

## **Whitehaven Town Centre and Harbourside Supplementary Planning Document Amended Consultation Report**

**EXECUTIVE MEMBER:** Councillor George Clements

**LEAD OFFICER:** John Groves

**REPORT AUTHOR:** Louise Kirkup

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

1. Whitehaven Town Centre and Harbourside Supplementary Planning Document Amended Consultation Report

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

### **1. WHITEHAVEN TOWN CENTRE AND HARBOURSIDE SPD CONSULTATION REPORT – PROPOSED AMENDMENTS**

- 1.1 Members will recall that the Borough Council has recently approved the Whitehaven Town Centre and Harbourside Supplementary Planning Document (SPD).
- 1.3 The SPD was supported by several background documents, including a Consultation Report which summarised the main points raised by consultees during the consultation process on the Draft SPD.
- 1.4 Unfortunately, a summary of the comments submitted by the National Trust and the Borough Council's responses to these were not reflected in the Consultation Report.

Following publication of the Adoption Statement, the National Trust requested information from the Borough Council setting out the Council's consideration of the National Trust's comments and any proposed changes or otherwise to the SPD.

- 1.5 Following discussions with the National Trust it is proposed to amend the Consultation Report to include the principal issues raised by the National Trust and to publish the amended Report on the Council's website and in the Deposit Locations. In addition it is proposed that two very minor editorial changes proposed by the National Trust will be made to the final published version of the SPD, namely including a reference to the website for the Colourful Coast initiative in the Introduction and Bibliography, and including the linkage to the Colourful Coast in the key of Map 8 (shown on the map as a dotted green line). These are considered to be minor editorial changes and as such do not require a second Full Council Approval for the SPD.
- 1.6 The Amended Consultation Report is attached as Appendix Item 1 to this report. For clarification purposes the proposed amendments are show in red.

### **List of Appendices**

Appendix 1: Whitehaven Town Centre and Harbourside SPD Amended Consultation Report

# **Copeland Local Development Framework**

## **Whitehaven Town Centre and Harbourside Supplementary Planning Document**

### **Draft SPD Consultation Report**

**July 2012**

Amended October 2012

## **1.0 Introduction and Background**

- 1.1 The Whitehaven Town Centre and Harbourside Supplementary Planning Document (SPD) has been prepared to guide future development in Whitehaven town centre and harbourside areas. It provides further detail on planning policies in the adopted Copeland Local Plan and emerging Core Strategy and Development Management Policies DPD and sets out design guidance for new development on the identified Regeneration Priority Sites and any other sites which may come forward during the plan period.
- 1.2 Whitehaven town centre and harbour areas are of significant historic interest and this presents both challenges and opportunities for the design of new development. The heritage is valued by local people and its protection and enhancement are seen as key to the town's renaissance and developing role as a tourist and visitor destination within West Cumbria. Recent development proposals have sparked widespread public debate in the local media around contemporary design and heritage issues.
- 1.3 The National Planning Policy Framework (NPPF) advises that planning should be genuinely plan-led, empowering local people to shape their surroundings. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. Supplementary Planning Documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.
- 1.4 The consultation process for the SPD offered an important opportunity for residents and other stakeholders to influence the planning and design of new development at the outset. The Borough Council is committed to ensuring that the consultation process in Planning is as extensive and wide reaching as possible, in line with the adopted Statement of Community Involvement (SCI). This Consultation Report sets out the process for the consultation on the Draft SPD, summarises the results, and demonstrates how stakeholders' suggestions and opinions have helped to shape the final document.

## **2.0 Consultation Process**

- 2.1 The consultation process for the Draft SPD built on two earlier rounds of public consultation which began with looking at Issues and Options in the Summer of 2011 and continued into the Autumn and Winter months. The results of the earlier rounds of consultation informed and shaped the content of the Draft SPD document. This Consultation Report therefore summarises the main points raised and the Council's responses to them in relation to the consultation on the Draft SPD only.
- 2.2 The consultation process for the Draft SPD took place over 7 weeks from 26<sup>th</sup> April to 8<sup>th</sup> June 2012. The process was promoted through the local media with a notice in the Whitehaven News (see Appendix I). Posters and leaflets (see Appendix II) were delivered to a range of locations across the town centre including shops, businesses, doctors' and dentists' surgeries and health centres.

