

Appendix 1 -Schedule of Main Modifications

Appendix 1 – Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and **bold** for additions.

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Introduction			
MM1	2.10.4	14	<p><i>Modify existing paragraph 2.10.4 as follows:</i></p> <p>Appendix A <u>outlines how each of the policies in the Copeland Local Plan 2013-2028: Core Strategy and Development Management Policies document are superseded by policies and proposals in this new Copeland Local Plan.</u> contains a wayfinding table that shows how the policies have progressed through the previous versions of the Local Plan and how their numbering has changed.</p> <p><u>Appendix F contains profiles of the sites allocated for housing under Policy H5. The profiles describe the sites and contain a list of site specific considerations and requirements developers must address as part of their proposals. The list has been produced through engagement with a range of bodies and agencies and is intended to reduce the impacts of development.</u></p>
Vision and Objectives			
MM2	3.2, Vision	15	<p><i>Change end date for the Plan so it covers 15 years from adoption:</i></p> <p>By 2038 2039, Copeland will be a place with a prosperous, diverse economy that capitalises on our strengths and facilitates growth, including the opportunities presented by the digital revolution, our thriving nuclear and clean energy sectors, and our target for net zero carbon by 2037. We will maximise our tourism assets, support vibrant town centres with a strong retail offer and enhance community facilities, providing opportunities for leisure, culture and interaction. We will make the most of our natural and built environment, protecting, enhancing and promoting our magnificent landscapes and coastlines, cultural heritage and biodiversity. We will create inclusive and resilient communities, where everyone has access to</p>

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			high quality housing, transport, education and employment opportunities, improving their quality of life, health and happiness.
MM3	Objectives: Copeland's Economy	16	<p><i>Amend first Objective as follows:</i></p> <p>Promote the diversification of <u>Copeland's</u> the borough's rural and urban economic base to enable a prosperous, resilient economy, including creative and knowledge-based industries, specialist engineering and the energy sector.</p> <p><i>Amend second Objective as follows:</i></p> <p>Provide and maintain a wide range of modern, high-quality employment sites and premises within <u>Copeland's</u> the borough's key towns, including the specialist knowledge-based employment cluster at Westlakes Science and Technology Park and Leconfield.</p> <p><i>Amend third Objective as follows:</i></p> <p>Clean Energy Generation Support the role of the nuclear industry within Copeland, including the delivery of the Sellafield mission, sooner, safer and cost effectively. Encourage opportunities for new clean energy development, including nuclear new build, advanced nuclear technologies and associated infrastructure developments to produce low carbon electricity, heat and fuels. Support the delivery of the Cumbria net zero <u>carbon</u> by 2037 target <u>by 2037</u> in line with the Government's Clean Growth Agenda.</p>
MM4	Objectives Copeland's Communities	17	<p><i>Amend third Objective as follows:</i></p> <p>Ensure that settlements are sustainable and meet the range of needs of their communities by, as far as possible, protecting existing community facilities (including green infrastructure) and supporting appropriate new provision across <u>Copeland</u> the borough where it is suitable for their role and function. Direct an</p>

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			<p>appropriate scale of additional development to rural areas and support measures to improve the viability of farming to help foster sustainable rural communities</p> <p><i>Amend fifth Objective as follows:</i></p> <p>Population Growth Increase <u>Copeland's</u> the borough's population to support economic growth by reducing out migration (particularly of working age people), attracting new, permanent residents and improving life expectancy.</p>
MM5	Objectives: Copeland's Places	17/18	<p><i>Amend second Objective as follows:</i></p> <p>Protecting and Enhancing Biodiversity Protect and enhance the rich biodiversity and geodiversity both within and outside of <u>Copeland's</u> the borough's many nationally and internationally designated sites, ensuring that existing habitats are extended and effectively connected by effective wildlife corridors, that new habitats are created and that lost habitats are restored, all in ways that secure biodiversity net gain and defend against ecological collapse.</p> <p><i>Amend third Objective as follows:</i></p> <p>Landscapes and Built Heritage Conserve and enhance all landscapes and built heritage within <u>Copeland</u> the borough, including attaching great weight to the conservation and enhancement of the setting of the Lake District National Park, World Heritage Sites and the St Bees Head and Whitehaven Heritage Coast, in addition to the many other places and buildings of historical, cultural and archaeological importance and their settings</p> <p><i>Amend fifth Objective as follows:</i></p> <p>Safeguarding Natural Resources</p>

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			Safeguard and where possible enhance the natural (including water , mineral and soil) resources in the Copeland area borough and, in addition, address the impacts of mining, iron working, nuclear energy and other former land uses.
MM6	Objectives: Copeland's Connectivity	18	<p><i>Amend second Objective as follows:</i></p> <p>Transport Improvements Encourage development that Enables sustainable, active and low impact travel, improving access to key services and employment opportunities as well as the leisure opportunities of the coast and Lakeland fringe. Develop and maintain safe, efficient, high quality, modern and integrated transport networks with good internal links and connections to key routes, including the West Coast Main Line via both Carlisle and Barrow, and the M6 via both the A66 and A590</p>
Development Strategy			
MM7	5.2.3 and 5.2.4	25	<p><i>Amend paragraphs 5.2.3 and 5.2.4 and insert additional paragraph as follows:</i></p> <p>5.2.3 Policy DS1PU demonstrates the Council's commitment to supporting sustainable development and should be read alongside the NPPF, which is a material consideration when making planning decisions. <u>The Council will take a positive approach to sustainable development by approving applications without delay where they accord with the Development Plan (and where relevant, any neighbourhood plan), unless material considerations indicate otherwise. Full consideration will also be given to the relevant policies within the NPPF.</u></p> <p>5.2.4 Policy DS1PU also demonstrates the Council's commitment to early, meaningful engagement with developers and relevant bodies to improve the quality of development. <u>The Council is committed to early, meaningful engagement with developers and relevant bodies to improve the quality of development. We will work proactively with developers to highlight any areas where there is conflict with the Development Plan, and suggest solutions, at an early stage in the application process.</u> This supports paragraph 39 of the NPPF which states that early engagement "has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.</p>


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			<p>Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”.</p> <p>5.2.5 <u>Planning conditions will be attached to planning approvals where they are necessary, relevant to planning and the development to be permitted, enforceable, precise and reasonable.</u></p>
MM8	DS1PU	25	<p><i>Delete Policy DS1PU in its entirety:</i></p> <p>Strategic Policy DS1PU: Presumption in Favour of Sustainable Development</p> <p>The Council will take a positive approach to sustainable development by approving applications without delay where they accord with the Development Plan (and where relevant, any neighbourhood plan), unless material considerations indicate otherwise.</p> <p>Where there are no Local Plan policies relevant to the application or relevant policies most important for determining the application are out of date at the time the decision is made, the Council will grant planning permission unless material considerations indicate otherwise, taking into account whether:</p> <ul style="list-style-type: none"> • the application of policies within the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or • any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies within the National Planning Policy Framework taken as a whole. <p>The Council will work proactively with developers to highlight any areas where there is conflict with the Development Plan, and suggest solutions, at an early stage in the application process. Planning conditions will be attached to planning approvals where they are necessary, relevant to planning and the development to be permitted, enforceable, precise and reasonable.</p>
MM9	5.3.17	28	<p><i>Delete paragraph 5.3.17:</i></p> <p>Policy DS2PU sets out measures to reduce carbon emissions that will be supported through the development process</p>

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			<i>Insert the following table as a highlighted 'blue box' of good practice measures:</i>

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			<div> <div>  </div> <div> <p>Measures Developers can take to reduce the environmental impacts of their developments</p> <ul style="list-style-type: none"> Adopt Passivhaus principles Avoid the use of fossil fuels in heating and power generation Reuse existing materials on site where possible Offset any carbon intensive energy usage over the lifetime of the development Incorporate renewable technologies Incorporate active and low carbon travel options Avoid deforestation and tree/hedgerow loss – increase tree and hedgerow cover Incorporate sustainable drainage systems and water harvesting measures Use permeable materials for areas of hardsurfacing Reuse previously developed land Build at higher densities Reuse and refurbish existing buildings Use sustainable land use management, forestry and farming practices and agri-environmental schemes Preserve and enhance existing local greenspaces and/or provide additional ones Incorporate green roofs and walls Provide space for the storage of recycling containers Provide at least 10% biodiversity net gain </div> </div>

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MM10	DS2PU	29	<p><i>Delete Policy DS2PU in its entirety: (Remaining 'DS' policies to be renumbered following deletion of DS1 and DS2)</i></p> <p>Strategic Policy DS2PU: Reducing the impacts of development on Climate Change</p> <p>The Council will support development proposals that make a positive contribution towards achieving the Cumbria-wide goal of net zero carbon by 2037 where they accord with the Development Plan. Developers are encouraged to consider the following as part of their proposals:</p> <ul style="list-style-type: none"> • High quality design techniques, including the incorporation of Passivehaus principles and maximising the design and layout of buildings to improve energy efficiency • Measures to avoid fossil fuel usage for transport, heating and power generation and offsetting any carbon intensive energy usage over full lifetime of development • Infrastructure to support active and low carbon travel options • Increased resilience to the effects of climate change through elements such as avoiding deforestation, providing SuDs and avoiding development in areas with high flood risk • Sustainable use of resources, energy and water over the full lifecycle — moving higher up the materials/waste hierarchy towards circular economy principles • Making the most efficient use of land by building at appropriate densities and encouraging the sympathetic reuse and refurbishment of the existing building stock and previously developed land • Sustainable land use management, forestry and farming practices and encouraging agri-environmental schemes • Environmental benefits, including contributions towards Local Nature Recovery Networks, the provision and enhancement of local green spaces, woodland creation and preservation, peatland restoration and preservation, provision of green roofs and walls, and native species preservation • Measures to exceed the 10% Biodiversity Net Gain requirement Additional aspects of sustainable design and development which contribute towards a reduced carbon footprint will also be looked at favourably by the Council.

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MM11	DS3PU	35/36	<p>The Council will support development within the settlements specifically listed below. Development must be proportionate in terms of nature and scale to the role and function of the settlement, unless it has been identified within the Plan to meet the strategic growth needs of the <u>Plan area</u> borough.</p> <p>The amount of development (housing, retail and leisure, employment) apportioned to each tier of the hierarchy is identified within the relevant chapter. Delivery will be closely monitored against these figures.</p> <p>Principal Town The largest settlement in terms of population by a considerable margin with the broadest range of day-to-day services including the West Cumberland Hospital, a number of secondary schools and an extensive choice of convenience and comparison goods stores and employment opportunities. Well connected to neighbouring boroughs by public transport. The town will continue to be the primary focus for new development in the <u>Plan area</u> borough (town centre, retail, employment and housing), with large scale housing extensions, windfalls and infill development.</p> <p>Key Service Centres <u>Copeland's</u> The borough's towns are self-sufficient providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. They also act as service hubs for nearby villages. The focus will be for town centre developments, employment development and medium scale housing extensions, windfall and infill development.</p> <p>Local Service Centres These centres have a supporting role to <u>Copeland's</u> the borough's towns containing a broad range of services. Settlements operate independently to meet day to day needs or as a well-connected cluster, linked to a neighbouring town or village of a similar scale by a frequent public transport service and/or safe pedestrian routes a mile or less in length.</p>

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			<p>The focus will be to support the retention and small scale growth of existing services and businesses. Development will be focussed on existing employment allocations, moderate housing allocations, windfall and infill development.</p> <p><i>Definition column describing Sustainable Rural Villages to be amended as follows:</i></p> <p>Settlements which offer a limited number of services but which could support a limited amount of growth to maintain communities.</p> <p>The focus will be to support the retention and small scale growth of existing services and businesses. Smaller scale housing allocations, <u>windfall and infill development will be supported in principle. The focus for employment development will be</u> Whitehaven Commercial Park for employment development ...</p> <p><i>Definition column describing Rural Villages to be amended as follows:</i></p> <p>Smaller settlements which offer one or two key services but which are physically separated from settlements within a higher tier. Public transport and pedestrian links are poor therefore reliance is likely to be on the private vehicle. Limited development would enable future housing needs to be met and support existing local services.</p> <p>Existing services will be retained and development will be small scale and primarily infill and rounding off <u>windfall and infill developments...</u></p> <p><i>Additional text in the Definition column describing Open Countryside to be amended as follows:</i></p> <p>Remaining parts of the Copeland Local Plan Area including smaller settlements or areas of sparse development not listed above.</p>

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			<u>Policy DS4 lists the exceptional circumstances where development within the open countryside would be supported.</u>
MM12	5.5.8-5.5.9	39	<p><i>Paragraph 5.5.8</i> Policy DS4PU supports development in principle within the settlement boundaries where it accords with the Development Plan. It also allows for suitable windfall developments to take place on sites directly adjoining and well connected to towns and <u>villages identified in the hierarchy</u> Local Service Centres <u>subject to certain criteria. Any development should be commensurate with the role, form, scale and infrastructure capacity of the settlement.</u> This provides flexibility, as sites within the boundaries may not always come forward as anticipated, whilst ensuring that isolated homes are avoided in line with national planning policy. It also ensures that important landscapes and the character of settlements are protected.</p> <p>5.5.9 Development adjoining lower tier settlements will not be permitted, unless it falls within one of the exceptions listed in the open countryside section of the policy. This is in order to ensure that the needs of these smaller villages are met, without undermining the growth and regeneration aspirations in the towns and larger villa.</p> <p><i>Insert additional text after paragraph 5.5.9 as follows:</i></p> <p><u>5.5.10 Developers will be expected to provide evidence to justify an open countryside location when applying for the types of development listed under Policy DS4, criterion 2. Further information regarding the type of evidence that will be required can be found in the following policies and paragraphs:</u></p> <ul style="list-style-type: none"> • <u>Nuclear related development: See Policies NU3 and NU4</u> • <u>Renewable Energy Proposals including wind developments: Section 9.3 and Policies CC1 and CC2 (See also the Wind Energy Technical Document)</u>

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			<ul style="list-style-type: none"> • <u>Essential infrastructure to support energy developments and other infrastructure: Policies CC1, CC2 and NU3</u> • <u>Agricultural, forestry, farm diversification or tourism proposals: See policies RE1, RE2, T1 and H16 (See also the Housing Technical Paper)</u>
MM13	DS4PU	39/40	<p><i>Amend Policy DS4 as follows:</i></p> <p>Settlement boundaries are identified for all settlements in the hierarchy and are shown on the Local Plan Proposals Map. Development within these boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.</p> <p>To ensure the delivery of allocated sites is not prejudiced, development outside the settlement boundaries will only be accepted in the following cases:</p> <ol style="list-style-type: none"> 1) Where the proposal is for housing and; <ol style="list-style-type: none"> a) The site is well related to and directly adjoins the <u>an identified</u> settlement boundary of town or Local Service Centre; and b) the site is or can be physically connected to the settlement it adjoins by safe pedestrian routes; and c) the Council is unable to demonstrate a 5-year supply of deliverable housing sites; or <ul style="list-style-type: none"> • there has been previous under-delivery of housing against the requirement for 3 years or more or • the proposal is for a specific type of housing Supported by Policies H15PU, H16PU or H17PU. 2) The proposal is for one of the following types of development and a proven need for an open countryside location has been demonstrated to the satisfaction of the council: <ul style="list-style-type: none"> • Nuclear related developments • Renewable energy proposals, including wind farms • Essential infrastructure to support energy developments and other infrastructure • <u>Appropriate rural developments such as</u> agricultural, forestry, farm diversification or tourism proposals which <u>are dependent on</u> require such a location.

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Development Standards			
MM14	6.2.8	44	<p><i>Insert additional text in paragraph 6.2.8 to clarify status of Housing Allocations Profiles in Appendix F:</i></p> <p>Housing Allocations Profiles 2021</p> <p>This document identifies any additional known constraints on the proposed housing allocations. Mitigating such constraints can help inform the design of schemes, but may also lead to additional costs for developers. <u>The profiles have been updated at each stage of the Local Plan process and now form part of the Plan themselves, rather than being a separate evidence document. Developers must give full consideration to the profiles within the plan when drafting their proposals and demonstrate how they have done so in their planning applications.</u></p>
MM15	DS5PU	45/46	<p><i>Amend Policy DS5 as follows:</i></p> <p>The Council will secure the following infrastructure provision/enhancements through planning obligations <u>to mitigate the impact of development</u> where it is reasonable, necessary and directly related to the development (<u>please note this list is not exhaustive</u>):</p> <ul style="list-style-type: none"> • Transport and Highways improvements (including public transport, sustainable transport solutions, footpaths and cycleways) • Car parking and Cycle parking/storage • Electric vehicle charging points • Travel Plans • Drainage infrastructure, flood risk mitigation measures and surface water management • Digital connectivity • Low carbon energy and renewable energy infrastructure • Affordable housing • Education and health facilities • Community facilities including social care and sports facilities • Green infrastructure including public open space, play areas, and allotments

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			<ul style="list-style-type: none"> • Environmental improvements such as landscaping, tree planting, public art, biodiversity net gain, measures to conserve and enhance heritage assets • Compensatory habitat <p>The necessary management and monitoring arrangements must be agreed with the Council and put in place as early as possible in the development process. Infrastructure delivered through obligations must be provided on site unless specific circumstances make off-site contributions more appropriate. When determining the nature and scale of any planning obligations sought, account will be taken of specific site conditions, the Infrastructure Delivery Plan and other material considerations.</p> <p>Where an applicant considers that the provision of appropriate infrastructure would make the development unviable a site specific viability assessment must be submitted to, and agreed by the Council, as early as possible within the planning application process. The site specific viability assessment submitted as part of the application must clearly state why the applicant thinks the particular circumstances that justify the need for the a viability assessment (e.g. setting out if there have been any change in circumstances since the Plan's adoption or why they consider the Local Plan viability Study to no longer be up to date). <u>Where the findings of the site specific assessment has been agreed by the Council which conclude that the development would be unviable, a proportionate reduction of contributions will then be agreed between the relevant parties.</u></p>
MM16	DS6PU	48/49	<p><i>Amend Policy DS6 as follows:</i></p> <p>The Council will expect all new development to meet high-quality standards of design standards of design <u>standards which contribute positively to the health and well-being of occupiers residents.</u> This means that development must:</p> <ol style="list-style-type: none"> Make use of existing buildings on site wherever practicable and deliverable, unless they have a negative impact upon the streetscene; Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character;

