

## South Whitehaven Draft Supplementary Planning Document for Consultation

**EXECUTIVE MEMBER:** Councillor George Clements

**LEAD OFFICER:** John Groves

**REPORT AUTHOR:** Louise Kirkup

**PURPOSE OF REPORT:** To consider the following:

1. South Whitehaven Draft Supplementary Planning Document
2. Sustainability Appraisal of South Whitehaven Draft SPD

**RECOMMENDATION:** That the items reported on below are noted and approved as required.

### **1. SOUTH WHITEHAVEN DRAFT SPD**

- 1.1 The South Whitehaven Supplementary Planning Document (SPD) will provide a planning and design framework for the proposed new housing development of around 600 new houses on land to the south of Woodhouse over the next 15-20 years, and improvements to existing neighbourhoods at Woodhouse and Greenbank.
- 1.2 The document will continue to build on the Housing Market Renewal (HMR) work begun in the area in 2005, as part of the Whitehaven Regeneration Programme.
- 1.3 The Draft SPD has taken into account ideas and suggestions put forward during an informal consultation period earlier in the summer of 2012. The document 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.

- 1.4 The Draft SPD sets out different options for the layout and density of the new development, and provides the relevant “hooks” for negotiating developer contributions to ensure the proposed new development benefits existing and new communities.
- 1.5 The Draft SPD is attached as Appendix Item 1 to this report. The structure of the document is broadly as follows:
  - Introduction and Background
  - Public Consultation and Policy Background
  - Aims and Objectives for the Plan
  - Key Issues and Development Opportunities
  - Options for the urban Expansion Site
  - Comments
- 1.6 Following approval from the LDF Working Party the Draft SPD will be published for consultation in November and December. The responses to this will then inform the Final version of the SPD when it is produced in 2013.
- 1.7 It is recommended that the LDF Working Party approve the South Whitehaven Draft SPD for public consultation, subject to minor text changes in editing and as agreed during the meeting.

## **2. SUSTAINABILITY APPRAISAL OF THE SOUTH WHITEHAVEN DRAFT SPD**

- 2.1 (Alison to check) Members are requested to note the Sustainability Appraisal Report for the South Whitehaven Draft SPD. This sets out how the Draft Plan has been tested against the Sustainability Objectives and how the document has been amended as a result to improve sustainability. The sustainability of the proposed Development Options has also been considered as part of this process.

## **List of Appendices**

Item 1: South Whitehaven Draft SPD

Item 2: Sustainability Appraisal of the South Whitehaven Draft SPD

# South Whitehaven Plan

Consultation Draft



South Whitehaven Draft Supplementary Planning Document (SPD) November 2012



# South Whitehaven Plan

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## South Whitehaven Plan

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# South Whitehaven Plan

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## Draft Document for Public Consultation

This document is available for comment until 5pm 21<sup>st</sup> December 2012. To view and download an electronic copy of this document please visit the Copeland Borough Council website:  
[www.copeland.gov.uk](http://www.copeland.gov.uk)

The document can also be viewed at The Copeland Centre, all public libraries in Copeland, Whitehaven Tourist information Centre and The Beacon Museum. Paper copies are available on request [for a fee of £25.00] from the contact below.

If you have any comments to make, please use the official Representation Form and it send to:

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

0845 054 8600  
email: [ldf@copeland.gov.uk](mailto:ldf@copeland.gov.uk)

If required, additional forms are available from the website or the Council's Planning Policy Team. Representations will generally not generate a response.



# South Whitehaven Plan

## Consultation Draft



### 1.0 Introduction and Background



Map 1 - Aerial photograph highlighting South Whitehaven Plan area boundary



Looking north from the potential new development site towards Fleswick Avenue



Valley View Road, Greenside



Existing housing stock

**1.01** The South Whitehaven Plan is being prepared to guide future development within the area defined in Map 1, opposite.

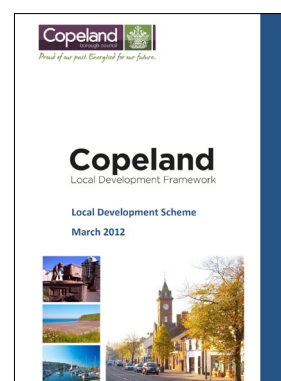
#### Vision

**1.02** By 2026, South Whitehaven will be a vibrant, inclusive residential community both for existing and new residents. The area will be environmentally enhanced and improvements will have been made to ensure new and existing developments integrate into the wider Whitehaven area. New development will be sympathetically designed to respect the local landscape form and maximise the provision of open space and welcoming usable foot and cycle links resulting in a healthy living environment.

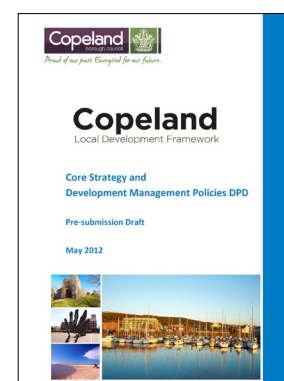
**1.03** The regeneration of South Whitehaven is an important milestone in the wider Whitehaven Regeneration Programme. The Plan will provide design guidance for an urban extension site in the area as proposed within the Core Strategy and Development Management Policies Pre-Submission Draft (May 2012). It will promote development opportunities and support the wider regeneration of the area through neighbourhood and community renewal schemes.

**1.04** The South Whitehaven Plan will be a Supplementary Planning Document (SPD). The Plan will be one of the material considerations to be taken into account when determining planning applications in the area. It will form part of the wider Copeland Local Development Framework (LDF) and is intended to elaborate upon, but not revise, policies in the emerging Core Strategy. The Plan will also supplement policies within the Copeland Local Plan 2001-2016 which sets out the current adopted local planning policies for the Borough.

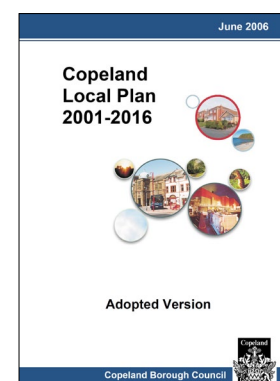
**1.05** The South Whitehaven Plan will also work alongside the West Whitehaven Plan which will provide guidance for the protection, enhancement and development of the coastal fringe area which lies to the west of High Road / Wilson Pit Road and abuts the boundary of the South Whitehaven area. The West Whitehaven SPD will inform proposals for the restoration, environmental improvement and enhancement of the former Marchon site, and support the objectives for improving accessibility and green infrastructure in South Whitehaven.



Agreed Copeland LDF Programme



Latest version of the Copeland Core Strategy



Adopted Copeland Local Plan 2001-2016

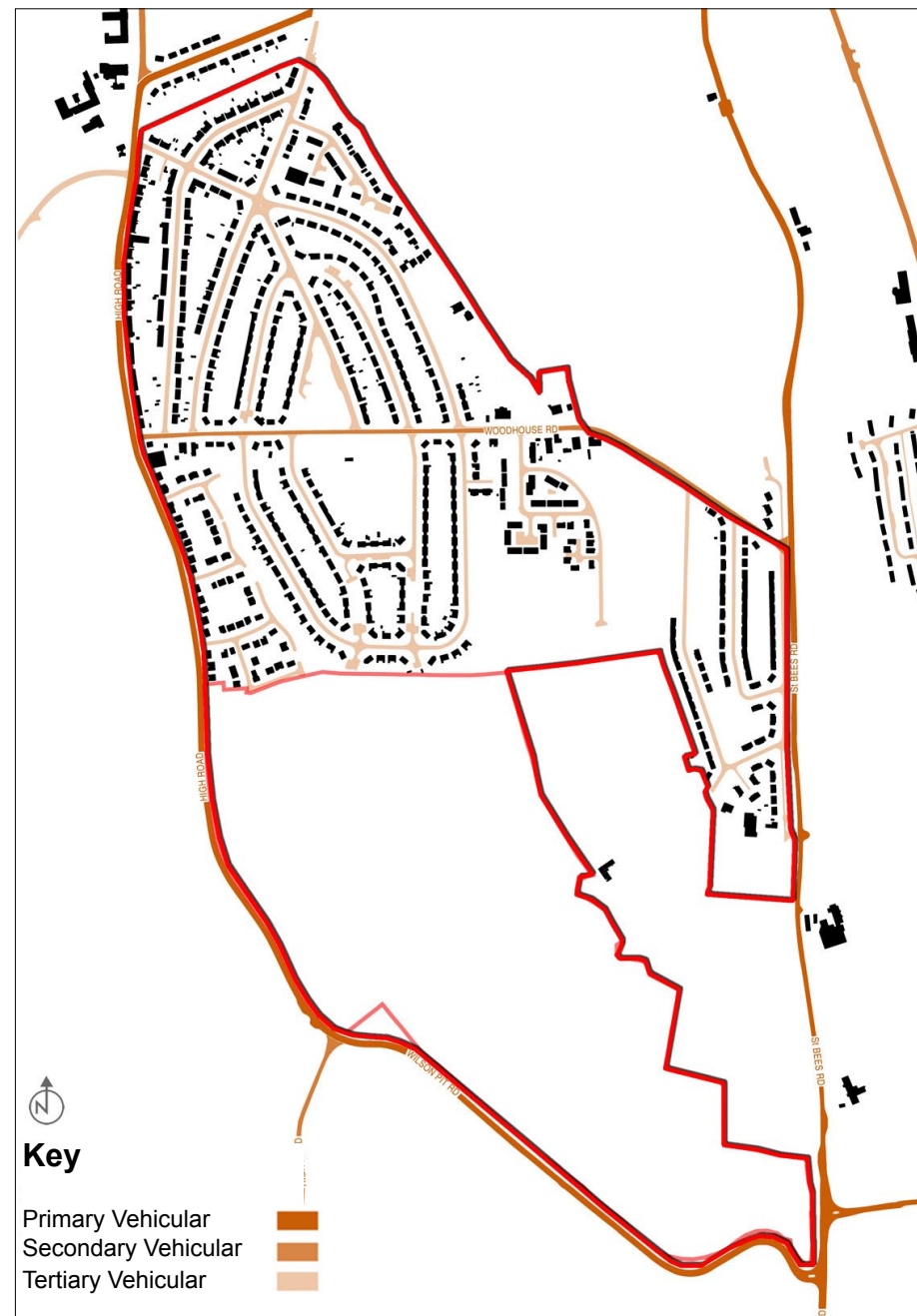


Local development forms

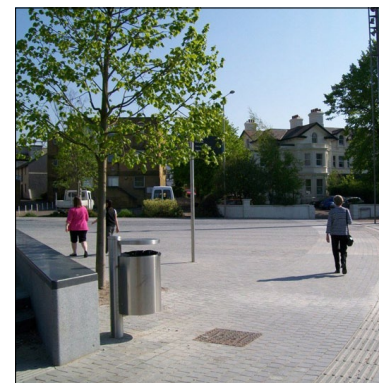


# South Whitehaven Plan

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SPD area and existing highway network



Potential for positive public realm intervention



Woodhouse Estate southern boundary - view looking from end of Fleswick Ave through to the potential new development site

**1.06** South Whitehaven has been subject to a number of initiatives and the identification of much of the area as a Housing Market Renewal Zone (HMR) will be key to informing the development and content of the Plan. The Plan will consider appropriate measures that new development in the area will contribute to in order to support the regeneration of South Whitehaven. These measures are being developed through discussions between Copeland Borough Council and Home Group as the main landlord in the area.

**1.07** The proposed development at South Whitehaven will have impacts on existing local infrastructure and services. The Plan will set out principles that establish the Council's requirements for improvement to existing services and the provision of new infrastructure to support new development. This will form the basis for future planning conditions and obligations.

