26 7SJ



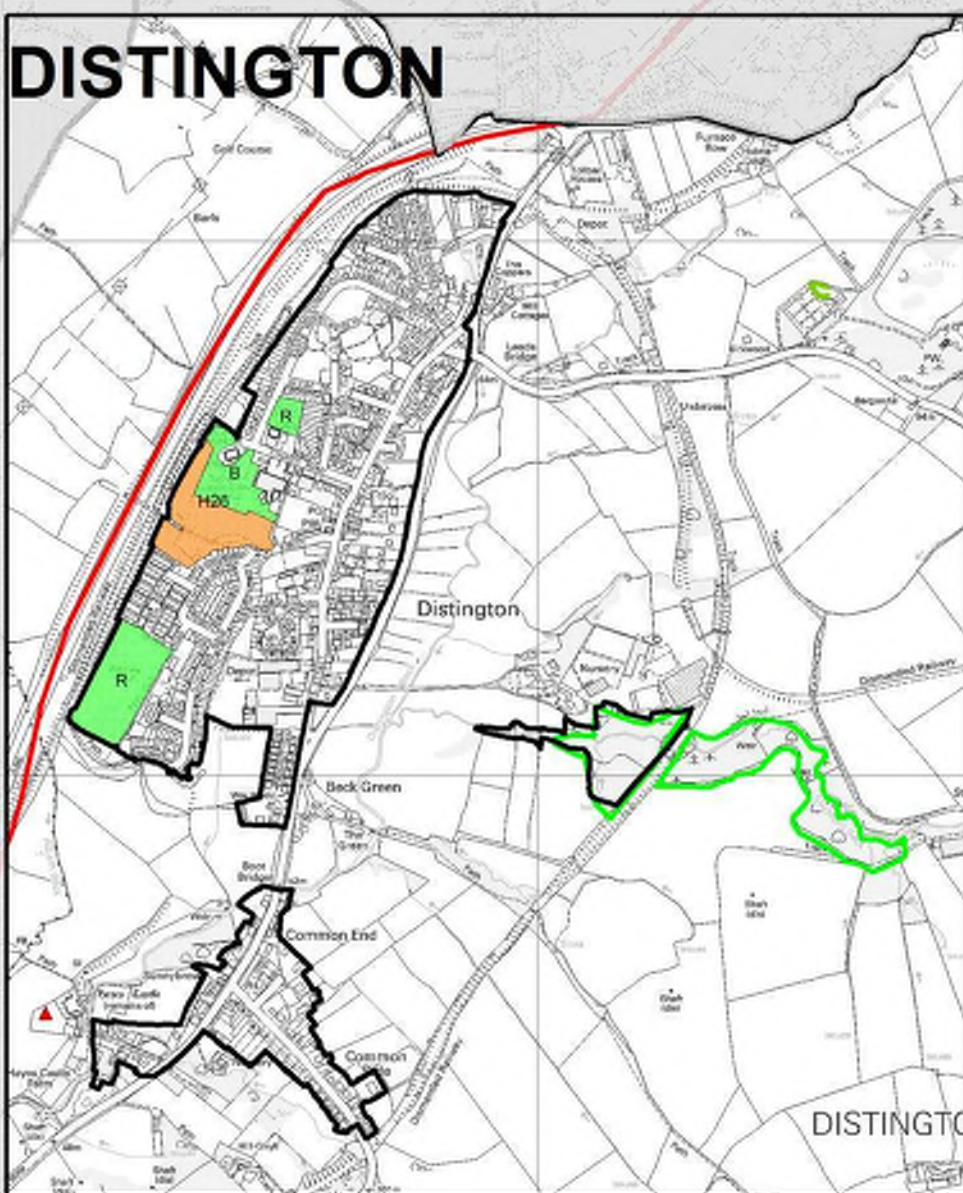
CLEATOR



COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
CLEATOR LOCAL CENTRE

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA26 7SJ





COPELAND LOCAL PLAN 2013-2028
 ADOPTED DECEMBER 2013
 DISTINGTON LOCAL CENTRE

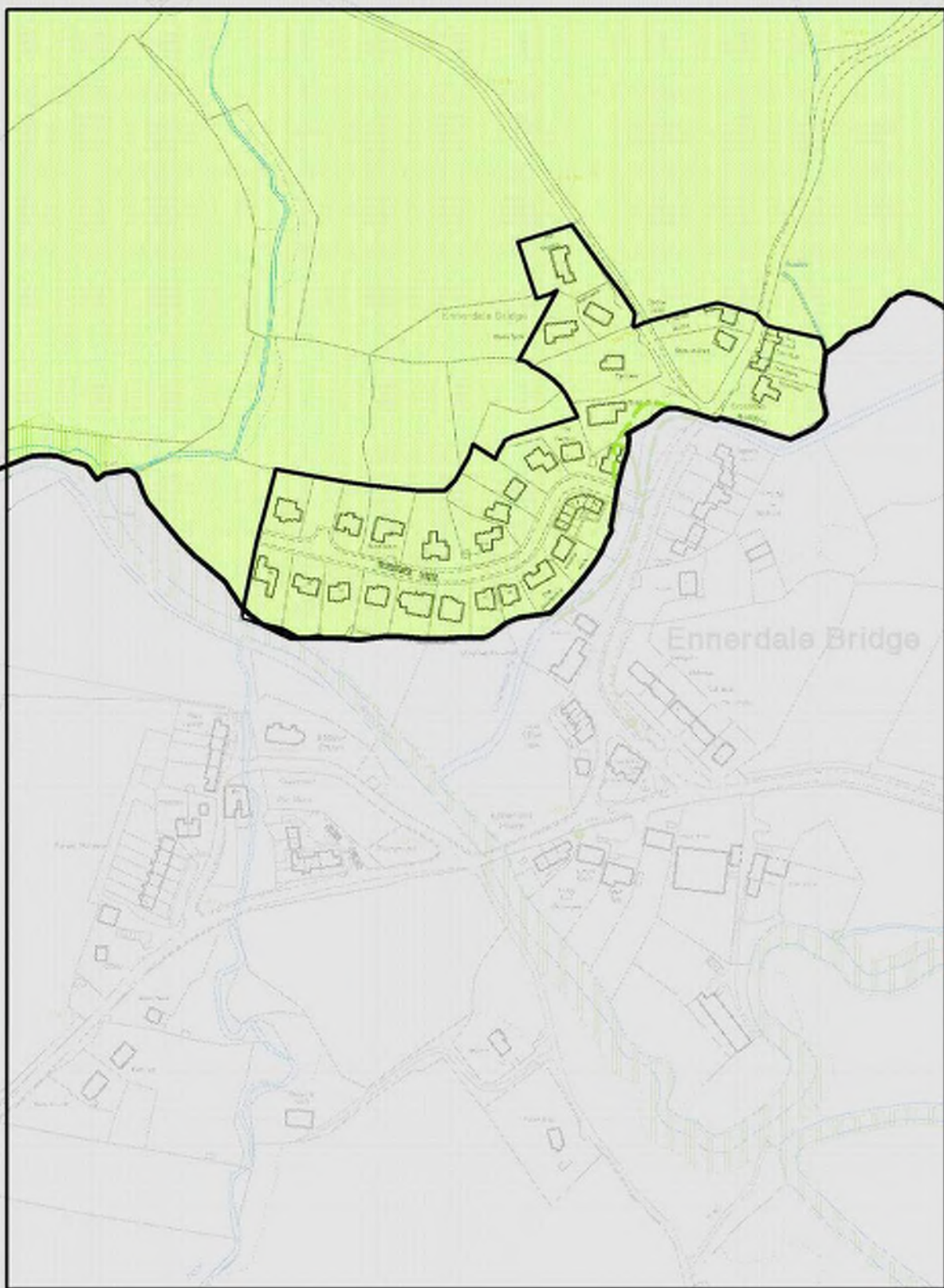
Planning Policy
 Copeland Borough Council
 The Copeland Centre
 Catherine Street
 Whitehaven
 Cumbria CA26 7SJ



© Crown copyright & database rights (2015) Ordnance Survey (100019619)