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			<p>c) Use good quality building materials that reflect local character and vernacular <u>and are</u> sourced locally where possible;</p> <p>d) Contribute towards good health and well-being by incorporating <u>Incorporate</u> high quality, inclusive and useful open spaces; and providing high levels of residential amenity</p> <p>e) Create layouts <u>that provide safe, accessible and convenient pedestrian and cycling routes that</u> encourage walking and cycling based on Active Design principles and connect the development <u>provide connections</u> to existing walking and cycling routes where possible;</p> <p>f) Provide safe, accessible and convenient pedestrian routes <u>Not give rise to severe impacts on highway safety and/ or a severe impact on the capacity of the highway network</u> and allow for safe access and manoeuvring of refuse and recycling vehicles. <u>Should a development create such an impact then mitigation measures will be sought;</u></p> <p>g) Adopt dementia friendly design principles where possible and Take the needs of people with <u>mental and physical</u> disabilities into consideration, <u>including through adopting dementia friendly principles;</u></p> <p>h) Create opportunities for social interaction;</p> <p>i) Be built to an appropriate density that enables effective use of land whilst maintaining suitable <u>high</u> levels of amenity;</p> <p>j) Be of flexible and adaptive design <u>where appropriate;</u></p> <p>k) Incorporate measures to design out crime and reduce the fear of crime taking into consideration secured by design principles;</p> <p>l) Be laid out in a way that maximises collar gain to internal spaces to promote energy efficiency and sustainable solutions;</p> <p>m) Uses appropriate levels and types of external lighting that does not create light pollution and helps to maintain dark skies <u>in line with up to date good lighting guidance;</u></p> <p>n) Mitigates noise pollution through good layout design and appropriate screening; and</p> <p>o) Addresses land contamination and land stability issues with appropriate remediation measures;</p> <p>p) <u>Include water efficiency measures such as rainwater recycling measures, green roofs and water butts where possible and appropriate;</u> and</p> <p>q) <u>Ensure there is appropriate provision to allow residents to recycle household waste.</u></p>

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			<u>Developers must take a comprehensive and co-ordinated approach to development by respecting existing site constraints including utilities infrastructure on site.</u> Applications for major development proposals should also produce and include a Sustainable Construction Environmental Management Plan as part of their applications.
MM17	DS7PU	50	<p><i>Amend Policy DS7 as follows:</i></p> <p>Where appropriate, a high quality landscaping scheme should be submitted with all proposals for development. This should include:</p> <ul style="list-style-type: none"> – A management plan which identifies all existing trees, hedgerows, ponds and other wildlife features and demonstrates how they will be integrated within the development. Landscaping should be well assimilated into the wider surrounding landscape. – Details of the position, species and number of new trees, hedgerows and landscape features. Species used should be appropriate for the location and should be native where possible with consideration given to future growth rates and proximity to buildings. Native species should be used where possible. - Details of any trees, hedgerows and landscape features that will be lost or replaced – Details of any hard landscaping proposed including materials, levels etc. – <u>Details of future maintenance of the landscaping and replacement/ replanting should the landscaping fail.</u> <p>Ancient hedgerows or woodlands should only be removed in exceptional circumstances in accordance with the National Planning Policy Framework.</p> <p>Consideration should be given to the role landscaping can play in reducing surface water discharge, for example through the planting of trees, the use of permeable surfacing for driveways etc.</p>

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			Opportunities should be taken to connect new areas of soft landscaping to existing areas of green infrastructure networks where possible.
MM18	DS8PU	52	<p><i>Amend Policy DS8 as follows:</i></p> <p>The Council will ensure that development in the borough is not prejudiced by flood risk through <u>flood risk is reduced and mitigated in Copeland</u> the borough through:</p> <p>a) Directing development to allocated sites outside areas of flood risk where possible; <u>unless it can be demonstrated that it would provide wider sustainable benefits outweighing the flood risk and that the development would be safe for its lifetime without increasing flood risk elsewhere;</u></p> <p>b) Only permitting windfall development in areas of flood risk where applicants have carried out the flood risk sequential and exception tests to the satisfaction of the Council and appropriate mitigation is provided;</p> <p>c) Ensuring that developments on Opportunity Sites within Whitehaven are designed to address the existing levels of flood risk without increasing flood risk elsewhere;</p> <p><u>c) d)</u> Supporting measures to address the constraints of existing drainage infrastructure capacity;</p> <p><u>d) e)</u> Avoiding development in areas where the existing drainage infrastructure is inadequate; unless appropriate mitigation is provided</p> <p><u>e) f)</u> Supporting new flood defence measures to protect against both tidal and fluvial flooding in the <u>Plan area</u> borough, including appropriate land management as part of a catchment wide approach;</p> <p><u>f) g)</u> Ensuring that any development that incorporates flood mitigation strategies does not have adverse effects on water quality;</p> <p><u>g) h)</u> Requiring the provision of sustainable drainage systems where appropriate; and</p> <p><u>h) i)</u> Working with partners to manage the risks associated with coastal erosion and flooding and ensure that all new development is located outside areas identified as being at risk either now or in future revisions of the Shoreline Management Plan.</p>
MM19	DS9PU	53/54	<i>Amend Policy DS9 as follows:</i>

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			<p>Where appropriate New development must incorporate sustainable drainage systems <u>unless it can be demonstrated that this is not appropriate.</u> Drainage systems should be well designed with consideration given to the additional benefits they can provide as spaces for <u>landscape,</u> biodiversity and recreation.</p> <p>Development on Greenfield sites should seek to achieve pre-development or better levels of surface water run-off and on previously developed sites, a reduction in surface water discharge should be sought. In demonstrating a reduction clear evidence of existing connections from the site and associated rates of discharge calculations should be provided. In both cases, measures should be put in place to prevent pollution entering watercourses with surface water managed at source.</p> <p>Where identified on the local validation list, applicants should submit a Drainage Strategy that shows how foul and surface water will be effectively managed and maintained. <u>Where SuDS are being incorporated details of their long term management should be provided. This will be secured through the use of S106 agreements.</u></p> <p>Surface water should be discharged in the following order of priority:</p> <ol style="list-style-type: none"> 1. To a suitable soakaway or some other form of infiltration system 2. An attenuated discharge to a surface water body such as a watercourse giving full consideration to the catchment and sub-catchments 3. An attenuated discharge to a public surface water sewer, highway drain or another discharge system where there is clear evidence, to the satisfaction of the Council, that alternative preferred options are not available. 4. An attenuated discharge to a public combined sewer where there is clear evidence, to the satisfaction of the Council, that alternative preferred options are not available.
MM20	6.7.4	54	<p><i>Insert new paragraph after 6.7.4 as follows:</i></p> <p><u>The Council recognises that developing on brownfield land can be more costly and affect a scheme's viability. To help with this there is often support and funding available (such as Homes England's</u></p>

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			<u>Brownfield Land Fund) to support development on such challenging sites, and the Council would expect applicants to provide evidence illustrating that such opportunities have been fully pursued to ensure developments meet the policy requirements within this Local Plan.</u>
MM21	DS10PU	54/55	<p><i>Amend Policy DS10 as follows:</i></p> <p>Soils</p> <p>In order to reduce soil degradation and surface water run-off developers are required to:</p> <ul style="list-style-type: none"> • Use sustainable construction measures as set out in the Construction Code of Practice for Sustainable Use of Soils on Construction Sites; • Submit a Soil Resource Plan with applications for major development on greenfield sites; • Provide details of how any adverse impacts on the soil resource can be avoided or mitigated; and • Avoid development that results in the loss of best and most versatile agricultural land <u>or areas of deep peat</u> where possible. <p>Contamination and <u>Land Stability</u></p> <p>The Council will proactively work with developers and other partners to identify opportunities to remediate contaminated <u>and unstable</u> sites.</p> <p>Development sites likely to have caused detriment to land quality will need to be risk assessed. Some sites will be more sensitive due to the location of sensitive environmental and human health receptors e.g. flood risk areas, surface waters, vulnerable aquifers, housing, schools, hospitals, children's play areas.</p> <p>It is the developer's responsibility to secure safe development and provide the necessary information at the time of the application. The minimum information that should be provided by an applicant is the report of a Preliminary Investigation (desk study, site reconnaissance and preliminary risk assessment) or Coal Mining</p>

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			<p>Risk Assessment, where necessary. The findings of this <u>assessment should</u> determine if further investigation is needed.</p> <p>Where contamination and/or land stability issues are identified, development proposals should incorporate appropriate remediation and subsequent management measures to remove unacceptable risks. The full implementation of approved remediation measures will normally be required prior to the commencement of, or the occupation of, the proposed development of any phase.</p>
MM22	DS11	57	<p><i>Amend Policy DS11 as follows:</i></p> <p>Development proposals will only be granted planning permission where they will not give rise to unacceptable levels of air pollution. The Council will continue to monitor air quality in the <u>Copeland area</u> borough and will introduce Air Quality Management Areas as necessary.</p> <p>Applications for new or extended farming developments must include details of measures to reduce ammonia emissions where appropriate.</p>
Copeland's Economy			
MM23	E1PU	65	<p><i>Amend Policy E1 as follows:</i></p> <p>The economy of Copeland Borough will be strengthened and broadened to provide a diverse range of employment and economic opportunities that will attract new key industries and provide the flexibility to accommodate existing businesses and new initiatives by:</p> <ul style="list-style-type: none"> • Maintaining, enhancing, regenerating and where appropriate extending the employment base in our towns and settlements in accordance with the Development Strategy, and supporting the economies of our rural communities; • Developing a positive brand for the area, building on the 'Energy Coast' to attract inward investment and drive exports;

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<ul style="list-style-type: none"> • Maximising Copeland's expertise and innovation in energy, nuclear decommissioning and clean growth through innovative businesses, and supporting the clustering of such businesses; • Prioritising high-quality office provision within Whitehaven and the Key Service Centres to meet inward investment needs; • Supporting flexible workspace, collaborative spaces and touch down zones; • Creating a broader based and resilient economy, that encourages a skilled work force to remain in or relocate to Copeland the borough; • Placing digital and data at the heart of Copeland's economy; • Promoting investment in the public realm of employment sites and working with owners to achieve improvement and regeneration of appropriate sites; • Supporting the establishment and success of Small and Medium Enterprises (SMEs) with the inclusion of provision for starter units, start-up businesses, collaborative space for business to grow, live-work units on new and regenerated employment sites and offices; • Working with learning and training bodies, job centres and higher education providers to develop a skilled workforce and improve employability; • Supporting economic development associated with learning and training centres; • Helping the economy in rural areas by supporting rural enterprises and rural diversification that will encourage, tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development where appropriate
MM24	E2PU	67-69	<p><i>Amend the text for Policy E2 as follows:</i></p> <p>Proposals for employment development (i.e. B2, B8 and E(g) Uses) will be supported where they;</p> <ul style="list-style-type: none"> • Provide the type and scale of development that is appropriate for its settlement as identified in the table below; • Are located on allocated employment sites or existing employment land either through the reuse or redevelopment of existing premises and where appropriate intensification of uses; or

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>Where the following impacts occur, development will only be supported where the mitigation measures proposed are deemed by the Council to make the development acceptable.</p> <ul style="list-style-type: none"> ○ Transport impact ○ Vulnerability to flooding ○ Impact on residential amenity ○ Impact on the landscape character, settlement character ○ Impact on biodiversity ○ <u>Impact on the historic environment and heritage assets</u> <p><i>Update the 'Appropriate Type and Scale of Development' column for Sustainable Rural Villages to say:</i></p> <p>Small scale economic opportunity <u>opportunities</u> linked to <u>including:</u></p> <ul style="list-style-type: none"> ● Expansion of existing businesses ● Re-use of existing buildings ● Diversification of existing buildings that provide economic opportunity suitable to the role of a sustainable rural village <p><i>Insert new row below Sustainable Rural Villages to explain appropriate employment development in Rural Villages as follows:</i></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification		
			<table><tr><td>Rural Village</td><td>Small scale economic opportunities including:<ul style="list-style-type: none">• Expansion of existing businesses• Re-use of existing buildings• Diversification of existing buildings that provide economic opportunity suitable to the role of a Rural Village</td></tr></table>	Rural Village	Small scale economic opportunities including: <ul style="list-style-type: none">• Expansion of existing businesses• Re-use of existing buildings• Diversification of existing buildings that provide economic opportunity suitable to the role of a Rural Village
Rural Village	Small scale economic opportunities including: <ul style="list-style-type: none">• Expansion of existing businesses• Re-use of existing buildings• Diversification of existing buildings that provide economic opportunity suitable to the role of a Rural Village				
MM25	E3PU	70	<p><i>Amend Policy E3 as follows:</i></p> <p>The Westlakes Science and Technology Park will continue to be Copeland's the focus for a knowledge campus of international significance.</p> <p>Uses will be restricted to E(g) and F1 use classes, although ancillary uses may be acceptable within the boundaries of the park (e.g. a gymnasium, café, crèche) to support the effective functioning of the Science Park and its employees, where a need can be demonstrated to the satisfaction of the Council.</p> <p>Proposals should be in accordance with policies in the development plan and the Council will work with the site's owners to produce a Masterplan for Westlakes to inform its future development.</p>		
MM26	7.7.9	71/72	<p><i>Amend paragraph 7.7.9 as follows:</i></p> <p>It is expected that Development will be directed towards the Leconfield Industrial Estate in the first instance, as it is the established employment area. <u>This approach satisfies the requirements of</u> and to meet paragraph 119 of the NPPF which promotes <u>requires</u> the <u>maximal</u> use of previously developed land. <u>However,</u> it is also recognised however, that the Leconfield Industrial Estate <u>will fill up over time and, as such, the remaining</u></p>		

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<u>plots may become increasingly unsuitable for certain uses and business requirements that support the ISH concept. May not be suitable for a particular use, such as student accommodation, will fill up over time and may not be able to meet the requirements of the business seeking to locate there. In such situations, it may be necessary to allow development in the Associated Growth Areas before the existing employment allocation is fully built out.</u>
MM27	E4PU	73/74	<p><i>Amend Policy E4 as follows:</i></p> <p>Leconfield Industrial Estate and Associated Growth Areas will be redeveloped to create the Cleator Moor Innovation Quarter as the location to attract new businesses and investment, develop new markets and increase collaboration and economic clustering. The boundary of the Leconfield Industrial Estate and future Associated Growth Areas are outlined in Figure 7.</p> <p>Existing Leconfield Industrial Estate (Area 1)</p> <p>The primary uses on the Cleator Moor Innovation Quarter development will be limited to Use Class B2, Use Class B8 and Use Class E(g) only.</p> <p>Community infrastructure, community facilities and ancillary uses to support to the primary uses on the development will be supported within a single building or small cluster of buildings within the development to act as a focal point for the development and local community. This could include uses such as café/restaurant, meeting spaces and education/training spaces (i.e. Use Classes E(b), E(d), E(f), F1(a) and F1(e).</p> <p>Any development will be required to demonstrate how it retains and where possible enhances existing connections and linkages through the site and to the wider settlement of Cleator Moor.</p> <p>Associated Growth Areas (Areas 2 and 3)</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>It is expected that development will initially be focussed on the existing Leconfield Industrial Estate <u>will be fully redeveloped before the Associated Growth Areas are considered for development.</u> However, the development of the Associated Growth Areas, as an extension of the Cleator Moor Innovation Quarter, will <u>only</u> be supported when <u>it has been demonstrated that the proposal would satisfy the iSH concept of creating a business cluster through collaboration, innovation, and diversification, across the Cumbrian nuclear and engineering sectors and</u> one of the following can be demonstrated:</p> <ul style="list-style-type: none"> • The Leconfield Industrial Estate has been fully redeveloped; or • It can be demonstrated that The requirements of the businesses seeking to occupy the Cleator Moor Innovation Quarter cannot be met on the Existing Leconfield Industrial Estate <u>(for example, due to the use proposed or the size of the remaining plots/land being too small).</u> <p>The primary uses on Growth Area 2 will be limited to Use Class E(g) and student accommodation linked to the site.</p> <p>The primary uses on Growth Area 3 will be limited to Use Class B2, Use Class B8 and Use Class E(g) only.</p> <p>Any development will be required to demonstrate how it links to the redevelopment of the existing Leconfield Industrial Estate and retains and where possible enhances existing connections to the wider settlement of Cleator Moor.</p> <p>Development will be required to be brought forward in accordance with an approved masterplan</p>

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MM28	E5PU	75/76	<p>Add Site reference number and ELAS reference number to the Employment Allocations, and amend Undeveloped Allocation areas as follows:</p> <table><tr><th>Site</th><th>Site Ref</th><th>ELAS Ref</th><th>Total Site Size (Approx)</th><th>Undeveloped Allocation (Gross Area)</th></tr><tr><td>Whitehaven Commercial Park, Moresby Parks</td><td>ES3</td><td>E2</td><td>17.5ha</td><td>11.0ha</td></tr><tr><td>Sneckyeat Rd, Whitehaven</td><td>ES4</td><td>E4</td><td>4.9ha</td><td>0.35ha1.1ha</td></tr><tr><td>Haig Business Park, Whitehaven</td><td>ES5</td><td>E3</td><td>2.6ha</td><td>0</td></tr><tr><td>Red Lonning, Whitehaven</td><td>ES6</td><td>WH021</td><td>1.8ha</td><td>0.6ha</td></tr><tr><td>Bridge End, Egremont</td><td>ES7</td><td>E9</td><td>12.5ha</td><td>5.0ha</td></tr><tr><td>Devonshire Rd, Millom</td><td>ES13</td><td>E21</td><td>5.9ha</td><td>1.3ha</td></tr><tr><td>Mainsgate Rd, Millom</td><td>ES12</td><td>ELA5</td><td>3.4ha</td><td>1.0ha1.5ha</td></tr><tr><td>Furnace Row, Distington</td><td>ES8</td><td>ELA2</td><td>3.1ha</td><td>3.1ha</td></tr><tr><td>Frizington Rd, Frizington</td><td>ES9</td><td>E17</td><td>1.6ha</td><td>0.8ha</td></tr><tr><td>Haverigg Industrial Estate, Haverigg</td><td>ES11</td><td>ELA5</td><td>2.6ha</td><td>0</td></tr><tr><td>Seascale Rural Workshops</td><td>ES14</td><td>E21</td><td>1.4ha</td><td>0.7ha</td></tr><tr><td>Energy Coast Business Park, Haile</td><td>ES10</td><td>N/A</td><td>3.6ha</td><td>0</td></tr></table>	Site	Site Ref	ELAS Ref	Total Site Size (Approx)	Undeveloped Allocation (Gross Area)	Whitehaven Commercial Park, Moresby Parks	ES3	E2	17.5ha	11.0ha	Sneckyeat Rd, Whitehaven	ES4	E4	4.9ha	0.35ha 1.1ha	Haig Business Park, Whitehaven	ES5	E3	2.6ha	0	Red Lonning, Whitehaven	ES6	WH021	1.8ha	0.6ha	Bridge End, Egremont	ES7	E9	12.5ha	5.0ha	Devonshire Rd, Millom	ES13	E21	5.9ha	1.3ha	Mainsgate Rd, Millom	ES12	ELA5	3.4ha	1.0ha 1.5ha	Furnace Row, Distington	ES8	ELA2	3.1ha	3.1ha	Frizington Rd, Frizington	ES9	E17	1.6ha	0.8ha	Haverigg Industrial Estate, Haverigg	ES11	ELA5	2.6ha	0	Seascale Rural Workshops	ES14	E21	1.4ha	0.7ha	Energy Coast Business Park, Haile	ES10	N/A	3.6ha	0
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MM29	E7PU	77	Amend Policy E7 as follows:																																																																	

