

## **Matter 3 – Action 7**

### **Summergrove Village**

Summergrove Village (also referred to by the public as Goosebutts) currently falls within an Open Countryside location in the Copeland Local Plan 2013-2028 (Core Strategy). It therefore has no identified settlement boundary identified within the Core Strategy.

A response was received during the consultation on the Local Plan Issues and Options Draft which requested that Goosebutts be considered within the emerging new Settlement Hierarchy. On this basis, the Council assessed the level of services within the village and its pedestrian and public transport connections.

The village scores 5 points in terms of its settlement services score. Please see page 9 of the Development Strategy and Settlement Hierarchy (DSSH) Paper 2021<sup>1</sup> (EB1) for further information. The services that contribute to this score are listed below along with the number of points assigned to each shown in brackets.

- Public House/Social Club (2) – Public bar at Summergrove Halls
- Major Employer (less accessible) (1)<sup>2</sup> – Westlakes Science Park
- Other store/service (1)<sup>3</sup> – Restaurant at Summergrove Halls
- Other community facility (1)<sup>4</sup> – Conference/events space

### **Connection with Summergrove Halls**

Further details regarding the facilities the Halls offer can be found at the following link: <https://summergrovehalls.co.uk/>. The Halls are directly adjacent to, and connected to, the village by road and there are opportunities to improve connections by providing pedestrian links from the proposed housing allocation in the south of the village (HSU1). There is currently a planning application for 30 dwellings on the northern section of the proposed allocation (4/22/2237/001); this is being considered by the Planning Panel on Wednesday 16<sup>th</sup> February and is recommended for approval.

### **Connection with Westlakes Science Park**

The village is directly to the north of Westlakes Science Park which is connected by a series of footpaths which are lit in part. The allocation will provide opportunities to improve connectivity between the village and the Science Park.

### **Wider Connectivity**

Summergrove is also in close proximity to, and connected by road, to other settlements:

- Whitehaven is 0.4 miles from the western edge of the village
- Cleator Moor is 0.3 miles from the eastern edge of the village
- Keekle Village, which is identified as a Rural Village in the Local Plan Settlement Hierarchy (with a score of 7 points) is less than 0.1 miles away to the north

---

<sup>1</sup> <https://www.copeland.gov.uk/sites/default/files/attachments/devstratpaper2022.pdf>

<sup>2</sup> Where the employer (inc business parks and industrial estates) is within 1 mile of a settlement, but pedestrian/cycling links are poor

<sup>3</sup> A store that is open to the public such as a hairdresser, take-away, bakery, cafe etc. Excludes bed and breakfast facilities unless they have a take-away or public house element.

<sup>4</sup> For example, a youth club, theatre etc

These neighbouring towns and villages do not meet the criteria of a Settlement Cluster as the roads that connect them do not contain a lit pavement.

### **Scale**

The Local Plan would allocate 80 dwellings to the village of Summergrove. The Council accepts that the scale of this development would go beyond what is generally permitted by Policy DS3. However, the village has capacity to support additional development, there is active developer interest in the village and the principle of development in this location has been accepted previously through the site's inclusion as an Employment Allocation in the Core Strategy. The Council also considers the village to provide a sustainable location for development given the information listed in the paragraphs above.

### **Comparison to other villages within tier**

There are 6 other villages within the Rural Villages Tier none of which have proposed housing allocations.

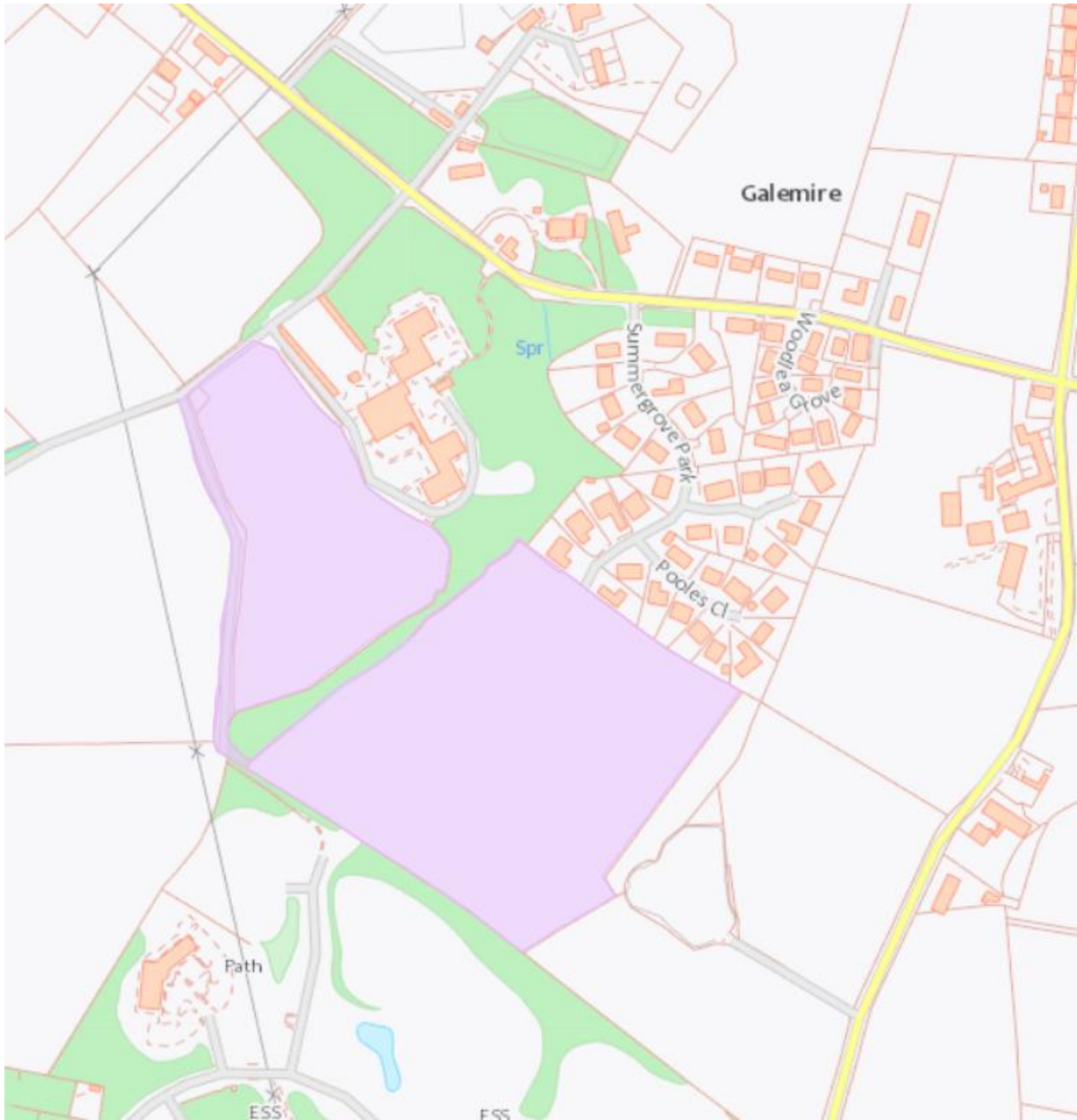


Figure 1: Employment Allocation