### What Next? Stages and Timescales

- Pre document consultation stage - completed April to May 2012
- Preparation of Draft SPD for consultation - completed September 2012
- Sustainability Appraisal
- Consult on Draft SPD - current stage (November / December 2012)
- Amend and finalise Plan - December 2012
- Council Approval / Adoption of Draft SPD February / March 2013



# South Whitehaven Plan

## Consultation Draft



### 2.0 Public Consultation and Policy Background

- 2.01** This is a consultation document and comments are invited until 5pm Friday 21<sup>st</sup> December 2012.
- 2.02** Prior to the writing of this document, consultation has been undertaken within the community. This included the holding of a drop in event in St Peters Hall at which members of the project team were present and presentation boards showing key ideas for the housing site and surrounding area were put forward. Of those who attended the event, most were in favour of the proposals with some suggestions which have been incorporated where possible.
- 2.03** There has also been a session held with Young Cumbria regarding the proposals and plans for the area. Again the proposals were viewed positively and in particular feedback related to the provision of additional open space and sports facilities.
- 2.04** Cycling, walking and exercise opportunities have been considered throughout the evolution of this document and it is these elements that are important details for changing the area.

#### Policy Background

- 2.05** The following gives an indication of the relevant policies and principles that the Plan will take into account at a regional, Cumbrian and local level.

#### National Policy

- 2.06** The National Planning Policy Framework(NPPF) replaces all previous Planing Policy Guidance Notes and Planning Policy Statements. The NPPF advises local authorities to plan positively for growth and for new developments to acheive high quality, inclusive design. Developments should seek to address the three key areas of sustainability:

- Economic
- Environmental
- Social

#### Regional Policy

- 2.07** The Regional Spatial Strategy (RSS) remains part of the

Development Plan although the removal of these plans at some stage has been indicated by Government. The RSS directs major development to the urban area such as Whitehaven.

#### Cumbrian Policy

- 2.08** The Cumbrian Sub-Regional Spatial Strategy 2008-28 emphasises that major development should be accommodated in urban centres such as Whitehaven. Development which results in balanced, sustainable communities should be provided.
- 2.09** The Cumbria Local Transport Plan 2011-2016 highlights that a key priority for Copeland is to support economic development and improve the accessibility to the area.

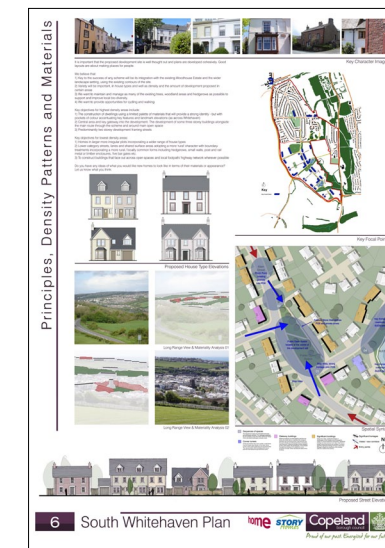
#### Local Policy

- 2.10** The adopted Copeland Local Plan 2001-2016 comprises key policies of relevance to the South Whitehaven Plan:

- DEV1 Sustainable Development and Sustainable Regeneration
- DEV2 Key Service Centres
- DEV6 Sustainability in Design
- DEV7 Planning Conditions and Obligations
- DEV8 Major Development
- HSG8 Housing Design Standards
- HSG10 Affordable Housing in Key Service Centres and Local Centres
- HSG12 Assisting Housing Renewal
- ENV4 Protection of Landscape Features and Habitats
- ENV5 Protected Species
- ENV10 Protection of Trees
- ENV12 Landscaping
- ENV16 Flooding
- ENV18 Contaminated Lands
- TSP4 Measures to Improve Public Transport
- TSP5 Cycleways, Footpaths and Bridleways



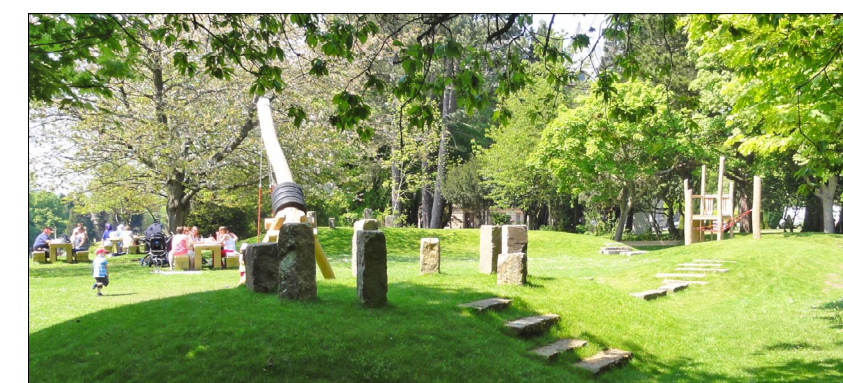
Ideas for the housing site and the surrounding area were put forward - potential for improvement and intervention



Extract from presentation boards produced for a drop-in event in St Peters Hall at which members of the public and project team were present to discuss the South Whitehaven Plan



Public consultation event - an opportunity to engage with local people



Proposals and plans for the area were viewed positively and in particular feedback related to the provision of additional open space and sports facilities - see above design cues



# South Whitehaven Plan

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The South Whitehaven Plan is one of four areas identified in the Whitehaven Regeneration Programme

- TSP6 General Development Requirements
- SVC1 Connection to Public Sewers
- SVC14 Outdoor Recreation and Leisure Facilities

2.11 The Copeland Local Development Framework - Core Strategy and Development Management Policies DPD also comprises key policies of relevance to the South Whitehaven Plan as follows:

- ST1 Strategic Development Principles
- ST2 Spatial Development Strategy
- ST3 Strategic Development Priorities
- ST4 Providing Infrastructure
- SS1 Improving the Housing Offer
- SS2 Sustainable Housing Growth
- SS3 Housing Needs, Mix and Affordability
- SS5 Provision and Access to Open Space and Green Infrastructure
- T1 Improving Accessibility and Transport
- ENV1 Flood Risk and Risk Management
- DM10 Achieving Quality of Place
- DM11 Sustainable Development Standards
- DM12 Standards for New Residential Developments
- DM24 Development Proposals and Flood Risk
- DM25 Protecting Nature Conservation Sites, Habitats and Protected Species
- DM26 Landscaping
- DM28 Protection of Trees

2.12 The South Whitehaven Plan is one of four areas identified in the Whitehaven Regeneration Programme. The four areas are highlighted on the aerial photograph opposite and include:

- The Town Centre and Harbourside
- Pow Beck
- West Whitehaven
- South Whitehaven.



# South Whitehaven Plan

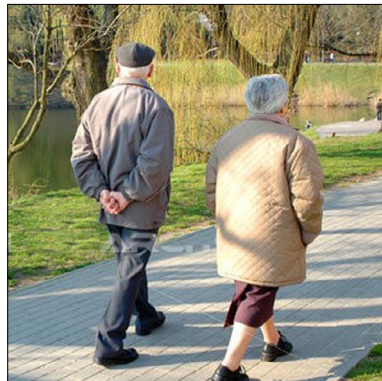
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Providing energy efficient homes so that heating is affordable - 'Warm Front'



Potential for public realm improvements - new paving, signage etc.



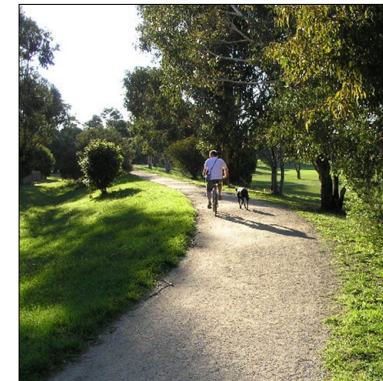
The importance of walking and connectivity for all sectors of the community



Sports facilities provision was discussed during public consultation events



Play



Accessibility and connectivity



Private sector partners have been sought in order to aid in the regeneration of the estate



The area of proposed new housing is predominantly urban fringe with some remnants of former industrial use which was historically in association with the Chemical Works. The majority of the land is now used for farming purposes. The landscape is rolling and any scheme would seek to work with current landforms

**2.13** The Council is working in partnership and Story Homes and Home Group (who both have an interest in the area) to create a document which will guide future development.

**2.14** The South Whitehaven Plan area incorporates the neighbourhoods of Woodhouse and Greenbank and a proposed new area of housing for the town. The existing estates have been subject to a Housing Market Renewal Scheme (HMR) since 2005 and as a result some significant improvements have been undertaken. This has been driven by Copeland Borough Council and Home Group, resulting in the demolition of properties and the upgrading of those properties remaining. However, following the recession and ongoing financial constraints, private sector partners have been sought in order to aid in the regeneration of the estate. This has been seen most recently in the delivery of private sector bungalows on an area of formerly cleared land, the running of an apprentice programme and the delivery of the estate's management all in partnership with Story Homes.

**2.15** The partnership between the Council, Story Homes and Home Group represents a commitment to neighbourhood renewal over the next 20 years or so. This means we can co-ordinate a large new area of house building with improvements to the built environment of the existing neighbourhoods, green spaces and community facilities. In this way, we will achieve high quality housing and a wider, more balanced housing choice for the local community.

**2.16** The South Whitehaven Plan is part of the Council's ongoing review of planning policy and updating of our Local Plan. The South Whitehaven Plan will be Supplementary to the adopted Copeland Local Plan and thereafter the emerging Copeland Local Plan. This is a formal planning policy document which provides a basis on which to consider planning applications.



# South Whitehaven Plan

## Consultation Draft



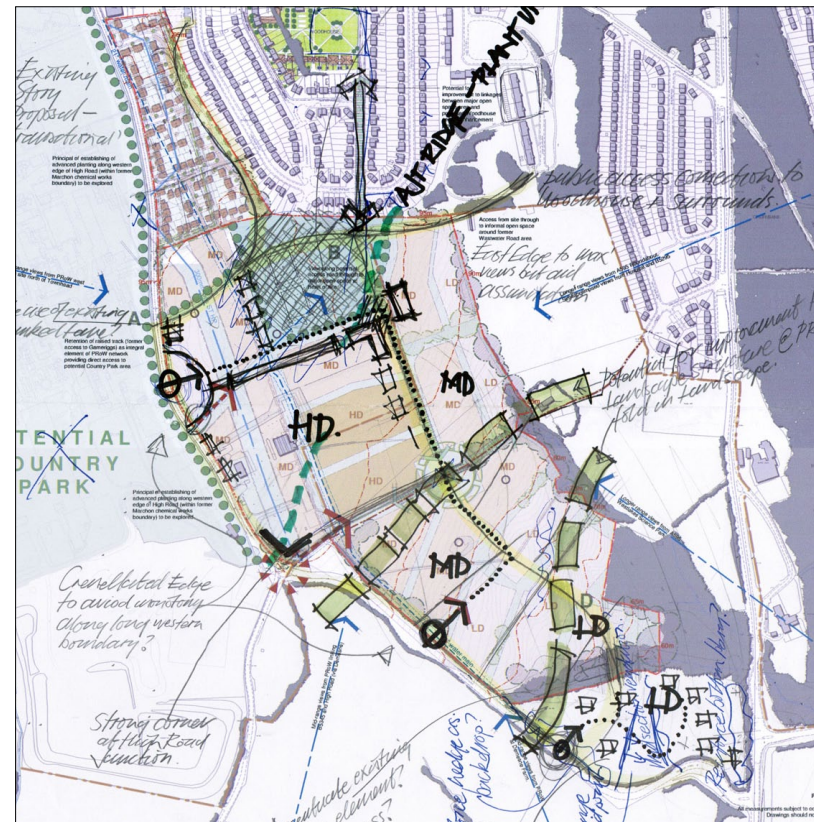
### 3.0 Aims and Objectives for the Plan