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>Employment sites will be retained and safeguarded to ensure the Council's Vision and Prospectus for Growth will be achieved. The need for employment land requirement of such sites will be monitored over the plan period and <u>sites will be considered for alternative uses</u>, or deallocated where there is clear evidence that <u>they the site is are no longer required for use class E(g), B2 and B8 employment for use class to support the local economy. In cases of significant change of use, this process should be conducted through a Local Plan Review."</u>.</p> <p>Where proposals are submitted for non-E(g), B2 and B8' use classes on employment sites, regard will be given to the following:</p> <ul style="list-style-type: none"> • The proposal meets an identified need and to what extent; • The lack of suitable, alternative sites being available to meet that need; • The supply of employment sites • The need to safeguard the integrity of neighbouring uses, including their continued use for employment purposes. • The impact on the function of the remaining employment land, in meeting the future needs in the <u>Plan area borough</u>. • The need to protect and enhance the vitality and viability of town centres. • Suitable marketing exercise has been carried out for 12 months <p>Where sites are released to non -employment use consideration should be given to any significant benefits to the local area that would result from its proposed future use.</p>
Rural Economy			
MM30	RE1PU	80	<p><i>Amend Policy RE1 as follows:</i></p> <p>New agricultural buildings requiring planning permission will be supported where:</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>a) A demonstrable clear need to the building in relation to the functional operations of the agricultural business is demonstrated;</p> <p>b) The building is located within or adjacent to the existing farm complex unless justification for an alternative location is demonstrated;</p> <p>c) The building is of a scale, form and design which is appropriate to the location and will not result in adverse visual impacts, or unacceptable adverse harm to the landscape character or heritage assets;</p> <p>d) The building will not adversely impact upon the amenity of nearby residential properties; and</p> <p>e) The building implements measures to reduce ammonia emissions arising from farming practices where possible.</p>
MM31	RE2PU	81/82	<p><i>Amend Policy RE2 as follows:</i></p> <p>Development proposals for equestrian related development will only be supported, where biodiversity conservation interest would not be harmed as a result, subject to the following provisions.</p> <p><u>Commercial equestrian development:</u> Development of facilities related to the keeping of horses on a commercial basis will be supported in principle where:</p> <ol style="list-style-type: none"> They are located on the edge of Principal Town, Key Service Centres, or Local Service Centres, in locations where there is adequate road and servicing infrastructure; and Applicants can demonstrate the re-use of existing buildings on site for related equestrian use is not appropriate before new or replacement buildings are considered. <p>Domestic Equestrian Development: Development of facilities related to the keeping of horses on a non-commercial basis will only be supported where:</p> <ul style="list-style-type: none"> The proposal reuses an existing building; or It is well related to existing buildings and structures and

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<ul style="list-style-type: none"> • They satisfactorily relate to existing vehicular access and bridleways. <p>Where this is not practical or appropriate, buildings in open countryside locations will only be permitted where they are demonstrably necessary for and designed for welfare reasons.</p> <p>All development must be of a scale, form and design appropriate to the location and will not result in adverse visual impacts or unacceptable adverse harm to the landscape character the landscape character Or heritage assets. Permeable surfacing should be used where possible to reduce surface water run-off</p> <p>Where necessary, appropriate planning conditions will be imposed to restrict external storage and the installation of associated equipment to help protect the landscape and natural environment.</p>
MM32	RE3PU	82	<p><i>Amend Policy RE3 as follows:</i></p> <p>The conversion and re-use of buildings in the open countryside for commercial or community use will be supported where:</p> <ol style="list-style-type: none"> a) The building is redundant or disused, is of a traditional design and construction and the proposal would not have an adverse effect on the historic environment, the character of the local landscape or its setting; b) The building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction; c) The development conserves the essential character of the buildings and enhances the immediate surroundings; d) Safe road access is in place or can be created without damaging the rural character of the surrounding area; e) The proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts; and

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			<p>f) Conversion would not have a significant negative impact on the natural environment and appropriate <u>ecological</u> surveys are carried out where necessary.</p> <p>When granting permission under this policy the Council will remove permitted development rights where necessary to protect the character of the building and landscape.</p>
Low Carbon and Renewable Energy			
MM33	CC1PU	85/86	<p><i>Amend Policy CC1 as follows:</i></p> <p>The Council is committed to supporting the transition to a carbon neutral future and will seek to maximise the renewable and carbon neutral energy generated in the <u>Plan area</u> borough where this energy generation is compatible with other sustainability objectives.</p> <p>The Council will support proposals for large scale renewable and carbon neutral energy schemes and other large scale energy developments, including (but not limited to) Ssolar farms, Ggeothermal, Llow-carbon and Ddecarbonisation, Hhydrogen to Electricity energy <u>plants and battery stores.</u> The following impacts, caused by siting, scale or design, should be avoided where possible and should be considered individually and cumulatively. <u>Careful consideration should be given to siting, scale and design of the development and associated infrastructure to avoid individual and/or cumulative impacts on the following:</u></p> <ul style="list-style-type: none"> • Landscape character, including Historic Landscape Character • Residential amenity • Visual amenity • Biodiversity • Geodiversity • Flood risk • Townscape • Coastal change • Heritage assets and their setting, <u>including the St Bees and Whitehaven Heritage Coast.</u>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<ul style="list-style-type: none"> • Highway safety • Aviation and defence navigation systems/communication • The amenities of sensitive neighbouring uses (including by virtue of noise, dust, odour, air quality, traffic, glare or visual impact) • <u>The Outstanding Universal Value of the English Lake District and the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Sites</u> • <u>Water resources and water quality (including catchment land for public water supply purposes)</u> <p>Where proposals would result in significant adverse effects on the above, proposals will only be accepted where this harm <u>is</u> outweighed by the wider environmental, economic, social and community benefits and in the case of the historic environment balanced against public benefit as per national policy. Where harm is unavoidable, the planning application must include details of mitigation measures proposed in order to overcome or reduce such harm.</p> <p>Proposals will only be considered suitable where it can be demonstrated that the planning impacts identified by local communities during consultation have been fully addressed <u>taken into account</u>.</p> <p>Where renewable energy installations become non-operational for a period in excess of 6 months, the facility must be removed and the site fully restored to its original condition within one year. Additionally, a detailed plan that sets out how any impacts will be managed during construction and restoration must be submitted to the satisfaction of the Council.</p>
MM34	CC2PU	87/88	<p><i>Amend Policy CC2 as follows:</i></p> <p>Large Turbines Wind turbines 50m in height or over must be located in an Area Suitable for Wind Energy as shown on the Local Plan Proposals Map, unless the proposal is for the repowering of existing turbines or windfarms or is for a proposal to extend the life of an existing turbine.</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>All Turbines</p> <p>The following impacts, caused by siting, scale or design, should be avoided where possible and should be considered individually and cumulatively... <u>Careful consideration should be given to siting, scale and design of wind energy developments and associated infrastructure to avoid individual and/or cumulative impacts on the following:</u></p> <ul style="list-style-type: none"> • Landscape character including Historic landscape character • Residential amenity • Visual amenity and sensitive • Biodiversity • Geodiversity • Flood risk • Townscape • Coastal change • Heritage assets and their setting <u>including the St Bees and Whitehaven Heritage Coast</u> • Highway safety • Aviation and defence navigation systems/communication • The amenities of sensitive neighbouring uses (including by virtue of noise, dust, odour, shadow flicker, air quality, traffic, visual impact or glare) • <u>The Outstanding Universal Value of the English Lake District and the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Sites</u> • <u>Water resources and water quality (including catchment land for public water supply purposes)</u> <p>Where proposals would result in significant adverse effects, proposals will only be accepted where this is outweighed by the wider environmental, economic, social and community benefits and in the case of the historic environment balanced against public benefit as per national policy. Where harm is unavoidable, the planning application must include details of mitigation measures proposed in order to overcome or reduce such harm.</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>Proposals will only be considered suitable where it can be demonstrated that the planning impacts identified by local communities during consultation have been fully addressed <u>taken account of.</u></p> <p>Where turbines become non-operational for a period in excess of 6 months, the facility must be removed and the site will be fully restored to its original condition within 12 months. A detailed plan that sets out how any impacts will be managed during construction and restoration must be submitted to the satisfaction of the Council.</p> <p>Proposals for the re-powering of turbines in areas which are identified as unsuitable in principle could potentially be permitted where the impacts of such development, including cumulative effect, are considered acceptable. This will be assessed on a case by-case basis.</p>
Nuclear Development			
MM35	10.9.1	95	<p><i>Insert additional text after paragraph 10.9.1 as follows:</i></p> <p><u>10.9.2 Planning Obligations will be secured where they are reasonable, necessary and directly related to the development.</u></p> <p><u>10.9.3 Nuclear sector related development often provides community benefits by assisting the achievement of local economic, social and environmental strategies and priorities. Such benefits are not a material planning consideration in the determination of applications. It is noted that Sellafield Ltd and the NDA separately support social strategies when discharging obligations under Section 7 of the Energy Act 2004.</u></p>
MM36	NU1PU	96	<p><i>Amend Policy NU1 as follows:</i></p> <p>The Council will support and encourage the development of the nuclear sector, including new nuclear missions, within Copeland where the following criteria are met:</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>a) Proposals will be are in accordance with relevant National Policy and Government Guidance;</p> <p>b) Proposals, where appropriate, will make a demonstrable positive contribution to the development and deployment of low carbon energy technologies to help deliver a net zero carbon future.</p> <p>Proposals for new nuclear build and associated infrastructure, including small modular reactors (SMR), advanced modular reactors (AMR) technologies will be assessed against criteria a) and b) above.</p> <p>Proposals that deliver the Sellafield mission and the NDA's mission will be supported where they meet the criteria in Policy NU4PU.</p> <p>The Council will work proactively with Cumbria County Council and Sellafield site operators in the development and management of nuclear and associated facilities/infrastructure.</p> <p>In applying this policy the Council will expect the benefits of all nuclear sector-related development in Copeland the Borough to outweigh the disbenefits, encouraging developers to assist with the achievement of make a proportionate and meaningful contribution to local economic, social and environmental strategies/priorities.</p>
MM37	10.11.1	98	<p>Amend paragraph 10.11.1 as follows:</p> <p>It is recognised that there are a broad range of activities related to the nuclear sector, not all of which are directly nuclear development; for example activities {such as contractors` accommodation and laydown/ storage facilities}. Such supporting activities are often required to enable the delivery of major new nuclear projects and Nationally Significant Infrastructure Projects such as those identified in Table 10 and may also support work of the nuclear sector to be carried out including development projects on the Sellafield site. Policy NU3PU seeks to enable this as well as other general nuclear development.</p>

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MM38	New paragraphs following 10.11.1	98	<p><i>Insert additional text after paragraph 10.11.1 as follows:</i></p> <p><u>10.11.2 It should be noted that any development relating solely to the Sellafield site, on- or off-site, will be considered using the criteria in Policy NU4.</u></p> <p><u>10.11.3 Pre-application advice should be sought with the Council at an early stage of the proposal's development.</u></p>
MM39	NU3PU	98/99	<p><i>Amend Policy NU3 as follows:</i></p> <p>The Council will support nuclear energy sector projects development and associated infrastructure projects by working with potential developers to identify suitable sites for a range of nuclear related support activities including, supply chain operations, research and development, worker accommodation and other relevant uses. The development of such sites will be supported where the following criteria are met:</p> <ul style="list-style-type: none"> a) The development is sited on a designated employment sites or on a suitable site within <u>an identified settlement boundaries</u>. or otherwise be accompanied by a justifiable exceptional need case; <u>Development proposed which is not in these locations should be accompanied by a justification setting out why it is essential for the development to be on that particular site and why employment sites and available sites within settlements are not suitable;</u> b) Any new energy infrastructure <u>The proposal</u> will minimise potential impacts on <u>Copeland's</u> the borough's landscape and natural environment, and the health and amenity of its community and visitors; c) Sites <u>The proposal</u> must be located, developed and designed, to minimise any adverse impacts. And where relevant must be capable of leaving a positive legacy for the borough and its communities. <p>Pre application advice should be sought with the Council at an early stage of the proposal's development.</p>

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			Where relevant, proposals should be developed in consultation with the community and other key stakeholders.
MM40	10.12.3	99	<p><i>Insert additional text after paragraph 10.12.3 as follows:</i></p> <p><u>10.12.4 Policy NU4 relates to development both inside and outside of the defined Sellafield site boundary as identified on the proposals map.</u></p> <p><u>10.12.5 The unique considerations of the Sellafield mission, regarding safety, security, and other regulatory requirements, entail that certain policies (such as landscaping) may not be appropriate for all developments within the site. However, the development plan will be the starting point when determining a planning application.</u></p>
MM41	NU4PU	100	<p><i>Amend Policy NU4 as follows:</i></p> <p>Policy NU4: Nuclear <u>and Associated</u> Development at Sellafield</p> <p>The Council's approach to dealing with proposals for nuclear development including those related to decommissioning, site remediation and radioactive material management in <u>Copeland the Borough</u> is to work with operators of the facilities at the Sellafield licensed nuclear site and Cumbria County Council to ensure that:</p> <p>a) All nuclear development (other than monitoring, maintenance and investigatory work necessarily done off-site) <u>and any associated development and enabling works requiring planning permission</u> shall be sited within the existing Sellafield site boundary unless Criterion b) applies.</p> <p>b) Where any proposed development is <u>proposed</u> outside the Sellafield site it shall be sited on a designated employment site or on suitable sites within <u>an identified</u> settlement <u>boundary</u> boundaries in accordance with the principles set out in Policies DS3PO and DS4PO, exceptional need case⁴³. <u>Development proposed outside the Sellafield site and not within these locations should be accompanied by a justification setting out why it</u></p>

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			<p><u>is essential for the development to be on that particular site and why employment sites or available sites within Sellafield and settlements are not suitable.</u></p> <p>c) With the exception of irradiated fuel and nuclear materials, no radioactive material is imported for treatment or storage on the Sellafield licensed site unless the proposal represents the best practical environmental option and is an interim proposal pending agreement on a national disposal route.</p> <p>d) c) c) Proposals for any new development include long term management plans setting out how operations will be co-ordinated to minimise any harmful effects and mitigate or compensate for physical environmental impacts.</p> <p>e) d) d) Proposals include provision for necessary adequate infrastructure to support the new development.</p> <p>f) e) e) Proposals include measures to adequately mitigate any adverse effects of the proposed development, and enhancement of the site where possible.</p> <p>g) Proposals shall include measures for carbon offsetting via off site / other agreed compensatory means where it has been demonstrated that they cannot be achieved on site.</p>
MM42	Footnote 43	100	<p><i>Delete Footnote 43:</i></p> <p>⁴³ A development proposal which is supported by a statement outlining the special 'site specific' circumstances that demonstrate the need / reason for that development on planning grounds to be on that particular site (as opposed to elsewhere) and which justify the proposal in that location as an exception to established planning policies</p>
MM43	Section 10.13	101	<p><i>Delete supporting text as follows:</i></p> <p style="text-align: center;">Nuclear Demolition</p> <p>10.13.1 Under the planning legislation, demolition is classed as development for which prior notification is required which controls the method of demolition and restoration (not the principle), which have to be satisfactory. The purpose of this control is to give Local Planning Authorities the opportunity to</p>

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			<p>regulate the details of demolition in order to minimise the potential impact of that activity on local amenity.</p> <p>10.13.2 On the Sellafield site the methods of demolition are stringently controlled. The majority of the cleared sites are identified for immediate re-use as they are often earmarked for further development as land on site is such a premium. Alternatively, they may also be required for interim purposes such as contractors' laydown areas.</p> <p>10.13.3 There is an active programme of demolition on the Sellafield site as part of site decommissioning and remediation. Approximately 500 buildings/ structures are identified for demolition by 2040 which will free up much valuable land resource on the site and from 2033 the rate of demolition is expected to increase significantly which will involve buildings within the Separation Area. As part of the strategy for supporting the development of the nuclear sector in Policy NU1PU and the wider spatial principles, Policy NU5PU sets out the detailed considerations for proposals for demolition and development related to the nuclear sector.</p>
MM44	NU5PU	101	<p>Delete Policy NU5PU in its entirety:</p> <p>Policy NU5PU: Nuclear demolition</p> <p>Demolition of buildings or structures on the Sellafield site shall conform to the following principles:</p> <ol style="list-style-type: none"> 1) Demonstrate an acceptable method of demolition. 2) Provide full details of a programme of restoration of the site and /or redevelopment. 3) Shall not adversely affect any ecological assets unless it can be demonstrated that appropriate mitigation or compensation (on or off site) can be provided. 4) Shall not give rise to other adverse impacts unless it can be demonstrated that they can be adequately mitigated.