- 2.3 All Borough and County Councillors received hard copies of the Draft SPD, together with a Representation Form (Appendix III) and over 190 Stakeholders from the LDF Consultation Database were informed about the consultation process and directed to the link on the Council's website by letter.
- 2.4 In addition planning officers attended several meetings with key stakeholder groups and a public event to promote the consultation process for the SPD including:
- Whitehaven Locality Partnership (15<sup>th</sup> May)
  - Copeland Disability Forum Access Working Group (17<sup>th</sup> May)
  - Whitehaven Ladies Forum (18<sup>th</sup> May)
  - A stand at the Whitehaven Festival (2<sup>nd</sup> June)
- 2.5 The Draft SPD, Representation Form, Consultation Report, Sustainability Appraisal and a background document, "Whitehaven: Seeing the History in the View" were all placed on Copeland Borough Council's website with a link from the Home Page. Hard copies were made available in local libraries and Council offices throughout Copeland, as well as the Tourist Information Centre and the Beacon Museum in Whitehaven.
- 2.6 Social networking/social messaging was also used to raise awareness of the Draft SPD consultation through posts on the Council's Facebook page and Twitter.

### 3.0 Summary of Consultation Responses

- 3.1 Representations were received from 14 individual respondents and organisations, providing around 50 responses in total. The full results of the Consultation have been recorded on a database and are available in a report format from the Planning Policy Team on request.

Summary of Comments	Summary of Council Responses
The potential impacts from development affecting Network Rail's level crossings should be addressed through the Whitehaven Town Centre and Harbourside Draft SPD	The development of the proposed sites would be unlikely to impact directly on level crossings in the Borough as these are some distance (approx 25-30 miles away) in the south of the Borough around Millom.
The SPD should include a policy requiring developer contributions to deliver improvements to the rail network, a requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure, and a commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements.	Network Rail are a statutory consultee and therefore would be consulted on any planning applications, and would be able to comment in detail on any development proposals as they come forward.  The Borough Council are in the process of developing an SPD on Developer Contributions and Network Rail will have an opportunity to comment in detail on this document.
An excellent document and is very comprehensive. It will certainly be of great value when discussing or dealing with major	Noted.

developments within the town centre	
The town looks shabby compared to how it looked. More pressure should be put on owners who leave their premises in a dreadful state. A clean and presentable looking town would bring in the new shops we want if better rents are offered.	Noted and comments regarding street cleansing were forwarded to Keith Parker and then to Economic Development and Street Cleansing for information.
Need to sequentially test sites allocated in LDF which are at risk of flooding - some may require exception test.	The sites have not been subjected to sequential test as Whitehaven is a small coastal town and the identified sites in the Local Plan remain the only developable sites available to assist with the town's regeneration and renaissance. Those along the harbourside represent a major opportunity to enhance the town's role as a visitor and tourist destination and those around Pow Beck are on a major gateway into the town centre which requires substantial investment.
Design guidelines for former Bus Depot and Albion Street North should include reference to potential contaminants and pollutants.	Accepted and added to development guidelines.
Design Checklist should include: "Have ground conditions and the presence of surface coal resources and resulting potential for hazards from past mining activity been afforded due consideration?"	Accepted and proposed wording added.
Document is very comprehensive and excellent in terms of vision and proposed execution.	Noted.
Document should take more account of the requirements of the NPPF, particularly in relation to business investment.	Accepted. SPD Updated and amended to remove references to PPSs and PPGs and replaced with summary of relevant paragraphs from NPPF.
In determining phasing there is built in flexibility is required.	Accepted and wording of Chapter 10 amended.
Organisation welcomes the references to biodiversity and improvements to public spaces.	Noted.
Design Principle 28 would be stronger if it were to read "Landscaping schemes should take opportunities to enhance biodiversity, geodiversity, landscape character and green infrastructure. Other opportunities to design wildlife into the development should also be sought."	Accepted and Design Principle 28 amended.
As the site for a transport interchange is still to be determined, it is suggested that reference to the Transport Interchange in specific relation to the Bus Station and Bus Depot development sites (pg 88) is removed.	Accepted and text amended.
Given that there are no definite proposals for a transport interchange, it is recommended that	It is considered that the existing wording reflects the current position and the provision of a