#### 3.01 The proposed objectives for the Plan are as follows:

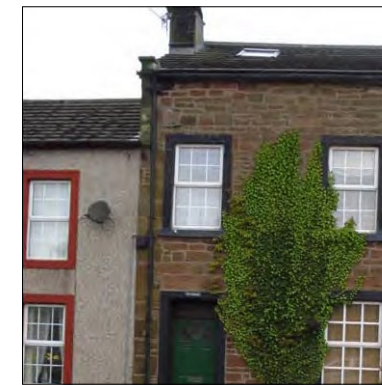
- To provide a framework in which new development will contribute positively to support the wider regeneration of Whitehaven
- To ensure any development contributes positively to the local and the wider biodiversity and climate change objectives of the Council
- To support the local area's regeneration through the provision of new development of high quality and with strong links to existing communities

#### 3.02 This will be achieved by:

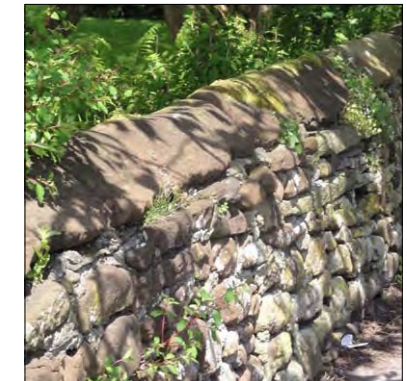
- Supporting the development of the Housing Market Renewal (HMR) areas
- Providing design guidance for new development, mainly in connection with the proposed urban extension
- Ensuring the integration of new and existing development setting higher standards of urban design, architectural and landscape design
- Ensuring all new development meets acceptable standards in terms of quality of design, landscaping, energy efficiency, safety, security and accessibility
- Encouraging movement by foot and cycle
- Improving biodiversity through use of appropriate planting and landscaping
- Providing linkages and access to the proposed landscaped areas on the former Marchon chemical works site and the coastal fringe, of West Whitehaven, the town centre, local facilities and the wider countryside



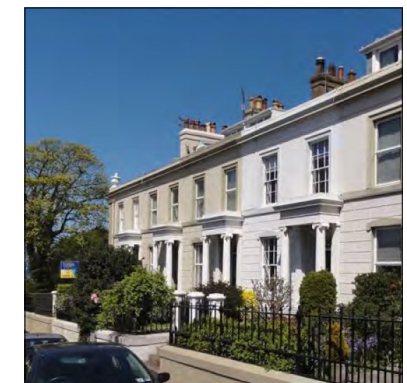
Early conceptual work - looking at connectivity, open space and form



Design cues for new development - Sandwith



Panoramic view over Whitehaven from 'Highlands'. A predominantly render town in terms of materiality and form. Woodhouse and Kells sit on top of the far left ridge line accessed via the distinct Ginns to Kells Road



Design cues for new development - Whitehaven Conservation Area



Ensuring all new development meets acceptable standards in terms of quality of design, landscaping, energy efficiency



Potential for on-plot recycling, composting, and grey water recycling



Wildflower meadow tests, former Marchon chemical works



# South Whitehaven Plan

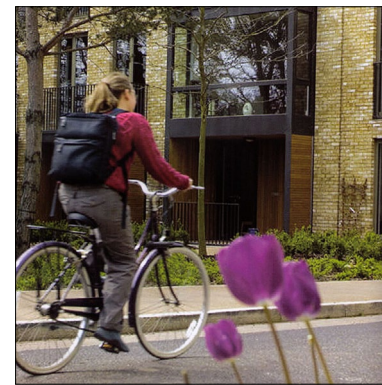
## Consultation Draft



### 4.0 Key Issues and Development Opportunities



Early consideration of potential improvement areas, opportunities and constraints. Connectivity and 'pinning' new and proposed elements together will be key



Potential for safe walking and cycling opportunities



Providing energy efficient homes so that heating is affordable - 'Warm Front'



Potential for new open spaces



Provision of increased healthy lifestyle choices by providing high quality open spaces to meet a range of needs and requirements



Improved public transport links to local employment areas

4.01 The following issues have been identified principally from informal meetings with stakeholders such as landowners, technical consultees, such as the Environment Agency and groups such as Young Cumbria etc.

#### Existing Communities

4.02 The South Whitehaven locality includes Woodhouse / Greenbank which is within the 10% most deprived areas in the country. Indicators show concentrations of:

- poor health
- low educational attainment
- low incomes; and
- a poor quality environment

4.03 Programmes such as Woodhouse Evolution and Warm Front have been used to address some of these built environment issues. The Council and Story Homes will continue to support Copeland Homes and other partners to access external funding for similar initiatives in the future.

4.04 New housing in this location can contribute to the lessening of these problems where possible. This will be achieved in the following ways:

- The provision of increased healthy lifestyle choices by providing high quality open spaces to meet a range of needs and requirements. The opportunity to explore the provision of allotments will be taken to support local healthy living initiatives. Open spaces will be designed to encourage physical activity for all and will offer opportunities for social interaction, local events and activities
- The provision of new, safe walking and cycling opportunities linking into existing wider routes and creating an attractive walkable neighbourhood which encourages travel by means other than the car for short journeys
- Providing energy efficient homes so that heating is affordable and fuel poverty is reduced in the area
- Improving housing choice, providing properties to enable people to access the housing market and



# South Whitehaven Plan

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Plans for improvements to the 'Millennium Green' - Woodhouse Community Action Group



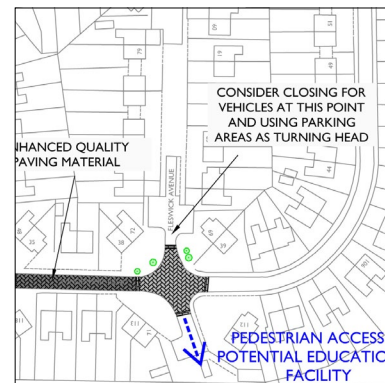
Potential for significant open space 'Rhodia Park' between Woodhouse and new development



Potential for the provision of a new school in the area in order to provide improved primary education



Potential for improvement along Fleswick Ave - a key desire line linking Woodhouse to local shops



Feasibility work



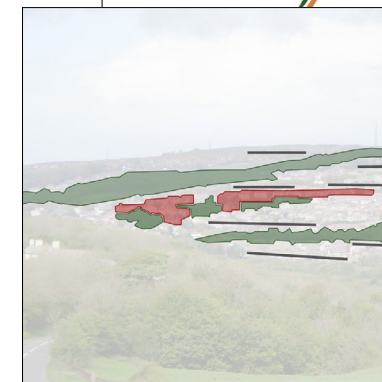
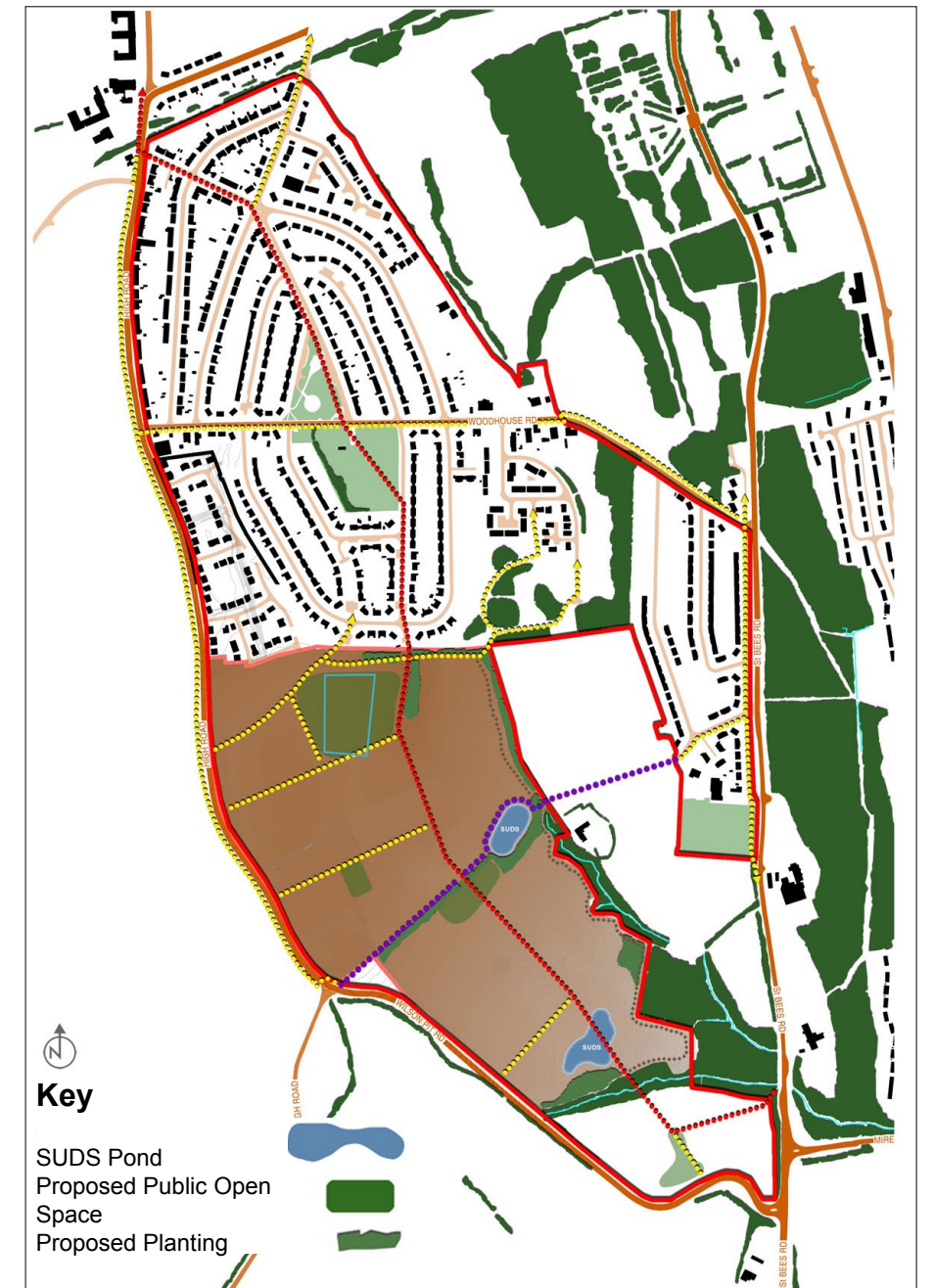
Some improvements to properties, boundaries and front garden areas have already been undertaken by Home

- providing a range of property types and sizes to meet different household needs providing the opportunity enabling people to move within the community as well as attract new families into the area
- Supporting improved public transport links to local employment areas and educational facilities such as the Town Centre and West Lakes Science Park
- Raising the aspirations of local people through investment and building on the success of the Apprentice scheme which was run on the adjacent Magellan Park scheme by Story Homes
- Tackling local joblessness by supporting the use of local companies and skills where practical and possible
- Contributing to existing schools or the provision of a new school in the area in order to provide improved primary education
- Working with Home Group and the local community to engage in projects such as the upgrading of the green areas within the existing estates; and
- Designing landscaping schemes which support local biodiversity objectives and providing wildlife habitats appropriate to the site's location close to the coastal fringe and St Bees Head SSSI

## Opportunity for an Urban Expansion Site

### Increasing Housing Choice

- 4.05** There is a need in this location to support the adjacent HMR areas of Woodhouse and Greenbank. These areas are characterised by former Council housing in the social rented sector and private housing acquired at low cost under Right to Buy. There is a concentration of low density, rendered housing offering limited market choice within a low quality environment. The proposed Urban Expansion Site will increase housing choice and improve housing quality to address the needs and aspirations of current and future residents. A mix of tenure options will be explored.
- 4.06** There is a need for Whitehaven to grow to attract and retain workers, house newly forming families and support the aims of the HMR. The proposed new housing will provide a mix of high quality affordable homes for a range of household types



Long range views and materiality - considering how new development might appear in the landscape



Traffic proposals along Fleswick Ave

Topography, key proposed structural landscaping areas, SUDS areas (Sustainable Urban Drainage System) and pedestrian connectivity



# South Whitehaven Plan

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Existing facilities diagram with walk isochrones and key routes highlighted along Fleswick Road, Loweswater Avenue, Rydal Avenue and High Road

and incomes.