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MM45	R1PU		<p>The Council will seek to enhance the vitality and viability of town centres and villages identified in the settlement hierarchy by working with partners and applicants to:</p> <ul style="list-style-type: none"> • Support a network of healthy, vibrant and resilient town centres, comprised of a diverse range of retail, residential, leisure and other main town centre uses, that can effectively respond to change • Support regeneration projects, refurbishment of buildings and public realm improvements within the retail hierarchy • Ensure the needs for retail and other main town centre uses are met in full. Ensuring that, taking account of commitments as of 1st April 2021, sufficient provision has been made to meet the forecast convenience retail capacity within <u>Copeland</u> the borough up to 2038 • Ensure that proposals for new development are consistent in terms of scale and function with the size and role of the centre • Support the development of stores for the sale of comparison goods and town centre leisure development within identified opportunity sites where the impact threshold and sequential test is met • Encourage new national retailers to relocate to Copeland's towns, and support and enhance the independent offer. • Broaden the offer of Copeland's town centres to increase footfall, and encourage extended lengths of stay, for both the daytime and evening economy. • Support proposals for improved digital connectivity and transport improvements in and around the town centre boundaries • Support proposals for new and improved public realm, including public open space, landscaping and other outdoor community areas <p>The extents of Town centre boundaries are defined at Appendix B.</p>

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MM46	R2PU	108	The Borough Council will support retail, residential, leisure and other main town centre development where it is appropriate to its role, function and position within the settlement hierarchy as set out in the following table:
MM47	R3PU	109/110	<p><i>Amend Policy R3 as follows:</i></p> <p>Development that supports the role of Whitehaven Town Centre as the Principal Town will be encouraged and supported where it:</p> <ul style="list-style-type: none"> • Appropriately reflects the Whitehaven Town Centre boundary and Primary Shopping Area in line with the approach set out in Policy R6PU • Accords with the Whitehaven Town Centre and Harbourside Supplementary Planning Document <u>or any document that supersedes it;</u> • Encourages evening and night time uses that contribute to the vibrancy, inclusiveness and economic vitality of the centre; • Provides Commercial office space in Whitehaven; • Builds upon the leisure offer to maximise the location of Whitehaven as a destination within the Lake District Coastal Area; • Provides improvements to public realm, shop front aesthetics, linkages and signage; • Improves the aesthetics of shop frontages and/or historic attributes <u>where appropriate;</u> • Improves pedestrian movement, connectivity and safety throughout the town centre and in particular from King Street to the harbour areas; • Provides retail, leisure and main town centre frontage along the harbour; • Provides improved and new public green space and landscaping; • Enhances the gateway sites and approaches into the town centre; • Diversifies the range of residential accommodation in the town centre, including the re-use of vacant floors over shops;

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			<ul style="list-style-type: none"> • Maintains high standards of design that conserves and enhances elements contributing to the significance of Whitehaven Town Centre and High Street Conservation Area, including principles set out within the Conservation Area Appraisal and Conservation Area Management Plan; • Strengthens the historic attributes of the town centre; • Incorporates the strategic redevelopment schemes set out in the Whitehaven Masterplan <p>Development on Opportunity and regeneration sites will be encouraged where proposals meet the requirements of the sequential test and impact threshold.</p>
MM48	R4PU	114	<p><i>Amend Policy R4 as follows:</i></p> <p>Development that supports the roles of Cleator Moor, Egremont and Millom as the Key Service Centres, strengthens and diversifies their offer and improves vitality and viability will be encouraged, particularly where it:</p> <ul style="list-style-type: none"> a) Is located within the Town Centre boundaries of the Key Service Centres (Appendix B); b) Builds upon and addresses the strengths, opportunities and challenges associated with each town, as set out in Table 11; c) Provides convenience and comparison shopping, or range of other services, including leisure provision to serve the settlement and surrounding communities; d) Encourages evening and night time uses that contribute to the vibrancy, inclusiveness and economic vitality of the centres; e) Diversifies the range of residential accommodation in the key service centres, including the re-use of vacant floors over shops; f) Strengthens and diversifies the towns offer; g) Provides improvements to public realm and signage, <u>including through the provision of public greenspace and landscaping where appropriate;</u> h) Provides enhanced connectivity and town centre coherence, including providing active travel links to public transport hubs;

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			<ul style="list-style-type: none"> i) Provides or enhances car parking provision where appropriate; j) Promotes the reuse of Brownfield Land; k) Results in the repair and renovation of derelict and historic buildings, particularly where they form part of a gateway into the town centre; l) Protects and enhance the special character and appearance of Conservation Areas within town centres designated for their special architectural or historic interest.
MM49	R5PU	115/116	<p><i>Amend Policy R5 as follows:</i></p> <p><u>Local Service Centres, Sustainable Villages and Rural Villages</u> Development will be encouraged where it provides small scale retail and service provision that will support and strengthen sustainability and local community viability and is appropriate in scale to its location. Strong emphasis will be placed on the retention of existing provision.</p> <p><u>Open Countryside</u> Small scale farm diversification and retail and leisure schemes of 150sqm or less <u>located in out of centre locations</u> will be considered where:</p> <ul style="list-style-type: none"> a) The development respects the character of its setting and the countryside. b) The development would not lead to unacceptable harm to biodiversity assets <u>or heritage assets.</u> c) It can be robustly justified that there is need for an open countryside location. <p><u>Loss of retail and services in rural settlements</u></p> <p>The loss of existing village shops, post offices and public houses through new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that:</p>

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			<p>a) Its continued use as a village shop, post office or public house is no longer feasible, having had regard to appropriate marketing (over twelve months and at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier. <u>Applicants must demonstrate that full consideration has been given to any opportunities available to retain the existing use as part of a shared/combined service in order to improve viability</u>; or</p> <p>b) Sufficient alternative provision is, or will be as part of the proposal, made elsewhere which is equally accessible and of the same quality or better than the facility being lost.</p>
MM50	R6PU	116/117	<p><i>Amend Policy R6 as follows:</i></p> <p>Whitehaven Primary Shopping Area is the focus for retail use in Copeland. To support and promote the vitality and viability of the centre, proposals for other main town uses (i.e. non E (a)) will be supported within the defined primary shopping area where:</p> <p>a) The proposal complements the retail function and makes a positive contribution to the vitality, viability and diversity of the town centre, in terms of maintaining well designed active, continuous frontages, appropriate signage and hours of opening; and</p> <p>b) The proposal would not give rise either alone or cumulatively, to a detrimental effect on the character and amenity of the primary shopping area, or cause an unacceptable harm to the amenity of town centre residents; and</p> <p>c) Ground floor proposals for Hot Food Takeaways will not lead to more than two such uses adjoining each other.;and.</p>
MM51	R7PU	118	<p><i>Amend Policy R7 as follows:</i></p> <p>Where an application is for a main town centre use which is neither in a town centre nor in accordance with the Development Plan, applicants must submit details to demonstrate that they have carried out a sequential test to the satisfaction of the Council in accordance with national policy. Locations within a town centre must</p>

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			<p>be considered first, followed by edge of centre sites and only if no suitable sites are available will an out-of-town location be supported.</p> <p><u>The defined centre for retail purposes is taken to be the defined Primary Shopping Area and for all other main town centre uses, the defined Town Centre Boundary. As such, for retail purposes, edge of centre locations are those well connected to, and up to 300 metres from the Primary Shopping Area. For all other main town centre uses, edge of centre locations are those well connected to, and up to 300 metres from the Town Centre Boundary. For office development, this includes locations outside of the town centre but within 500 metres of a public transport interchange.</u></p> <p><u>The sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.'</u></p> <p>In the exceptional cases where new retail development will be supported in out of town locations, where the sequential test has been satisfied, the development must:</p> <ul style="list-style-type: none"> • Avoid or mitigate against harm to the natural environment, including biodiversity assets • Consider and respect the existing landscape and built environment • Ensure that the highway network is capable of supporting additional traffic linked to the use <p>This policy does not apply to small scale rural development such as offices although it can be applied to proposals to create new unrestricted retail floorspace through conversion or the removal of restrictive goods conditions.</p>
MM52	R8PU	119	<p><i>Amend Policy R8 as follows:</i></p> <p>An Impact Assessment must be submitted where retail or leisure development is proposed outside of a defined centre and the proposed floorspace is equal to or above the following levels. This applies to new</p>

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			<p>retail and leisure developments, those creating retail or leisure mezzanine floorspace and proposals that seek to vary of restrictive conditions.</p> <p>• Whitehaven Town Centre and borough wide (excluding the below) – 500sqm (gross) • Within 800m of the respective Key Service Centre town centre boundary – 300sqm (gross)</p> <p><u>Retail Development</u></p> <ul style="list-style-type: none"> • <u>Within 800m of Whitehaven Primary Shopping Area – 500 sq. m (gross)</u> • <u>Within 800m of the respective Key Service Centre town centre boundary – 300 sq. m (gross)</u> • <u>In all other locations including Local Service Centres, Sustainable Rural Villages, Rural Villages – 150sq.m (gross)</u> <p><u>Leisure Development</u></p> <ul style="list-style-type: none"> • <u>Within 800m of Whitehaven Town Centre – 500sq.m (gross)</u> • <u>Within 800m of the respective Key Service Centre town centre boundary – 300sq.m (gross)</u> • <u>In all other locations including Local Service Centres, Sustainable Rural Villages, Rural Villages – 150sq.m (gross)</u> <p><u>For retail uses on the edge of Whitehaven, the defined centre will be the Primary Shopping Area. In all other areas, and for all other main town centre uses, the defined centre will be the closest town centre boundary.</u></p> <p>The Assessment must be proportionate and appropriate to the scale and type of retail or leisure floorspace proposed. The assessment should accord with national planning policy and the scope should be agreed between the applicant and Council prior to submission where possible.</p>

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MM53	R10	120	<p>To protect public health and safety interests, local and residential amenity highways safety, and support the economic and social vitality and viability of <u>Copeland's</u> the borough's communities, hot food takeaways will be permitted where:</p> <ul style="list-style-type: none"> a) The proposal would not give rise to unacceptable environmental effects (related to matters including odour, fumes, filtration, noise and waste) which cannot be overcome; and b) The amenity of neighbouring uses and the character and appearance of the environment is not adversely affected; and c) It does not negatively affect the road safety in the local area. <p>Where external works are required that are necessary to the function of the takeaway including ventilation, cooling and filtration systems details should be submitted with the proposal and will be assessed and determined as part of the planning application.</p> <p>Appropriate conditions may be attached to planning permission to secure any other necessary mitigation measures having regard to surrounding uses including accessibility and proximity to sensitive uses including schools, character of the area and potential nuisance disturbances to residential areas, other uses and public health and safety interests.</p>
Tourism			
MM54	T1PU	127	<p><i>Amend Policy T1 as follows:</i></p> <p>The Local Plan <u>will</u> supports the creation, enhancement and expansion of tourist attractions, new build visitor accommodation, and infrastructure in <u>locations consistent</u> line with the settlement hierarchy.</p> <p>All tourism development must be of an appropriate scale, located where the environment and infrastructure can accommodate the visitor impact, and where it does not result in unacceptable harm to environmental assets <u>(including landscapes, heritage assets and biodiversity)</u> or the character of the area.</p>

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			<p>Proposals for tourism development outside of defined settlements will be supported where:</p> <ul style="list-style-type: none"> • The proposal is for a specific activity or function that requires such a location; that cannot be accommodated for within the Principal Town, Key Service Centres or Local Service Centres; or • The proposal enhances Copeland's the borough's existing place bound assets; or • The proposal is for the change of use, or diversification of an existing building, to provide overnight or longer stay visitor accommodation; or • The proposal is for a farm diversification scheme in a rural area that will provide or enhance tourist provision.
MM55	T2PU	128	<p><i>Amend Policy T2 as follows:</i></p> <p>Policy T2PU: Tourism Coastal Development along the Developed Coast</p> <p>Opportunities for tourist development in close proximity to the coastline (with the exception of areas designated as undeveloped coast) of an appropriate type and scale will be supported in principle where the proposal:</p> <ul style="list-style-type: none"> a) The proposal provides Provides improved accessibility to the coastal walkways and cycle routes; or b) The proposal improves Improves the quality and range of holiday accommodation including overnight tourist provision; or c) Gateways and/or hubs are enhanced or created Creates or enhances gateways and/or hubs; or d) Opportunities are provided to enhance Enhances the offer for both onshore and offshore visitors at Whitehaven Harbour including provision for the docking of cruise ships; e) The proposal provides Provides opportunities to enhance the tourism offer in south Copeland, or f) The proposal provides enhancement to the Lake District Coast

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			In all circumstances development should be of an appropriate scale, located where the environment and infrastructure can accommodate the visitor impact, and where it does not result in unacceptable harm to environmental assets including landscapes, heritage assets and biodiversity . All development should ensure local landscape character is maintained and avoid detrimental impacts on setting of Heritage Coast
MM56	12.5.1	128	<p><i>Insert the following additional text at the end of paragraph 12.5.1:</i></p> <p>Policy T3PU sets out a detailed approach for assessing proposals for the provision and enhancement caravan and camping sites. The development of caravan and camping sites has the potential to enhance the borough's overnight and longer stay tourism offer. Policy T3PU provides the relevant development management principles. <u>In the interests of sustainability, such development should be located within or adjacent to a settlement or be connected to an existing rural business within the open countryside.</u></p>
MM57	T3PU	129	<p><i>Amend Policy T3 as follows:</i></p> <p>Proposals for new static, touring caravan, and camping sites will be supported for short term (28 day) holiday letting where:</p> <ul style="list-style-type: none"> a) The site is sustainably located within or adjacent to a settlement identified within the Settlement Hierarchy; or b) Where the proposal is to support the diversification of agricultural or other land based rural businesses and public houses or drinking establishments, and it is demonstrated that the development will make an ongoing contribution to sustain the long-term future of the business that is diversifying. <p>Proposals for intensifications within, or extensions to existing caravan or camping sites for short term holiday letting will be supported where the proposed development area is located on, or immediately adjacent to existing sites.</p>

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			<p>Proposals for both new sites and intensifications within and extensions to existing sites, shall:</p> <ul style="list-style-type: none"> i. Be of a scale and design appropriate to the locality; ii. Not result in unacceptable adverse impacts upon landscape character or result in unacceptable visual harm; iii. <u>Not result in unacceptable harm to heritage or biodiversity assets</u> iv. Be effectively screened by existing landform, trees or planting <u>where possible and appropriate</u>; and, v. Not give rise to unacceptable impacts on the highway network or highway safety. <p>Proposals for year-round use or occupancy of caravan and camping sites <u>as short term lets</u> will <u>only</u> be supported where they will not materially affect the character, appearance and amenity of the locality.</p> <p>Planning conditions will be utilised to restrict the use of the accommodation to short term holiday letting and prevent occupation as a primary or main residence.</p>
Housing			
MM58	H1	133	<p>The Council will work with stakeholders, partners and communities to make Copeland a more attractive place to build homes and live by:</p> <ul style="list-style-type: none"> a) Allocating a range of deliverable and attractive housing sites to meet local needs and aspirations and ensuring they are built at a high standard, whilst protecting the amenity of existing residents; b) Supporting the renewal and improvement of <u>Copeland's</u> the borough's existing housing stock and finding innovative ways to bring empty properties back into beneficial use; c) Supporting proposals which aid the regeneration of the wider residential environment; d) Approving housing development on appropriate windfall sites within the settlement boundaries where it accords with the Development Plan; and e) Ensuring a consistent supply of deliverable housing sites is identified through an annual Five-Year Housing Land Supply Position Statement.

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MM59	13.4.20	138	<p><i>Amend paragraph 13.4.20 as follows:</i></p> <p>The figure of 146 dwellings per annum (increased slightly from the 140 dpa in the Preferred Options Draft) is therefore considered to be the most appropriate representation of housing need and will therefore be used when calculating the rolling 5 year housing land supply. <u>It should be noted that</u> the housing requirement is not a ceiling <u>and additional development over and above this requirement will be supported where it accords with the Local Plan.</u> However and In order to be aspirational <u>and provide choice and flexibility in the housing market</u> further economic growth in the Borough above the baseline, sufficient land is identified within this Plan to provide 200 dwellings per year on average over the Plan period. <u>This will also support any additional jobs above the economic baseline.</u> This is through a combination of allocated sites, sites with extant planning permission, housing completions since the start of the Plan period and future windfalls⁶⁰ as identified in the Housing Trajectory (Appendix E).</p>
MM60	H2PU	138/139	<p><i>Amend Policy H2 as follows:</i></p> <p>The Housing requirement is for a minimum of 2,482 <u>2,628</u> net additional dwellings (an average of 146 dwellings per annum) to be provided between 2021 and 2038 <u>2039</u>. This figure will be used when calculating the five-year supply of deliverable housing sites in the <u>Plan area</u> borough.</p> <p>In order to plan positively and support employment growth over the plan period, the Plan identifies a range of attractive allocated housing sites, which when combined with future windfall development, previous completions and extent permissions, will provide <u>would allow for</u> a minimum of 3,400 <u>3,600</u> dwellings (an average of 200 dwellings per annum) over the Plan period.</p> <p>Housing delivery will be monitored closely and where development is not coming forward as anticipated, interventions will be sought as set out in Policy H3<u>PU</u>.</p>
MM61	H3PU	139/140	<p><i>Amend Policy H3 as follows:</i></p>

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			<p>Housing delivery against the trajectory will be monitored closely and where development is not coming forward as anticipated, the following interventions will be sought:</p> <ol style="list-style-type: none"> 1) If delivery is not progressing on an individual housing allocation as set out in the trajectory the Council will engage with the developer to identify the reasons for this and potential solutions. 2) If delivery falls below 95% of the Housing Delivery Test figure then an Action Plan will be produced in collaboration with the development industry. 3) If evidence suggests that, at At the end of any monitoring year, housing delivery has exceeded expectations within the Sustainable Rural Village and Rural Village tiers in the settlement hierarchy which may <u>if evidence shows that the number of net additional dwellings has exceeded targets for the Sustainable Rural Village and Rural Village tiers identified in Policy H4 and this is likely to</u> put the overall Development Strategy at risk, the Council will consider carrying out a full/partial Local Plan Review. 4) At the end of any monitoring year following the Local Plan's adoption, if the Council is unable to demonstrate a 5-year supply of deliverable housing sites, plus the required buffer, the tilted balance will be engaged in accordance with the NPPF (or any document which replaces it)