specific reference to the transport interchange in Design Principle 19 (pg42) is removed.	Transport Interchange remains a priority of the Borough Council. Therefore no change to the wording of the SPD is proposed.
Various site specific detailed comments about sewerage and waste water drainage.	Partially accepted. The Development Guidelines for the sites have been amended to include the advice that "Developers should seek detailed advice from United Utilities at an early stage regarding waste and surface water."
Need to think about the factors that influence the character of the grain.	Accepted and Design Principle 2 amended.
Building lines are a key design influence which should be retained so flexibility needs further thought.	Accepted and Design Principle 4 amended.
Building heights – need to consider when exceeding 3 storeys would be justified.	Accepted and Design Principle 5 amended.
Various detailed comments in relation to development guidelines for Quay St car par, Mark House, Bus Depot and YMCA.	Generally accepted and wording amended accordingly.
Various detailed comments relating to the wording of Design Principles 10, 13, 14, 18, 21 and 22 in order strengthen the emphasis on improving accessibility.	Generally accepted and wording amended accordingly.
National Trust is pleased to support the revised Vision and Objectives for the SPD.	Noted.
Overall the 30 Design Principles are supported as being relevant to the Town Centre and Harbourside area – the detailed text relating to each is also generally well written and argued.	Noted.
Further reference and detail on the Colourful Coast should be provided in the Introduction, and the weblink provided in the Bibliography.	Partially accepted. It is appropriate to mention the Colourful Coast alongside brief references to the Heritage Coast and Maritime Festival to demonstrate the point about recognised Tourism potential, but further detail is not considered necessary. The Colourful Coast area lies to the south of the town centre and harbourside and will be considered in more detail in the West Whitehaven SPD. The weblink has been added to the Bibliography and a reference to this is provided in the text.
Amend the key in Map 8 to include the link to the Colourful Coast	Accepted. The key in Map 8 has been amended
Suggested that either a separate Design Principle is set out in relation to views and landmarks more generally, or alternatively Design Principle 26 is broadened to include other elements.	Not accepted. The suggested wording contains too much detail. The existing wording refers the reader to the more detailed technical background document which provides a full explanation of the importance of the many historical structures and landmarks in each identified View which require careful consideration and protection. The existing wording was supported by English

	<p>Heritage and the Council's Development Management Team including the Conservation Officer, and provides an appropriate level of flexibility for considering planning applications. However, the matter of views between the Colourful Coast and the Town Centre and Harbourside area will be considered as part of the forthcoming West Whitehaven SPD and the Council will work with the National Trust and other interested parties in assessing these important views in the context of that SPD.</p>
--	---

### 3.2 Facebook

The Issues and Options Consultation was posted on the Council's Facebook page, a link to the Consultation page on the Council's website was included as part of the post. There were no responses.

### 4.0 Conclusions

The results from the public consultation on the Draft SPD have resulted in a number of minor changes to the final version of the document and as a result the document will be more robust, relevant and effective.

A copy of the full consultation responses, together with the Borough Council's responses can be obtained on request from Louise Kirkup, Planning Policy team, on 01946 598514 or by emailing [louise.kirkup@copeland.gov.uk](mailto:louise.kirkup@copeland.gov.uk).

### 5.0 Next Steps

The SPD should be adopted by the Borough Council in the Summer / Autumn of 2012 and then published.