Date: 05/12/2013

Scale: 1:10,000

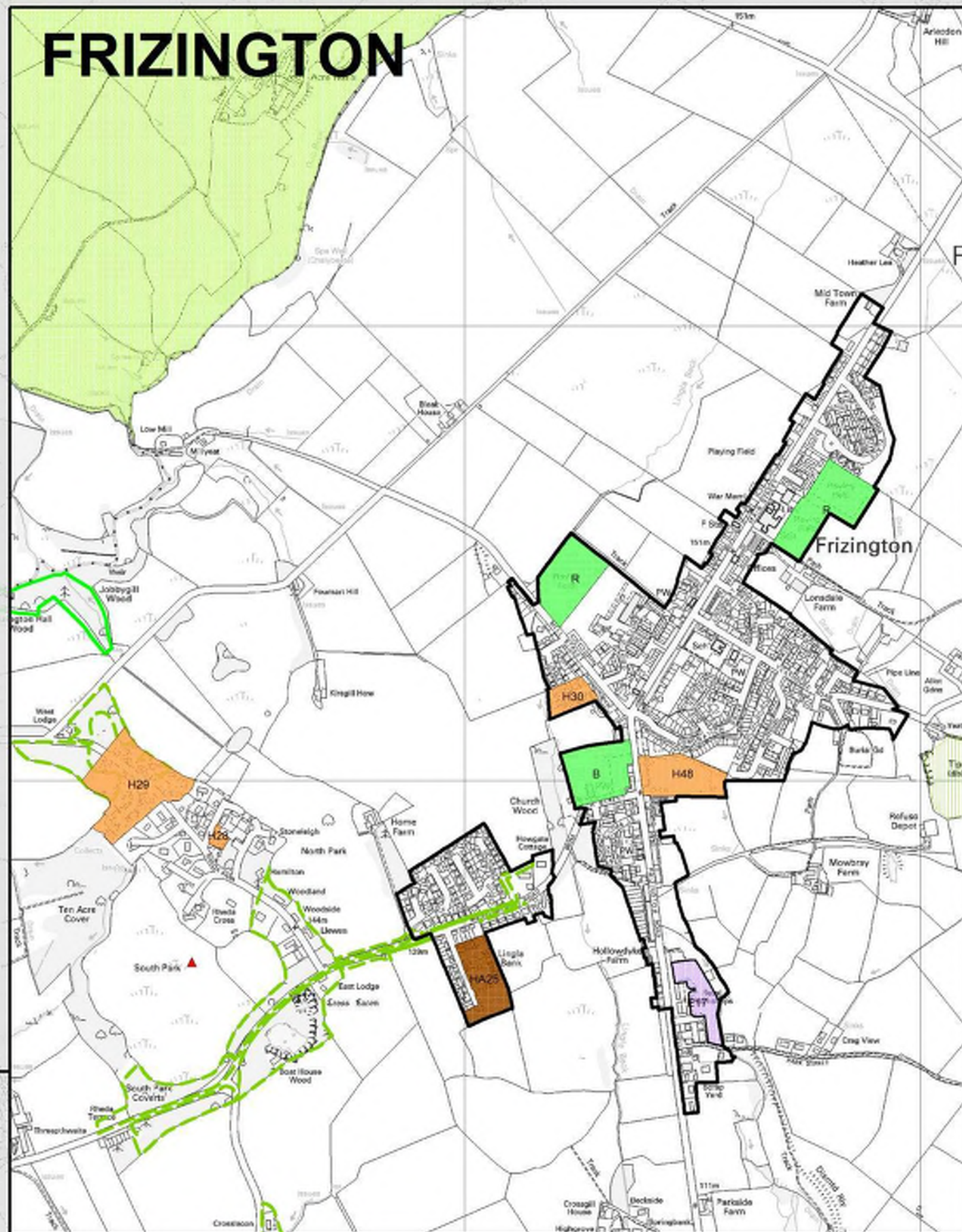


COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
ENNERDALE BRIDGE

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA26 7SJ



FRIZINGTON

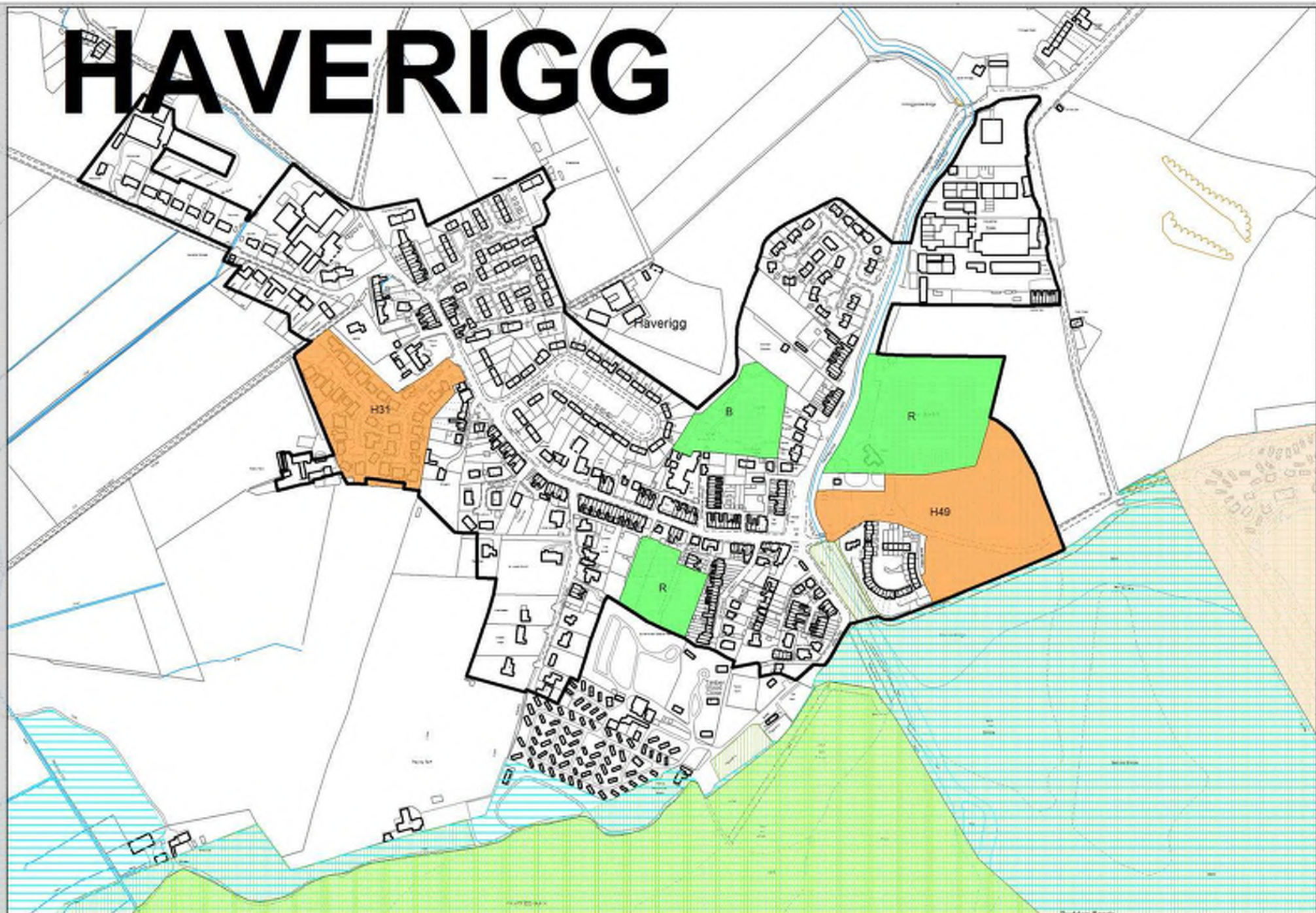


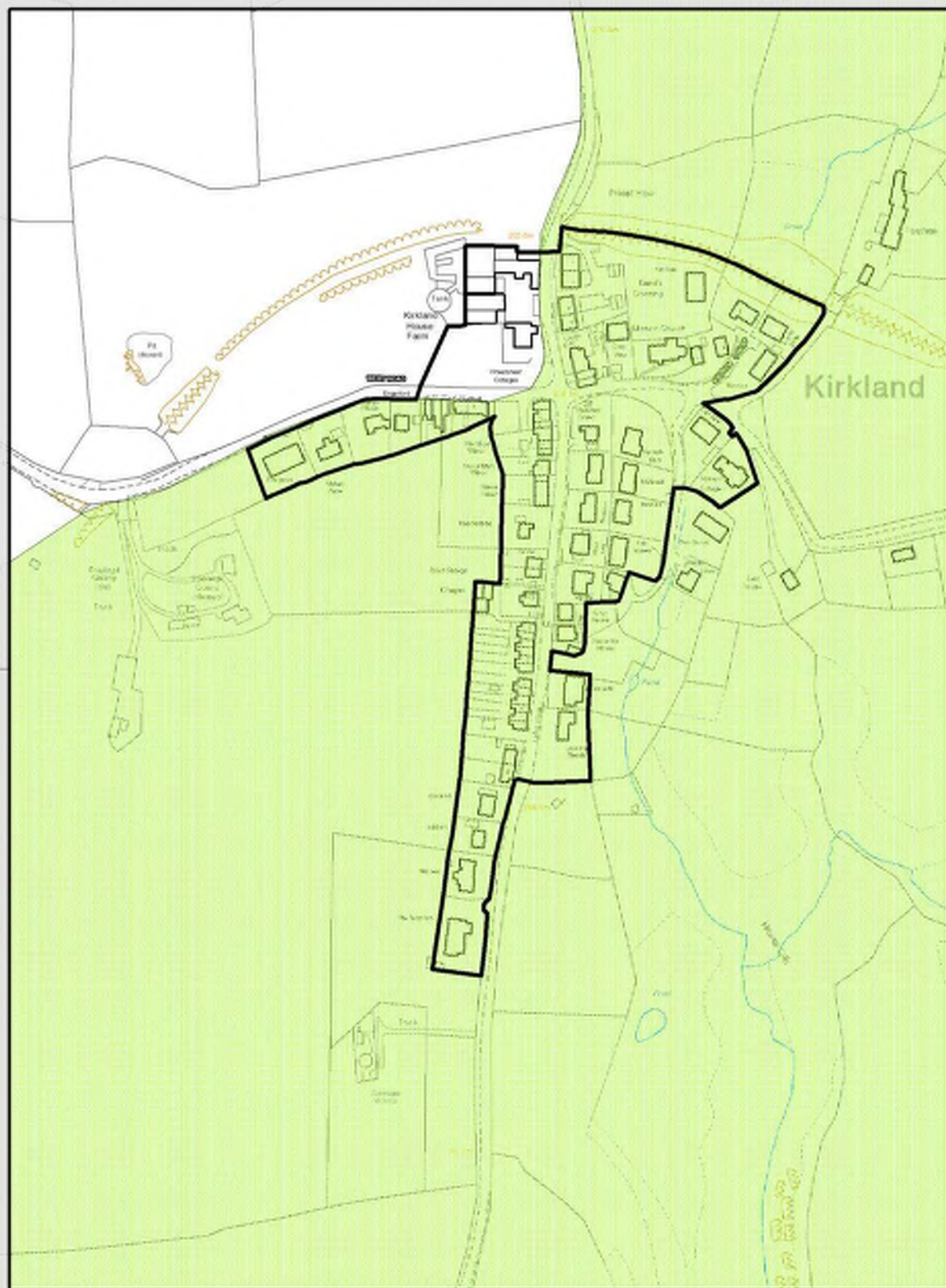
COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
FRIZINGTON LOCAL CENTRE