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MM62	H4PU	141/142	<p><i>Amend Policy H4 as follows:</i></p> <p>The distribution of housing in the <u>Plan area</u> Borough will be broadly in line with the settlement hierarchy set out below. Additional housing will be supported within settlement boundaries of the towns, Key Service Centres and Local Service Centres where it accords with the Development Plan. The amount of housing identified within the Sustainable Villages and Rural Villages, required to support economic growth, is limited to the amount shown below.</p> <p><i>Update the number of homes within the table to reflect the additional year of the Plan as follows:</i></p> <table><tr><th>Hierarchy Tier</th><th>Proportion/amount of requirement by tier 2,628 2,482</th><th>Proportion/amount of total inc. additional growth 3,600 3,400</th></tr><tr><td>Principal Town</td><td>40% 1,052 993 dwellings</td><td>40% 1,440 1,360 dwellings minimum</td></tr><tr><td>Key Service Centres</td><td>30% 789 745 dwellings</td><td>30% 1,080 1,020 dwellings minimum</td></tr><tr><td>Local Service Centres</td><td>17% 447 422 dwellings</td><td>17% 612 578 dwellings minimum</td></tr><tr><td>Sustainable Rural Villages</td><td>10% 263 248 dwellings</td><td>10% 360 340 dwellings</td></tr><tr><td>Rural Villages</td><td>3% 79 76 dwellings</td><td>3% 108 dwellings</td></tr></table>	Hierarchy Tier	Proportion/amount of requirement by tier 2,628 2,482	Proportion/amount of total inc. additional growth 3,600 3,400	Principal Town	40% 1,052 993 dwellings	40% 1,440 1,360 dwellings minimum	Key Service Centres	30% 789 745 dwellings	30% 1,080 1,020 dwellings minimum	Local Service Centres	17% 447 422 dwellings	17% 612 578 dwellings minimum	Sustainable Rural Villages	10% 263 248 dwellings	10% 360 340 dwellings	Rural Villages	3% 79 76 dwellings	3% 108 dwellings
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MM63	13.7.9	143	<p><i>Amend paragraph 13.7.9 as follows:</i></p>																		

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			The housing allocations are listed in Policy H5PU below and further details, including maps showing their location are included in Appendix F (Housing Allocation Profiles). The Housing Allocations Profile document provides general information about each site and identifies known constraints. Developers are strongly encouraged to <u>must</u> give full consideration to the Profiles when developing their proposals <u>and demonstrate this in any planning application. Applicants are encouraged to</u> seek further advice from the Council and any appropriate statutory consultees where required.
MM64	13.7.10	143	<p><i>Additional paragraph following 13.7.10 as follows:</i></p> <p><u>13.7.11 Sites HWH2 and HDI2 are identified, in full or part, as being Local Green Spaces under Policy N12. Further details regarding the reasoning for this designation can be found in the Council's Open Space Assessment document. Policy N12 allows for development on such sites in particular circumstances and the proposed housing allocations provide an opportunity to improve the open space or replace it with better quality provision elsewhere within the settlement. The site profiles document in Appendix F requires at least 50% of site HDI2 to be retained for this purpose.</u></p>
MM65	H5PU	144/145	<p><i>Amend Policy H5 as shown in Appendix 1, which is contained in Appendix 2 of the Inspector's Report.</i></p> <p>Appendix 1 is a separate document that accompanies this Main Modifications consultation.</p>
MM66	13.9.5	146	<p><i>Additional paragraph following 13.9.5 as follows:</i></p> <p><u>The Proposals Map identifies sites with extant planning permission at the base date of 1st April 2022. As development has been accepted through the application process, the principle of housing development will be supported at a future date should planning permission lapse (subject to the usual planning considerations) unless material considerations, such as a change to national policy, indicate otherwise.</u></p>
MM67	H6PU	146/147	<i>Amend Policy H6 as follows:</i>

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			<p>Planning permission will be granted Proposals for housing development on allocated and windfall sites <u>will be supported</u> in principle providing that the following criteria are met:</p> <ul style="list-style-type: none"> a) The design, layout, scale and appearance of the development is appropriate to the locality. b) Development proposals clearly demonstrate that consideration has been given to surrounding natural, cultural and historical assets and local landscape character (including the impact upon the setting of the Lake District National Park and the Heritage Coast and its setting where appropriate); c) An acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sunlighting and daylighting; d) Privacy is protected through distance or good design; e) The development will have no unacceptable overbearing impact upon neighbouring residents due to its scale, height and/or proximity; f) The layout promotes active travel, linking new development with existing footpaths and cycleways, where possible; g) Adequate external amenity space is provided, including for the storage of waste and recycling bins in a location which does not harm the street scene, where possible; h) Adequate space for parking is provided, with preference given to parking spaces behind the building line to reduce street clutter, where possible; and i) The proposal does not constitute inappropriate development of a residential garden which would harm the character of the area.
MM68	H7PU	149/150	<p><i>Amend Policy H7 as follows:</i></p> <p>Developments should make the most effective use of land <u>and reuse previously developed land where possible</u>. When determining appropriate densities development proposals should clearly demonstrate that consideration has been given to the shape and size of the site, the requirement for public open space and landscaping, whether the density would help achieve appropriate housing mix and help regeneration aims, the character of the surrounding area and the setting of the site.</p>

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			<p>Applicants must also demonstrate, to the satisfaction of the Council, how their proposals meet local housing needs and aspirations identified in the latest Strategic Housing Market Assessment (SHMA) and Housing Needs Assessment in terms of house type, size and tenure. Alternative more up-to-date evidence will be considered only in exceptional circumstances where a developer demonstrates to the Council's satisfaction that the SHMA and Housing Needs Assessment is out of date <u>in full or in part.</u></p>
MM69	13.11.18	154	<p><i>Replace paragraph 13.11.18 with the following paragraphs and renumber paragraphs in the remainder of this section:</i></p> <p>13.11.18 In accordance with the NPPF, Policy H8PU does allow developers to provide alternative levels of affordable housing in exceptional circumstances. In such cases, a site specific viability study must be submitted which demonstrates that circumstances have changed following the adoption of the Local Plan rendering the site unviable unless requirements are reduced. Any such viability assessment submitted should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.</p> <p><u>13.11.18 The Local Plan Viability Assessment has identified that viability is likely to be a constraint to delivery on a number of allocated housing sites; in some cases this can be remedied by using an alternative housing mix. Viability may also be an issue on future windfall sites. Given this, Policy H8 allows for the provision of lower levels of affordable housing, off site provision or contributions in lieu where applicants robustly demonstrate that providing 10% affordable housing on site would render the development unviable.</u></p> <p><u>13.11.19 Where 10% affordable housing is not being provided on site, a site specific viability study must be submitted which clearly shows that provision would render the site unviable. The viability assessment submitted should reflect the recommended approach in national planning guidance, including standardised</u></p>

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			<p><u>inputs, and should be made publicly available. Developers will also be required to demonstrate that the agreed approach contributes to the objective of creating mixed and balanced communities in accordance with the NPPF. Any such viability assessment will be independently reviewed by the Council at the developer's expense.</u></p> <p><u>13.11.20 Where a lower proportion of affordable housing is agreed on viability grounds larger or multiphased development will be subject to a further viability review at an agreed point during construction to determine whether the viability of the scheme has improved, and if viability improves an increased proportion of affordable housing will be required to make the development policy compliant. Further guidance on the early and late stage review will be provided in the forthcoming "Affordable Housing and Viability SPD"</u></p> <p><u>13.11.21 In order to maximise affordable housing provision in the borough, the Council will seek a higher proportion of affordable housing on developments in areas with identified need where the Local Plan Viability Assessment, or a site specific viability assessment, shows that there is sufficient financial headroom. The exact level of provision will be agreed through discussion with the applicant taking into consideration the requirement for other forms of infrastructure. For this reason, Policy H8 requires the provision of "at least" 10% where possible.</u></p>
MM70	H8PU	157/158	<p><i>Amend Policy H8 as follows:</i></p> <p>On sites of 10 units or more (or of 0.5ha or more in size), or on sites of 5 units or more within the Whitehaven Rural sub-area⁷⁴, at least 10% of the homes provided should be affordable as defined in the NPPF 2021 (or any document that replaces it) unless:</p> <ol style="list-style-type: none"> 1) this would exceed the level of affordable housing required in the area as identified in the Housing Needs Study; or 2) The development falls into an exemption category listed in the NPPF* <u>(or any document superseding it)</u>

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			<p>Where the proposal involves the re-use or redevelopment of vacant buildings, a proportionate reduction in the affordable home contribution, equivalent to the existing gross floorspace of existing buildings, will be supported.</p> <p>The following tenure split should be applied to affordable housing developments <u>developments that provide affordable housing:</u></p> <ul style="list-style-type: none"> • <u>25% First Homes</u> • 15%-40% discounted market sales housing, starter homes or other affordable home ownership routes¹ (25% of these must meet the definition of First Homes). • 60% affordable or social rented. <p>A financial contribution may be accepted in lieu of on-site affordable housing provision, to secure the equivalent provision off site where this is justified and helps create mixed and balanced communities. Where the number of empty homes within the settlement is above the national average, this contribution may be used to improve the standard of empty properties within that settlement and bring them back into use as affordable housing.</p> <p>A lower proportion of affordable housing or an alternative tenure split will only be accepted in exceptional circumstances <u>particular circumstances</u>. In such cases developers must demonstrate, to the Council's satisfaction, why the current site specific circumstances mean that meeting the requirements of this policy would render the development unviable. This should be in the form of a clear, bespoke viability assessment. <u>Sites of 10 or more residential units that provide less than the policy compliant 10% affordable housing contribution are required to submit a detailed viability assessment and large, multi-phased developments will be subject to early and late review mechanisms to ensure that affordable housing contributions are increased if viability improves over time. If the late stage viability review indicates that the development is</u></p>

¹ As defined in the NPPF Glossary

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			<p><u>capable of delivering more affordable housing than at the time planning permission was granted, payment in lieu of on-site provision may be accepted.</u></p> <p><u>*In terms of the exemption relating to people who wish to build or commission their own homes, this is only applicable to affordable home ownership routes</u></p>
MM71	13.11.28	157	<p><i>Include an example of affordable housing breakdown in a new blue textbox after paragraph 13.11.28 including the following text:</i></p> <p><u>200 dwellings approved</u> <u>10% - 20 Affordable of which:</u> <u>3 – Discounted market sales housing, starter homes or other affordable home ownership routes</u> <u>5 – First Homes</u> <u>12 – Affordable or Social Rented</u></p>
MM72	H10PU	159/160	<p><i>Amend Policy H10 as follows:</i></p> <p>Planning applications for the development of new or extensions of existing Gypsy and Traveller sites will be supported where it <u>they</u> accords with the Development Plan and meets the following criteria:</p> <ul style="list-style-type: none"> a) There is a demonstrated need; b) The site would not lead to the unacceptable loss, or significant adverse impact upon landscape character and value, heritage assets and their settings, nature conservation or biodiversity sites; c) The site is well related to an existing sustainable settlement, with safe and convenient access to the main highway network, and a range of basic and everyday community services and facilities including education, health, shopping facilities and transport provision; d) The site would offer a suitable level of residential amenity to any proposed occupiers, and will not have an unacceptable adverse impact on the amenity of nearby residents;

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			<p>e) The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity in perpetuity;</p> <p>f) Pitch size, type and parking provision will be are designed in accordance with national guidance; and</p> <p>g) The site can be adequately drained.</p>
MM73	H11PU	161	<p><i>Amend Policy H11 as follows:</i></p> <p>Community-led housing schemes will be supported, particularly those which help bring empty homes back into beneficial use, where they accord with the Development Plan. Applicants must demonstrate how their proposal meets the housing needs identified within the Council's SHMA and Housing Needs Study.</p> <p>Self and custom build housing will be supported where the development accords with the Development Plan and make a positive contribution to the street-scene. A design code will be required for all developments over 5 units.</p>
MM74	13.15.6	164	<p><i>Additional paragraph following 13.15.6 as follows:</i></p> <p><u>13.15.7 Each HMO application will be assessed in relation to the specific case. When assessing whether an area has an overconcentration of HMOs, or whether a particular application would create such a situation, the Council may give consideration to the following criteria:</u></p> <ul style="list-style-type: none"> • <u>The availability of relevant amenity provisions and infrastructure;</u> • <u>The proportion of extant HMOs in the area;</u> • <u>The extent to which the HMO may harm social sustainability and community cohesion;</u> • <u>Whether the location is suitably connected to employment and educational destinations associated with the HMO occupants.</u>

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MM75	H13PU	164	The subdivision of existing properties within <u>Copeland's</u> the borough's settlement boundaries, including those which create Houses in Multiple Occupancy, will be supported providing the following criteria are met:
MM76	H15PU	167	<p><i>Amend Policy H15 as follows:</i></p> <p>Housing development <u>beyond settlement boundaries</u> within the open countryside will be permitted on rural exception sites; these are small sites <u>adjacent to an existing settlement</u> where it is demonstrated that affordable housing is required to meet local needs.</p> <p>Applicants must demonstrate that the development is viable and housing will be retained in local, affordable use in perpetuity. An element of market housing will be accepted to support the development of local, affordable housing where:</p> <ul style="list-style-type: none"> a) There are excessive development costs due to site constraints; and b) It is demonstrated that the additional revenue created by the development of open market housing is essential to enable the delivery of affordable housing on the site; and c) The majority of the homes are affordable and the amount of open market housing is the minimum required to achieve site viability; <u>and</u> <p>The development must meet an identified <u>housing</u> need <u>supported by robust evidence</u> to the satisfaction of the Council, <u>must and</u> be well designed and appropriate in terms of size and scale for its location. The development must not result in a significant <u>unacceptable harm</u> adverse impacts on the character of the area, the surrounding landscape, <u>heritage assets</u> or biodiversity.</p>
MM77	13.17.7	168	<p><i>Amend and expand paragraph 13.1.7 as follows:</i></p> <p>Policy H16PU supports the erection of agricultural, forestry or other essential rural workers dwellings, where certain criteria is met. <u>Further information regarding the evidence that would be needed to support applications for rural workers dwellings can be found in the Housing Technical Paper. National Planning</u></p>

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			<p><u>Practice Guidance states that the following considerations could be taken into account when determining such applications:</u></p> <ul style="list-style-type: none"> • <u>evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);</u> • <u>the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;</u> • <u>whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;</u> • <u>whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and</u> • <u>in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.</u> <p>Consideration will also be given to the number of workers needed taking into account the scale and nature of enterprise, to ensure the size of dwelling being applied for is appropriate.</p>
MM78	H16PU	168	<p><i>Amend Policy H16 as follows:</i></p> <p>Housing will be permitted within the open countryside where it can be demonstrated that the dwelling is essential to allow a rural worker to live permanently at or near their place of work.</p> <p>The development will only be permitted where:</p> <p style="margin-left: 40px;">a) there is a clearly established existing functional need;</p>

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			<p>b) the need relates to a full-time worker, or one who is primarily employed in a rural business and does not relate to a part-time requirement;</p> <p>c) the unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;</p> <p>d) the functional need could not be fulfilled by another existing dwelling on the unit <u>site, for example because it is occupied by a retired farm worker who previously worked on the site</u>, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;and</p> <p>e) e) other planning requirements, e.g. in relation to access, or impact on landscape and biodiversity, are satisfied</p>
MM79	13.18.2	169	<p><i>Additional sentence at the end of paragraph 13.18.2 as follows:</i></p> <p>Policy H17PU is relevant to conversions that require planning permission outside of identified settlement boundaries and aims to strike a balance between supporting the rural economy whilst protecting the intrinsic character and beauty of the open countryside. <u>For this reason, the Council will remove permitted development rights through the use of planning conditions where extensions or residential paraphernalia such as sheds and outbuildings would cause harm to the character of the open countryside or heritage assets.</u></p>
MM80	H17PU	169/170	<p><i>Amend Policy H17 as follows:</i></p> <p>The conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries will be supported where:</p> <p>a) The building is redundant or disused and is of a traditional design <u>which contributes to the character of the area</u> and the proposal would not have an adverse effect on the historic environment, the character of the local landscape or its setting</p>

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			<p>b) The building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction;</p> <p>c) The development conserves the essential character of the buildings and enhances the immediate surroundings;</p> <p>d) Safe road access is in place or can be created without damaging the rural character of the surrounding area;</p> <p>e) The proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts or adverse harm to the landscape character; and</p> <p>f) Appropriate protected species surveys (bat, owl etc) have been carried out and details of proposed mitigation to deal with any harm identified have been agreed with the Council</p> <p>g) <u>The proposal would not have an adverse effect on the historic environment or the landscape</u></p> <p>When granting permission under this policy the Council will remove permitted development rights where necessary to protect the character of the building and landscape.</p> <p>Proposals must also accord with the criteria listed in Policy H13PU.</p>
MM81	H18PU	170/171	<p><i>Amend Policy H18 as follows:</i></p> <p>The erection of a replacement dwelling outside of identified settlement boundaries will be permitted where:</p> <p>a) the replacement dwelling is to be sited on, or close <u>directly adjacent</u> to the footprint of the existing dwelling to be replaced, <u>unless there are clear and demonstrable reasons why an alternative siting or footprint will deliver a more appropriate scheme; and</u></p> <p>b) the replacement dwelling <u>(including any curtilage development) should be no larger in scale, size or massing that the existing dwelling to be replaced</u> and curtilage development is of a scale, form and <u>its design must be</u> appropriate to the location, will enhance its immediate setting and will not result in unacceptable impacts on landscape character or unacceptable visual harm; and</p> <p>c) appropriate access and adequate vehicle parking can be achieved.</p>

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			<p>Where necessary, appropriate planning conditions will be imposed to require the demolition of the existing dwelling and to remove permitted development rights to control the impacts of any replacement dwelling and curtilage development.</p> <p>Where it is likely that protected species are present, appropriate surveys must be submitted as part of any planning application prior to the demolition of the existing building, the contents of which must be agreed with the Council.</p>
MM82	H19PU	171/172	<p><i>Amend Policy H19 as follows:</i></p> <p>The alteration or replacement of an existing Beach Bungalow will be permitted where:</p> <ul style="list-style-type: none"> a) the existing bungalow to be replaced has an existing lawful use; <u>and</u> b) any replacement bungalow is sited on the footprint of the existing Beach Bungalow to be replaced; <u>and</u> c) the altered or replaced bungalow is not larger in scale and massing than the existing dwelling to be replaced; <u>and,</u> d) the design of the altered or replacement bungalow is appropriate to the location and will enhance the immediate setting. e) The erection of new Beach Bungalows and proposals for the change of use to permanent dwellings or holiday letting accommodation will not be permitted.
MM83	13.21.3	172	<p><i>Replace paragraph 13.21.3 with the following paragraphs:</i></p> <p>13.21.3 A technical note regarding “local occupancy” will be developed prior to the production of the submission of the Local Plan to the Planning Inspectorate.</p>