- 4.07 Any scheme should provide for a genuine mix of high quality housing from affordable and starter homes to larger high value houses.

### Improving the Local Environment

- 4.08 Development should respect the local environment, taking account of the local landscape and its historical development.
- 4.09 There is an opportunity to provide high quality open space available for both future and existing residents.
- 4.10 There is opportunity for new development to invest in, and help improve, existing neighbourhoods and specifically public spaces.

### Supporting Services and Communities

- 4.11 New development should connect with existing development so that a growing South Whitehaven reinforces existing and proposed services.
- 4.12 Any scheme should create a place for a new community to grow alongside the established communities of Woodhouse and Greenbank.

### Regenerating Whitehaven

- 4.13 Strategically, the proposed new housing will assist in making Whitehaven an attractive choice for those looking for new homes in West Cumbria. New development will improve the residential offer of the town leading to the encouragement of further economic investment and growth supporting the role Whitehaven plays as the principal town of Copeland Borough.
- 4.14 The opportunity to develop housing in a sustainable location providing a range of housing offering high quality design, layout and build quality should be explored. There may be an opportunity to have different building styles such as traditional and contemporary.
- 4.15 Development should work alongside / complement the West Whitehaven Plan in order to improve the environmental



# South Whitehaven Plan

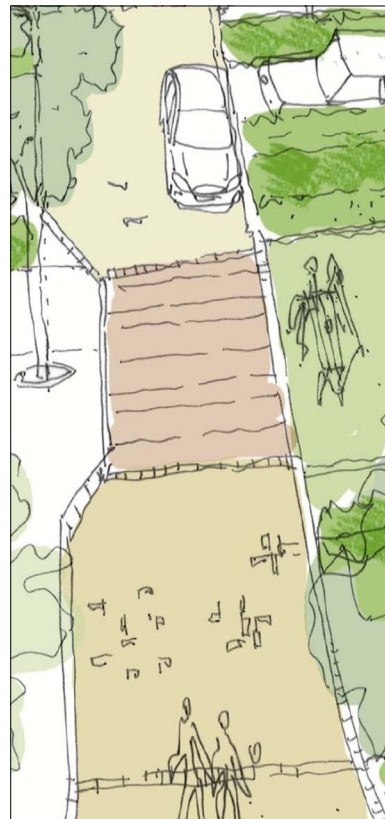
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Contemporary units on a recent Story site, Biggar



Supporting improved public transport links to local employment areas



Potential for pedestrian priority, narrowing and improvements to existing routes - Fleswick Avenue ?



Thoughts about improvement areas, connections with a potential educational facility or school and open spaces



Greenbank - housing with limited market choice and low quality environment



There may be potential to improve existing vehicle transport constraints such as at Low Road

quality and appearance of the former Marchon Chemical Works site providing a high quality coastal fringe in this location.

## Linkages and Accessibility

- 4.16 There is the opportunity to improve connectivity between the proposed urban expansion site and the wider existing communities, town centre and open countryside.
- 4.17 There is the opportunity to improve pedestrian/cycle connectivity of the area to wider Whitehaven through schemes which may come forward in the future for example at the Old Brickworks Site, Old Laundry Site etc.
- 4.18 There are existing highway network constraints such as at Low Road which new development should contribute towards upgrading. The proposed development offers opportunities to ensure the transport network is capable of handling the number of additional vehicles likely to be travelling to employment sites in the town centre, West Lakes Science Park and Sellafield. Through the Transport Assessment of the site important issues will emerge which will need to be addressed through appropriate measures
- 4.19 New development will provide contributions towards securing the bus service to the urban expansion site which will benefit both communities living on the immediate site and areas along the bus route.

## Opportunity for Existing Communities

### Improving Educational Provision

- 4.20 In Whitehaven there has been a rising population in both the rural and urban areas, and many schools in Whitehaven already have limited spaces or are full. Information from the General Practitioner Register indicates that by September 2015 this problem will increase. A major new development in the Woodhouse/Greenbank area will exacerbate the problem, meaning it will be necessary for this large-scale development to provide an appropriate solution to ensure the availability of sufficient school places and to allow the new development to relate well to existing communities. Looking at possible solutions it is considered that the proposed development will



need to provide an appropriate school site and build or fund the building of a new education facility, which ever best meets the needs of the children, the community and the county council. This is considered to represent the most appropriate form of mitigation to ensure the sustainability of this site

#### *Improving the Existing Local Environment*

**4.21** Various opportunities exist to improve the environment of existing residential areas at Woodhouse and Greenbank. Proposals include the improvement of boundary treatment by replacing wooden fencing with metal railings, resurfacing roads, new signs and improving street lighting. The estates would also benefit from landscaping and tree planting and improvements to open spaces.

#### *Improving Accessibility*

**4.22** Pedestrian and cycle accessibility could be improved by providing a safer environment for non car users and improving routes to the town centre.

**4.23** Existing residential areas should also benefit from better linkages by road and public transport to the town centre and employment opportunities associated with the proposed new housing development.

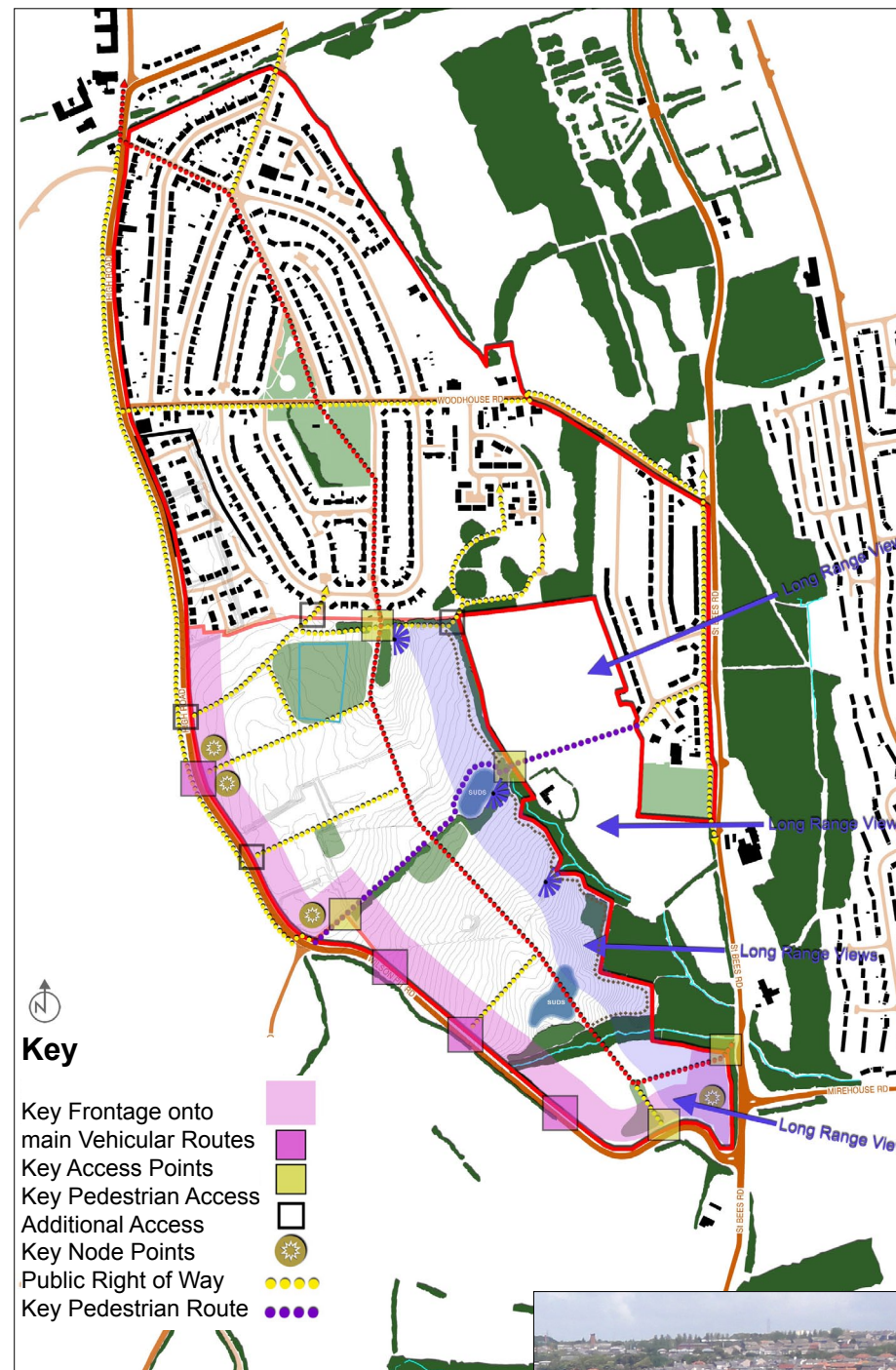


# South Whitehaven Plan

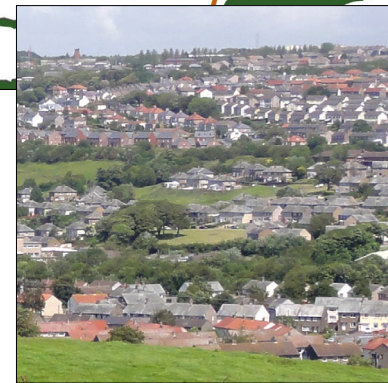
## Consultation Draft



### 5.0 Options for the Urban Expansion Site



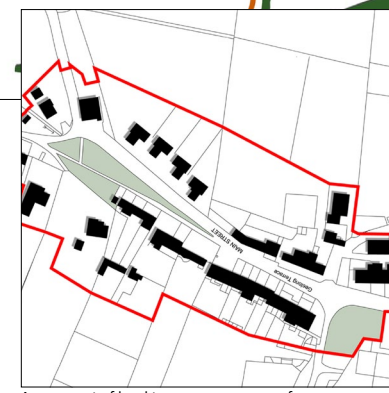
Plan 1 - Constraints and opportunities analysis work



Landscape and roofscape - the 'tiering' effect of much development in and around Whitehaven



Plan 2 - The development focuses on a higher density street as a focal point running North South from the main Public Open Space area to the lower area of the scheme. This allows the development of a scheme which will reflect both Whitehaven and its outlying villages in terms of its layout and the look of the houses.



Assessment of local townscapes as a cue for new development - Sandwith

**5.01** The new housing site offers excellent opportunities for the creation of truly distinctive residential neighbourhoods set within an attractive topography and landscape framework currently defined by the Pow Beck Valley and surrounding urban edge landscape to the south and south west of Whitehaven.

**5.02** Key to the success of the wider proposals will be the ability of the development to integrate successfully with existing built development – but more importantly assimilating with its wider landscape context. Currently the town stops abruptly at the edge of the Woodhouse estate. This proposal would enable a more considered response providing a transitional area responding to both the urban and rural context of its surroundings.

#### Access

**5.03** Plan 1 shows approximate locations of access to serve the proposed development site

#### Density

**5.04** Plan 2 opposite and Plans 3 and 4 on page 13 highlight the general form and pattern of development that the urban expansion site might take in terms of density pattern and overall structure (see related commentary paragraph 5.14, page 13/14).