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA20 7SJ



HAVERIGG



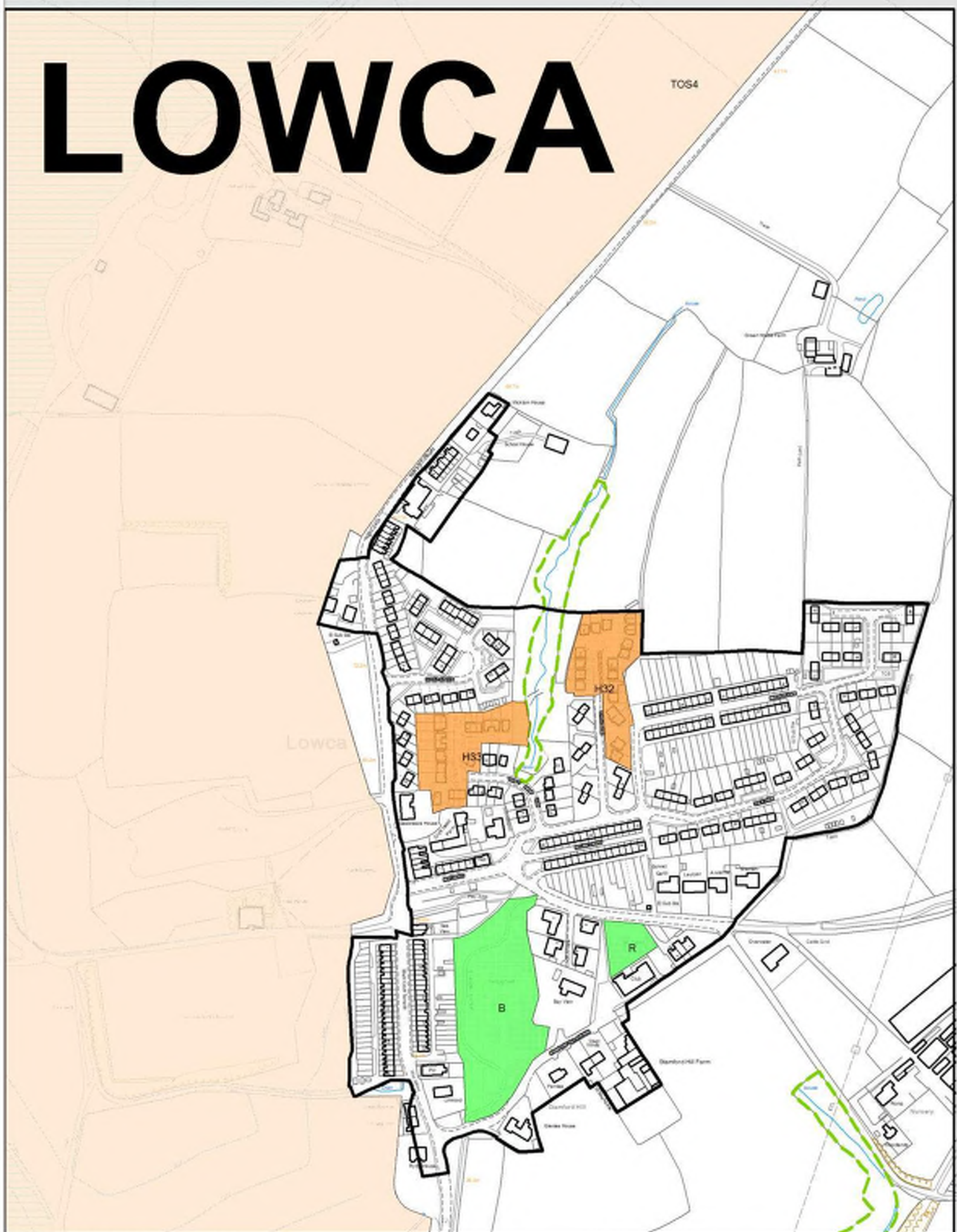


COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
KIRKLAND LOCAL CENTRE

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA20 7SJ



LOWCA

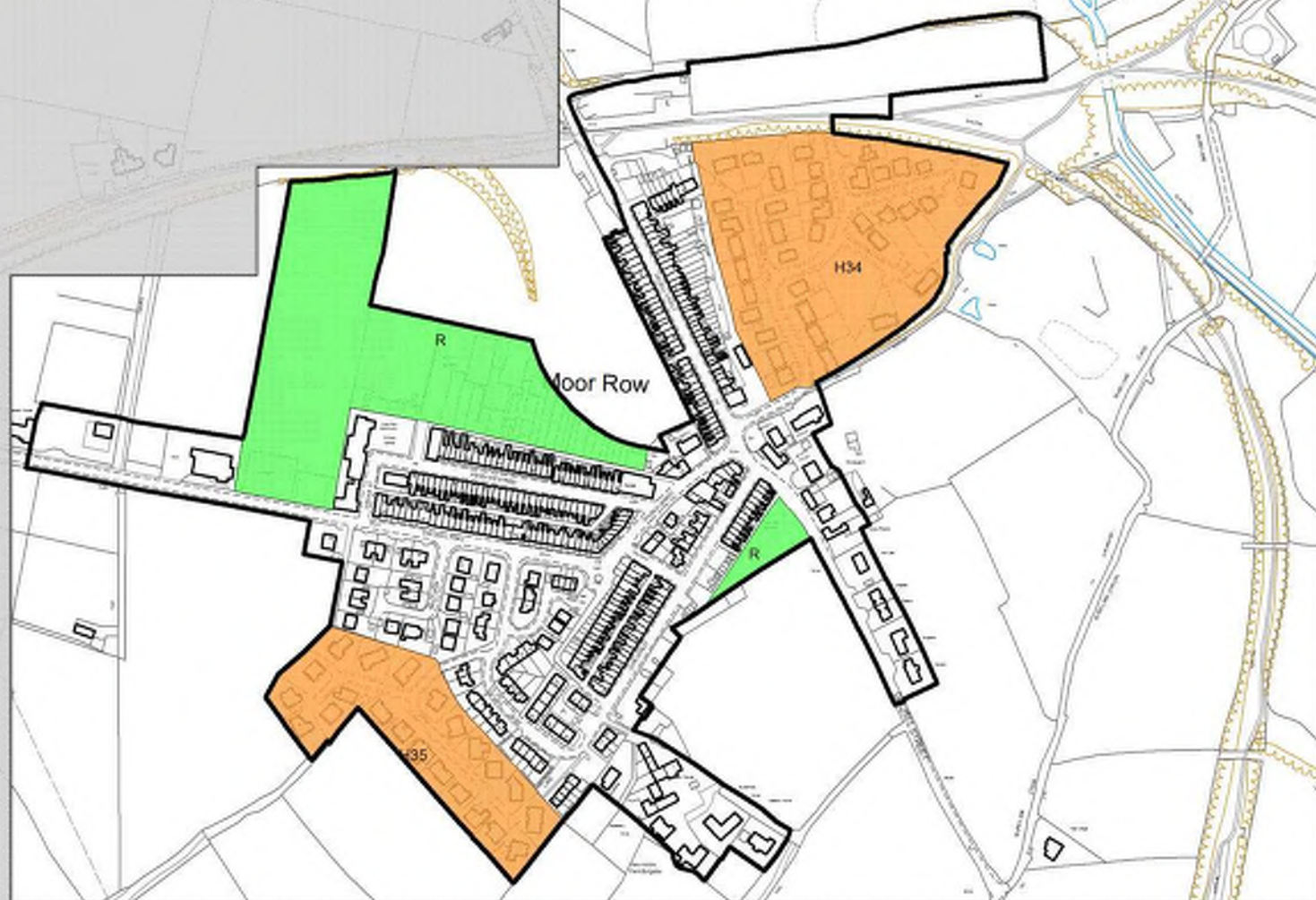


COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
LOWCA LOCAL CENTRE

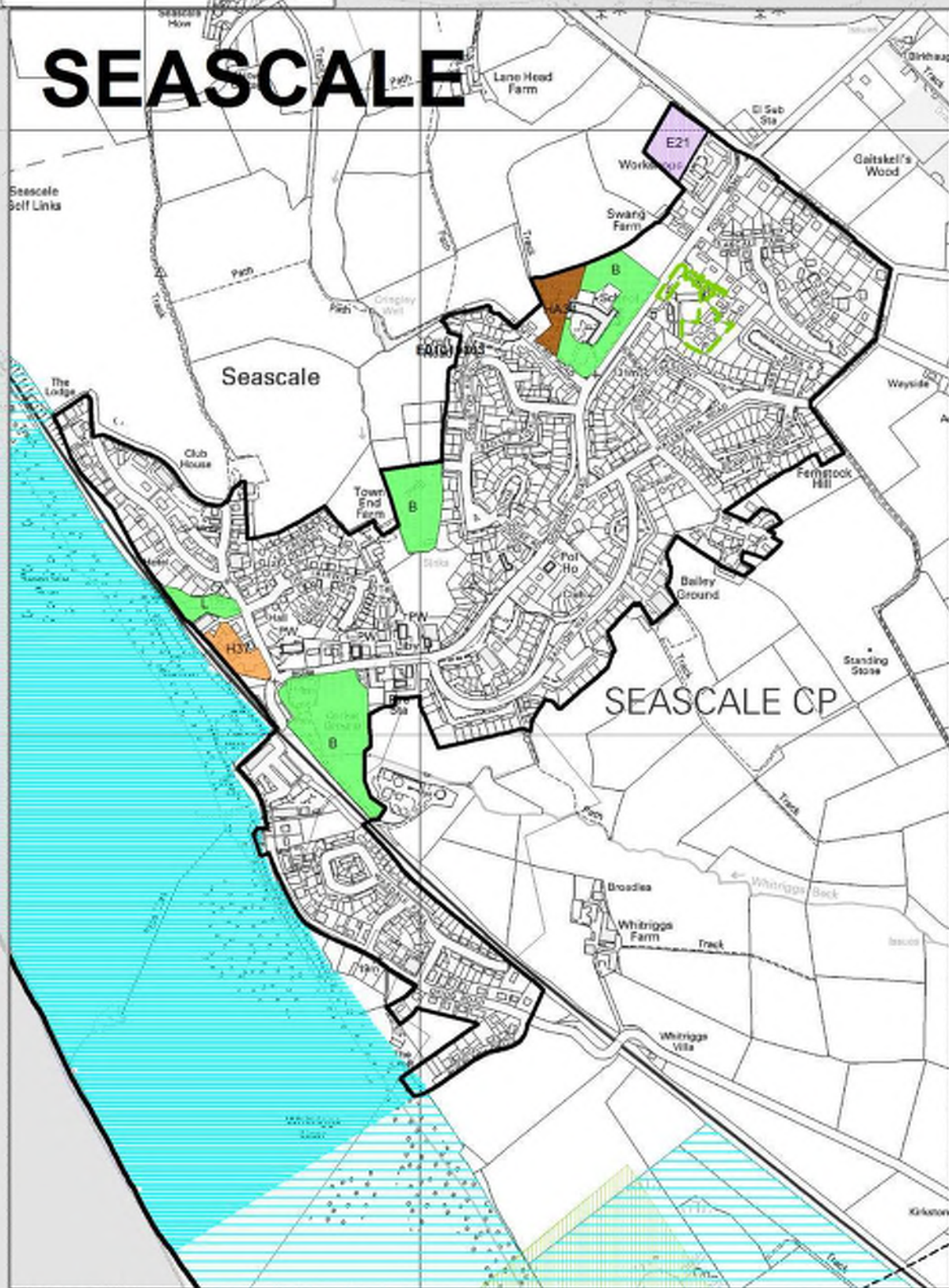
Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA26 7SJ



