

# **1. Purpose of SPD and Development Brief**

## **Introduction**

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

and economic effects of the draft supplementary planning document. A draft sustainability appraisal was therefore also placed on consultation with the draft SPD for the same 4 weeks period

## Site Location

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

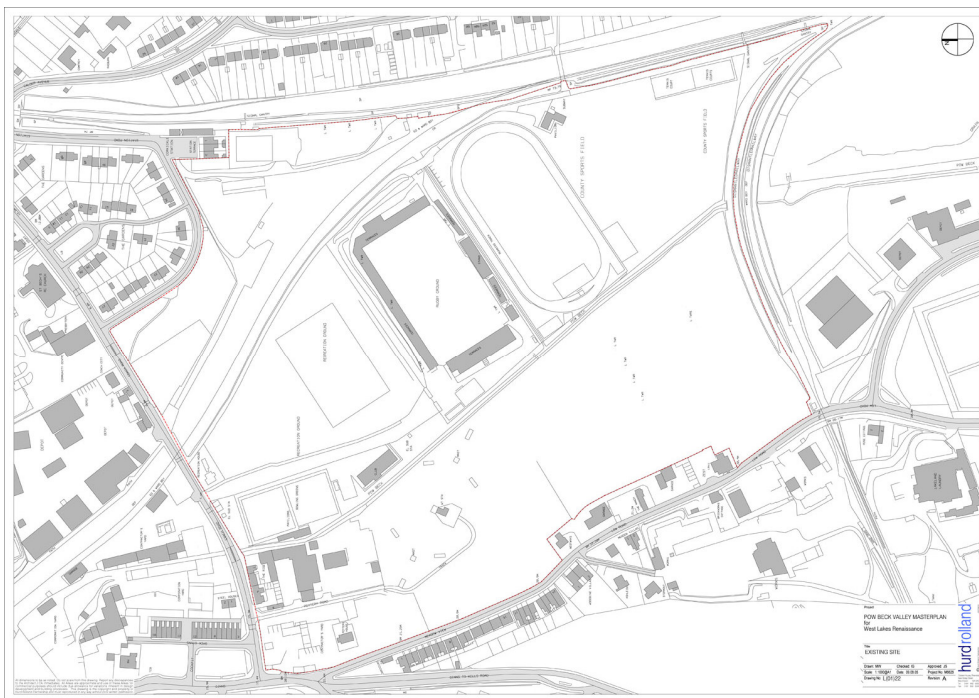


Fig 1.1 The Pow Beck Valley