#### Design Guidance

**5.05** It is important that such a scale development site is well considered, of high quality and developed cohesively. The purpose of the design guidance is to help ensure that any development brought forward is of good quality and appropriate to its locations.

#### Layout

**5.06** Good new layouts should ultimately be about creating places for people to live in. The proposed housing site is at the urban fringe of Whitehaven which is currently very 'hard' in its design. The development will look to develop a character which responds to its location taking inspiration from outlying villages such as Sandwith and their urban form and bringing



# South Whitehaven Plan

Consultation Draft



this together with a more urban feel.

- 5.07 The delivery of good design in South Whitehaven will depend on the connections between existing and proposed development being made; consideration of movement patterns and urban form and forming a strong relationship between the natural and built form with particular reference to the urban expansion site.
- 5.08 The objective is to achieve memorable new places with their own character where streets, public realm and open spaces are safe, accessible, pleasant to use and human in scale.
- 5.09 The development should be designed to reflect the opportunities offered by the site using layout and design to maximise solar gain and minimise exposure to prevailing winds from the coast, landscaping to provide shelter and planting to support biodiversity objectives taking account of climate change and sustainable drainage (SUDS) provision.
- 5.10 The development should take advantage of the opportunities offered by views to both the Lake District National Park and the sea.
- 5.11 The contours of the site should be recognised and worked with to provide a tiering effect resulting in roofs being interspersed with green corridors, trees, opens space and other structural planting.

## Density/mix

- 5.12 In order to make the proposed development more legible, it would be broken up into several 'Character Areas'. This approach will ensure diversity and interest across the development.
- 5.13 The site will deliver a range of housing from smaller starter units to bigger, more expensive properties. This will ensure that the household needs in Whitehaven are catered for. A mix of tenures and housetypes will result in a sustainable neighbourhood which will aim to meet the needs of a diverse range of household types and incomes and foster community cohesion.

- 5.14 It is considered, at this stage, that higher densities will be



Plan 3 - The scheme has 3 main smaller focal points at key intersections of Public Open Space, existing Landscape Features and SUDS ponds. This helps break up the scheme into smaller elements each with their own focal point



Plan 3 - The main focal point and highest density areas are positioned at the Northern part of the scheme next to the main access point, Woodhouse Estate boundary and the main Public Open Space. As the development flows down the hill to the South the density levels decrease and dwelling sizes increase creating pockets of executive housing



# South Whitehaven Plan

## Consultation Draft



Forms and materiality - Sandwith



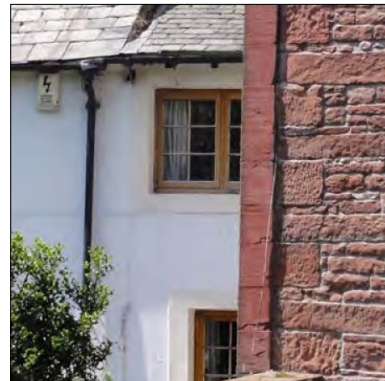
Forms and materiality - Sandwith



Opportunity for creation of new SUDS ponds



Lakeland views to distant hills are a key feature and will be capitalised upon



Local typology - design cue



Higher density forms and associated materials, Whitehaven town centre



Consideration of key edges and focal points across the scheme where higher buildings or 'special elevation treatments' may be more appropriate

concentrated in pockets towards the centre of the scheme with lower densities towards the edges. The southernmost area of the development will be characterised by the lowest density properties. This approach is more closely reflected by Plan 2, page 11.

### Height

- 5.15 Development will be predominantly two storey or less.
- 5.16 Three storey development can be used to frame spaces, it should generally be kept to the flatter part of the site adjacent to Woodhouse.

### Accessibility

- 5.17 Vehicular access should be taken from Wilson Pit/High Road;
- 5.18 Pedestrian links to Woodhouse/Greenbank should be provided for and strengthened where existing.
- 5.19 The development should be bus permeable.
- 5.20 Cycle travel should be encouraged by appropriate cycle tracks or sufficient spaces on the road.

### Open Space and Landscaping

- 5.21 Landscaping input should be central to any design.
- 5.22 Opportunities should be taken to provide high quality areas to benefit both existing and new communities as well as local wildlife.
- 5.23 Existing Rights of Way should be enhanced.
- 5.24 Landscaping should assist in protecting the site from the harsh weather conditions which can be experienced in this location. Existing woodland and hedgerows should be retained, not only to protect dwellings from the prevailing wind, but also to retain existing habitats and wildlife corridors. New hedgerows will be planted around the perimeter of the site in order to mitigate the negative effects of the development on local biodiversity.



An interpretation of these forms within proposed layouts - assessment of form and character - open space alongside main street



Sandwith - open space through main street



Potential for creation of allotments on the site



Earlier masterplan - lower density forms - 3D model



Thinking about edge typologies along the considerable High Road frontage



# South Whitehaven Plan

## Consultation Draft



Assessment of site and contours (darker tones denote higher land)



The existing PROW crossing the site could be reinforced as part of the site-wide landscape strategy to become a 'Linear Park'



Existing PROW should be enhanced



Higher density forms and associated materials, Whitehaven town centre



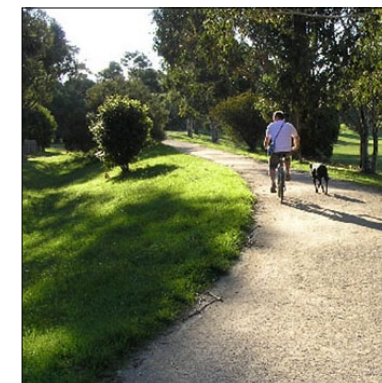
Local typology - design cue



Story housetype review - sketch design option



Story housetype review - sketch design option



A highly accessible attractive landscape and public realm

- 5.25 Species used in landscaping should be appropriate to supporting local biodiversity objectives.
- 5.26 The area of woodland to the south west of the development site will be fenced off to protect this important habitat and any footpaths or cycleways should generally go around, not through, this woodland. This is important to maintain the biodiversity value of this area for foraging and commuting bats.

### Appearance and Materials

- 5.27 Variety will be important, in house types and well as density and the amount of development proposed in certain areas.
- 5.28 Key objectives for highest density areas include the construction of dwellings using a limited palette of materials that will provide a strong identity - but with pockets of colour accentuating key features and landmark elevations (as across Whitehaven). Central areas and key gateways into the development could be marked by occasional use of three story buildings, together with the main route through the scheme and around main open space. Elsewhere, the development would be predominantly two storey framing the streets.
- 5.29 Lower category streets, lanes and shared surface areas should adopt more 'rural' character with boundary treatments incorporating a more rural, locally common forms including hedgerows, small walls, post and rail metal or timber enclosures, five bar gates etc. as within images of Sandwith at Sections 4.0 and 5.0.

### Other Design Issues

- 5.30 Street Lighting – Street lighting will be kept to minimum acceptable levels for public safety and security. This approach will be taken in order to keep the carbon footprint of the development as small as possible and also to mitigate the negative effect of the development on the foraging and commuting bat population in the area. The lighting scheme for the site will be designed to avoid as much 'light spill' as possible onto trees and hedgerows without compromising on public safety.

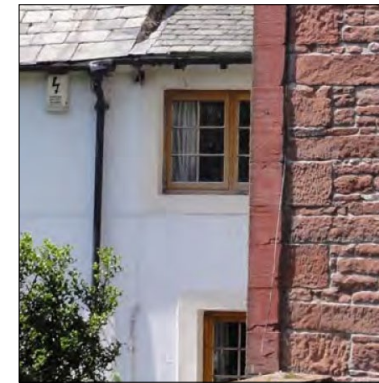


Story housetype review for the proposed development / new build site - long elevation



# South Whitehaven Plan

Consultation Draft



Local typology - design cue



Local typology - design cue



Potential for a bus permeable site

**5.31** Waste & Recycling facilities – It will be important to facilitate waste and recycling collection within the development. This may involve the provision of a community waste recycling bank close to the centre of the site. It may also be advantageous to provide an area within the curtilage of each dwelling/block of flats etc. where waste bins, recycling boxes etc. can be stored in a convenient place for waste collection purposes. In the case of longer terraces, it will be appropriate to provide easy access from the back of dwellings to the front, in order to avoid the scenario where waste has to be transferred to collection points through the inside of dwellings.

# South Whitehaven Plan

## Consultation Draft



### 6.0 Comments

- 6.01** The Plan provides for the provision of new development which will support and enhance the regeneration of the existing area. The plan provides a basis on which new development can be considered and identifies the important urban design principles which should be considered and complied with.
- 6.02** Thank you for taking the time to read through this document.
- 6.03** This document is available for comment until 5pm 21<sup>st</sup> December 2012. To view and download an electronic copy of this document please visit the Copeland Borough Council website: [www.copeland.gov.uk](http://www.copeland.gov.uk)
- 6.04** The document can also be viewed at The Copeland Centre, all public libraries in Copeland, Whitehaven Tourist information Centre and The Beacon Museum. Paper copies are available on request [for a fee of £25.00] from the contact below.
- 6.05** Your views are important to us. If you have any comments to make, please use the official Representation Form and it send to:

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

0845 054 8600  
email: [ldf@copeland.gov.uk](mailto:ldf@copeland.gov.uk)

If required, additional forms are available from the website or the Council's Planning Policy Team. Representations will generally not generate a response.



Panoramic view over Whitehaven from 'Highlands'. A predominantly render town in terms of materiality and form. Woodhouse and Kells sit on top of the far left ridge line accessed via the distinct Ginns to Kells Road

# COPELAND LOCAL DEVELOPMENT FRAMEWORK

## South Whitehaven Supplementary Planning Document

### Sustainability Appraisal of Draft SPD



**October 2012**

## EXECUTIVE SUMMARY

The European SEA Directive requires that a Sustainability Appraisal be undertaken of any Local Development Document that is produced by a Local Planning Authority. The purpose of this Sustainability Appraisal is to identify in general terms whether the South Whitehaven Supplementary Planning Document (SPD) is likely to move the area towards or away from greater sustainability in the long term.

The Vision, Objectives and Design Principles have been assessed against a set of 17 Sustainability Objectives:

	<b>SA Objective Abbreviation</b>	<b>SA Objective (High Level Objective)</b>
1	Biodiversity	To conserve and enhance biodiversity in Copeland
2	Landscape & Conservation	To protect and enhance place, landscape and buildings of historic, cultural and archaeological value.
3	Water Resources	To maintain and enhance the water quality of Copeland's inland and coastal water and coasts and to sustainably manage water resources
4	Climate Change	To promote adaptation to climate change
5	Flood Risk	To reduce flood risk in Copeland from surface water, rivers, estuaries and sea level change
6	Energy	Increase energy efficiency in the built environment and promote the use of renewable energy sources
7	Land Quality	To promote and improve land quality in Copeland
8	Air Quality	To improve air quality in Copeland
9	Waste & Recycling	To minimise waste production and increase re-use, recycling and recovery rates
10	Services & Facilities	To improve access to services and facilities in Copeland
11	Health & Wellbeing	To improve physical and mental health and well-being of people and reduce health inequalities in Copeland
12	Education & Skills	To improve education, skills and qualifications in the Borough
13	Sustainable Economy	To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth
14	Leisure & Tourism	Support the sustainable development of the sustainable leisure and tourism industry
15	Housing	To improve access to a range of good quality housing that meets the needs of the Copeland community
16	Retail	To maintain, enhance and develop a diversity of retail services in the Borough
17	Transport	To enhance and develop sustainable transport networks in Copeland

*Source: Copeland LDF Sustainability Appraisal Scoping Report – prepared by Scott Wilson (September 2009)*

## Results of the Appraisal

### Objectives:

The Objectives are economically sustainable and to a large extent socially sustainable too. There could be issues around the capacity of existing public services. A sentence in the objectives section '*supporting development of existing or new services/facilities if capacity becomes an issue in the short or longer term*' may be helpful.