MOOR ROW



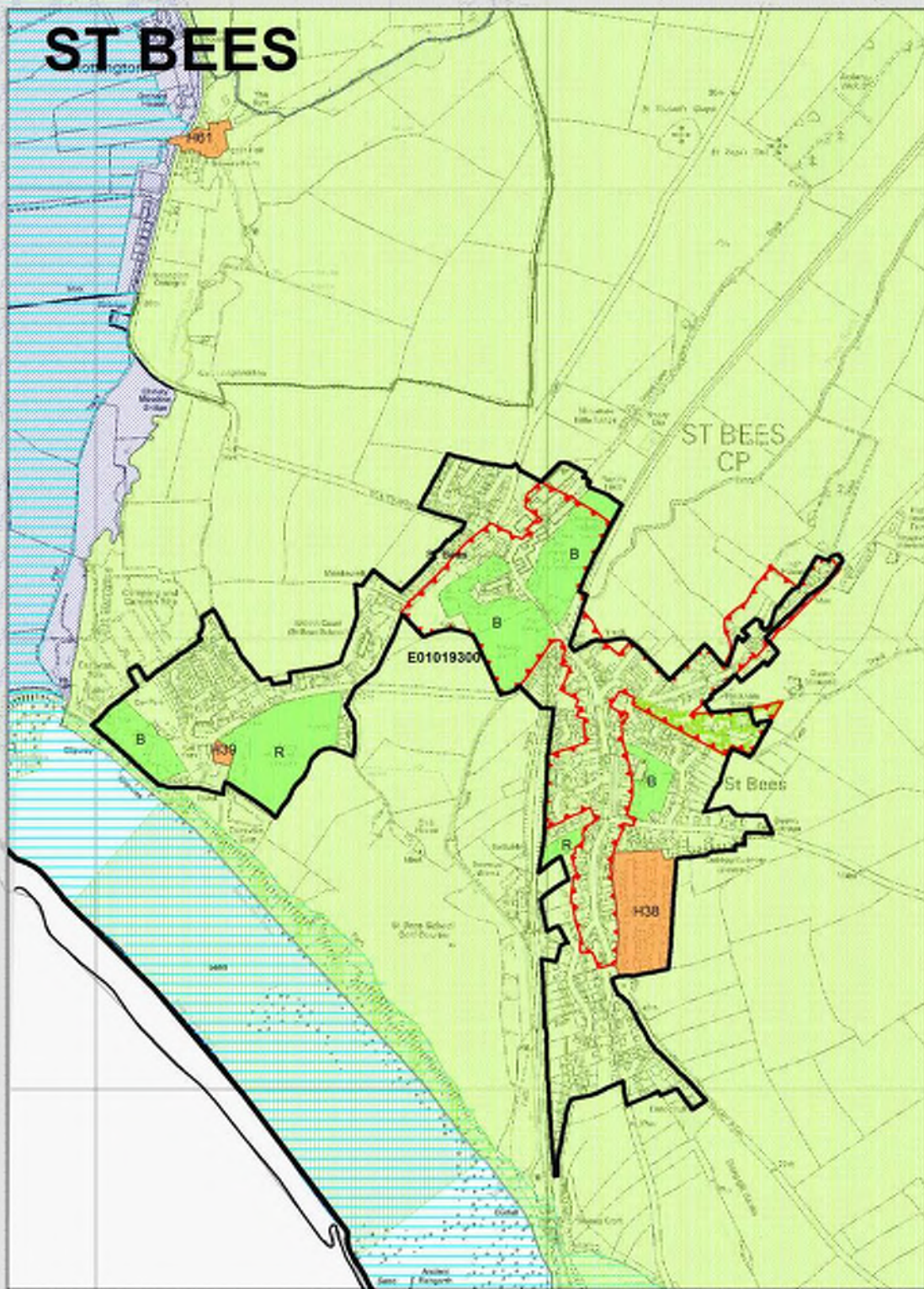
SEASCALE



COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
SEASCALE LOCAL CENTRE

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA26 7SJ

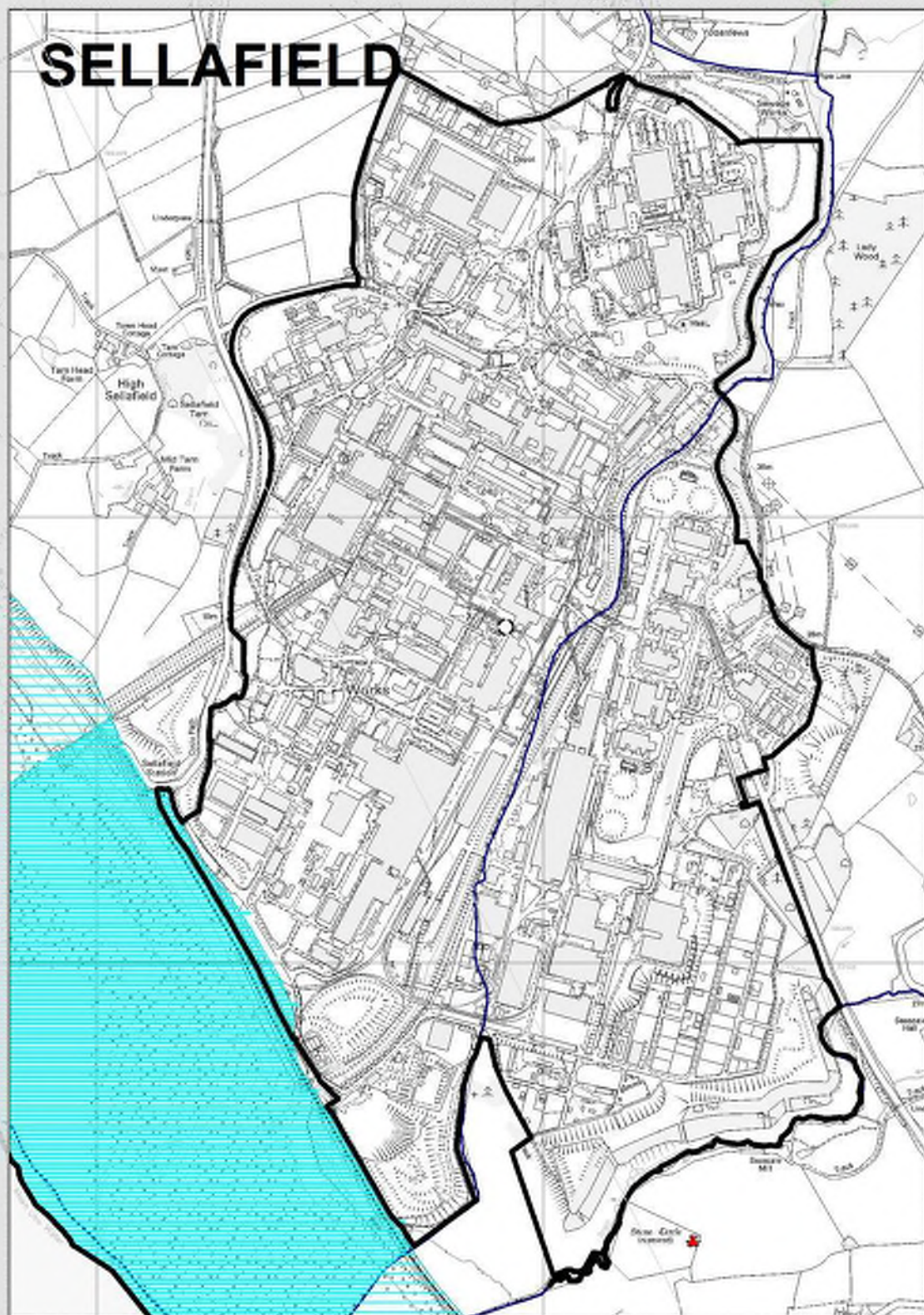




COPELAND LOCAL PLAN 2013-2028
 ADOPTED DECEMBER 2013
 ST BEES LOCAL CENTRE

Planning Policy
 Copeland Borough Council
 The Copeland Centre
 Catherine Street
 Whitehaven
 Cumbria CA26 7SJ





SEASCALE

COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
SELLAFIELD INSET

Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA26 7SJ



This page is intentionally blank.

PART TWO

SAVED POLICIES FROM THE COPELAND LOCAL PLAN 2001-2016

List of 'Saved' Policies from the Copeland Local Plan 2001-16

The Council resolved to adopt the Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies DPD on 5th December 2013 and this forms the main part of the Development Plan for the borough. The Council will continue to have regard to the following remaining 'saved' policies from the Copeland Local Plan 2001-2016 (adopted 2006) relating to specific areas of land, until they are replaced by the Site Allocations and Policies Plan:

- HSG1 Existing Planning Permissions**
- HSG2 New Housing Allocations**
- EMP1 Employment Land Allocation**
- EMP2 Westlakes Science and Technology Park**
- EMP3 Employment Opportunity Sites**
- TCN12 Town Centre Opportunity Development Sites**
- TSP8 Parking Requirements**

Copeland Local Plan 2001-16 'Saved' Policies Extracted Text

The following policies and supporting text extracted from the Copeland Local Plan 2001-2016 (adopted 2006) remain part of the Development Plan until they are superseded by future Development Plan Document policies and/or allocations.

Policies are written in bold type to distinguish them from the rest of the text, the original paragraph numbers have been used from the Copeland Local Plan 2001-2016. Part Two of this document should be read alongside Part One - The Proposals Map.

4.2.12

In addressing the recycling target the Council is expected to:

- Review all existing unimplemented planning permissions (Table HS5) as they expire and to refuse to grant further extensions for those which do not accord with the Development Strategy¹.
- Review unimplemented allocations from the previous Local Plan and exclude those which do not accord with the Development Strategy².
- Consider the allocation of appropriate brownfield sites which accord with Development Strategy³ requirements and which for the most part are drawn from studies carried out to establish urban potential and for the National Land Use Database (see Appendix 3).
- Make an allowance for windfall sites i.e. brownfield sites which may not be available at the present time but which may come forward during the plan period – especially those in town centres which offer opportunities as part of mixed development.
- Give priority to previously developed land in urban areas, restricting greenfield development to that considered necessary to assist regeneration in sustainable locations in accordance with the Development Strategy⁴ requirements (see 3.1 and 3.2).
- Introduce a process of “plan, monitor and manage” in handling the release of housing land (see 4.3 below) whereby decisions on the granting planning permission and phasing of development involve preference being given to existing buildings and the re-use of previously developed land.
- Ensure that development incorporates higher densities than previously achieved to maximise the potential of previously developed land and minimise the take up of greenfield sites.
- Consider the use of measures such as land reclamation and compulsory purchase to bring forward previously developed land for development.

¹ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

² The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

³ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

⁴ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

In addition, where previously developed land contains environmental assets of importance, consideration will be given to their protection and, if appropriate, enhancement.

- 4.2.13 The actual figures involved in achieving the recycling target are set out in para 4.2.15.
- 4.2.14 Table HS5 includes all sites with planning permission as at 1st October 2004. All those involving 5 or more dwellings are specified with the number of dwellings outstanding. They are also shown on the Proposals Map Insets. Sites of less than 5 dwellings are amalgamated to settlement totals. These permissions are legally valid and cannot be the subject of a Local Plan objection. However, some planning permissions for various reasons, can expire without being implemented. In such cases, in line with RPG Policy UR 5, the Council will not consider renewing the permission unless the land recycling target for the relevant time-block is well on course to be met, and the nature of the site, its location, the density of development and other design issues accord with the requirements of the Development Strategy⁵ (see Chapter 3) and, therefore, with national regional and JSP guidance. Decisions on each site will also be informed by the availability of sustainable development land options current at the time applications are submitted in accordance with Policy HSG 3 (see section 4.3).

POLICY HSG 1 : Existing Planning Permissions

Land designated for housing purposes includes sites in Table HS5 which have planning permission for 1165 dwellings. Planning permission will only be renewed for sites and forms of development which accord with the Local Plan Development Strategy⁶ and other local plan policies.

⁵ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

⁶ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

Table HS5 : Planning Approvals at 31st March 2005

Settlement	Site Ref	Location	Numbers outstanding		Total
			Greenfield	Brownfield	
Key Service Centre					
WHITEHAVEN	H1	Aikbank	3		
	H3	Church Hill	11		
	H4	The Groves	11		
	H5	Garlieston Court		8	
	H7	The Hollins		20	
	H9	Low Road		80	
	H10	Coach Road		20	
	H42	83 Lowther Street		8	
	H43	Laundry Site, Low Rd		28	
	H50	1/2 Howgill Street		6	
	H51	Castle Mews, Flatt Wks		12	
	H52	Rose Cottage, Sandwith			5
	H47	Town Head Farm	14		
			Under 5's	10	54
		Whitehaven Total	49	241	290
CLEATOR MOOR	H12	Pillar View		6	
	H13	Little Croft, Leconfield Street		3	
	H14	Trumpet Road		3	
	H54	Aldby Farm		10	
	H55	Market Street		5	
			Under 5's	11	19
		Cleator Moor Total	11	46	57
EGREMONT	H16	Gillfoot	50		
	H17	Old Castle Cinema		6	
	H53	Townhead	14		
	H45	Windrigg Close		23	
	H56	Ghyll Farm	5		
			Under 5's	6	16
		Egremont Total	75	45	120
MILLOM	H18	Pannat Hill	2		
	H19	Mainsgate Road	2		
	H20	Calderfield West		2	
	H21	Station Yard East		28	
	H22	Station Yard West		2	
	H23	Moor Farm	2		
	H46	West County Hotel		12	
	H57	Former Yard, Holborn Hill		10	
	H58	New Hall Farm	9		
	H59	Station House, Salthouse Rd		6	
	H60	Calderfield East, Salthouse Road		6	
		Under 5's	7	22	35
		Millom Total	22	88	110

Settlement	Site Ref	Location	Numbers outstanding		Total
			Greenfield	Brownfield	
Key Service Centre	H26	Hinnings Farm	85		
FRIZINGTON	H28 H29 H30 H48	Dower House Rheda Park Lingley Fields Kangol	8 1	7 39	
HAVERIGG	H31 H49	Richmond Gardens Poolside	2	80	
LOWCA/ PARTON	H32 H33	Ghyll Bank Croft Head Farm Bank Yard Rd	17	11 5	
MOOR ROW	H34 H35	Montreal Place Larch Court	4 6		
MORESBY PARKS	H36 H50	Eden Drive Railway Cottages	30 19		
SEASCALE	H37	Scawfell Hotel		8	
ST BEES	H38 H39 H61	Fairladies Seacote Rottington Hall	42 3	7	
THE GREEN	H41	Black Beck	1		
All Local Centres		Under 5's	36	38	
		Total Local Centres	249	204	
OTHERS		Over 5's	26	5	
		Under 5's	78	26	
		Total Other	104	31	
		TOTAL	510	655	

4.2.15

Some of the dwellings in Table HS5 are the result of unexpired planning approvals granted before 1st April 2002, the base date of the plan. Approvals for 1066 dwellings were approved between 1st April 2002 and 31st March 2005 and it is only these which count against the JSP's revised target of 2660 dwellings for the plan period to 2016. The plan must therefore make provision for an additional 1594 dwellings (2660 - 1066) as a net figure i.e. permissions arising from clearance/redevelopment schemes will not count towards this figure. Higher proportions of brownfield sites will be required to offset the relatively poorer performance on recycling between 2002 and 2004 when of the 1066 dwellings approved 471 dwellings or 44% involved greenfield sites and 595 dwellings (56%)

were brownfield. This situation is, however, improving with 61% of units granted planning permission in 2004/05 involving previously developed land. The full breakdown of recycling requirements is set out in section 4.3.

4.2.16 The Council does not intend to make site specific allocations of land for all these dwellings. It is aware of the contribution that “windfall” sites can make to housing numbers. These are sites or building conversions which are not necessarily available for housing at the present time but which may come forward during the plan period. (The urban potential studies/NLUD work has indicated a sizeable array of possibilities and some of these are put forward in the plan as Opportunity Development Sites where housing could be one or part of a mix of uses). In the past such “windfalls” have made up about a third of all housing development but an allowance of slightly more, 40% is considered appropriate in view of the number of Opportunity Development Sites and other redevelopment options identified in recent economic masterplanning exercises in the Key Service Centres. Since all such development is derived from brownfield sites the requirement for site specific brownfield land can be reduced accordingly. In addition there is a 30 dwellings allowance to cover dwellings arising from implementation of Policies HSG5⁷ and HSG11⁸ – the exceptions for social and economic needs in rural areas. At this stage it is not known what proportion will arise as greenfield or as brownfield but each case will need to comply with the sequential test set out in Policy DEV4⁹. They have not been designated as greenfield or brownfield in Table HS4 and are excluded from the breakdown in paragraph 4.2.17.

