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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 06 April 2022 13:52  
**To:** Local Plan Consultation  
**Subject:** RE: Copeland Local Plan 2021- 2038: Gypsy and Traveller Site Allocation Consultation

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Hello Chris

The Consultation document was discussed at the Council Meeting on 31<sup>st</sup> March 2022 and the Council and made a unanimous resolution that Copeland Borough Council be informed that the Town Council strongly objects to these two sites and voted against both sites as the sites are not fit for purpose in relation to the proximity with other residents and that a more rural location would be more suitable.

Regards

[REDACTED]

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**From:** Local Plan Consultation <localplanconsultation@copeland.gov.uk>  
**Sent:** 21 March 2022 11:43  
**To:** Local Plan Consultation <localplanconsultation@copeland.gov.uk>  
**Subject:** Copeland Local Plan 2021- 2038: Gypsy and Traveller Site Allocation Consultation

Dear Parish Clerk,

Please find attached a letter outlining a Local Plan consultation which seeks views on two potential sites for use as Gypsy and Traveller accommodation in Copeland. This consultation will run for six weeks until 3<sup>rd</sup> May 2022.

Following the consultation, one of these sites will be added into policy H9PU of the Copeland Local Plan 2021-2038 Publication Draft. The Publication Draft is the final draft of the Local Plan, which will be submitted to the Planning Inspectorate in April 2022 for a public examination. It is then anticipated that the Local Plan will be adopted in early 2023.

Regards,

Chris Hoban

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Information Classification - UNCLASSIFIED





## Appendix 1

### **Cumbria County Council Response to the Copeland Local Plan 2021- 2038: Gypsy and Traveller Site Allocation Consultation March - May 2022**

**28 April 2022**

#### **1.0 INTRODUCTION**

- 1.1 This report set out the Council's response to the Copeland Local Plan 2021-2038: Gypsy and Traveller Site Allocation Consultation being held between 21<sup>st</sup> March and 3<sup>rd</sup> May 2022.
- 1.2 Copeland Borough Council is in the process of developing the Copeland Local Plan 2021-2038 which, has recently been taken through a Regulation 19 public consultation exercise and which the Council will be formally responding to and the response which, will go to 21 April Cabinet.
- 1.3 The Gypsy and Traveller Site Allocation consultation seeks to complete the Local Plan by updating Policy H9PU 'Allocated Site for Gypsies, Traveller and Travelling Showpeople' and its supporting text in the Publication Draft Local Plan. It also seeks to identify and allocate a Gypsy and Traveller site allocation for 12 pitches.
- 1.4 This report sets out the Council's response to the changes proposed to policy H9PU 'Allocated Site for Gypsies, Traveller and Travelling Showpeople' and provides the technical assessment of the two sites proposed to be allocated for Gypsy and Traveller use.
- 1.5 The Council's response is made in the context of the Council Plan for Cumbria County Council, which is based on the following three core outcomes, all of which can be supported by the Copeland Local Plan in the way it shapes the future development of Copeland.
- People in Cumbria are healthy and safe;
  - Places in Cumbria are well connected and thriving; and
  - The economy in Cumbria is growing and benefits everyone.
- 1.6 The Council's response is based on the technical comments of Cumbria County Council officers from Infrastructure Planning and Flood and Development Management teams.

## 2.0 DETAILED RESPONSE

2.1 This section of the report provides detail of the Council's response to the proposed changes to policy wording and supporting text to policy H9PU 'Allocated Site for Gypsies, Traveller and Travelling Showpeople'. Table 1 provides detail of the technical assessment of the two proposed sites for Gypsy and Traveller allocation.

2.2 Also provided, is the Council's response to Gypsy and Traveller Accommodation policy wording as part of the Copeland Local Plan 2021-2038 Publication Draft consultation which the Council will be formally responding to and the response which, will go to 21 April Cabinet.

### **Policy H9PU 'Allocated Site for Gypsies, Traveller and Travelling Showpeople'**

2.3 At the time the Copeland Local Plan 2021-2038 Publication Draft was produced, the evidence identifying the need for Gypsy and Traveller pitches was incomplete. The draft Cumbria Gypsy and Traveller Assessment (GTAA), which identifies needs across the county as a whole, did indicate however, that the need in Copeland would be between 1 and 12 pitches.

2.4 In January 2022, the final Cumbria Gypsy and Traveller Assessment became available which identified a need for 12 Gypsy and Traveller pitches based on a single household currently living in bricks and mortar housing in the borough and their extended family.

2.5 Now that the level of need for Copeland has been identified, it is noted that Copeland Borough Council proposes to make amendments to Policy H9PU 'Allocated Site for Gypsies, Traveller and Travelling Showpeople' including the following:

- The policy title is proposed to be amended to 'Strategic Policy H9PU: Allocated Site for Gypsies, and Travellers';
- the number of pitches will include 12; and
- a site plan will be inserted once it is agreed which site will be taken forward.

2.6 Minor amendments are also proposed to the supporting text of the policy upon which. The Council has no objection to the amendments to the policy or supporting text, subject to the Council's comments put forward as part of the Council's response to the Copeland Local Plan 2021-2038 Publication Draft being addressed (see paragraphs 2.7 - 2.9).



**Technical assessment of the two proposed sites for Gypsy and Traveller allocation.**

2.7 The Gypsy and Traveller Site Allocation consultation document proposes that the least constrained and most suitable sites proposed for Gypsy and Traveller allocation (both proposed for 12 pitches) are:

- Land north of Greenbank in Whitehaven (GTW3); and
- Land at Sneckyeat Industrial Estate in Whitehaven (GTW5a).