In terms of environmental sustainability there are a number of potential issues. There is no reference to protecting or enhancing biodiversity on this greenfield site. The addition of a sentence acknowledging the opportunities to enhance biodiversity on such a large site would be useful in this section. There are possibly negative impacts for water resources and waste and recycling also. The addition of a few words to the 4<sup>th</sup> bullet point in the list of objectives would remedy this. The following is suggested:

*‘Ensuring all new development meets acceptable standards in terms of architecture, sustainable design (energy efficiency, water efficiency, recycling facilities etc.), landscaping, safety, security and accessibility’*

## Sections 4 & 5

These sections are generally considered to be sustainable but it is suggested that the text below is added to the appropriate paragraphs in order to improve the document in sustainability terms.

5.22 - Opportunities should be taken to provide high quality areas to benefit both existing and new communities *as well as local wildlife*.

5.24 - Landscaping should assist in protecting the site from the harsh weather conditions which can be experienced in this location. *Existing woodland and hedgerows should be retained, not only to protect dwellings from the prevailing wind, but also to retain existing habitats and wildlife corridors. New hedgerows will be planted around the perimeter of the site in order to mitigate the negative effects of the development on local biodiversity. (Note to Rachel/Louise – I have taken this from the recommendations in the ecological/bat reports)*

5.25 - Species *used in landscaping* should be appropriate to supporting local biodiversity objectives.

New paragraph: *5.26 – The area of woodland to the south west of the development site will be fenced off to protect this important habitat and any footpaths or cycleways should go around, not through, this woodland. This is important to maintain the biodiversity value of this area for foraging and commuting bats. (Note to Rachel/Louise – I have taken this from the recommendations in the ecological/bat reports)*

New paragraph: *5.27 – All three of the site layout options (Plans 2, 3 & 4) include two SUDs ponds. It is important that these are included in the development as they provide water storage and will therefore help to prevent flooding on the site, and elsewhere. The ponds will also allow for the natural cleansing of rainwater runoff that may be polluted. In addition, the creation of these aquatic habitats will contribute significantly to the protection and enhancement of biodiversity in the area.*

New paragraphs under the heading **‘Other Design Issues’** (?):

*5.29 – **Street Lighting** – Street lighting will be kept to minimum acceptable levels for public safety and security. This approach will be taken in order to keep the carbon footprint of the development as small as possible and also to mitigate the negative effect of the*



*development on the foraging and commuting bat population in the area. The lighting scheme for the site will be designed to avoid as much 'light spill' as possible onto trees and hedgerows without compromising on public safety. (Note to Rachel/Louise – I have taken this from the recommendations in the ecological/bat reports)*

*5.30 – **Waste & Recycling facilities** – It will be important to facilitate waste and recycling collection within the development. This may involve the provision of a community waste recycling bank close to the centre of the site. It may also be advantageous to provide an area within the curtilage of each dwelling/block of flats etc. where waste bins, recycling boxes etc. can be stored in a convenient place for waste collection purposes. In the case of longer terraces, it will be appropriate to provide easy access from the back of dwellings to the front, in order to avoid the scenario where waste has to be transferred to collection points through the inside of dwellings.*

It is also noted that there will be planning contributions associated with the development e.g. educational facilities, environmental enhancements within the Woodhouse estate etc. that are not expressed in the draft that has been subject to this Sustainability Appraisal. It is expected that these contributions will also result in positive impacts, particularly in terms of social sustainability.

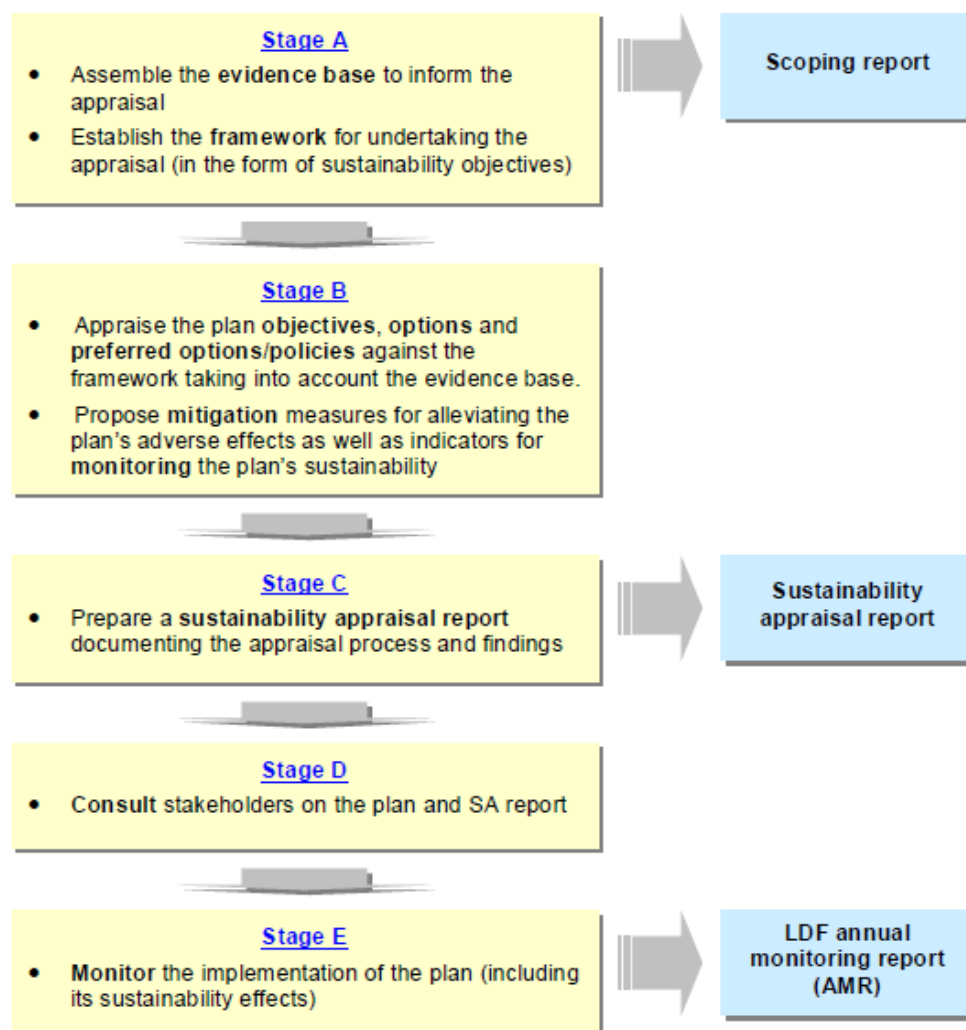
## Introduction

This Sustainability Appraisal accompanies the Issues and Options Draft of the South Whitehaven SPD. The purpose of this report is to identify in general terms whether the SPD is likely to move the area either towards or away from greater sustainability in the long term.

Sustainability Appraisal (SA), which is now integrated with Strategic Environmental Assessment (SEA), is a statutory requirement for the preparation of Development Plan Documents and optional for Supplementary Planning Documents. The UK Strategy for Sustainable Development (1999), SEA Directive (2001), Regulations (2004) and ODPM Guidance (2005) advise that the principal topics of concern in any sustainability appraisal will be whether the development proposals would achieve:

- Social progress that recognises the needs of everyone,
- Effective protection of the environment,
- Prudent use of natural resources and
- Maintenance of high and stable levels of economic growth and employment.

The Government's guidance on the Sustainability Appraisal process advocates a 5 stage approach:





## Process for Incorporating Sustainability Appraisal into Policy Development

We can see from the flow chart above that the SEA Directive requires the production of an Environmental Report that provides certain information. Table 1 below outlines the information requirements and how these have been met in the Sustainability Appraisal documentation that has been prepared.

Environmental Report Requirements	Document
An outline of the contents, main objectives of the plan or programme and relationship with other plans or programmes	Chapters 2-11, 14 and Appendix 1 of LDF Sustainability Appraisal Scoping Report
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapters 2-12 of LDF Sustainability Appraisal Scoping Report
The environmental characteristics of areas likely to be significant affected.	Chapters 2-12 of LDF Sustainability Appraisal Scoping Report
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive – now superseded by Directive 2009/147/EEC) and 92/43/EEC (Habitats Directive)	Chapter 2 of LDF Sustainability Appraisal Scoping Report
The environmental protection objectives, established at the international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapters 2-11 and Appendix 1 of LDF Sustainability Appraisal Scoping Report
The likely significant effects on the environment, including on biodiversity, population, human health, fauna, flora, soil, water, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape and the interrelationship between the above factors	This document
The measures envisaged to prevent, reduce and as fully as possible offset and significant adverse effects on the environment of implementing the plan or programme.	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (including technical deficiencies or lack of know-how) encountered in compiling the required information	Sustainability Appraisal of Preferred Options – Appendix 1
A description of the measures envisaged concerning monitoring in accordance with Article 10.	This document – SA Framework – Table 2
A non-technical summary of the information provided under the above headings	This document – Executive Summary

## The Sustainability Appraisal

The SA of the Issues and Options draft of the SPD is based around the Appraisal Framework in Chapter 15 of the Sustainability Appraisal Scoping Report (September 2009). The Framework provides a balanced assessment of potential environmental, social and economic effects relevant to Copeland. It is based on an objectives-led approach whereby the potential impacts of a plan are appraised in relation to a series of objectives for sustainable development.

Table 2 - Sustainability Appraisal Framework for Copeland's LDF.

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
1	Biodiversity	To conserve and enhance biodiversity in Copeland	<p>To ensure that development does not impact upon the condition of sites of biodiversity interest including SSSI and other local and national designations</p> <p>To protect Natura 2000 sites from the adverse impacts of human activity, pollution and coastal erosion</p> <p>To Promote biodiversity provision and enhancement within new development and seek to link these to existing species and habitats.</p>	<ul style="list-style-type: none"> <li>• Number of developments including landscaping schemes to benefit biodiversity</li> <li>• Change in habitats and species rated priority in the BAP</li> <li>• Number of developments including schemes to protect and/or enhance existing biodiversity</li> <li>• Loss of designated habitat</li> </ul>
2	Landscape & Conservation	To protect and enhance place, landscape and buildings of historic, cultural and archaeological value.	<p>Protect and enhance features of historical and archaeological importance which contribute to the cultural and tourism offer of the borough, including the LDNP.</p> <p>Ensure that all new development meets high standards in terms of the quality of design, safety, security, and accessibility and relates well to existing development and the public realm.</p> <p>Protect, conserve and enhance the character and quality of all landscapes and townscapes in the borough, especially those that contribute to local distinctiveness, such as the unique maritime history of Copeland.</p>	<ul style="list-style-type: none"> <li>• Number of planning permissions refused on the basis of design</li> <li>• % of new development meeting BREEAM standards</li> <li>• Number of derelict properties</li> <li>• % of Grade 1 and 2* Listed Buildings at Risk</li> <li>• Number of parks with Green Flag status</li> <li>• Number of up to date Conservation Appraisals</li> <li>• Number of refusals due to impact on landscape character/ designation</li> <li>• Permissions granted within an area of landscape designation</li> <li>• Number of TPOs made</li> <li>• Loss of TPOs</li> <li>• Number of S106 enhancements resulting from planning applications</li> <li>• Number of Listed Building enforcement actions.</li> </ul>
3	Water Resources	To maintain and enhance the water quality of Copeland's inland and coastal water and coasts and to sustainably manage water resources	<p>Promote sustainable design and construction measures that reduce water consumption and result in decreased run-off of polluted water (including during construction phase).</p> <p>Encourage the allocation and location of new development where water abstraction can occur sustainably.</p> <p>Ensure efficient use and management of water resources throughout the borough.</p>	<ul style="list-style-type: none"> <li>• % of main river water quality classified as good or fair (chemical or biological) under the general quality assessment.</li> <li>• Daily Domestic Water Use (per person)</li> <li>• Number of applications including SUDs</li> <li>• Number of beaches with Blue Flag status.</li> </ul>