4.2.17 The allocations for new housing land 1st April 2005 to 2016 are therefore:

TABLE HS6: NEW HOUSING LAND ALLOCATIONS

Type	No of dwellings
Greenfield sites	428 (30%)
Brownfield sites	424
Windfall allowance	578
TOTAL	1430

4.2.18 Table HS7 shows the sites which have been identified by the Council which it feels are suitable for housing development. The issues involved in site-selection are discussed as part of the Development

⁷ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy SS3B (para 5.4.6 – 5.4.7)

⁸ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy SS3 (para 5.4.5 and 5.4.6)

⁹ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (para 3.5.13 – 3.5.15)

Strategy¹⁰ (Paras 3.1.12 – 3.1.36). Specific criteria are as follows in part informed by the provisions of Para 31 in PPG3:

- Concentration of development in Key Service Centres with small allocations in Local Centres taking into account the level and spread of existing planning permissions across housing market areas (as set out in Table HS8)
- The availability (and priority) of previously developed sites and empty or underused buildings and their suitability for housing use
- A suitable balance of greenfield sites in sustainable locations to provide a choice of sites
- The location and accessibility of potential development sites to jobs, shops and services by modes other than by car, and the potential for improving such accessibility
- The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and health services) to absorb further development and the cost of adding further infrastructure
- The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities
- The physical and environmental constraints on development of land including e.g. the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change. (The minimization of floodrisk in accordance with the Para 3.2.11)
- The need to assist regeneration programmes especially housing renewal where additional, higher quality development can work with renewal interventions to improve the prospects of low demand areas (e.g. West Whitehaven and Cleator Moor)
- The need to assess the potential of land previously allocated and serviced for housing purposes where completion of building would benefit neighbourhood amenities e.g. in completing highway/footpath/cycleway networks, or providing open space
- The need to reassess land previously allocated for other uses, especially employment which has remained undeveloped for many years
- Overall, and in line with the above criteria, the need to have a range of housing sites which will be attractive to potential inward investors

¹⁰ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

- 4.2.19 The need to provide for sustainable regeneration – the principal driver of the Development Strategy¹¹ – meant that the vast majority of sites (85 %) were chosen in the 4 Key Service Centres with smaller scale provision for Local Centres (essentially to provide for rural needs and support local services). In the urban areas, new approaches are needed to help rebalance the local housing markets leading to a mix of previously used sites and some greenfield sites in otherwise sustainable locations. The Council’s assessment was applied to all previous local plan housing allocations which remained to be taken up; all employment land allocations still to be taken up; sites identified in the urban potential studies (Appendix 3) and sites suggested by owners and potential developers throughout the various stages of Plan production. The revisions and Modifications to the selected sites have been made as a result of the Plan’s Sustainability Appraisal, objections received to the 1st and 2nd Deposit Versions and of course, the Inquiry process itself. More specific information on each of the sites selected including development brief requirements, studies and any phasing requirements are set out in Para 4.2.23 after Table HS7.
- 4.2.20 The Council is committed to avoiding the inefficient use of land for housing and expects that most housing sites will be developed within the range of 30 - 50 dwellings per hectare (dph). The density figures for sites shown in Table HS7 are therefore a minimum requirement and a higher intensity of development will be encouraged where there is good public transport accessibility. Where higher densities than shown in Table HS7 are achieved there will be consequent changes in the management of later approvals as indicated in section 4.3. Densities below 30 dph will only be permitted where clearly defined site specific circumstances indicate lower density to be desirable. Further guidance is being prepared to define limited site specific circumstances where the need for high quality housing to support regeneration may justify lower densities.
- 4.2.21 In addition some sites such as the sites adjoining Mill Hill at Cleator Moor, and the Egremont North sites are combinations of green and brownfield land. Such combinations can provide a useful “bridge” for developers who will increasingly have to unlock the more difficult, often more costly brownfield options. It goes without saying, however, that the brownfield element of the combined site must form part of any planning submission and there will be a requirement, if necessary through a planning obligation for the brownfield element to be developed within an approved phasing programme. The Council is aware of a need for land to accommodate self-build groups and may consider making some of its own land holdings available for this purpose. The sites at Red Lonning and the former Kells School could be suitable candidates.

¹¹ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

4.2.22 Most of the sites will require treatment through a Development Brief which will specify the detailed design and/or phasing issues which need to be addressed in each case (ref 3.4.4). Such requirements will follow on from the Development Strategy¹² and implementation of Local Plan policies. There may also be some special site considerations to assist the physical, social or economic assimilation of the development. This will include attention to for example undermining and drainage difficulties. The Environment Agency has advised that most sites in Table HS7 will require a flood risk assessment before outline approval is granted. All such assessments and Development Briefs must be approved by the Council before detailed applications for planning permission are drawn up. Usually they will also be prepared by the Council and the Development Briefs will also form part of the Council's Local Development Scheme as Supplementary Planning Documents until the subject development is completed.

POLICY HSG 2 : New Housing Allocations

Land is designated for housing purposes in Table HS7 which can accommodate 852 dwellings on a mixture of new and previously used sites. Planning permission will only be granted for their development where the proposed scheme incorporates the requirements of Policies DEV 6¹³ and HSG 8¹⁴.

TABLE HS7: SITES ALLOCATED FOR NEW HOUSING DEVELOPMENT (POLICY HSG 2)

Site		Area	Density (Min)	No of Dwellings			Phasing	
				Total	GF	BF	2006-11	2011-16
<u>Key Service Centres</u>								
Highlands Extension	HA1	6.6	30	200	200		100	100
Red Lonning	HA2	0.7	30	20	20			20
Kells School	HA5	2.6	30	77		77	50	27
Old Brickworks	HA7	1.45	40	60	-	60	60	-
Whitehaven				357	220	137	210	147
Birks Road	HA8	1.6	30	48	28	20	48	-
Adj Mill Hill #1	HA9	2.3	30	70	70		35	35
Adj Mill Hill #2	HA10	2.2	30	66		66		66
Cleator Moor				184	98	86	83	101

¹² The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

¹³ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies ST1, T1 and ENV1

¹⁴ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies SS2 and DM12

Site		Area	Density (Min)	No of Dwellings			Phasing	
				Total	GF	BF	2006-11	2011-16
North #2 (adj A5086)	HA13	1.1	30	35		35		35
Gillfoot Mansion	HA14	3.8	20	20	20		20	
Egremont				90	55	35	20	70
Salthouse Road	HA17	-	-	0	-	-	-	-
Devonshire Road	HA30	2.0	30	60		60	60	
Adj Lowther Road Est	HA31	1.0	30	30	30			30
Millom				90	30	60	60	30
Total								
Key Service Centres				721	403	318	373	348
Local Centres								
Rowrah Goods Yard	HA19	1.2	30	35		35		35
Croftthouse Farm Beck'mt	HA20	0.2	30	5	5		5	
Main Street, Cleator	HA33	0.7	30	20	20		20	
Lingla Bank, Frizington	HA25	1.3	30	39		39	19	20
Whites Row, Parton	HA27	0.4	30	12		12	12	-
Seascale School	HA34	0.7	30	20		20		20
Total								
Local Centres				131	25	106	56	75
Total Allocations				852	428	424	429	423
Windfalls				578		578	286	292
Overall Totals				1430	428	1002	715	715
Recycling % age				100%	30%	70%		

4.2.23 Issues to be covered by Development Briefs

HA1 Highlands Extension

Land forming part of the "Harras Moor" housing allocation originally included in the 1978 Whitehaven Local Plan except for 0.8ha previously designated for industry. A brief has already been approved for site development which will require amending to 1) reflect the revised allocation, 2) incorporate the phasing as proposed in Table HS7 and 3) development will require a highway connection to Caldbeck Road and a connection to the Harras Moor Road along with pedestrian safety improvements on the latter. The Brief requires a connection between the estate Distributor Road and Caldbeck Road as part of the development programme during the plan period. (However, the Distributor Road must be required to be built up to the site boundary to avoid any future ransom strip putting further development at risk.) The connection to Harras Road must be designed and implemented to minimise traffic impacts on that road (and this requirement will be added to the development brief for the site). A Flood Risk Assessment and wildlife survey will also be required.

Phasing: 100 dwellings in each of the time periods to ensure an orderly rate of release on what is the only 'volume' site in the Borough and helping to complete the long-planned highway connections etc. The phasing here will also help prevent "cherry picking" of easier to develop sites in the town ahead of brownfield options.

HA2 Red Lonning

A previously allocated site. Flood risk and wildlife assessment may be required.

Phasing: Previously allocated for 66 now reduced to 20 dwellings in the 2011 – 2016 time period to encourage take up of brownfield options elsewhere in the town and to allow retention of the temporary sports pitch for at least a further five years.

HA5 Former Kells School

Remainder of former school site. May require offsite junction visibility improvements

Phasing: 50 in 2006 – 2011, 27 in 2011 – 2016

To provide improved brownfield options earlier in plan period in an older part of the town where housing market renewal interventions are expected to create later brownfield potential.

HA7 Old Brickworks – A site which could be developed in tandem with site H43. This could improve access safety. Its release will be dependent on significant progress having been secured in housing market renewal. Access must be from the B5345 after the Coach Road and Pow Beck Spine Road developments have been completed. Public access to the old "brake" on the southern site boundary must be safeguarded. A Flood Risk Assessment will be required in relation to Pow Beck implications and matters of landscaping, contamination and stability be also dealt with.

Phasing: All 60 units within 2006 – 2011 time period for same reasons as site HA5 although site levels could reduce housing numbers.

HA8 Birks Road - Previously designated housing site. May require new access and Flood Risk Assessment. The site has both greenfield and brownfield portions. Access to the adjoining football pitch and associated facilities must be safeguarded.

Phasing: All 48 units within 2006 -2011 to provide orderly rate of supply in the town over the plan period and in association with sites HA9/10.

HA9/10 Mill Hill

Accessed off the existing estate road system. The greenfield section provides access to the brownfield area. Latter requires reclamation work which must be completed before overall development is sanctioned. Also before building work begins: 1. A full study of contamination will be required as part of this work together with a schedule of comprehensive treatment to make safe. The treatment programme to be completed to the satisfaction of the Council, the

Environment Agency and if appropriate, United Utilities. 2. A nature conservation study of the sites will be required with protection/enhancement measures incorporated into a full landscaping scheme. 3. An investigation of land stability and appropriate precautions incorporated. The design must also incorporate provision for cyclepath connections. Flood Risk Assessment required and timing subject to WWTw capacity.

Phasing: Phased to enable partial development of the greenfield area for 35 dwellings in the 2006 – 2011 time period allowing access to be formed to the reclaimed brownfield portion. This to be released for development for 66 units during 2011 – 2016 along with a further 35 dwellings on the greenfield portion. Together with the arrangements for HA8 this will enable an orderly rate of supply in the town with a balance of type and location.

HA12/13 Egremont North

Parts of a previously allocated site for industrial/commercial development which was not taken up. Housing development must take place in tandem – this requires prior reclamation of the brownfield section, a former pit head. A Flood Risk Assessment is required and a cycleway link. A nature conservation study is also required with protection/enhancement measures incorporated into a full landscaping scheme. The phased programme of development (Table HS7) is also required to reduce initial impact on A595. A Traffic Impact Assessment will also be required.

Phasing: 70 units to be released for development during 2011 – 2016. Scheduling after the development of HA14 and the current redevelopment of the former chocolate factory and dairy nearby will better enable an orderly rate of supply.

HA14 Gillfoot Mansion

Low density urban fringe development. May require Flood Risk Assessment and improved access arrangements. Not all site available for building because tree retention will be a major feature of the development and nature conservation measures will be required in accordance with the results of prior survey work. The un-culverting of Skirting Beck also required.

Phasing: All 20 units phased within 2006 – 2011 period to balance against recent developments nearby and the later HA12/13 providing an overall steady rate of supply. This lower density, treed site will also provide a different type of option in the town.

HA30 Devonshire Road

Two phases and brief also to require the following:

- An ecological survey to assess the impact of the proposed development on the Duddon Estuary SSSI together with a scheme of ecological mitigation / enhancement measures
- a landscaping scheme which incorporates some of the existing planting and other planting and nature conservation safeguards to protect the adjoining Nature Reserve

- Pedestrian (and possibly cyclist) access to the LNR and thereby connecting with the local footpath network
- A whole site flood risk assessment / surface water drainage strategy
- A desk study, site investigation and remediation strategy

Phasing: All 60 dwellings phased for 2006 – 2011 in advance of the greenfield option at HA31 thereby emphasizing the need to give priority to previously used land.

HA31 Adj Lowther Road Estate

Brief to require:

- nature conservation study with protection / enhancement measures to be incorporated in layout:
- a whole site flood risk assessment / surface water drainage strategy and an assessment of the potential impact from any existing or former land uses either on or close to the site.
- improved surfacing and lighting for the existing footpath.

Phasing: All 30 dwellings to be released during 2011 – 2016 allowing orderly release of land overall (and priority given to completing site HA30 in advance).

HA19 Rowrah Goods Yard

Junction and access improvements required together with provision of a cyclepath users' car park – will reduce density.

Phasing: All 35 units to be released in 2nd half of plan period, 2011 – 2016 to ensure site meets later needs in this and adjoining parishes. The number of existing planning permissions and extent of recent building in this part of the Borough suggest that it is not essential to release the site immediately.