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			<p><u>13.21.3 The PPG outlines that “There may be exceptional occasions where development that would not normally be permitted may be justified on planning grounds because of who would benefit from the permission. For example, conditions limiting benefits to a particular class of people, such as new residential accommodation in the open countryside for agricultural or forestry workers, may be justified on the grounds that an applicant has successfully demonstrated an exceptional need.”</u></p> <p><u>13.21.4 As such, the requirement for occupancy conditions is dependent on the continued presence of a demonstrable need. The Council will consider the removal of occupancy conditions should such a need to be superseded. Where it can be demonstrated that the property has been:</u></p> <ul style="list-style-type: none"> - <u>Marketed for a reasonable amount of time</u> - <u>For a reasonable price</u> - <u>And this has gone through the cascade of geographies</u> <p><u>13.21.5 A Technical Note has been produced which outlines a ‘local connection’ and the different geographies to be used for marketing to meet the cascade approach.</u></p>
MM84	H21PU	173	<p><i>Amend Policy H21 as follows:</i></p> <p>Proposals for new residential caravans (with the exception of Gypsy & Traveller caravans) will only be permitted in exceptional circumstances and on a temporary basis, where need can be fully demonstrated to the satisfaction of the Council and where:</p> <ul style="list-style-type: none"> a) The siting of the caravan will not result in <u>unacceptable harm</u> adverse impacts upon the landscape, <u>heritage assets</u>, or biodiversity or cause visual harm; b) the siting of the caravan will not result in unacceptable adverse impacts upon the amenity of neighbours through a loss of privacy or sunlighting; c) the siting of the caravan does not give rise to unacceptable impacts upon the highway network or highway safety; and

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			<p>d) the caravan is located within a settlement identified in Policy DS3PU, <u>unless it will accommodate a rural worker who is required to live at or near their place of work.</u></p> <p>Where caravans are permitted, they should be well screened with appropriate by existing landscaping where possible.</p> <p>Proposals will not be required to comply with criterion D above the caravan will accommodate a rural worker who is required to live at or near their place of work. In such cases criteria a), b) and c) of Policy H16PU will apply.</p>
Health, Sport and Culture			
MM85	SC1PU	177	<p><i>Amend Policy SC1 as follows:</i></p> <p>The Council will promote health and well-being in Copeland the borough by supporting new development that:</p> <ul style="list-style-type: none"> • Delivers high quality, safe developments, • Enhances our natural environment, through improved air and water quality, • Promotes active travel, • Protects or delivers green infrastructure, open spaces, sports, cultural and community facilities or seek developer contributions for such facilities, • Support Supports access to open spaces and the countryside, • Improves health, social and cultural well-being • Creates spaces for food growing, • Opens up educational facilities for community use and securing such use through Community Use Agreements⁸⁴ where appropriate, • Creates mixed communities through new or improved developments that are located in areas with access to key services to reduce social isolation and create community resilience.

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			<ul style="list-style-type: none"> • Producing a Health and Impact Assessment and Equalities Impact Assessment to support the Local Plan which identifies the impacts of the policies within it on health and equality; • Implements the policies within the Local Plan to help deliver high quality, safe developments and enhance our natural environment, improving air and water quality; • Implements the policies within the Local Plan that promote active travel and protect or deliver new open spaces, sports, cultural and community facilities; • Implements policies within the Local Plan that support access to open spaces and the countryside; • Seek developer contributions where appropriate towards new or improved sports, recreational and community facilities; • <u>Support Supports</u> local strategies to improve health, social and cultural well-being; • <u>Support Supports</u> local communities to create spaces for food growing; • Support the opening up of educational facilities for community use and securing such use through Community Use Agreements where possible; and • Contributes to the creation of mixed communities through new or improved developments that are located in areas with access to key services to reduce social isolation and create community resilience <p><u>Supports and enables people to live within their communities for longer via adaptations and specialist housing</u></p> <p><u>The Council will seek developer contributions where appropriate towards new or improved sports, recreational and community facilities taking into account needs identified within its Sports and Playing Pitch Strategies and other relevant documents.</u></p>
MM86	14.6.8	181	<p><i>Insert new paragraph after 14.6.8 as follows:</i></p> <p><u>The Council will seek to secure these contributions in the most realistic and reasonable manner which most effectively ensures sufficient provision of sports facilities within the borough. As such, in the majority of cases, developer contributions will be sought for off-site provision. This is often the most effective means of securing the strategic requirements of SC2. There may be cases where a development is large enough to</u></p>

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			<u>justify on-site provision, however it is unlikely that many developments will be of a sufficient size in Copeland</u>
MM87	SC2PU	182	<p><i>Amend Policy SC2 as follows:</i></p> <p>Policy SC2PU: Sporting, Sports and Leisure and cultural facilities (excluding playing pitches)</p> <p>New Facilities</p> <p>The Council will support proposals, in principle, for new sports and leisure facilities that help residents sustain and lead healthy lives and meet needs identified in the most up to date evidence.</p> <p><u>The Council will expect major developments to provide a financial contribution towards new or improved sports and leisure provision where the Built Facilities Study and/or other evidence identifies that existing local provision does not have the capacity to absorb the additional demand generated by the development. The level of contribution required will be calculated using Sport England’s Sports Facilities Calculator in discussion with Sport England where appropriate.</u></p> <p>New indoor facilities should be accessible to all, should be located according to the Settlement Hierarchy unless the proposal is for a specific activity or function that requires a location that cannot be accommodated within a defined settlement, and must be informed by the Council’s Built Facilities Study.</p> <p>Development must:</p> <ul style="list-style-type: none"> • Prioritise brownfield sites where possible • Be accessible by sustainable and active transport modes where possible • Be of a scale that is appropriate to its surroundings • Ensure that adequate parking (including safe cycle storage) is provided • Ensure that the development does not cause unacceptable harm on residential amenity

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			<ul style="list-style-type: none"> • Ensure that biodiversity conservation interests would not be harmed as a result of the development <p>Existing Facilities</p> <p>The Council will seek to protect and enhance existing sport and leisure facilities. Proposals resulting in the loss of a sports or leisure facility will only be permitted where this is fully justified to the satisfaction of the Local Planning Authority and supported by the most up to date evidence.</p> <p>Applicants must demonstrate that:</p> <ol style="list-style-type: none"> The loss is required to in order to provide alternative sport or leisure provision and the needs for the new facility clearly outweigh the loss; <u>The development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use or</u> <u>An assessment has been undertaken which clearly shows</u> the <u>existing</u> facility is surplus to requirements; or The land in question only forms an ancillary use and its loss would not affect overall public usage of the facility; or <u>c) The facility would be replaced by equivalent or better provision in terms of quantity and quality,</u> with equivalent or better access and management arrangements within a suitable location.
MM88	14.6.12	183	<p><i>Expand paragraph 14.6.12 as follows:</i></p> <p>Policy SC3PU aims to protect and where possible enhance pitch provision in the borough. <u>Where appropriate, this will include through developer contributions. The Council will seek to secure these contributions in the most realistic and reasonable manner which most effectively ensures sufficient provision of playing pitches. This will be informed through the Playing Pitch Calculator, which may recommend on-site provision for larger scale developments. However, the Council is aware that the PPS identifies that single pitch sites are often unpopular with teams, due to the difficulty of servicing with ancillary facilities. As such, on-site</u></p>

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			<u>provision would only be pursued if it would provide an optimal solution, such as the provision of two or more pitches, parking, and toilet/changing facilities.</u>
MM89	SC3PU	183/184	<p><i>Amend Policy SC3 as follows:</i></p> <p>Proposals that provide new playing fields or ancillary facilities will be supported in principle, particularly those which help address deficits identified within the Playing Pitch Strategy.</p> <p><u>The Council will expect major developments to provide a financial contribution towards new or improved playing fields, pitches, and ancillary facilities where the Playing Pitch Strategy identifies that existing local provision does not have the capacity to absorb the additional demand generated by the development. The level of contribution required will be calculated using Sport England's Playing Pitch Calculator in discussion with Sport England.</u></p> <p><u>Contributions should include provision for maintenance of the pitch/facility over a 30 year period.</u></p> <p>Proposals affecting playing fields will only be permitted where one of the following criteria are met unless one of the exceptions listed below applies:</p> <ul style="list-style-type: none"> a) The proposal affects only land incapable of forming part of a playing pitch; or b) The proposal does not reduce the size of any playing pitch; or c) The proposal does not result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); or d) The proposal does not reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; or e) The proposal does not result in the loss of other sporting provision or ancillary facilities on the site; or f) The proposal does not prejudice the use of any remaining areas of playing field on the site. <p>Exceptions</p>

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			<ul style="list-style-type: none"> i. The applicant has carried out a robust, up-to-date assessment of need and it is clear from this that the playing fields affected are surplus to requirements; or ii. The Council's Sports Strategy identifies the playing fields as being surplus to requirements; or iii. The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of the development, by a new area of playing field: <ul style="list-style-type: none"> • of equivalent or better quality, and • of equivalent or greater quantity, and • in a suitable location, and • subject to equivalent or better accessibility and management arrangements; or iv. Where the loss of the pitch for one sport will result in better provision for other sports which are in greater demand and the loss is therefore outweighed by the benefits of the proposal; or iv. v. The development proposes an alternative indoor or outdoor sports facility to meet a strategic need as set out in the Council's Playing Pitch Strategy or Built Facilities Study, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field; or v. vi. The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
MM90	SC4PU	185	<p><i>Amend Policy SC4 as follows:</i></p> <p>Policy SC4PU: Impact of new development on sporting facilities <u>(including playing fields and playing pitches)</u></p> <p>New development must not prejudice the use of existing sports facilities, <u>including pitches</u>, within the vicinity of the development site. Potential impacts such as ball strike, noise and disturbance, impacts upon parking and access must be considered at an early stage when drawing up proposals to avoid or minimise complaints from future occupiers of the new development.</p>

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			<p>Where potential harm is identified, mitigation measures must be agreed with the Council and Sport England. This may be in the form of acoustic fencing, landscaped bunds, ball strike zones etc. and the exact measures will be dependent upon the specific development.</p> <p>Where ball strike zones are required opportunities should be taken to create multipurpose spaces where appropriate which can act as spaces for biodiversity, drainage areas etc.</p>
MM91	SC5PU	186/187	<p><i>Amend Policy SC5 as follows:</i></p> <p>New Community and Cultural Facilities</p> <p>Proposals for new community facilities (Community Halls, Village Halls, libraries and halls related to places of worship, arts centres, theatres and cinemas) will be supported in principle. Development must:</p> <ul style="list-style-type: none"> • Be located within a settlement identified in the hierarchy unless the proposal is for a specific activity or function that requires a location that cannot be accommodated within a settlement • Prioritise brownfield sites where possible • Be accessible by sustainable transport modes where possible • Be of a scale that is appropriate to its surroundings • Ensure that adequate parking (including safe cycle storage) is provided • Ensure that the development does not cause unacceptable harm on residential amenity • Ensure that biodiversity conservation interests would not be harmed as a result <p>Loss of Existing Community and Cultural Facilities</p> <p>The loss of existing community facilities through change of use or new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that:</p>

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			<p>a) Its continued use as a community or cultural facility is no longer feasible, having had regard to appropriate marketing <u>that has been undertaken</u>. Evidence should be provided to show that the building premises/site has been marketed over a 12 month period through recognised agents and inline platforms appropriate to the nature of the facility at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, <u>and its usability and the identification of a potential future occupier. Applicants must demonstrate that full consideration has been given any opportunities available to retain the existing use as part of a shared/combined service in order to improve viability. Applicants must also identify the proposed future occupier of the site to avoid speculative applications;</u> or</p> <p>b) There is sufficient provision of such facilities in the area; or</p> <p>c) That sufficient alternative provision has been, or will be made elsewhere which is equally accessible and of the same quality or better than the facility being lost; or</p> <p>d) The loss or change of use of existing facilities is part of a wider public service estate reorganisation, for example to enable healthcare needs to be met.</p>
Natural Environment			
MM92	N1PU	194/195	<p><i>Amend Policy N1 as follows:</i></p> <p>The Council is committed to conserving <u>Copeland's</u> the borough's biodiversity and geodiversity including protected species and habitats.</p> <p>Potential harmful impacts of any development upon biodiversity and geodiversity must be identified and considered at the earliest stage</p> <p>Proposals must demonstrate, to the satisfaction of the Council, that the following mitigation hierarchy must have been undertaken:</p>

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			<p>Avoidance – Biodiversity and geodiversity must be considered when drafting up proposals and any potential harmful effects on biodiversity and geodiversity must be identified along with appropriate measures that will be taken to avoid these effects</p> <p>Mitigation – Where harmful effects cannot be avoided, they must be appropriately mitigated in order to overcome or reduce negative impacts.</p> <p><u>Compensation</u> – Where mitigation is not possible or viable or in cases where residual harm would remain following mitigation, harmful effects should be compensated for. Where this is in the form of compensatory habitat of an area of equivalent or greater biodiversity value should be provided. Compensation is a last resort and will only be accepted in exceptional circumstances.</p> <p>Where harm remains to a National Site Network, or Ramsar site, or functionally linked land, <u>or Site of Special Scientific Interest</u>, development will only be approved where it can be demonstrated that there are imperative reasons of overriding public interest. In such cases, compensatory measures must ensure the overall coherence of the network of European <u>or National</u> Sites as a whole is protected.</p> <p>Planning permission will be refused for any development if significant harm cannot be avoided, mitigated or compensated for.</p> <p>A Construction Environmental Management Plan should be submitted where appropriate and sustainable construction methods must be used where possible.</p> <p>Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle.</p>
MM93	N2PU	195/196	<i>Amend Policy N2 as follows:</i>

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			<p>The Council will support the identification, and implementation, protection and enhancement of Local Nature Recovery Networks that extend beyond the borough's boundaries and provide and provide important linkages for wildlife within Copeland and beyond.</p> <p>Development which protects or enhances Local Nature Recovery Networks will be supported in principle.</p>
MM94	N3PU	198	<p><i>Amend Policy N3 as follows:</i></p> <p>All development, with the exception of that listed in the Environment Act 2021 and any documents which may supersede it must provide at minimum of least 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1PU above. This is in addition to any compensatory habitat provided under Policy N1.</p> <p>Net gain should be delivered on site where possible. Where on-site provision is not appropriate cannot be achieved in full, the remaining provision must be made elsewhere. <u>This should be provided</u> in order of the following preference:</p> <ol style="list-style-type: none"> 1. Off site in an area identified as a Local Nature Recovery Network <u>in the Plan area;</u> 2. Off site on an alternative suitable site within <u>Cumberland the borough;</u> 3. <u>Off-site on an alternative suitable site;</u> 4. <u>Through the purchase of off-site biodiversity units on the market;</u> 5. Through the purchase of an appropriate amount of national biodiversity units/credits. <p>Planning applications must include a Biodiversity Gain Plan which will identify the biodiversity merit of onsite habitats both prior to and after development (using the relevant Metric system), set out details to reduce or prevent adverse effects and demonstrate how net gains will be obtained.</p> <p>Sites where net gain is provided (on or off site) must be managed and monitored by the applicant or appropriate body funded by the applicant landowner for a minimum period of 30 years. <u>Where appropriate</u></p>

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			<p><u>applicants should supply a Habitat Creation Plan and a Habitat Management and Monitoring Plan (HMMP).</u></p> <p>Monitoring reports detailing the sites condition post-enhancement must be submitted to the Council each year over this period.</p> <p>Where there is evidence of deliberate neglect or damage to any of the habitats on development sites in order to reduce its biodiversity value <u>the biodiversity pre-development value of the onsite habitat will be calculated as the biodiversity value of the habitat on the date immediately before the degradation took place.</u> their deteriorated condition will not be taken into consideration and previous ecological records of the site and/or the ecological potential of the site will be used to decide the acceptability of any development proposals.</p>
MM95	N4PU	201	<p><i>Amend Policy N4 as follows:</i></p> <p>“Where development has potential to harm (directly or indirectly) the marine environment, full consideration will be given to objectives of the Marine Conservation Zone and the North West Marine Plan. Proposals should contribute positively to the following <u>marine planning</u> objectives:</p> <ol style="list-style-type: none"> 1) <u>Achieving a sustainable marine economy;</u> 2) <u>Ensuring a strong, healthy, and just, society;</u> 3) <u>Living within environmental limits.</u> <p>Accord with relevant policies within the Marine Plan, taking account of economic, environmental and social considerations, unless material considerations indicate otherwise.”</p>
MM96	15.12.7	202	<p><i>Insert the following additional paragraphs after 15.12.7:</i></p> <p><u>The Environment Agency has defined Groundwater Source Protection Zones (SPZs) for groundwater sources, which are often used for public drinking water supply purposes. The prevention of pollution to</u></p>

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			<p><u>drinking water supplies is critical. The SPZs signify where there may be a particular risk from activities on or below the land surface. Such activities include construction.</u></p> <p><u>There are four Groundwater Source Protection Zones in the Copeland Local Plan area. Where possible, new development sites should be appropriately located away from locations which are identified as sensitive groundwater protection areas especially land within and adjacent to Groundwater Source Protection Zone 1 (SPZ1) which is closest to the water abstraction point and the most sensitive.</u></p> <p><u>Where development within a Groundwater Source Protection Zone is unavoidable, development must accord with the latest national guidance on groundwater protection and developers will be expected to submit a risk assessment, masterplan to mitigate any risk to the public water supply and water environment and construction management plan.</u></p>
MM97	N6PU	204	<p><i>Amend Policy N6 as follows:</i></p> <p>The borough's Copeland's landscapes will be protected and enhanced by:</p> <ul style="list-style-type: none"> a) Supporting proposals which enhance the value of Copeland's the borough's landscapes; b) Protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value; c) Ensuring development proposals demonstrate that their location, scale, design and materials will conserve and where possible enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park and Heritage Coast where proposals could impact on its their setting and views into and from the National Park or Heritage Coast; d) Requiring a Landscape Appraisal, and where appropriate a Landscape and Visual Impact Assessment, to be submitted where development has the potential to impact upon landscape character or a protected landscape. Where harm is identified the development will only be permitted where the