Appendix I Notice in Whitehaven News



**Coventry Borough Council**  
**Coventry Local Development Framework**  
**Framework**  
This document is the Coventry Local Development Framework (LDF) and is a statutory document under the Planning and Regeneration Act 2008. It sets out the Council's policies for the future development of Coventry and its surrounding areas. The LDF is a key part of the Council's Local Development Plan and will be used to guide the Council's decisions on planning applications. It will also be used to guide the Council's decisions on the location and design of new development. The LDF is a living document and will be updated as needed to reflect changes in the Council's policies and the needs of the community. The LDF is a key part of the Council's Local Development Plan and will be used to guide the Council's decisions on planning applications. It will also be used to guide the Council's decisions on the location and design of new development. The LDF is a living document and will be updated as needed to reflect changes in the Council's policies and the needs of the community. The LDF is a key part of the Council's Local Development Plan and will be used to guide the Council's decisions on planning applications. It will also be used to guide the Council's decisions on the location and design of new development. The LDF is a living document and will be updated as needed to reflect changes in the Council's policies and the needs of the community.

## Appendix II Posters and Leaflets



Copeland Local  
Development Framework  
(LDF)

**Have your say**  
Interested in development  
in Whitehaven?

Whitehaven Town Centre and Harbourside  
Supplementary Planning Document (SPD)

We are currently preparing a new planning document to help guide development in Whitehaven.

Copies of the Draft Supplementary Planning Document (SPD), Sustainability Report and representation form are available at:  
The Copeland Centre, The Beacon, Tourist Information Centre, Libraries or online at [www.copeland.gov.uk/tf/](http://www.copeland.gov.uk/tf/)

For more information, please contact:  
Louise Kirkup, Senior Policy Planner  
on 0845 054 8600.

Please let us have your views  
by 4pm Friday 8<sup>th</sup> June 2012

[www.copeland.gov.uk](http://www.copeland.gov.uk)



Copeland Local Development Framework (LDF)

**Have your say**

Interested in development in Whitehaven?

Whitehaven Town Centre and Harbourside Supplementary Planning Document (SPD)

We are currently preparing a new planning document to help guide development in Whitehaven.

Copies of the Draft Supplementary Planning Document (SPD), Sustainability Report and representation form are available at: The Copeland Centre, The Beacon, Tourist Information Centre, Libraries or online at [www.copeland.gov.uk/ldf](http://www.copeland.gov.uk/ldf)

For more information, please contact: Louise Kirkup, Senior Policy Planner on 0845 054 8600.

Please let us have your views by 4pm Friday 8<sup>th</sup> June 2012

[www.Copeland.gov.uk](http://www.Copeland.gov.uk)

### Appendix III Representation Form



## COPELAND LOCAL DEVELOPMENT FRAMEWORK

### Whitehaven Town Centre and Harbourside Draft Supplementary Planning Document (SPD) Consultation

#### Representation Form

Please use this form to indicate which part(s) of the Whitehaven Town Centre & Harbourside Draft SPD you either support or object to, together with any amendments/additions you would like to see.

Please use a separate form for each expression of support or objection.

Please complete and return this form **no later than Friday 8<sup>th</sup> June 2012** to:

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

<b>For internal use:</b>	
Resp. No.	.....

Or email: [ldf@copeland.gov.uk](mailto:ldf@copeland.gov.uk)

### 1. Your Details

(Where provided we will use your Agent's details as our primary contact)

	Your details	Agent's details
Name		
Position		
Organisation		
Address		
Postcode		
Telephone		
Email		

### 2. Your Comments

Please indicate the part of the document to which your comment relates.

Chapter  Section  Design Principle

Sustainability Appraisal Paragraph

**Are you supporting or objecting to the chapter / section / design principle / Sustainability Appraisal paragraph?**

(Please tick ✓ as appropriate)

Supporting  Objecting  Making a Comment

**Please provide reasons for your support or objection, and any changes/additions you would like to be made to the Whitehaven Town Centre & Harbourside SPD.**

Signature:

Date:

Please use a separate form for each comment in support/objection and return this form **no later than Friday 8<sup>th</sup> June 2012.**

*Thank you for completing this form*