HA20 Crofthouse Farm

Development would be expected to make best use of conversion potential and an additional footway extending towards the village will be required.

Phasing: Too small a site to warrant phasing – all 5 units are scheduled for 2006 – 2011.

HA33 Main Street, Cleator

A new allocation which will require a development brief to specify requirements as regards access, landscaping and floodrisk.

Phasing: All 20 units scheduled for release in the early part of the plan period, 2006 – 2011, to satisfy the apparent needs expressed as objections to the 1D and 2D versions of the Plan.

HA25 Lingla Bank

Previous designation still to be taken up. Requires highway upgrading work

Phasing: The 39 dwellings to be split equally between the two time periods to ensure orderly supply.

HA27 Whites Row

Previous designated redevelopment site. Does not require Development Brief.

Phasing: Too small to warrant phasing – all 12 units to be released in 2006 – 2011.

HA34 Adj Seascale School

A new allocation which will require a development brief to specify requirements as regards access, landscaping and floodrisk.

Phasing: All 20 units to be released in the 2nd part of the plan period, 2011 – 2016 to balance against the existing planning permissions to date in the village (21 no).

Employment Land and Premises

- 5.2.11 New job opportunities for a minimum 7000 people are required over the plan period. In accordance with the Structure Plan approach no attempt is made to convert a labour supply to a specific land requirement. What is considered important is to ensure that there is a range of sites available which are attractive, accessible, serviced and environmentally acceptable in accordance with the Local Plan Development Strategy¹⁵.
- 5.2.12 In making provision for new employment needs over the plan period the Council has assessed the potential of existing employment sites (some of which are redesignated for other uses, and others are reduced in size) and has looked at new site opportunities, particularly in relation to market growth sectors and regeneration needs. The current stock of planning permissions for employment use extends to 51 ha which goes a long way to achieving the overall JSP target of 84 ha for the Borough by 2016. Policy DEV 4¹⁶ requires a sequential approach to be adopted in the allocation of new sites, favouring previously used land and buildings, and their supply is expected to be phased in an orderly fashion and line with JSP Policy EM13. Reference to both of these issues is made in each of the Market Sector resumes which follow within Para 5.2.15. The Market Sectors are those identified in RSS and Table EM2 sets out all the sites and the contributions they are expected to make. Policy EMP 1 confirms the designation of all the sites in Table EM2 for employment use. A comparative assessment of each of the sectors in terms of JSP requirements is also included in Para 5.2.15.
- 5.2.13 There has been little development of employment land over the period 1997 to 2003. This provision is expected to be adequate for the plan period.
- 5.2.14 In addition to the sites allocated by virtue of Policy EMP 1 three Employment Opportunity Sites have been identified in Whitehaven and Cleator Moor (the former Marchon works, Pow Beck Valley and Leconfield Industrial Estate). Further work is scheduled for all three to establish their employment potential.

Most sites will require a Flood Risk Assessment / Drainage Strategy in line with Policy ENV16¹⁷.

¹⁵ The Copeland Local Plan 2001-2016 Development Strategy has been superseded by the Copeland Local Plan 2013-2028 Core Strategy and Development Management Vision, Objectives and Policies ST1, ST2 (Para 3.5.13 – 3.5.19), ST3, ST4, ER1, ER2, ER3, ENV1, T1.

¹⁶ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (para 3.5.13 – 3.5.15)

¹⁷ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy DM24

Table EM2 : Proposed Employment Sites

	Site	Employment land with planning permission (ha)	Employment allocations (EMP1) (ha)	Permitted use
	Business/Science Park	31.84	19.12	B1, D1
E1	Westlakes Science and Technology Park	31.84	19.12	(see Policy EMP 2)
	Strategic Employment Site	12.70		B1,2,8
E2	Whitehaven Commercial Park	12.70		
	Local Employment Site	6.65	18.68	B1,2,8
	<i>Whitehaven</i>			
E3	Haig Enterprise Park	0.20		
E4	Sneckyeat Road		1.72	
E5	Red Lonning	0.60		
	<i>Cleator Moor</i>			
E6	Leconfield	2.55		
E7	Leconfield Extension		5.28	
E8	Cleator Mills		2.74	Also leisure/tourism related uses
	<i>Egremont</i>			
E9	Bridge End	1.10		
E10	Bridge End Extension		2.9	
	<i>Millom</i>			
E11	Millom Pier		3.00	Also leisure/tourism related uses
E12	Mainsgate Road Expansion Site		2.34	
E13	Devonshire Road	1.20		
	<i>Others</i>			
E17	Frizington Road, Frizington	1.00		
E21	Seascale Rural Workshops		0.70	
	Total	51.9	37.8	

Note: Class B1 is business use and includes offices, research and development, studios, labs as well as light industry.

Class B2 is general industrial use

Class B8 is use of storage or as a distribution centre

POLICY EMP 1: Employment land allocation

The designation of land for employment use includes approximately 89ha of land allocated or with planning permission for employment use set out in Table EM2. Within these areas development for or changes of use to the employment uses prescribed in Table EM2 will be permitted provided that the requirements of other plan policies are met.

5.2.15 The designation of land for employment and industry uses in Policy EMP 1 is based on the classification of sites in Regional Planning Guidance and the Joint Structure Plan.

Business/ Science Park	<ul style="list-style-type: none"> • Class B1, D1 • Over 1ha • Access to the Primary Route Network • Served by public transport, cycle and pedestrian networks • Good proximity/links to Key Service Centres • Masterplan and very high standard of design and landscaping • Potential for links to higher education institutions and knowledge based industry
-------------------------------	---

<u>Business/Science Park</u>	
JSP Total Requirement	30ha
Land with Planning Permission	31.84ha
New Employment Allocation	19.12ha
Plan Total	50.96ha

Phasing: Land with planning permission to be substantially developed out before new allocation

The Westlakes Science and Technology Park

The Park is of great significance to West Cumbria as a focus for the development of nuclear technologies and skills and as a high quality location for knowledge based employment. The North West Development Agency has designated it a Regional Investment Site.

The first phases of development have proved very successful in attracting new commercial and technology/research enterprises. A landscaping plan, thematic layout and design brief for the existing site has been approved. The aim will be to produce individual groups of high quality business park development within a parkland setting on the urban fringe, well-related to the advocated road improvements, areas

of socio-economic deprivation and at the centre of the North Copeland “growth-triangle”. Some 700 jobs have been created through existing development and the Park has the potential to become one of the top Science Parks in the country with an international reputation especially in the areas of environmental science, biotechnology, genetics, environmental engineering, nuclear technologies and decommissioning. To further this aim all new development on the Park will be restricted to B1 uses which covers offices, research and development, studios, laboratories, high tech and light industry uses but only where the use comprises scientific research and development with ancillary industrial production. In order to preserve the research and development focus of the Park, mass production or high tonnage production will not be permitted.

An exception to this approach will be development associated with higher education under the D1 Use Class. The proposed takeover of the West Lakes Research Institute by the University of Central Lancashire (UCLAN) has brought about considerable potential for higher education and academic research associated development at Westlakes Science and Technology Park.

The Council fully recognises the benefits of encouraging technological innovation and its transfer to business within the site and will seek to work with UCLAN to accommodate its requirements for future academic expansion. Any academic uses (both undergraduate taught provision and post graduate research) will remain ancillary to the primary commercial role of the Park itself and student housing accommodation will not be permitted within the Park.

Overall, with the potential for future growth in mind, 19ha of land have been allocated. All proposed development on the Park must be designed to a high standard and Transport Assessments and/or Travel Plans will be required in accordance with Policy TSP7¹⁸. Flooding issues must also be taken into account and a Flood Risk Assessment and Drainage Strategy will also be required. The importance of retaining wildlife strips adjacent to watercourses must also be considered. A sensitive landscaping scheme will also be an essential part of any development proposals to maintain the established character of the Park. The landscaping scheme must include particular attention to the creation of buffer zones between the development areas on site and adjoining housing. Access to the highway network via the Summergrove area or to the Moor Row to Keekle Road (C4003) will be restricted to emergency purposes only.

¹⁸ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies T1 and DM22

Comments re DEV 4¹⁹ sequence/phasing

This is a special case. Although involving greenfield land this was originally based on an existing building complex (former Ingwell School). It is a Regional Investment Site with a vital role to play in regenerating the local economy. The aim is to provide for a steady rate of development through the plan period in association with housing allocations in the nearby Key Service Centres and the land with planning permission is expected to be developed before the new allocation of 19 ha. All further development will be subject to a Development Brief (in accordance with Paras 3.4.4 and 5.2.19) which will include requirements for comprehensive landscaping, secondary highway access and the need for phased implementation ahead of the building programmes (as detailed above).

POLICY EMP 2: Westlakes Science and Technology Park

Land with planning permission and land allocated for employment use has been identified on the proposals map as E1. Within this area development in Use Classes B1 and D1 will be permitted.

Development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park.

Strategic Employment Site	<ul style="list-style-type: none">• Over 5ha developed in large plots• Classes B1, B2 and B8• Access to the Primary Route Network• Potential to be served by public transport• Good proximity/links to Key Service Centres• Masterplan incorporating landscaping
----------------------------------	---

Strategic Employment Site

JSP Total Requirement 15ha

Land with Planning Permission 12.7ha

New Employment Allocation ----

Plan Total 12.7ha

Phasing: None

¹⁹ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (para 3.5.13 – 3.5.15)

Whitehaven Commercial Park

The site has an impressive location looking over the western Lake District fells. Its shortcomings have been a desolate environment and relatively poor access to the A595 Trunk Road. Recent landscaping and tree planting have made this a more attractive site and the advocated Whitehaven Eastern Relief Road (see 7.2.6) will better relate the site to the Primary Road Network as it would the various other employment sites in East and South Whitehaven, Cleator Moor and Frizington. The Council has based its Commercial and Contracting Services functions here. An old extant permission exists for limited non-food retailing for two existing small buildings and by virtue of Policy TCN1²⁰ this is unlikely to be extended.

Comments re DEV 4 sequence/phasing

There is no new allocation of land here which can be sequenced and the terms of planning permission do not require a phased development. Further development will require prior approval of a Development Brief.

Local Employment Site	<ul style="list-style-type: none">• Under 5ha• Classes B1, B2 and B8• Adequate transport access• Good proximity/links to Service Centres• Masterplan incorporating landscaping
------------------------------	--

Local Employment Site

JSP Total Requirement	39ha
Land with Planning Permission	6.65ha
New Employment Allocation	18.68ha
Plan Total	25.33ha
Phasing:	
2006 - 2011	9.64ha
2011 – 2016	9.04ha

1. Haig Enterprise Park
2. Sneckyeat Road Industrial Estate
3. Red Lonning Industrial Site
4. Leconfield Street, Cleator Moor
5. Adjoining Cleator Mills, Cleator
6. Bridge End, Egremont
7. Frizington Road, Frizington
8. Seascale Rural Workshops Site
9. Mainsgate Road, Millom
10. Devonshire Road, Millom

²⁰ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 and ER7

Comments re DEV 4²¹ sequence/phasing

These sites are located within or adjacent to the Key Service and Local Centres in the Settlement Classification (Policies DEV 2²² and DEV 3²³) and within the North Copeland "growth triangle". Further workshop space is allocated at Seascale because of its important role in the Mid Copeland rural area and, of course, Millom acts as the employment centre for most of South Copeland.

In Whitehaven Sites E3 and E5 are existing sites which are too small to warrant phasing. Site E4 is greenfield and is to be split equally between two 2006-2011 and 2011-2016 time periods to allow for an orderly supply unless a potential single user emerges and there is no viable alternatives in the area.

At Cleator Moor the E6 site has been reclassified as Employment Opportunity Site which may include non-employment uses. Accordingly the E7 extension which involves greenfield land (because there is no brownfield alternative next to E6) is phased for development only after the E6 site has been comprehensively improved and developed. A Development Brief will be required, informed by the approach to design incorporated in the work on E6 development.

The E8 Cleator Mills site is not phased for development because it can offer a mix of leisure and employment use potential. It is a greenfield site but is effectively the residue of an industrial estate which has been available for employment use for many years. At Egremont the E10 allocation is similar to E7 i.e. a greenfield extension to an existing site. It is therefore phased for development after the existing E9 site has been substantially completed and taken up.