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
4	Climate Change	To promote adaptation to climate change	<p>Promote new development that minimises the emission of greenhouse gases.</p> <p>Seek to provide a built environment and green infrastructure network that will minimise the impacts on humans and the environment associated with climate change.</p>	<ul style="list-style-type: none"> <li>• Provision of renewable energy in new development</li> <li>• % of development meeting Code for Sustainable Homes standards</li> <li>• Number of planning applications including on-site renewables</li> </ul>
5	Flood Risk	To reduce flood risk in Copeland from surface water, rivers, estuaries and sea level change	<p>Ensure new development incorporates SUDS.</p> <p>Avoid development in areas of flood risk and mitigate any residual flood risk through appropriate measures including through design.</p>	<ul style="list-style-type: none"> <li>• Number of approvals contrary to environment agency advice on flooding</li> <li>• Number of approvals incorporating EA advice on flood mitigation guidelines.</li> </ul>
6	Energy	Increase energy efficiency in the built environment and promote the use of renewable energy sources	<p>Promote high sustainable design and construction standards for housing and non-housing development, in order to ensure that Copeland meets the Government target for all new residential development being zero carbon by 2016.</p> <p>Clear guidelines and support for the use of renewable energy sources in new and existing developments.</p>	<ul style="list-style-type: none"> <li>• Energy efficiency – the average SAP rating of social housing (1 highly inefficient – 100 highly efficient)</li> <li>• Provision of renewable energy in new development.</li> </ul>
7	Land Quality	To promote and improve land quality in Copeland	<p>To protect and enhance soil quality in Copeland</p> <p>Develop brownfield sites where these can support wider sustainability objectives (e.g. reduce travel by car, improve the public realm, avoid loss of biodiversity interest, gardens etc.)</p> <p>Ensure new development will not result in contamination of land and promote the remediation of existing contaminated sites.</p>	<ul style="list-style-type: none"> <li>• % of development on greenfield sites</li> <li>• (Ha) contaminated land reclaimed as Open Space/Natural Green Space or Development.</li> <li>• % of contaminated land reclaimed in total</li> <li>• % of new development on brownfield sites.</li> <li>• % of development on protected open space</li> </ul>
8	Air Quality	To improve air quality in Copeland	<p>Seek to reduce the amount of CO2 emissions attributable to the transport sector</p> <p>Reduce the number of journeys made by car in order to reduce the high levels of nitrogen dioxide in areas of traffic congestion in the borough</p> <p>Consider and mitigate the impacts on air quality that might result from specific developments, including major infrastructure projects.</p>	<ul style="list-style-type: none"> <li>• Estimated traffic flows for all vehicle types (million vehicle kilometres)</li> <li>• % of development outside KSC and LSC</li> <li>• CO2 emissions</li> <li>• NO2 emissions</li> <li>• Respiratory related health issues</li> </ul>

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			Seek to promote opportunities for incorporating clean and emission free technologies in new development.	
9	Waste & Recycling	To minimise waste production and increase re-use, recycling and recovery rates	<p>Reduce the proportion of waste that goes to landfill in the borough</p> <p>Promote the integration of waste management facilities to enable efficient recycling and energy from waste as part of new developments.</p> <p>Ensure the safe disposal and storage of radioactive waste in the borough.</p> <p>Support the adaptive reuse of buildings where appropriate.</p>	<ul style="list-style-type: none"> <li>• Volume of household waste collected per person per year (kg per head)</li> <li>• Number of new developments incorporating recycling facilities</li> <li>• % household waste collected which is recycled/composted</li> <li>• Number of derelict properties</li> </ul>
10	Services & Facilities	To improve access to services and facilities in Copeland	<p>Provide improved physical access to services and facilities on foot, cycle and by public transport, particularly in rural and deprived areas.</p> <p>Secure economic inclusion in the most deprived wards in the borough i.e. access to jobs</p> <p>Ensure that issues of both rural and urban deprivation are considered in development proposals.</p> <p>Support the adaptive reuse of buildings where appropriate.</p>	<ul style="list-style-type: none"> <li>• % of rural households within set distances (either 4km or 2km) of key services.</li> <li>• % of development in KSCs and LSCs</li> <li>• Number of households within 30mins of key service centres by public transport.</li> <li>• Number of planning applications refused on accessibility grounds</li> <li>• % of the population with 20 mins travel time of different sports facility types</li> <li>• Number of households (or proportion of population) with access to broadband</li> </ul>
11	Health & Wellbeing	To improve physical and mental health and well-being of people and reduce health inequalities in Copeland	<p>Maintain accessible healthcare facilities throughout Copeland.</p> <p>Promote healthy and active lifestyles through encouraging walking and cycling as well as the provision and improvement of sporting, recreational and community facilities in Copeland.</p> <p>Reduce crime and the fear of crime, by adhering to 'designing out crime' principles in all new development.</p>	<ul style="list-style-type: none"> <li>• Doctor/Patient ratio</li> <li>• Length of cycleway created/maintained</li> <li>• % adults taking part in sport</li> <li>• Number of developments with restriction of opening hours / noise reduction measures</li> <li>• Number of visits to leisure centres</li> <li>• Design out Crime layouts included in application.</li> <li>• % households with one or more person with a limiting long term illness</li> <li>• Childhood obesity figures</li> </ul>
12	Education & Skills	To improve education, skills and qualifications in the Borough	<p>Improve linkages between higher education providers and local employers.</p> <p>Encourage educational and training opportunities for all sectors of the population, particularly amongst deprived</p>	<ul style="list-style-type: none"> <li>• The percentage of pupils in schools maintained by the local authority achieving for five or more GCSEs at grades A*-C or equivalent.</li> <li>• % of the population whose highest qualification is a first degree (or</li> </ul>

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			communities.	equivalent) <ul style="list-style-type: none"> <li>• % of the population with no or low qualifications</li> <li>• Levels of NVQ attainment</li> </ul>
13	Sustainable Economy	To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth	<p>Retain existing jobs and create new employment opportunities</p> <p>Promote major employment in Whitehaven and Key Service Centres that can provide access to an available workforce</p> <p>Provide a positive planning framework for exploiting new opportunities in tourism, creative and knowledge based industries and the energy sector, including renewable energy technologies.</p> <p>Maximise the opportunities that the nuclear sector (decommissioning and potential new build reactor) offers, building on skills and expertise in Copeland.</p> <p>Provide support for economic development that is appropriate for rural locations, including small businesses or home based working.</p> <p>Seek to attract employment and training programmes specifically targeted at maintaining and increasing the proportion of young people in the borough.</p>	<ul style="list-style-type: none"> <li>• Amount of land supply available for B1, B2 and B8 uses</li> <li>• Gross floor space of completed retail and leisure</li> <li>• Gross floor space of completed B1, B2 and B8</li> <li>• Amount of employment land lost to residential development per financial year (in hectares)</li> <li>• Economic activity rate for males and females of working age (expressed as a % of all people of working age)</li> <li>• ONS Annual Population Survey</li> <li>• Proximity of jobs from residences</li> <li>• % change in the number of VAT registered businesses.</li> <li>• Unemployment rate % (male and female)</li> <li>• GVA £ per capita</li> </ul>
14	Leisure & Tourism	Support the sustainable development of the sustainable leisure and tourism industry	<p>Improve the quality of supporting infrastructure for tourism in the borough such as accommodation, leisure and cultural facilities.</p> <p>Encourage the use of the boroughs natural and cultural features for tourism development, within their environmental limits.</p>	<ul style="list-style-type: none"> <li>• Visitor numbers</li> <li>• Tourism expenditure in the borough</li> <li>• Tourism expenditure per head</li> </ul>
15	Housing	To improve access to a range of good quality housing that meets the needs of the Copeland community	<p>Ensure that all new development meets the lifetime homes standards, in order to meet the needs of an ageing population</p> <p>Seek to develop mixed income communities and flexibility of tenure and housing type in the borough</p> <p>Coordinate housing provision with investment in employment and community services to ensure that settlements</p> <p>Provide decent good quality and affordable housing for all including</p>	<ul style="list-style-type: none"> <li>• % of households rated unfit</li> <li>• Number of unfit dwellings demolished</li> <li>• Number of affordable homes completed</li> <li>• Number of people on housing waiting list</li> <li>• % of housing development incorporating community green space/ children's play areas</li> <li>• Average house price</li> <li>• Income to average house price ratio</li> <li>• % of new homes meeting Lifetime</li> </ul>

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			intermediate and key worker housing in line with housing targets.	Homes standard <ul style="list-style-type: none"> <li>• % of new homes scoring good or very good on Building for Life Standard.</li> </ul>
16	Retail	To maintain, enhance and develop a diversity of retail services in the Borough	Protect the shopping and community services function of Key and Local Service Centres Reduce the number of vacant retail properties in Whitehaven and the other smaller service centres in Copeland. Improve the quality of the public realm in order to improve the attractiveness of the service centres to new investment.	<ul style="list-style-type: none"> <li>• Retail hierarchy and ranking</li> <li>• Number of vacant premises</li> <li>• New business start-up / closure rates</li> <li>• Number of new business support initiatives or events</li> <li>• Number of street scene improvement schemes</li> </ul>
17	Transport	To enhance and develop sustainable transport networks in Copeland	Improve the provision and quality of bus and rail services in Copeland, particularly in rural areas. Develop and maintain safe, efficient and integrated transport networks within Copeland, with good internal and external links. Reduce car dependency by providing services and facilities accessible by a range of modes of transport. Promote a pattern of development which reduces private vehicle dependency in the location of homes, jobs, leisure and community services.	<ul style="list-style-type: none"> <li>• Methods of travel to work</li> <li>• Vehicle ownership</li> <li>• Distance travelled to work</li> <li>• Number of road accidents</li> <li>• % of development located in KSC and LSC</li> <li>• Number of households within 30 mins of KSC by public transport</li> <li>• Length of cycleways created / maintained (km)</li> </ul>

Source: Copeland LDF Sustainability Appraisal Scoping Report – prepared by Scott Wilson (September 2009)

The 17 criteria in the SA Framework are applied below to the South Whitehaven document: to the Aims and Objectives and Chapters 4 and 5, covering the detail of the development.

The assessment has been carried out in order to predict and evaluate the key potential impacts. We can then identify in general terms whether the development is likely to move the area towards or away from greater sustainability in the long term.

#### Key to tables:

- ++ strongly positive
- + positive
- ~ neutral, no obvious effect
- negative
- strongly negative
- ? uncertainty, impacts not predicted

## Aim and Objectives of the SPD

### Aims:

'To provide a framework in which new development and projects can support the wider regeneration of Whitehaven through positive contribution to the environment ensuring high quality sustainable design and strong linkages to the existing community.'