2.8 The technical assessment of each site is shown in Table 1 below. In summary, the Council considers that both sites proposed are acceptable, in principle, for use as Gypsy and Traveller use.

**Table 1. Technical Assessment of sites proposed for Gypsy and Traveller allocation**

LPA Site Ref.	Site Name	Settlement	Site Specific Highway Issues	Drainage	Overall Assessment
GTW3	Land north of Greenbank	Whitehaven	Existing access to the site from Woodhouse Road is appropriate. Access roads into the site will be steep and will need careful design to comply with Design Guide maximum gradients. Pedestrian access paths to existing footways from site boundaries to west and north on Woodhouse Road and Low Road should be provided.	No known surface water or flooding issues. Would expect to see infiltration strategy explored for surface water but site is steep so needs careful design to prevent lateral seepage. There is a surface water sewer in Low Road which could be utilised if infiltration is proved non-viable. United Utilities (UU) combined sewer runs through the site meaning that the Foul Strategy for the site should be straightforward.	Acceptable in principle.
GTW5a	Land at Sneckyeat Industrial Estate	Whitehaven	Access would be acceptable from Sneckyeat Road but will need upgrading. However, the site now shown appears to be land locked and access should form part of the site allocation boundary and shown on the allocation plan.	There are no apparent watercourses or receptors for surface water on the site but there are no known surface water or flooding issues on the site either. An understanding of the existing drainage mechanism is required and an	Acceptable in principle subject to the site boundary being amended to allow for suitable access.

LPA Site Ref.	Site Name	Settlement	Site Specific Highway Issues	Drainage	Overall Assessment
			There is a Public Rights of Way (PRoW) on the northern boundary of site which must remain unfettered. To be acceptable access will need to be demonstrated prior to submission.	Infiltration Strategy should be explored. There is no apparent foul sewer on site, at Sneckyeat Industrial Estate or at Homewood Road meaning that a Foul Strategy needs to be explored early on with United Utilities.	

**The Council’s response to Gypsy and Traveller Accommodation policies as part of the Copeland Local Plan 2021-2038 Publication Draft consultation**

2.9 To ensure the full consideration of technical considerations it is proposed that para 13.12.4 of the Publication Draft is amended to include, “...and is seeking views from Cumbria County Council as the Lead Local Flood Authority and Local Highways Authority.

2.10 Strategic Policy H9PU: Allocated site for Gypsies, Travellers and Travelling Showpeople

Cumbria County Council request that the policy criterion includes clear and consistent wording in respect of the assessment of a development’s impact on the local highway, flood risk and linkages to sustainable transport and active travel modes or that there is a specific policy in the Development Standards section or revisions to Policy DS6PU: Design and Development Standards which are cross referenced. This would avoid the need to repeat references. Cumbria County Council is happy to discuss the approach and agree appropriate wording.

2.11 Policy H10PU: Gypsies, Travellers and Travelling Showpeople Windfall Sites

Cumbria County Council request that the policy criterion includes clear and consistent wording in respect of the assessment of a development’s impact on the local highway, flood risk and linkages to sustainable transport and active travel modes or that there is a specific policy in the Development Standards section or revisions to Policy DS6PU: Design and Development Standards which are cross referenced. This would avoid the need to repeat references. Cumbria County Council is happy to discuss the approach and agree appropriate wording.

It is proposed that policy working is amended wording to read, “Planning applications for the development of new or the extension of existing gypsy and

traveller sites will be supported where *they accord* with the Development Plan and *meet* the following criteria: etc”.

It is proposed that criterion f) is amended in order for it to read correctly alongside the other criteria: “Pitch size, type and parking is designed in accordance with national guidance;”

### **3.0 CONCLUSIONS**

- 3.1 This report provides the Council’s response to the Copeland Local Plan 2021-2038: Gypsy and Traveller Site Allocation Consultation being held between 21<sup>st</sup> March and 3<sup>rd</sup> May 2022.
- 3.2 The Council has no objection to the proposed changes to policy H9PU Allocated Site for Gypsies, Traveller and Travelling Showpeople or supporting policy text, subject to the Council’s comments put forward as part of the Council’s response to the Copeland Local Plan 2021-2038 Publication Draft being addressed (see paragraphs 2.7 - 2.9).
- 3.3 The Council supports, in principle, the proposed allocation of either Land north of Greenbank in Whitehaven (GTW3) or Land at Sneckyeat Industrial Estate in Whitehaven (GTW5a).
- 3.4 Cumbria County Council will continue to work with Copeland Borough Council to support the development of the Copeland Local Plan through monthly progress meetings, support around various evidence base to inform the emerging local plan and in identifying and securing infrastructure improvements to support growth priorities across Copeland and the wider Cumbria.



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 28 April 2022 21:21  
**To:** Local Plan Consultation  
**Subject:** Gypsy and Traveller site allocation

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Dear Sir

**Copeland Local Plan 2021-2038 Gypsy and Traveller Site Allocation Consultation  
Land at Sneckyeat, Whitehaven**

Weddicar Parish Council wish to make the following comments on the above consultation:

Lack of information

The proposed land is an ex refuse tip and contaminated.

Poor drainage

Poor access to the proposed site.

A grade 2 listed building is situated adjacent to the site.

kind regards

[REDACTED]  
Clerk to Weddicar Parish Council