In Millom the E11 Millom Pier site is brownfield and is therefore available for efficient re-use in the early part of the remaining plan period. The permitted uses are extended to allow leisure/tourism related uses but the site is particularly sensitive in visual and biodiversity terms, overlooking the Duddon Estuary and adjoining an SSSI and SPA. A development brief will therefore be required before specific development proposals are considered together with an Environmental Impact Assessment.

The E12 allocation involves land to provide expansion options for the occupiers of the former Elbeo premises. This is one of the few new successful enterprises in the town so no phasing constraint is imposed.

²¹ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (para 3.5.13 – 3.5.15)

²² Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2

²³ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2

It is greenfield but there is no brownfield alternative to do the job and similarly the flood risk to which it is in part subject can be accepted within the PPG 25 sequential test since there are no other reasonable expansion options in a lower risk category in the area. At Seascale the E21 site represents the only workshop allocation in Mid-Copeland. Although greenfield it is the only available expansion area and is too small to subject to a phasing programme.

Site E7 adjoining the Leconfield Estate at Cleator Moor exhibits some biodiversity interest. Measures to safeguard and enhance this interest will be required as part of a development brief and subsequent development.

5.2.16 Employment Opportunity Sites

Two sites in Whitehaven and one in Cleator Moor have been identified as being suitable for a wide range of employment use but may also be suitable for non-employment use.

Former Marchon Site, Kells, Whitehaven

The site of the former Marchon chemical works and a smaller pit yard at Townhead provide an opportunity for brownfield employment and leisure use. Part of the site is still occupied by Huntsman but it is anticipated that all operations will cease by June 2005 leaving the site unused. The Council has designated it as a 'special site'. The Environment Agency is responsible for inspection and remediation of contamination and investigations are underway into the most appropriate remediation works and possible end uses. The Council and its regeneration partners are committed to seeking outcomes which improve the environment of the former Marchon site and contribute to sustainable regeneration.

Whitehaven Pow Beck Development

A preliminary masterplanning exercise has been carried out for this area. The way forward is a more detailed development study to include

- A new spine road along the Pow Beck valley
- A substantial improvement to the existing sports stadium of Whitehaven Rugby League Club and adjoining users
- A new commercial park overlooking the Pow Beck valley and the sports area together with silt/debris and water retention improvements in the Pow Beck floodplain

In both cases an Action Plan will be produced to consider the detailed implications and locational issues associated with these areas as part of the Local Development Framework.

Leconfield Industrial Estate, Cleator Moor

The site has provided traditional 'industrial estate' accommodation for many years but there are now several vacant/underused units and the site exhibits a rather unkempt, neglected look. There is need for a comprehensive treatment to make the site an attractive proposition and the Council and owners consider that a range of job-creating commercial opportunities should be explored. Exploratory work will be carried out in partnership to establish cost-effective ways of ensuring that the estate is able to make an improved contribution to regeneration. A residential component could turn out to be part of an overall approach to investment in the site.

In each of these cases the Council will consider how best to develop detailed proposals, design guidance etc as part of documents in the Local Development Framework.

POLICY EMP 3: Employment Opportunity Sites

Areas of land at Whitehaven, Cleator Moor and Egremont have been delineated on the Proposals Map as Employment Opportunity Sites. These areas are being investigated as to their future development potential and contribution they can make to the regeneration strategies in the Borough. Detailed implications and locational issues associated with these sites will be the subject of future planning policy documents as soon as practicably possible.

5.2.17 Sites Close to Town Centres

Additional, smaller sites have been identified close to the town centre boundaries of Whitehaven and Egremont (see list below WEOS and EEOS). These were originally included in the Town Centre Opportunity Development Sites (ref Policy TCN 12²⁴) in previous versions of the Plan but are now treated as additional Employment Opportunity Sites for redevelopment which would follow the requirements of other Plan policies – in particular the sequential requirements of Policy TCN 2²⁵ – and accord with the proposals brought forward from the Local

²⁴ Policy TCN12 not superseded – remains part of the Development Plan. Partly covered by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST3 (but not yet defined as site allocations)

²⁵ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (Fig 3.2) and Policy ER7

Development Framework. At Whitehaven the latter relates to Area Action Plan work and at Egremont a Supplementary Planning Document is scheduled.

Sites: WEOS1	Old Dawnfresh factory site	1.41ha
WEOS2	Jacksons timber yard	0.47ha
WEOS3	Preston St. garage	0.45ha
WEOS4	BT Depot	0.90ha
WEOS5	Land at Ginns	3.00ha
WEOS6	Land at Coach Rd	0.63ha
EEOS1	Land at Chapel St	0.88ha

b) Other Key Service Centres

5.3.24 Cleator Moor, Egremont and Millom town centres are ranged between 3,000 and 5,200m². (net) shopping and commercial floorspace. Their importance is much more localised than that of Whitehaven although both Egremont and Millom possess a wide range of service outlets in addition to convenience and durable goods shops. These town centres are more prone to leakage of expenditure to the larger retail developments, particularly food stores, and the Council is concerned to safeguard their future in the evolving sub-regional shopping context and within the hierarchy of centres in the Borough as identified in the Plan. It will therefore encourage new retail and service development to take place within the main central areas in a manner appropriate to the scale and character of each centre and the requirements of Policy TCN 2²⁶ will apply.

5.3.25 Sites in Whitehaven and Cleator Moor town centres have been identified which are under-used, vacant or derelict or where existing uses are not entirely compatible with their surroundings. There are a variety of town centre uses which would be appropriate for their redevelopment including retail, commercial, leisure, residential and hotel use so long as the requirements of other Plan policies are met and in particular those of Policies TCN 1²⁷, 2²⁸ and 4²⁹. Generally the Council and its regeneration partners would wish to encourage 'active' ground floor frontages and would favour the development of site WTC 2 site in Whitehaven as a hotel. There are similar sites to those in Table TC2 which are in areas of Whitehaven and Egremont very close

²⁶ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (Fig 3.2) and Policy ER7

²⁷ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 and Policy ER7

²⁸ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (Fig 3.2) and Policy ER7

²⁹ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy DM10

to the town centre boundaries. These are identified in 5.2.18 as additional Employment Opportunity Sites to which Policy EMP 3 refers. The Council is committed to the preparation of an Area Action Plan for the town centre and harbour at Whitehaven which will examine both the Table TC2 town centre sites and the Employment Opportunity Sites nearby. The site identified at Cleator Moor will be investigated as part of the scheduled work on a Supplementary Development Document.

Table TC2 : Town Centre Development Opportunity Sites

Whitehaven

	Site	Area(ha)
WTC1	Quay Street Car Park West	0.3
WTC2	Mark House and The Park nightclub	0.25
WTC3	Old tyre depot and Harbour Commissioners Office	0.10
WTC4	Bus depot and old garage	0.18
WTC5	Bus Station and Garage	0.28
WTC7	Old Studholme and Dixon garage	0.22
WTC8	Scrapyard Albion Street North	0.27
WTC9	Scrapyard and land south of Albion Street	0.23

Cleator Moor

CTC1	Market Square, Cleator Moor	0.18
------	-----------------------------	------

Policy TCN 12: Town Centre Opportunity Development Sites

Proposals for the development of sites identified in Table TC2 will be permitted subject to their meeting the requirements of Policies TCN 1³⁰, 2³¹ and 4³² and other Plan policies. The sites are being investigated as to their future development potential and contribution they can make to the regeneration strategies in the Borough. Detailed implications and locational issues associated with these sites will be the subject of future planning policy documents as soon as practicably possible.

³⁰ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 and Policy ER7

³¹ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (Fig 3.2) and Policy ER7

³² Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy DM10

Parking Requirements

- 7.4.5 In accordance with government requirements (principally PPG 13), RPG and JSP have introduced new parking standards for most types of development in the County. These are expressed as maximum levels of provision in order to encourage the provision and use of alternative modes of transport. The new standards are set out in Appendix 1.
- 7.4.6 In applying the new Standards the Council will adopt a flexible approach. Essentially the Borough is rural and public transport options are likely to remain limited. Also topography and distances can limit the practicality of walking and cycling for large sections of the local community. The results of any surveys or other information submitted as part of Transport Assessments and Travel Plans will inform the Council's decision on parking provision for new development. The Council will liaise with the providers of public transport, taxi services etc. to achieve an appropriate provision of parking facilities near rail and bus stations to encourage motorists to use public transport for part of their journeys.
- 7.4.7 The new parking standards do not at this stage include residential development nor do they indicate revised requirements for cycles, motor cycles or provision for disabled people. The County Council will publish comprehensive new guidelines in due course but until then developers will be expected to use the relevant standards set out in the "Schedule of Guidelines" in Appendix 1 (b) for Use Class C3 : Dwelling Houses and non-car parking requirements.

POLICY TSP 8: Parking Requirements

All proposals for new development must comply with the parking requirements set out in Appendix 1. These include new maximum standards for most car parking requirements and interim standards for all other type of parking.

**PARKING GUIDELINES
(APPENDIX 1 FROM COPELAND LOCAL PLAN 2001-2016)**

a) New County car-parking standards

The maximum levels * of car parking permitted for new development are:

A1 Shops

Food Retail	1 space per 14 sq. m.
Non-Food Retail	1 space per 20 sq. m.

A2 Financial and Professional Services

Financial and Professional Services	1 space per 30 sq. m.
-------------------------------------	-----------------------

A3 Food and Drink

Restaurants	1 space per 5 sq. m.
-------------	----------------------

B1 Business

Stand Alone Offices	1 space per 30 sq. m.
Business Parks	1 space per 35 sq. m.

B2 General Industry

General Industry	1 space per 45 sq. m.
------------------	-----------------------

B8 Storage and Distribution

Storage and Distribution	1 space per 45 sq. m.
--------------------------	-----------------------

C1 Hotels and Hostels

Hotels	1 space per bedroom including staff
--------	-------------------------------------

D1 Non Residential Institutions

Medical or Health Facilities	1 space per 2 staff + 4 per consulting room
------------------------------	--

Higher and Further Education	1 space per 2 staff
------------------------------	---------------------

D2 Assembly and Leisure

Cinema and Conference Facilities etc	1 space per 5 seats
Leisure and Sport Facilities	1 space per 22 sq. m.
Stadia	1 space per 15 seats