### Objectives:

- Supporting the development of the HMR areas.
- Providing design guidance for new development, mainly in connection with the proposed urban extension
- Ensuring the integration of new and existing development setting higher standards of urban design, architectural and landscape design
- Ensuring all new development meets acceptable standards in terms of quality of design, landscaping, energy efficiency, safety, security and accessibility
- Encouraging movement by foot and cycle
- Providing linkages which will offer opportunity to access afforded by the proposed landscaping of the former chemical works site, the coastal fringe area and the emerging priorities of the West Whitehaven SPD

	Sustainability Objective	Impact	Evidence for judgement
1	Biodiversity	-	Development of greenfield site. No mention in the aim and objectives of protecting or enhancing biodiversity. Development generally has a negative effect on habitats unless mitigation, compensation and enhancement measures are taken.
2	Landscape & Conservation	+	Ensuring higher standards of design quality in building and landscape design
3	Climate Change	+	Ensuring all new development meets acceptable standards in terms of energy efficiency.
4	Water Resources	-	More dwellings in Whitehaven will put increased pressure on water resources in the borough. This can be mitigated through the design of the development i.e. installing grey water technologies etc.
5	Flood Risk	~/-	It is assumed that the statement, which aims to ensure development meets acceptable standards in terms of quality of design, safety and security, includes preventing flooding. It is important that the development does not contribute to increased flooding outside the site boundary. If this is the case then there should be no impact on flooding. If not, flood risk can be mitigated by installation of SUDs technologies.
6	Energy	+	'Ensuring that all new development meets acceptable standards in terms of energy efficiency.' This statement could be enhanced in sustainability terms if it said 'meets high standards in terms of energy efficiency'.
7	Land Quality	~	No impact anticipated
8	Air Quality	+	One of the objectives is to encourage movement by foot and cycle. Cutting down on the number of short journeys made by car will mitigate the impact of the development on air quality. Improvement of walking and cycling facilities in the general area will give existing residents more

			options for walking and cycling too.
9	Waste & Recycling	-	More development in the area will have a negative impact on waste and recycling. This could be mitigated with the addition of community recycling facilities with the development.
10	Services & Facilities	-	A larger number of homes in this area will put pressure on existing services and facilities in Whitehaven. This could be mitigated with a statement supporting development of services/facilities where capacity issues may arise as a result of this development, in the short or longer term.
11	Health & Wellbeing	+/-	A larger number of homes in this area will put pressure on existing health and leisure services in Whitehaven. This could be mitigated with a statement supporting development of services/facilities where capacity issues may arise as a result of this development, in the short or longer term. Encouraging walking and cycling should have a positive impact and ensuring that all development is safe and secure will also contribute positively.
12	Education & Skills	-/~	A larger number of homes in this area will put pressure on existing education services in Whitehaven. This could be mitigated with a statement supporting development of new or enhancement of existing education services/facilities where capacity issues may arise as a result of this development, in the short or longer term.
13	Sustainable Economy	+	An increased number of people living in the Whitehaven area will of course add to the viability and vitality of Whitehaven's town centre.
14	Leisure & Tourism	+	The development shall have a significant visual impact due to its sheer size. However, if the architecture and landscape design are acceptable there should not be any negative impact on tourism. With regards to leisure (encouraging residents to walk/cycle and ensuring that the area is linked to the site of the former chemical works, and all the leisure opportunities that that site will afford), the impact should be positive.
15	Housing	+	The SPD aims to support the development of a HMR area (Woodhouse Estate). Dwellings are expected to meet acceptable standards in terms of energy efficiency.
16	Retail	+	An increased number of people living in the Whitehaven area will of course add to the viability and vitality of Whitehaven's town centre.
17	Transport	+	The development will encourage people to move around more by foot/bicycle and therefore reduce dependency on the car for very short trips.

The Objectives are economically sustainable and to a large extent socially sustainable too. There could be issues around the capacity of existing public services. A sentence in the objectives section *'supporting development of existing or new services/facilities if capacity becomes an issue in the short or longer term'* may be helpful.

In terms of environmental sustainability there are a number of potential issues. There is no reference to protecting or enhancing biodiversity on this greenfield site. The addition of a sentence acknowledging the opportunities to enhance biodiversity on such a large site would be useful in this section. There are possibly negative impacts for water resources and waste and recycling also. The addition of a few words to the 4<sup>th</sup> bullet point in the list of objectives would remedy this. The following is suggested:

*'Ensuring all new development meets acceptable standards in terms of architecture, sustainable design (energy efficiency, water efficiency, recycling facilities etc.), landscaping, safety, security and accessibility'*



## Sections 4 – Key Issues and Development Opportunities

### Section 5 – Options for the Urban Extension Site

The following is an appraisal of both the above sections which provide the detail of the proposed development.

	Sustainability Objective	Impact	Evidence for judgement
1	Biodiversity	+	Planting species that will support biodiversity. The addition of SUDs ponds will provide an important habitat for a variety of species. It is felt that this will make a positive contribution. Ecological and bat surveys were carried out for the site. In summary these identified that there was the potential for foraging and commuting bats. A number of suggestions were made as regards mitigation. The document should make reference to these mitigation measures such as a lighting strategy, avoiding the removal of woodland and hedgerows and the planting of new hedgerows, fencing off woodland areas and not allowing paths and cycleways that bisect the woodland.
2	Landscape & Conservation	+	The densest parts of the development will be in the centre of the site and the least dense at the outskirts. This will have the benefit of softening the hard edge that is currently present on the south edge of the Woodhouse estate. The site will be landscaped in order to provide shelter from the prevailing wind and provide high quality open space for the enjoyment of current and future residents.
3	Climate Change	+	Creating a development that is permeable to pedestrians will encourage more walking and cycling and therefore impact positively in terms of carbon footprint. The SPD also aims to create a bus permeable development. The layout of the site will be such as to maximise solar gain. There is also a commitment to make the dwelling energy efficient.
4	Water Resources	+	The site layout includes 2 SUDs areas. This will be beneficial in terms of biodiversity, water storage, allowing natural processes to clean polluted water etc. Perhaps a couple of sentences could be added to the document stating the purpose of these ponds and the importance of their inclusion. The document is silent on the matter of water efficient technologies, so it is assumed that the development will meet the minimum standards required in the current Building Regulations.
5	Flood Risk	+	Development of a greenfield site generally has the effect of increasing runoff and causing flooding either on the site or elsewhere. This document includes the possible locations of 2 SUDs ponds that will collect water and mitigate the effect of the development (whilst providing benefits for biodiversity). More should be said about this in the document. See suggested text below.
6	Energy	+	The Objectives section states that all dwellings will meet acceptable standards in terms of energy efficiency. The document does not elaborate on this so it is assumed that the development will meet the minimum standards set out in the current Building Regulations.
7	Land Quality	~	The land is currently greenfield and there is the risk that development on the site could lead to some soil contamination although this should be minor as the development will be residential. Drainage of water into the SuDs ponds will help limit contamination as the ponds will help to clean the runoff.
8	Air Quality	+	The development will bring more cars to the area but the level of permeability to pedestrians and cyclists will help to mitigate this by encouraging people to walk and cycle for very short journeys. Bus

			permeability on the site will also lessen the number of car journeys made and therefore reduce air pollution.
9	Waste & Recycling	-	A development of this size will increase the amount of waste generated. The inclusion of a small community recycling bank may be appropriate. This could be proposed within the document.
10	Services & Facilities	-	A larger number of homes in this area will put pressure on existing services and facilities in Whitehaven. This could be mitigated with a statement supporting development of services/facilities where capacity issues may arise as a result of this development, in the short or longer term.
11	Health & Wellbeing	++	The development aims to provide an environment that encourages walking and cycling and therefore should have a positive impact on health and wellbeing. Each of the suggested layouts aims to create a legible, accessible, safe and pleasant environment with a good supply of public open space (including the potential for allotments). Providing energy efficient homes, so that heating is affordable and fuel poverty is reduced in the area, is also a very positive step. There could be an issue with additional pressure on medical facilities in the area. This could be mitigated with a commitment to support the development of additional or existing facilities should the need arise.
12	Education & Skills	-/+	A larger number of homes in this area will put pressure on existing education services in Whitehaven. The document states that the developers could contribute to existing schools or provide a new school in the area in order to provide improved primary education. However, it does not mention secondary school provision. The document (para 4.04) mentions the use of local apprentices on the building site. This will give a substantial boost to the attainment of valuable skills for local people.
13	Sustainable Economy	++	A larger number of homes in the Whitehaven area will lead to a more vibrant town centre and the viability of local shops in the Woodhouse area should also improve. The document states in para 4.04 that the developer will support local suppliers where possible.
14	Leisure & Tourism	+	Providing an environment that encourages walking and cycling could have a positive impact on leisure for local residents as the environment is more pleasant and easy to move around in. No significant impact on tourism is anticipated. However, the enhancement of biodiversity in the area should support the St Bees SSSI, which is a tourist attraction.
15	Housing	++	The development aims to offer a mix of house types and tenures, from starter homes to more executive housing. This will be very positive for this particular area as it is currently dominated by social housing. Dwellings will be constructed to an acceptable level of energy efficiency. This will reduce fuel poverty in the area and contribute to meeting the needs of some of the more vulnerable members of this community.
16	Retail	+	A larger number of homes in the Whitehaven area will lead to a more vibrant town centre and the viability of local shops in the Woodhouse area should also improve.
17	Transport	++	Making the area more pleasant to walk and cycle in and, in addition, making it accessible to buses, travelling to and from retail and employment centres, will reduce dependency on the car.

It is concluded that the proposed development is generally sustainable. There are potentially negative impacts around waste and recycling and increasing pressures on services and facilities. It is suggested that the flowing text could be added to improve the document in sustainability terms.

**Suggested additional text in *blue font*:**

5.22 - Opportunities should be taken to provide high quality areas to benefit both existing and new communities *as well as local wildlife*.

5.24 - Landscaping should assist in protecting the site from the harsh weather conditions which can be experienced in this location. *Existing woodland and hedgerows should be retained, not only to protect dwellings from the prevailing wind, but also to retain existing habitats and wildlife corridors. New hedgerows will be planted around the perimeter of the site in order to mitigate the negative effects of the development on local biodiversity. (Note to Rachel/Louise – I have taken this from the recommendations in the ecological/bat reports)*

5.25 - Species *used in landscaping* should be appropriate to supporting local biodiversity objectives.

New paragraph: 5.26 – *The area of woodland to the south west of the development site will be fenced off to protect this important habitat and any footpaths or cycleways should go around, not through, this woodland. This is important to maintain the biodiversity value of this area for foraging and commuting bats. (Note to Rachel/Louise – I have taken this from the recommendations in the ecological/bat reports)*

New paragraph: 5.27 – *All three of the site layout options (Plans 2, 3 & 4) include two SUDs ponds. It is important that these are included in the development as they provide water storage and will therefore help to prevent flooding on the site, and elsewhere. The ponds will also allow for the natural cleansing of rainwater runoff that may be polluted. In addition, the creation of these aquatic habitats will contribute significantly to the protection and enhancement of biodiversity in the area.*

New paragraphs under the heading ‘**Other Design Issues**’ (?):

5.29 – **Street Lighting** – *Street lighting will be kept to minimum acceptable levels for public safety and security. This approach will be taken in order to keep the carbon footprint of the development as small as possible and also to mitigate the negative effect of the development on the foraging and commuting bat population in the area. The lighting scheme for the site will be designed to avoid as much ‘light spill’ as possible onto trees and hedgerows without compromising on public safety. (Note to Rachel/Louise – I have taken this from the recommendations in the ecological/bat reports)*

5.30 – **Waste & Recycling facilities** – *It will be important to facilitate waste and recycling collection within the development. This may involve the provision of a community waste recycling bank close to the centre of the site. It may also be advantageous to provide an area within the curtilage of each dwelling/block of flats etc. where waste bins, recycling boxes etc. can be stored in a convenient place for waste collection purposes. In the case of longer terraces, it will be appropriate to provide easy access from the back of dwellings to the front, in order to avoid the scenario where waste has to be transferred to collection points through the inside of dwellings.*

It is also noted that there will be planning contributions associated with the development e.g. educational facilities, environmental enhancements within the Woodhouse estate etc.

that are not expressed in the draft that has been subject to this Sustainability Appraisal. It is expected that these contributions will also result in positive impacts, particularly in terms of social sustainability.