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			<p>benefits of the development outweigh any potential harm and mitigation and compensation measures must be provided.</p> <p>Proposals will be assessed according to whether the proposed structures and associated landscaping relates well in terms of visual impact, scale, character, amenity value and local distinctiveness and the cumulative impact of developments will be taken into account as part of this assessment.</p> <p>Consideration must be given to <u>Development proposals must be informed by</u> the Council's Landscape Character Assessment, Settlement Landscape Character Assessment, and the Cumbria Landscape Character Guidance and Toolkit <u>and where appropriate, the Lake District National Park Landscape Character Assessment*</u> at <u>from</u> the earliest stage.</p> <p>Footnote: * https://www.lakedistrict.gov.uk/caringfor/policies/lca</p>
MM98	15.13.11	205	<p><i>Insert the following additional new paragraph after 15.13.11:</i></p> <p><u>15.13.12 The NPPF paragraph 178 states that major development within a Heritage Coast is unlikely to be appropriate unless it is compatible with its special character. New development outside the Heritage Coast also has the potential to harm its special character, for example by adversely affecting its landscape character, reducing public access or by affecting how people experience the coast or by harming the setting of heritage features along the coast. Such development will be inappropriate and will not be supported. Please note that parts of the St Bees and Whitehaven Heritage Coast also has additional designations (e.g. SSSI) under different legislation which should be given consideration.</u></p>
MM99	N7PU	205/206	<p><i>Amend Policy N7 as follows:</i></p> <p>New development within the vicinity of the Heritage Coast must conserve, protect and enhance the Heritage coast and its setting and take opportunities to encourage the public to enjoy and understand the area by</p>

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			<p>improving public access and interpretation where possible. Developers should demonstrate that they have taken into consideration the features that contribute to the special character of the area and the importance of its conservation.</p> <p>Inappropriate development includes major development within the Heritage Coast and development that which affects its scenic qualities and views within or towards/from it the Heritage Coast.</p> <p>Major development within the Heritage Coast is unlikely to be appropriate. Unless it is compatible with its special character. And will only be permitted in exceptional circumstances.</p>
MM100	N9PU	208	<p><i>Amend Policy N9 as follows:</i></p> <p>A comprehensive, high quality network of green infrastructure will be identified through a Green Infrastructure Strategy for the Copeland Local Plan Area. This network will connect our towns and villages to the more rural parts of Copeland the borough and the coastline and will be formed of a variety of GI types including open countryside, green wedges, protected green-open spaces, local green spaces, playing fields. Rivers, ponds, grass verges, woodlands and trees, private gardens, green walls and green roofs.</p> <p>The amount of green infrastructure on the development site should be maximised and developers should take opportunities to create new connections, expand networks and enhance existing green infrastructure to support the movement of plants and animals. Green infrastructure should be multi-functional where possible and should be considered at the start of the design process.</p>
MM101	N10PU	209	<p><i>Amend Policy N10 as follows:</i></p> <p>The Local Plan Proposals Map identifies Green Wedges within the Plan area borough.</p>

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			<p>Development will only be permitted within a Green Wedge in the following circumstances, unless the economic, environmental or social benefits of the proposal significantly and demonstrably outweigh any harm:</p> <ul style="list-style-type: none"> • where the open character of the Green Wedge and separation between settlements is maintained; and • Where <u>its functionality and</u> the special characteristics and quality of the landscape are conserved and enhanced.
MM102	15.15.12	210	<p><i>Insert new paragraph after 15.15.12 as follows:</i></p> <p><u>Major development would be expected to contribute to Open Spaces in accordance with the policy measures outlined below. If smaller sites cannot provide Open Spaces on-site, the Council will pursue financial contributions unless it would be unviable to do so.</u></p>
MM103	15.15.13 (New Policy N11)	210	<p><i>Insert new Policy N11 after paragraph 15.15.13 as follows (and renumber subsequent policies in this chapter):</i></p> <p><u>Policy N11: Provision of Open Space in New Development</u></p> <p><u>Major developments will be expected to incorporate public open spaces where the development will generate additional needs and where there is an identified quantitative and/or qualitative shortfall in the Council's Open Space Assessment.</u></p> <p><u>The following levels of open space should be provided on site where possible. Where the development would result in smaller population increases a pro rata amount of open space provided should be apportioned appropriately.</u></p>

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			<u>Parks and gardens</u>	<u>Minimum of 0.2 hectares per 1000 population</u>
			<u>Amenity Greenspace</u>	<u>Minimum of 1.58 hectares per 1000 population</u>
			<u>Natural and semi-natural greenspace</u>	<u>Minimum of 3.09 hectares per 1000 population</u>
			<u>Provision for children and young people</u>	<u>Minimum of 0.10 hectares per 1000 population</u>
			<u>Allotments</u>	<u>Minimum of 0.36 hectares per 1000 population</u>
			<p><u>Developers will be required to provide a financial contribution in lieu of on site open space in the following circumstances:</u></p> <ul style="list-style-type: none">○ <u>Where the Council agrees that open space cannot be provided on site (e.g. because of viability issues or the site is too small to provide a meaningful contribution).</u>○ <u>Where there is no requirement to provide additional open space (e.g. because there will continue to be a surplus of a particular typology in the settlement but there is a qualitative need identified).</u> <p><u>Where there remains a surplus, such contributions may be used to improve existing open spaces within the same settlement with focus on protected but poor quality open spaces identified in the Open Space Assessment.</u></p> <p><u>Any new open space should form an integral part of the development and should be accessible. A management plan will be required by planning condition to demonstrate how the open space will be managed and maintained.</u></p>	

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MM104	15.15.15	210	<p><i>Insert new paragraph after 15.15.15 as follows:</i></p> <p><u>The Open Space Assessment identifies a number of protected open spaces that are of low quality at present. Where new open spaces cannot be provided as part of new developments, developer contributions could be spent improving these poor quality spaces where there is a shortage in that particular typology within the settlement. The Council will carry out an assessment of low quality protected open spaces identified in the OSA to ascertain whether there is the potential for improvements, taking into account their availability.</u></p>
MM105	N11PU (renumbered as N12)	212	<p><i>Amend Policy N12 as follows:</i></p> <p>Strategic Policy N121PU: Protected Green Open Spaces</p> <p>The Local Plan Proposals Map identifies Protected Green Open spaces which are of a high quality and/or value.</p> <p>Development proposals that enhance Protected Green Open Spaces will be supported where they accord with the Development Plan.</p> <p>The loss of such Protected Green Open Spaces will be resisted unless equivalent replacement provision of the same or better quality is provided within the same settlement.</p> <p>Proposals to develop other green-open spaces, including play areas and allotments not identified on the Proposals Map, should also comply with this policy where there is evidence that they are of value to the community</p>
MM106	N13PU (renumbered as N14)	213/214	<p><i>Amend Policy N14 as follows:</i></p>

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			<p>Existing trees and hedgerows which contribute positively to the visual amenity and environmental value of their location will be protected. Developers <u>should</u> are encouraged to incorporate <u>additional native</u> tree planting and hedgerows into new developments where possible and appropriate.</p> <p>Development proposals which are likely to affect any trees within the <u>Plan area</u> borough will be required to:</p> <ol style="list-style-type: none"> 1) Include an arboricultural assessment as to whether any of those trees are worthy of retention and protection by means of a Tree Preservation Order 2) Submit proposals to replace or relocate any trees that are to be removed with net provision at a minimum ratio of 2:1. Replacement trees should be <u>planted</u> on site and with native species <u>should be used</u> where possible. <u>Where this is inappropriate or unviable, off site provision and/or alternative species would be considered.</u> <p>Any proposed works to trees within Conservation Areas, or those with Tree Protection Orders, will be required to include an arboricultural survey to justify why works are necessary and that the works proposed will, where possible, not adversely affect the amenity value of the area.</p> <p>New development should not result in the loss of or damage to ancient woodland or veteran or aged trees outside woodland unless there are wholly exceptional reasons and a compensation strategy exists. This could include Nationally Significant Infrastructure Projects and Orders under the Transport and Works Act.</p>
Built and Historic Environment			
MM107	BE1PU	219/220	<p><i>Amend Policy BE1 as follows:</i></p> <p>Heritage assets and their setting will be conserved <u>preserved</u> and enhanced by:</p> <ul style="list-style-type: none"> • Requiring a heritage impact assessment or heritage statement where the proposal would affect a heritage asset

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			<ul style="list-style-type: none"> • Maintaining up-to-date records of the character and significance of Conservation Areas through conservation area appraisals and management plans • Giving great weight to the conservation of Copeland's designated heritage assets when decision making • Ensuring that new development is sympathetic to local character and history • Promoting heritage-led regeneration initiatives in Copeland the borough, particularly within the town centres • Continuing to identify heritage assets that are "at risk" and work with partners to develop strategies for their protection • Supporting proposals for the appropriate reuse of vacant historic buildings, recognising that putting buildings into viable uses consistent with their conservation can help sustain and enhance their significance • Supporting proposals that increase the enhancement, promotion and interpretation of Copeland's the borough's architectural and archaeological resources • Conserving Preserving and enhancing the Outstanding the Universal Value of the Frontiers of the Roman Empire (Hadrian's Wall) and English Lake District World Heritage Site including their integrity and authenticity. Proposals that may have an impact on the World Heritage Sites or their setting should accord with the World Heritage Site \Management Plan. • Producing a local list of non-statutory but locally important heritage assets which are of architectural or historic interest or make a significant contribution to the character and/or appearance of the area. • Strengthening the distinctive character of Copeland's the borough's settlements, through the application of high-quality design and architecture that respects this character and enhances the setting of heritage assets. <p><u>Particular attention will be paid to the conservation and enhancement of those elements which contribute most to Copeland's distinctive character and sense of place, several of which are listed in paragraphs 16.2.1 to 16.2.5.</u></p>
MM108	BE2PU	221/222	<i>Amend Policy BE2 as follows:</i>

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			<p>Development should preserve or enhance designated heritage assets (or an archaeological site of national importance) and their setting. The more important the asset, the greater weight that will be given to its conservation. Proposals that better reveal the significance of heritage assets will be supported in principle.</p> <p>Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification. Development that will lead to substantial harm to, or total loss of significance to, a designated heritage asset, will only be accepted where there are substantial public benefits that outweigh the harm or in such cases listed within National Policy. <u>where all of the following apply:</u></p> <ul style="list-style-type: none"> a) <u>all reasonable uses of the site have been fully considered and all reasonable uses of the site are prevented by the nature of the heritage asset; and</u> b) <u>no viable use can be found in the medium term through appropriate marketing that will enable its conservation; and</u> c) <u>all options for conservation by grant-funding or some form of not for profit, charitable or public ownership have been explored and the applicant can demonstrate none are possible; and</u> d) <u>the harm or loss is outweighed by the benefit of bringing the site back into use</u> <p>Substantial harm to, or loss of:</p> <ul style="list-style-type: none"> • grade II listed buildings, or grade II registered parks or gardens, should be exceptional; • scheduled <u>ancient</u> monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional <p>Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal.</p>

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			<p>Regardless of the level of harm, where proposals result in the loss of all or part of a heritage asset all reasonable steps must be taken by the developer to ensure that new development will proceed after the loss has occurred.</p> <p><u>Where loss of the whole or part of a designated asset is accepted, the developer will be required to take all reasonable steps to ensure that the new development will proceed after the loss has occurred. The following may also be required:</u></p> <ol style="list-style-type: none"> <u>1) The undertaking of an appropriate level of survey and making of a public record which may also include an archaeological excavation.</u> <u>2) The provision or replacement of comparable quality and design.</u> <u>3) The salvage and reuse of special features within the replacement development.</u> <p><u>Conservation Areas</u></p> <p>Proposals that preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance will be supported.</p> <p>Demolition within a Conservation Area will only be permitted where the building does not make a positive contribution to the character and appearance of the Area.</p>
MM109	BE3PU	223	<p><i>Amend Policy BE3 as follows:</i></p> <p>Proposals affecting archaeological sites of less than national importance (or local significance) should conserve <u>preserve</u> those elements which contribute to their significance in line with the importance of the remains. Where there are potential archaeological interests on the site, a desk-based assessment must be submitted alongside the planning application and where this identifies that archaeological interests are likely, a field evaluation will be required.</p>

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			Development must protect, and should where possible, reveal and allow public interpretation of, any archaeological remains in situ. Where remains cannot be preserved or managed in situ the developer will be required to make suitable provision for excavation and recording before and during development. The findings should be submitted to the Local Planning Authority and deposited with the Historic Environment Record
MM110	BE6PU	225/226	<p><i>Amend Policy BE6 as follows:</i></p> <p>Applications for consent to display advertisements will be permitted where the proposal will not have an adverse effect on either amenity or public safety.</p> <p>Proposals for advertisements and signs will be granted consent where:</p> <ul style="list-style-type: none"> a) they do not result in visual clutter in the local area; b) they are of a high quality design that is appropriate to their local context in terms of materials, size, positioning, styling and method of illumination; c) when attached to buildings they respect the building's scale, proportions and architectural features; and d) they do not result in unacceptable adverse impacts on public safety. <p>Proposals for advertisements and signs in the Area of Special of Control of Advertisements and those affecting Heritage Assets and their setting will only be granted consent where the following additional criteria are met:</p> <ul style="list-style-type: none"> i. they preserve and enhance the special qualities and character appearance of the rural landscape, including designated landscapes; Conservation Areas; Listed Buildings; other heritage assets and their settings; ii. proposals avoid the use of projecting box signs and instead reflect, re-interpret or complement traditional hanging sign styles;

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			<p>iii. proposals at development entrances where possible advertise multiple businesses to avoid the proliferation of individual signs and clutter; and,</p> <p>iv. Where illumination is proposed it is considered demonstrably necessary and is sensitively designed for its context, generally avoiding internal illumination methods.</p> <p>Advance directional signs will only be permitted where the additional following criteria are met:</p> <ol style="list-style-type: none"> 1. the need for the sign(s) has been adequately demonstrated, in that the location and nature of the premises is such that they cannot reasonably be located following normal town or village direction signs; and 2. the number of signs and their size is limited to the minimum required to adequately serve their directional function.
Connectivity			
MM111	CO1PU	231	<p><i>Amend Policy CO1 as follows:</i></p> <p>The Council will support the continued provision of infrastructure that extends and improves digital connectivity across all parts of Copeland, particularly where it provides access to 5G and gigabit capable full fibre technology.</p> <p>New development will be supported where it enables the enhancement of Copeland's digital infrastructure without harming the existing street scene or amenity; mast sharing should be considered where possible. Adverse impacts on the successful functioning of existing digital infrastructure should be avoided or mitigated where possible.</p> <p>This will be subject to appropriate safeguarding to protect sensitive sites, including those protected for their biodiversity value, important landscapes and heritage assets</p>
MM112	CO2PU	235	<p><i>Amend Policy CO2 as follows:</i></p>

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			<p>The Council will support the allocation and safeguarding of land that facilitates transport priorities within <u>Copeland the borough</u>. This includes, but is not restricted to, the following:</p> <ul style="list-style-type: none"> a) Whitehaven Eastern Relief Road b) Improvements to the A595 c) Improvements to the A5086 d) Improvements to the A5093 e) Whitehaven Town Centre Enhancements Scheme f) Maintaining and improving the stations, infrastructure and services on the Cumbrian Coastal Railway. g) Improvements to the local <u>and strategic</u> cycle and walking network, <u>including pedestrian links across the Duddon Estuary</u>, to encourage active travel. <p>Transport priorities will be encouraged where they improve road safety and journey times within <u>Copeland the borough</u>.</p> <p>Development that is likely to have a detrimental impact on the Highway network will be resisted.</p>
MM113	CO3PU	235/236	<p><i>Amend Policy CO3 as follows:</i></p> <p>Strategic Policy CO3: Priorities for improving transport links to and from <u>Copeland the borough</u></p> <p>The Council will support proposals that improve and enhance external transport links. This will be with the requirement that the environmental and social impacts associated with development are considered and necessary mitigation measures put into place.</p> <p>In particular, the following improvements will be supported:</p>

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			<p>a) Proposals that improve road safety and journey times to and from settlements within Copeland the borough and key regional and national networks, including the M6, A66, A590, A595 and A5093</p> <p>b) Proposals to increase the number and frequency of public transport services serving the rest of Cumbria and further, where possible</p> <p>Proposals that have the potential to compromise improvements to transport links will be resisted <u>unless the planning benefits clearly outweigh the loss</u> except in exceptional circumstances. <u>The applicant would be required to justify this departure from established planning policy at application stage.</u></p>
MM114	CO4PU	238/239	<p><i>Amend Policy CO4 as follows:</i></p> <p>Proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate.</p> <p>The Council will also support, in principle, developments which encourages the use of sustainable modes of transport, in particular:</p> <p>a) Proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate and those that provide access to regular public transport services;</p> <p>b) Proposals that enable the sustainable movement of freight;</p> <p>c) Proposals that make provision for electric vehicles</p> <p>d) Proposals for the integration of electric vehicle charging infrastructure into new developments. This will have different requirements dependent on the scale of development.</p> <p>e) Proposals that take opportunities available to use disused rail track beds to widen sustainable transport choices, encourage active travel within Copeland the borough and provide spaces for biodiversity.</p>

