

South Whitehaven Plan Supplementary Planning Document (SPD) Adoption

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WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND RESIDENTS?

The Supplementary Planning Document will provide the planning and design framework to support a proposed new housing development in the South Whitehaven area, together with improvements to the existing Woodhouse and Greenbank estates.

WHY HAS THIS REPORT COME TO FULL COUNCIL?

To take the key decision to adopt the South Whitehaven Plan Supplementary Planning Document so it can then form part of the Copeland Local Development Framework. The document has been developed and approved by the Local Development Framework Working Party.

RECOMMENDATIONS:

That Full Council adopts the South Whitehaven Plan Supplementary Planning Document.

1. INTRODUCTION

- 1.1 This report from the Local Development Framework Working Party requests that Full Council adopts the South Whitehaven Plan Supplementary Planning Document (SPD) as part of the Copeland Local Development Framework.
- 1.2 The South Whitehaven Plan provides the planning and design framework for a proposed new development of around 600-700 houses, together with associated community facilities, and sets out the Borough Council's requirements for environmental enhancements and other improvements for existing communities in Woodhouse and Greenbank.
- 1.3 The SPD provides more detail on planning policies in the Adopted Copeland Local Plan and the emerging Core Strategy and Development Management Policies DPD. Production of the document is nearing completion and the final version of the SPD is now being presented to Full Council for Adoption. A copy of the final

version of the document is available in the Members Room, Whitehaven, Millom Office and upon request (electronically or hard copy).

- 1.4 The SPD sets out General Development Principles for the whole area together with more detailed Design Guidance that will help ensure that any development is of high quality and appropriate to its location. It is hoped that the document will provide a valuable, practical tool to aid developers and their architects design schemes which meet the Borough Council's high standards of design. The SPD will also assist the Council's Development Management Planning Officers and Planning Panel to assess development proposals as they come forward.
- 1.5 Following Adoption of the SPD, the document will form part of the Local Development Framework and will be a material consideration in the determination of planning applications.

2. THE SOUTH WHITEHAVEN PLAN

- 2.1 The South Whitehaven Plan sets out how the new housing development will provide a range of benefits for the area including new or improved educational facilities in the area, improvements to accessibility for pedestrians and cyclists and linkages between the area and West Whitehaven, the town centre, employment opportunities and community facilities, as well as improvements to the local environment through green infrastructure, open spaces and planting to support biodiversity objectives. The proposed development will improve housing choice and support wider regeneration objectives for Whitehaven.
- 2.4 The final SPD for adoption builds upon the draft document that was subject to public consultation during November and December 2012. It formalises the ideas that were presented in the draft to produce:
 - **General Development Principles** that outline what the SPD and development in the South Whitehaven area should be trying to achieve
 - **Design Guidance** to ensure that new development in the area is well designed

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

3. PRODUCTION OF THE SUPPLEMENTARY PLANNING DOCUMENT

- 3.1 Work on producing the document began early in 2012 with meetings between Council officers and service and infrastructure providers, such as Cumbria County Council and Home Group, to understand the requirements of any new development in the area together with potential improvements within the existing Woodhouse and Greenbank estates. There was also an informal public consultation in the South Whitehaven area to gather the public's views.
- 3.2 This work was used to inform a Draft SPD that was subject to a formal six week consultation from November to December 2012. The Draft SPD has been amended where appropriate to take account of the comments received and the resulting document is now being presented to Full Council for adoption.
- 3.3 The Council has produced Consultation Report which sets out a summary of the comments raised during the consultation and the Council's response to them and this is available to view in the Members Room.
- 3.4 Sustainability has been a key consideration throughout the process and the SPD was originally subject to a Sustainability Appraisal when it was in draft form (prior to the public consultation) and this has now been updated to assess and inform the General Development Principles and Design Guidance in the final text. The Sustainability Appraisal can also be found in the Members Room.
- 3.5 Adopting the document is the final stage in the production process.

4. WHAT HAPPENS NEXT?

- 4.1 Once adopted, the South Whitehaven Supplementary Planning Document will provide the basis for Planning Panel to consider planning applications in the South Whitehaven area.
- 4.2 Development proposals for the urban expansion site in South Whitehaven will require a Masterplan that illustrates how the developer proposes to meet the General Development Principles and Design Guidance within the SPD, with subsequent planning applications then demonstrating how they fit into the overall Masterplan.

5. STATUTORY OFFICER COMMENTS

5.1 The Monitoring Officer's comments are:

The report requires Full Council approval as part of the Local Development Framework.

5.2 The Section 151 Officer's comments are:

The work to develop the South Whitehaven Supplementary Planning Document was funded from within existing planning budgets together with a Planning Performance Agreement with Story Homes. No specific additional resources are anticipated to be required by its adoption, and any subsequent planning applications for the area will be resourced via:

- the Planning Performance Agreement with Story Homes for pre-application advice
- the associated fee(s) when any planning application(s) is submitted

5.3 EIA Comments:

Equality and diversity implications will be monitored as appropriate as part of the monitoring framework for the Local Development Framework.

5.4 Policy Framework comments: The report forms part of the wider Local Development Plan and is therefore part of the Corporate Policy Framework.

5.5 Other consultee comments, if any: None

6. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?

6.1 Development proposals will be managed through the planning applications process and will need to accord with this Supplementary Planning Document.

7. WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?

7.1 Positive and high quality development that will support the regeneration and housing market renewal of the South Whitehaven area.

List of Appendices

None

South Whitehaven Supplementary Planning Document – Available in the Members Room, Whitehaven, Millom Office and upon request (electronically or hard copy)

List of Background Documents:

Consultation Report on Draft SPD
Sustainability Appraisal of the South Whitehaven SPD