

## **POW BECK DEVELOPMENT BRIEF SUPPLEMENTARY PLANNING DOCUMENT**

**EXECUTIVE MEMBER:** Deputy Leader Councillor Mrs C Giel  
**LEAD OFFICER** Mike Tichford  
**REPORT AUTHOR:** John Hughes

**Summary:** This report seeks Executive approval for a draft Pow Beck Development Brief Supplementary Planning Document to go out to public consultation. This is a new style planning document which is key to the implementation of the Pow Beck Regeneration Scheme in Whitehaven.

**Recommendation:** That the Executive approves the document for the purpose of public consultation.

### **1. Background**

- 1.1 The purpose of this Supplementary Planning Document (SPD) 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 including Westlakes Renaissance's 'masterplan'; to inform developers and other interested parties of the constraints and opportunities presented by the Pow Beck Valley area, and to 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 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. Primarily these are the policy themes in the Adopted Local Plan to which the SPD is 'supplementary'.
- 1.2 The SPD 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 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 SPDs have statutory status but are not part of the statutory development plan. This is very important as regards any Compulsory Purchase requirements that may be involved in implementing the overall regeneration scheme as well as for dealing with planning applications.

## **2. The Proposals**

- 2.1 The SPD differs from the previous 'masterplan' proposals in that it does not allocate areas of the site for particular uses. Instead it rehearses the various options for development in relation to the relevant Local Plan policies and sets out the design requirements for the different forms of development e.g. access principles, flood prevention, landscaping and building design/finishes. This will allow developers and landowners some latitude in how they put together their proposals but with the essential requirements of the planning system as regards tests of sustainability and public consultation having been met.
- 2.2 The consultants who have produced the draft SPD have also prepared a Sustainability Appraisal of the SPD and a Non Technical Summary of this is appended (Appendix 1). This is a statutory requirement which identifies key social, environmental and economic issues associated with the subject area and assesses how the plan will influence them. The exercise is carried out in an integrated fashion as part of plan production with objectives based on recent Joint Cumbrian Authorities plan-monitoring work being used to construct the appraisal matrices. Potential beneficial and adverse effects are set out in Appendix 1 together with a note about how mitigation measures might be developed. The work also includes the identification of targets and indicators which will be used to monitor how development performs against the plan's requirements

## **3. Public Consultation**

- 3.1 Full consultation is an essential part of the new planning system and the Council's Statement of Community Involvement, recently submitted to the Secretary of State, sets out the proposed form this will take for all the documents in the Local Development Framework. It is intended to put the Pow Beck SPD and its companion Sustainability Appraisal on deposit for formal consultation over 4 weeks commencing on 19 July. Any amendments necessary to meet objections made during this period will be reported back to Full Council's September meeting with a recommendation for formal Adoption.

- 3.2 The SPD and Sustainability Appraisal are due to be considered by the Council's LDF Working Party on 4 July. Its recommendations will be reported to the Executive verbally.
- 4. Financial and Human Resource Implications (including sources of finance)**
- 4.1 The cost of the two pieces of work amounts to nearly £28,000. A grant of 50% was arranged with Westlakes Renaissance leaving £14,000 to be paid out of the current year's Planning Policy revenue budget of £150,000.
- 4.2 Additional advertising, printing and postage costs will arise from the consultation programme which will be undertaken in-house. These should not exceed a further £1,000 call on the 07/08 Planning Policy budget leaving £135,000 left in the budget..
- 5. Project and Risk Management**
- 5.1 The SPD is an item in the Council's Local Development Scheme (LDS)- the planning policy work programme which is submitted to and approved by the Secretary of State. Failure to meet milestones and targets in the LDS could affect the level of Planning Delivery Grant and risk further action by way of Best Value designation.
- 6. Impact on Corporate Plan**
- 6.1 Production of the SPD assists the following aims/actions in the Corporate Plan:
- 1.3.10 Implementation of the Statement of Community Involvement
  - 2.2.1 Implementation of the Whitehaven Regeneration Programme
  - 2.2.12 Enhancing the architectural and historic environment of our towns
  - 3.1.1 Ensuring that sufficient employment sites are available
  - 3.3.5 Ensuring that the Local Development Framework is in place
  - 3.6.2 Assist with plans for new public leisure facilities in Pow Beck Valley
  - 3.8.3 Co-ordination of regeneration programme with infrastructure improvements via Local Transport Plan

## **List of Appendices**

Appendix 1 : Non Technical Summary of the Sustainability Appraisal of the Pow Beck Valley Supplementary Planning Document

**List of Background Documents:**

Copies of the Draft SPD and Sustainability Appraisal are available for reference in the Members Room.

Copies of previous documents are available for reference in the Regeneration Section. These include the original Pow Beck Valley and Coastal Fringe Masterplan (Building Design Partnership) as well as the more recent Pow Beck Valley Masterplan (White, Young, Green)

**List of Consultees:**

**Corporate Team, Tony Pomfret, Cath Coombs, Catherine Nicholson**

**CHECKLIST FOR DEALING WITH KEY ISSUES**

Please confirm against the issue if the key issues below have been addressed . This can be by either a short narrative or quoting the paragraph number in the report in which it has been covered.

Impact on Crime and Disorder	Para 5.3 requires compliance with relevant Local Plan Policy
Impact on Sustainability	Sustainability Appraisal is an integral feature of the work
Impact on Rural Proofing	None
Health and Safety Implications	None
Project and Risk Management	None
Impact on Equality and Diversity Issues	None
Children and Young Persons Implications	None
Human Rights Act Implications	None

Please say if this report will require the making of a Key Decision    NO