***gross floor space unless specified**

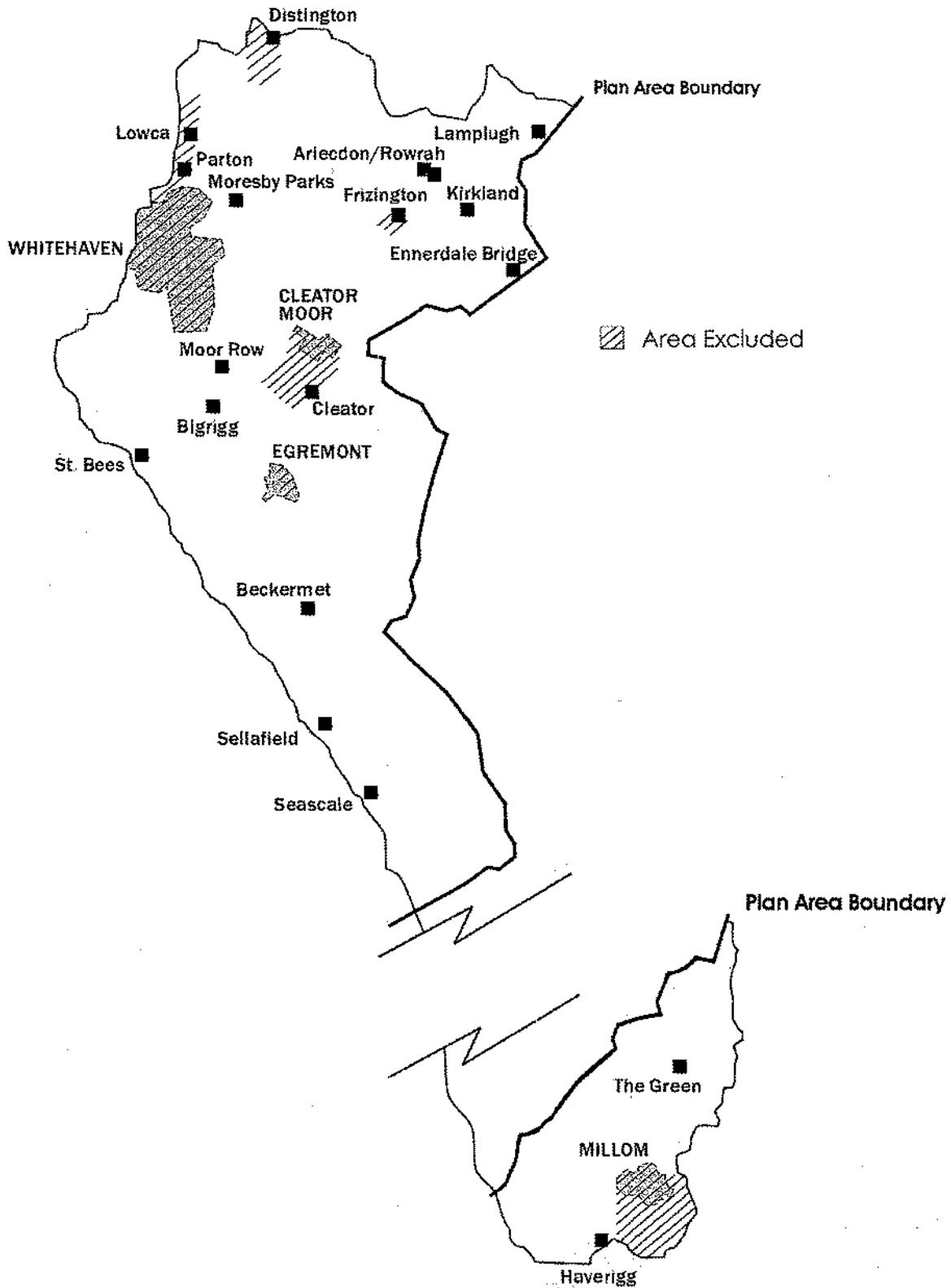
b) Other car-parking requirements

For Class C3 (Housing) and for guidance on parking for disabled people, motorcycles and cycles reference should be made to "Parking Guidelines in Cumbria" (September 1997). These Guidelines were adopted by all the local authorities in Cumbria including the Council.

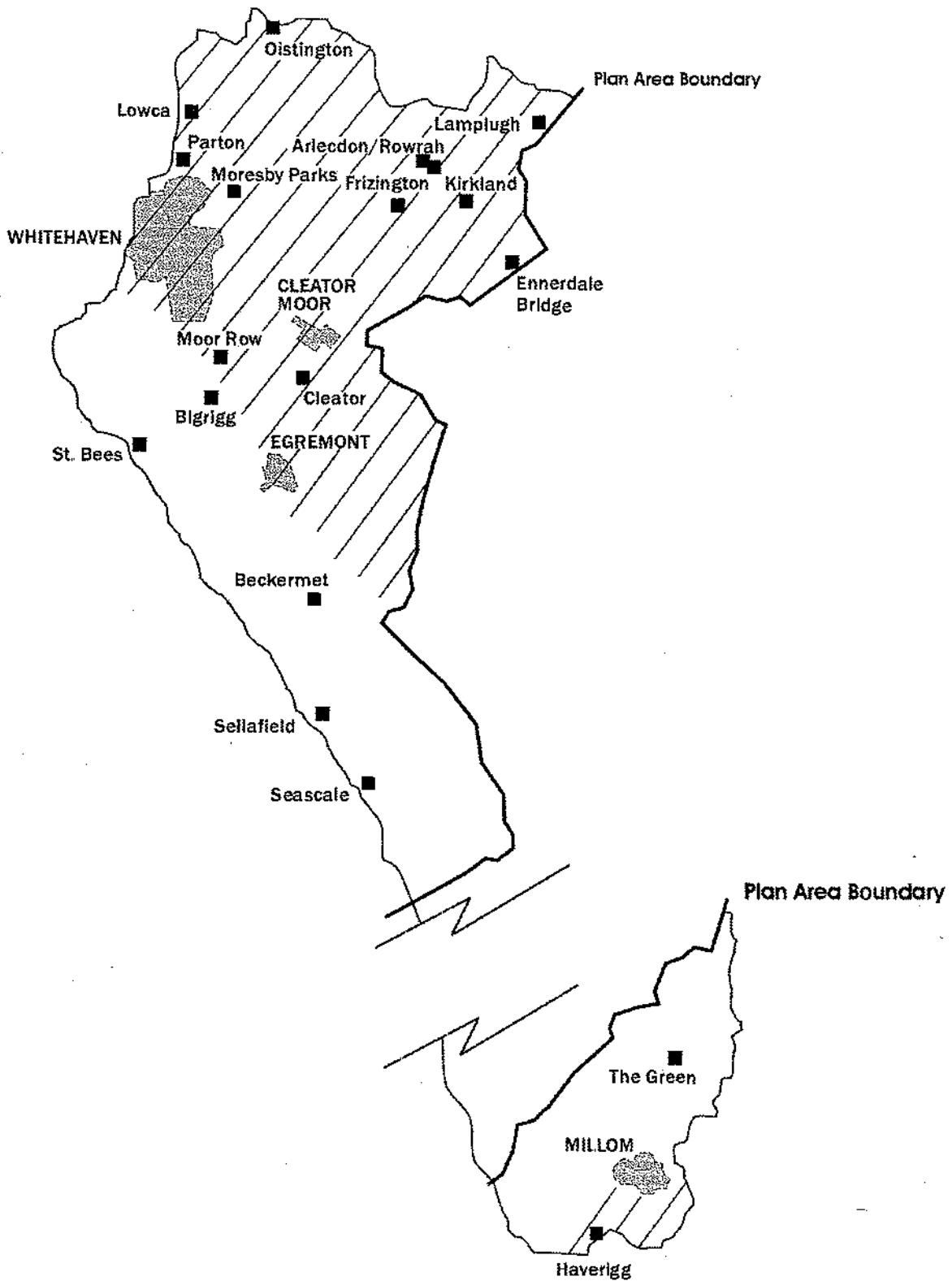
Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy DM29 - Advertisements

AREAS OF SPECIAL ADVERT CONTROL

Reference 5.16 Advertisements



AREAS OF PREVIOUS MINING ACTIVITY



PART THREE

Copeland Local Plan 2001-16 'Saved' Policies – Background and Secretary of State's Direction (04/06/09)

The Planning and Compulsory Purchase Act 2004 (the Act) introduced the Local Development Framework which, over time, was to replace Local Plans produced under the previous system. At the time, Copeland Borough Council had reached an advanced stage of preparation for the Copeland Local Plan 2001-2016 and pursued the production of this to adoption which took place on 6 June 2006.

The Act allowed policies from Local Plans to be saved for a period of three years, after this time, in order to retain specified policies from the Copeland Local Plan 2001-2016 beyond June 2009, the Council was required to apply to the Secretary of State for their agreement to this effect. The Secretary of State assessed the Council's application and issued a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, which can be found on page 59.

Many of the policies in the Copeland Local Plan 2001-16 have now been replaced by the Core Strategy and/or Development Management Policies, however not all policies were replaced by the Core Strategy and/or Development Management policies, the policies listed in Part Two of this document remain as part of the Development Plan until they are superseded by future Development Plan Document policies and/or allocations.

Appendix 1 in the Core Strategy and Development Management Policies DPD indicates how policies in the Copeland Local Plan 2001-16 have been replaced by the Core Strategy and/or Development Management Policies, or if the Council does not intend to replace them. Appendix 1 of the Core Strategy contains a table which demonstrates how each policy from the Copeland Local Plan 2001-2016 has been incorporated into the Core Strategy and/or Development Management policies.

Copeland Local Plan 2001-2016 'Saved' Policies - Secretary of State's Direction (04/06/2009)

John Hughes
Principal Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA20 7SJ

City Tower
Piccadilly Plaza
Manchester
M1 4BE

Tel: 0161 952 4167
Fax: 0161 952 4106

Email: chris.bamber@gonw.gsi.gov.uk

4th June 2009

Dear Mr Hughes

I am writing with reference to your application of 2nd March 2009 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Copeland Local Plan

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on the 6th June 2009

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies. The Secretary of State's decisions in respect of some policies have the effect of not extending policies that your authority requested should be extended. For clarity, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.



Policies have thus been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the Regional Spatial Strategy.

Following the 6th June 2009 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions

<u>Policy.</u>	<u>Reason for not extending</u>
ENV 11 Tree planting	This policy fails the 'necessity' test as the ground is already covered by DEV6
ENV 24 Hazardous substances	Policy covered by another regulatory regime, therefore not necessary.
ENV 30 Alterations and extensions to Listed Buildings ENV 33 Development Affecting the setting and important views of Listed Buildings ENV 34 Changes of use to Listed Buildings ENV 35 Development affecting a Scheduled Ancient Monument	Policies appear to duplicate PPG15 and should therefore be unnecessary
ENV 40 Advertisements	Appears to add nothing to policy already in PPG19
ENV 41 New farm buildings	RSS is part of the Development Plan, therefore being in conformity with it would appear to duplicate it. In addition, policies DEV5, DEV6 and RUR1 already cover this.

ENV 42 Intensive agricultural development	Policy not necessary as DEV5, DEV6 and RUR1 appear to cover this, insofar as it is within the purview of planning control
ENV 43 Agricultural slurry stores and lagoons	The justification for this is inadequate – policy not necessary.
SVC1 Connections to public sewers	Covered by other agencies' responsibilities, therefore not necessary. Adequately covered by DEV6.
SVC 2 Non-mains sewerage/sewerage treatment	Covered by other agencies' responsibilities; therefore not necessary. Adequately covered by DEV 6
SVC4 Land drainage	Duplicates other control regimes, adequately covered by DEV6
SVC 5 Water supply / water resources	Appears to be covered by DEV 6, therefore not necessary.
TSP 3 Traffic management	If needed, these can be provided for under DEV6 and TSP6. This Policy is therefore not necessary as it is not clear why a further policy serves any purpose.

Yours sincerely

Jo Lappin
 Director, Housing, Planning and Transport

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE COPELAND LOCAL PLAN, ADOPTED JUNE 2008**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply

Signed by authority of the
Secretary of State

Jo Lappin
Director, Housing, Planning and Transport
Government Office for the North West
June 4 2009

SCHEDULE

POLICIES CONTAINED IN THE COPELAND LOCAL PLAN

Adopted 6th June 2006

Chapter 3: Development Strategy	Chapter 5: Economic Regeneration	Chapter 6: The Environment
DEV1		ENV1
DEV2	EMP1	ENV2
DEV3	EMP2	ENV3
DEV4	EMP3	ENV4
DEV5	EMP4	ENV5
DEV6	EMP5	ENV6
DEV7	EMP6	ENV7
DEV8	EMP7	ENV8
		ENV9
	TCN1	ENV9
Chapter 4: Housing	TCN2	ENV10
	TCN3	ENV12
	TCN4	ENV13
HSG1	TCN5	ENV14
HEG2	TCN6	ENV15
HSG3	TCN7	ENV16
HSG4	TCN8	ENV17
HSG5	TCN9	ENV18
HSG6	TCN10	ENV19
HSG7	TCN11	ENV20
HSG8	TCN12	ENV21
HEG9	TCN13	ENV22
HSG10	TCN14	ENV23
HSG11		ENV25
HSG12	TSM1	ENV26
HSG13	TSM2	ENV27
HSG14	TSM3	ENV28
HSG15	TSM4	ENV29
HSG16	TSM5	ENV31
HSG17	TSM6	ENV32
HSG18		ENV36
HSG19	RUR1	ENV37
HSG20		ENV38
HSG21		ENV39
HSG22		
HSG23		
HSG24		
HSG25		
HSG26		
HSG27		

Chapter 7:
Transport.

TSP2
TSP4
TSP5
TSP6
TSP7
TSP8
TSP9
TSP10

Chapter 8:
Community Services
and Facilities

SVC6
SVC7
SVC8
SVC9
SVC10
SVC11
SVC12
SVC13
SVC14
SVC15

Chapter 9:
Renewable Energy

EGY1
EGY2
EGY3
EGY4
EGY5
EGY6
EGY7

Chapter 10
Sellafield and the
Nuclear Industry:

NUC1
NUC2
NUC3
NUC4
NUC5

This page is intentionally blank