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			<p>New development that would prejudice the future use of disused railway lines that are well connected either to settlements, other sustainable travel routes or key tourist facilities within the open countryside for this purpose will only be considered in exceptional circumstances.</p> <p>Developments that are likely to generate a large amount of movement will be required to secure an appropriate Travel Plan and be supported by a Transport Assessment in line with the Cumbria Design Guide (or any document that replaces it).</p>
MM115	CO5PU	239/240	<p><i>Amend Policy CO5 as follows:</i></p> <p>Where appropriate, new developments should promote the following hierarchy of users (highest priority first):</p> <ul style="list-style-type: none"> a) Pedestrians b) Cyclists c) Public and community transport users d) Vehicles that facilitate car sharing e) All other vehicles <p>Developments should be designed to maximise the use of transport modes towards the top of the hierarchy whilst always ensuring appropriate access for emergency vehicles. The needs of disabled people ought to be considered at all stages of the transport hierarchy, with appropriate provisions made to improve accessibility.</p>
MM116	CO7PU	243/244	<p><i>Amend Policy CO7 as follows:</i></p> <p>Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure</p> <p>Proposals for new development will be required to provide adequate parking provision, <u>including cycle parking and accessible parking bays</u> in accordance with the Cumbria Development Design Guide (or any</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>document that replaces it) where appropriate. There will also be a requirement for the provision of secure cycle parking in all new car parks as well as accessible parking bays and associated development.</p> <p>Development will be supported where it accords with the Whitehaven Parking Strategy <u>or any document that supersedes it.</u> Proposals that provide new or improved Park park and Ride ride Facilities for local employment and development sites will be supported where they will provide demonstrable benefits and will be are situated in appropriate locations.</p> <p>All new development should integrate new Electric Vehicle Charging Infrastructure as follows:</p> <ul style="list-style-type: none"> • For new residential development, one charging point must be provided per dwelling with off street parking. Where off street parking is not provided, a commuted sum will be required to provide charging facilities in the immediate locality. • For non residential development, at least one charging point must be provided per 10 spaces and the infrastructure to enable future installation of charging points in every parking bay. Consideration should be given to grouping parking bays to optimise provision of charging infrastructure.
Monitoring			
MM117	Table 18: Monitoring Table	247-263	<p><i>Replace Monitoring Table with updated Monitoring Table shown in Appendix 2, which is contained within Appendix 2 of this Inspector's Report.</i></p> <p>Appendix 2 is a separate document that accompanies this Main Modifications consultation.</p>
Glossary			
MM118	Glossary	267	<p><i>Add the following term in the Glossary below 'Travelling Showpeople'</i></p>

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			<u>Viability Review Mechanism: A review of development viability defined with a Section 106 agreement enabling the reassessment of development viability after permission has been granted, at an early, mid or late stage in the development process. These mechanisms address uncertainties in the application stage assessment of viability to enable the maximum level of affordable housing provision over the lifetime of a proposal. The timing of the stages will be set out in the Section 106 Agreement.</u>
Appendix A			
MM119	Appendix A: Wayfinding document	3-9	<i>Delete Wayfinding document</i>
MM120	New Appendix A: Superseded Policies	3 onwards	<i>Insertion of new Appendix A – Superseded Policies into the Local Plan Appendices document</i> This is shown in Appendix 3, which is contained within Appendix 2 of this Inspector's Report.
Appendix B – Settlement Maps			
MM121	Introduction page	11	<i>Amend title and first sentence to also include Sellafield Site planning boundary as follows:</i> Appendix B: Settlement and Sellafield Planning Boundary Maps The following draft maps show the settlement boundaries, allocations, and areas of protection for all of the settlement in the settlement hierarchy. <u>The final map shows the planning boundary for developments at the Sellafield site.</u> <i>Add Sellafield to the bottom of the list of settlements as follows:</i> Other Villages: <ul style="list-style-type: none"> • Calderbridge • Hallthwaites • Keekle

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<ul style="list-style-type: none"> • Kirkland • Kirksanton • Summergrove • The Green <p><u>Sellafield Planning Boundary</u></p>
MM122	Whitehaven (Whole Town and Town Centre maps)	12/13	<p><i>Amend Housing Allocation HWH1 polygon to match revised site boundary (shown in Appendix 4, Maps 4.1 & 4.2)</i></p> <p><i>Also update map to include planning permission 4/21/2174/0F1: Lowther Street, Whitehaven (shown in Appendix 4, Maps 4.2 & 4.3)</i></p>
MM123	Cleator Moor map	14	<p><i>Amend settlement boundary in Cleator Moor to include land at Crossfield, Cleator Moor (shown in Appendix 4, Maps 4.4 & 4.5)</i></p> <p><i>Also update map to include planning permissions:</i></p> <ul style="list-style-type: none"> • 4/21/2459/0F1: 12 Ennerdale Road, Cleator Moor • 4/21/2278/0F1: Former Clinic, Ennerdale Road, Cleator Moor <p><i>(shown in Map 4.5)</i></p>
MM124	Egremont map	15	<i>Amend boundary to include full length of gardens at Dent View and Briscoe Road (shown in Appendix 4, Maps 4.6 & 4.7)</i>
MM125	Beckermest map	25	<i>Update map to include planning permission 4/21/2361/001: Croft End Farm, Beckermest (shown in Appendix 4, Map 4.8)</i>
MM126	New map: 'Sellafield'	41	<i>Insert a new map showing the planning boundary for the Sellafield Site (shown in Appendix 4, Map 4.9)</i>
Appendix C – Opportunity Sites			

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
MM127	Site OWH06	42	C, E, F and Sui Generis (town centre appropriate) uses*
MM128	Site OWH07	42	C, E, F and Sui Generis (town centre appropriate) uses*
MM129	Site OWH09	42	C, E, F and Sui Generis (town centre appropriate) uses*
MM130	Site OWH11	43	C, E, F and Sui Generis (town centre appropriate) uses*
MM131	Site OWH13	43	<p><i>Insert additional paragraph as follows:</i></p> <p>A large scale opportunity site suitable for a range and mix of uses including: office, industrial and associated warehousing; residential; tourism associated development. Can also provide community spaces, biodiversity and public open spaces.</p> <p><u>The Council's preferred use for Marchon site is the "Woodhouse Colliery". However, due to the uncertainties surrounding this development, the Council considers it appropriate to consider a broad array of uses. The nature of the` site entails the Council would require a comprehensive approach to development.</u></p>
MM132	New footnote after the Opportunity Sites table		<p><i>Insert new footnote to explain the requirements planning applications if residential use was proposed on Opportunity Sites OWH6, OWH7, OWH9 or OWH11 as follows:</i></p> <p><u>* The Level 1 Strategic Flood Risk Assessment (SFRA) did not specifically test Opportunity Sites for residential use (a More Vulnerable use). A Level 2 SFRA would be required in order to confirm risk, and the suitability for residential use within the allocation, due to them being partly located in higher flood risk areas (Flood Zone2/3). As a Level 2 SFRA has not been produced any proposals that include residential use on all or part of the site will need to meet the sequential and exception tests in line with Policy DS8 b) and c).</u></p>
Appendix E – Housing Trajectory			

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
MM133	Housing Trajectory	47-89	<p><i>Replace Housing Trajectory with updated version that was agreed in the Hearings (shown in document CBC 23).</i></p> <p>The new Trajectory can be found in Appendix 5, which is contained in Appendix 2 of this Inspector's Report.</p>
Appendix F – Housing Allocation Profiles			
MM134	Paragraph 1.12, last sentence	94	<p><i>Replace final sentence as follows:</i></p> <p>It represents a snapshot in time based on the latest information available. <u>The evidence base documents form the starting point for the discussions, reflect a point in time and more up to date evidence submitted at the time of a planning application may supersede the information within them.</u></p>
MM135	Table 8 (Highways and Accessibility Issues row)	95	<p><i>Add the following sentence:</i></p> <p>This has been informed by the Copeland Transport Improvement Study, the Copeland Site Access Assessment and comments received from Cumbria County Council and National Highways. <u>The potential costs identified within these documents is a starting point and represents a particular point in time, the exact level of contributions will be determined at planning application stage.</u></p>
MM136	Table 8 (additional row to be inserted)	95	<p><i>Add new row below Highways and Accessibility Issues row as follows:</i></p> <p><u>Minerals and Waste: a mapping exercise has been carried out to ascertain if a site falls within a minerals consultation or a minerals safeguarding zone. Further information regarding both can be found within the Cumbria Minerals and Waste Local Plan.</u></p>
MM137	Site HWH1 Aerial Photo and Plan	97 and 101	<p><i>Amend boundaries of Housing Allocation HWH1 on the aerial photo (shown in Appendix 4, Map 4.10) and plan (shown in Appendix 4, Map 4.11) within the Site Profile</i></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			Appendix 4 is a separate document that accompanies this Main Modifications consultation.
MM138	Site Profile HWH1	97-99	<p><i>Modification to site allocation name:</i></p> <p>Land at West Cumberland Hospital and Sneekyeat Road Homewood Road, Whitehaven</p> <p><i>Modification to site area:</i></p> <p>5.27 hectares <u>1.90 hectares</u></p> <p><i>Modification to commencement timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Modification to Indicative Yield:</i></p> <p>127 <u>46</u> dwellings</p> <p><i>Delete text under Additional Consideration:</i></p> <p>The southern part of the site is currently protected open space in Core Strategy (WE001). Whilst the Open Space Assessment does not propose this protection is carried forward into the new Local Plan the Council would expect a well designed development that incorporates high quality and useful open space.</p> <p>The southern section of this site has been used as a playing field in the past although this use has lapsed and there are no pitches marked out at present. In order to bring the site forward for development there would need to be mitigation in place to replace the playing field and comply with paragraph 97 of the NPPF and Sport England's Playing Fields policy.</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
MM139	Site Profile HWH2	103	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 years <u>6+ years</u></p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Hope Cottage/Windsor House, 3-6 Windsor Terrace and the Whitehaven Conservation Area.</u></p> <p>Mitigated impact: low.</p> <p><u>For more information please see the full HeIA report.</u></p>
MM140	Site Profile HWH3	107/108	<p><i>Modification to Indicative Yield:</i></p> <p>120 <u>109</u> dwellings</p> <p><i>Highways and Accessibility issues row – add the following sentences below bullet points:</i></p> <p><u>Please note: The TIS was produced prior to the production of the Publication Draft and therefore a number of improvements identified in the TIS may have already been factored into the reserved matters approval on the adjacent piece of land and may therefore not be needed when approving development on this site. Developer contributions to be agreed at planning application stage.</u></p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Greenbank Hotel and High House.</u></p> <p>Mitigated impact: low/medium.</p> <p><u>For more information please see the full HeIA report.</u></p>
MM141	Site Profile HWH4	112	<p><i>Amend Heritage Impact Assessment text as follows:</i></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p><u>Development has the potential to impact upon St Mary's Church and Barrowmouth Gypsum and Alabaster Mine.</u></p> <p>Mitigated impact: low.</p> <p><u>For more information please see the full HeIA report.</u></p>
MM142	Site Profile HWH5	115 & 117	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 years <u>6+ years</u></p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Barrowmouth Gypsum and Alabaster Mine.</u></p> <p>Mitigated impact: low.</p> <p><u>For more information please see the full HeIA report.</u></p>
MM143	Site HWH6 – All sections	119-121	<p><i>Deletion of site as an allocation given its inclusion as a committed site.</i></p>
MM144	Site Profile HCM1	125	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Chimneys, Jacktrees Road and Carron Cottage.</u> Mitigated impact: low/<u>medium.</u> <u>For more information please see the full HeIA report.</u></p>
MM145	Site Profile HCM2	128/129	<p><i>Modification to Indicative Yield:</i></p> <p>96-119 dwellings</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<u>Development has the potential to impact upon the Lake District World Heritage Site. Mitigated impact: low. For more information please see the full HeIA report.</u>
MM146	Site Profile HCM3	134	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon 121-128 Ennerdale Rd and the former congregational chapel.</u></p> <p>Mitigated impact: low.</p> <p><u>For more information please see the full HeIA report.</u></p>
MM147	Site Profile HCM4	137	<p><i>Modification to Indicative Yield:</i></p> <p>81-65 dwellings</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Mitigated impact: low <u>No impact on heritage assets</u></p>
MM148	Site Profile HEG1	141/142	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Mitigated impact: low <u>No impact on heritage assets</u></p>
MM149	Site Profile HEG2	145 & 147	<i>Modification to Commencement Timescales:</i>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p>0-5 6+ years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Development on this site has the potential to impact on the Pickett Howe Farm NDHA, Pickett Howe Barn NDHA, <u>Ashley Grove Farm</u> and Parkfield NDHA. Mitigated impact: <u>low</u>/medium. For more information please see the full HeIA report.</p> <p><i>Modification to Additional Considerations row (new bullet):</i></p> <p><u>Located in groundwater source protection zones (SPZ) (1, 2 and 3). Partially located in groundwater Source Protection Zone (SPZ) 1 immediately adjacent to Gulley Flatts Borehole. Please seek further guidance from the Planning Authority and United Utilities at pre-application stage.</u></p>
MM150	Site Profile HEG3	151	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Development has the potential to impact on the Parkfield NDHA, <u>Pickett Howe Barn, Pickett Howe Farm and Egremont Castle.</u> Mitigated impact: <u>low</u>/medium. For more information please see the full HeIA.</p>
MM151	Site Profile HMI1	156	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact Oxenbow Farm.</u> Mitigated impact: low. <u>For more information please see the full HeIA report.</u></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
MM152	Site Profile HMI2	161	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Moor Cottages and Oxenbow Farm.</u> Mitigated impact: low. <u>For more information please see the full HeIA report.</u></p>
MM153	Site Profile HAR1	164 & 166	<p><i>Modification to Commencement Timelines:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Modification to Heritage Impact Assessment:</i></p> <p><u>Development has the potential to impact upon 26-49 Arlecdon Rd.</u> Mitigated impact: low. <u>For more information please see the full HeIA report.</u></p> <p><i>Modification to Additional Considerations row (new bullet):</i></p> <p><u>The site includes a right of way on the northern boundary which must be maintained for access to key utility infrastructure.</u></p>
MM154	Site Profile HDI1	169/170	<p><i>Modification to Commencement Timelines:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Distington War Memorial and the milestone north of Boot Bridge.</u> Mitigated impact: low.</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<u>For more information please see the full HeIA report.</u>
MM155	Site Profile HDI2	174	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Mitigated impact: low <u>No impact on heritage assets</u></p>
MM156	Site Profile HSB1	177/178	<p><i>Modification to Indicative Yield:</i></p> <p>58 <u>40</u> dwellings</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Pow Bridge, New College Hall, Abbots Court and the war memorial adjacent to the west parapet of Bow Bridge.</u></p> <p>Mitigated impact: low/<u>medium</u></p> <p><u>For more information please see the full HeIA report.</u></p> <p><i>Modification to Additional Considerations (additional bullet):</i></p> <p><u>Given the sensitive nature of the site in terms of its proximity to heritage assets, the developer will be required to produce a masterplan which shows how the potential impacts listed within the Heritage Impact Assessment will be mitigated.</u></p>
MM157	Site Profile HSB3	181	<p><i>Modification to Commencement Timescales:</i></p> <p><u>6+ years</u></p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			Mitigated impact: low <u>No impact on heritage assets</u>
MM158	Site Profile HSE2	184/185	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Mitigated impact: low <u>No impact on heritage assets</u></p>
MM159	Site Profile HSE3	188/189	<p><i>Modification to Commencement Timescales:</i></p> <p><u>6+ years</u></p> <p><i>Modification to Highways and Accessibility Issues:</i></p> <p>This site could be expected to contribute to traffic calming <u>measures</u> and the delivery of a pedestrian footbridge over the railway line, in line with the nearby sites in Seascale e.g. HSE1</p> <p><i>Modification to Additional Considerations (new bullet):</i></p> <p><u>Smaller developable area due to potential prejudicial impact on adjacent playing field and the need to provide an appropriate buffer.</u></p>
MM160	Site Profile HTH1	192/193	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p><u>Development has the potential to impact Wodow Bank and Kersey Bridge.</u> Mitigated impact: low <u>For more information please see the full HeIA report.</u></p> <p><i>Modification to Additional Considerations (new bullet):</i></p> <p><u>Smaller developable area due to potential prejudicial impact on adjacent playing field and the need to provide an appropriate buffer.</u></p>
MM161	Site Profile HBE1	197/198	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon barn at Croft End Farm, 2-11 Hollyoak Terrace and 1-4 Holly View.</u> Mitigated impact: low <u>For more information please see the full HeIA report.</u></p>
MM162	Site Profile HBE2	201/202	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon the Beckermet Conservation Area, barn at Mill Farm and Old Mill Farm House.</u> Mitigated impact: low</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<u>For more information please see the full HeIA report.</u>
MM163	Site Profile HBI1	206	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Gate Lodge to Springfield and 5-9 Park View.</u></p> <p>Mitigated impact: low</p> <p><u>For more information please see the full HeIA report.</u></p>
MM164	Site Profile HBI2	209/210	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Mitigated impact: low <u>No impact on heritage assets</u></p>
MM165	Site Profile HDH2	213/214	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Drigg Hall.</u></p> <p>Mitigated impact: low</p> <p><u>For more information please see the full HeIA report.</u></p>
MM166	Site Profile HDH3	216 & 218	<p><i>Modification to Site Area:</i></p> <p>1.60 <u>0.73</u> hectares</p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon brick barns relating to Hill Farm, 1-5 Hill Terrace, gate post at site entrance and the Lake District World Heritage Site.</u></p> <p>Mitigated impact: low</p> <p><u>For more information please see the full HeIA report.</u></p>
MM167	Site Profile HMR1	221/222	<p><i>Modification to Indicative Yield:</i></p> <p>37 <u>19</u> dwellings</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Mitigated impact: low <u>No impact on heritage assets</u></p>
MM168	Site Profile HMR2	225/226	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p>Mitigated impact: low <u>No impact on heritage assets</u></p>
MM169	Site Profile HLO1	225/226	<p><i>Modification to Commencement Timescales:</i></p> <p>0-5 <u>6+</u> years</p> <p><i>Amend Heritage Impact Assessment text as follows:</i></p>

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Ref No	Para/Policy/ Figure/Table/ Map	Publication Plan Page	Main Modification
			<p><u>Development has the potential to impact upon Moresby Hall and assets immediately surrounding, Church of St Bridget's, Parton and assets and Parton Roman Fort.</u></p> <p>Mitigated impact: low.</p> <p><u>For more information please see the full HeIA report.</u></p>
MM170	Site Profile HSU1	231	<p><i>Amend Heritage Impact Assessment text as follows:</i></p> <p><u>Development has the potential to impact upon Montreal Farm, barn at Montreal Farm and Galemire House.</u></p> <p>Mitigated impact: low.</p> <p><u>For more information please see the full HeIA report.</u></p> <p><i>Modification to Additional Considerations:</i></p> <p><u>The site contains a Trig Pillar which should be retained as a cultural feature where possible. For further information see https://www.ordnancesurvey.co.uk/newsroom/blog/a-history-of-the-trig-pillar</u></p>
Appendix H – HRA Requirements for Allocated Sites			
MM171	Appendix H	238	<p><i>New document – HRA Requirements for Allocated Sites</i></p> <p>This can be found in Appendix 6, which is contained in Appendix 2 of this Inspector's Report.</p>

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