Copeland Local Development Framework

Issues and Options

Consultation Document

May 2009

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Stage 1: - Issues and Options discussion document for Public Comment

The discussion document is available for comment until **10 July 2009**.

To view and download an electronic copy of this Issues and Options document, visit the Copeland Borough Council Website: www.copeland.gov.uk

You can also view the document at all libraries in the Borough and Copeland Borough Council offices.

Paper copies of the document are available on request from the contact details below.

Please make any comments you have on the official Representation Form (or Call for Sites form if you wish to propose a site) and send it to:

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Planning Policy Unit
Copeland Borough Council
The Copeland Centre
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Whitehaven
Cumbria
CA28 7SJ

Telephone: 0845 054 8600
Email: ldf@copeland.gov.uk

It would greatly aid the process if you could use the Representation Form that accompanies this document. Additional forms are available from the Council's Planning Policy team or from the website.

We will generally not acknowledge representations made, however email correspondence should receive an automated receipt. If you do not receive an automated receipt please contact Planning Policy on 0845 054 8600.

If you require a copy of this document in an alternative format, for example, large print, Braille, audio cassette or an alternative language, please call 0845 054 8600.

Contents

List of Issues in the Document

1   Introduction and Context

Purpose of this Consultation

1.1   This consultation document is the first step in preparing a new land-use planning framework for Copeland, called a Local Development Framework (LDF). The LDF will replace the current Copeland Local Plan which was adopted in 2006, and is required by legislation introduced in the Planning and Compulsory Purchase Act 2004.

1.2   The LDF will be part of what is called a 'spatial Development Plan' for Copeland (outside the Lake District National Park boundary) and will set out the Council's vision and direction for land-use development for the next 15 years. It will deal with the big, strategic planning issues facing the Borough and will help deliver the wider vision and priorities set out in Future Generation: A Strategy for Sustainable Communities in West Cumbria and the North West Plan: Regional Spatial Strategy to 2021. It will also assist the delivery of Copeland's Regeneration Delivery Plan, Housing Strategy and *Britain's Energy Coast: A Masterplan for West Cumbria* ('Energy Coast Masterplan'), together with the land use elements of the plans of other key partners within the Local Strategic Partnership (LSP).

1.3   This consultation is the first significant opportunity for public and stakeholder involvement in the development of the Copeland LDF and considers the range of issues that should be addressed and the potential solutions (options).

1.4   A number of key issues affecting Copeland have already been identified, from recent research studies on topics such as retailing and employment, stakeholder workshops held in November 2008 and Sustainability Appraisal (SA Scoping Report), and these are presented in this document. **There may be other issues that have been missed, that you think need to be addressed. Please tell us about them.**

1.5   We are undertaking this consultation to help us:

- Identify and focus on the 'key' issues facing Copeland that the LDF needs to address;

- Gauge opinion on the main planning and development choices which need to be made in the Borough;

- Ensure that all reasonable options and alternative approaches for addressing the issues have been identified and evaluated.

1.6   Please note that matters relating to waste, minerals and highways are dealt with by Cumbria County Council and matters relating to land-use planning in the Lake District National Park are dealt with by the Lake District National Park Authority.

Current Planning Policy Framework

1.7 The full Statutory Development Plan for Copeland currently includes the Regional Spatial Strategy (2008), the saved policies in the Cumbria and Lake District Joint Structure Plan 2001-2016, the Cumbria Minerals and Waste Local Plan and the saved polices in the Copeland Borough Council Local Plan. The current Development Plan for Copeland and its relationship with national and regional policy is shown in Figure 1 below.

Figure 1: Current Planning Policy Framework in Copeland
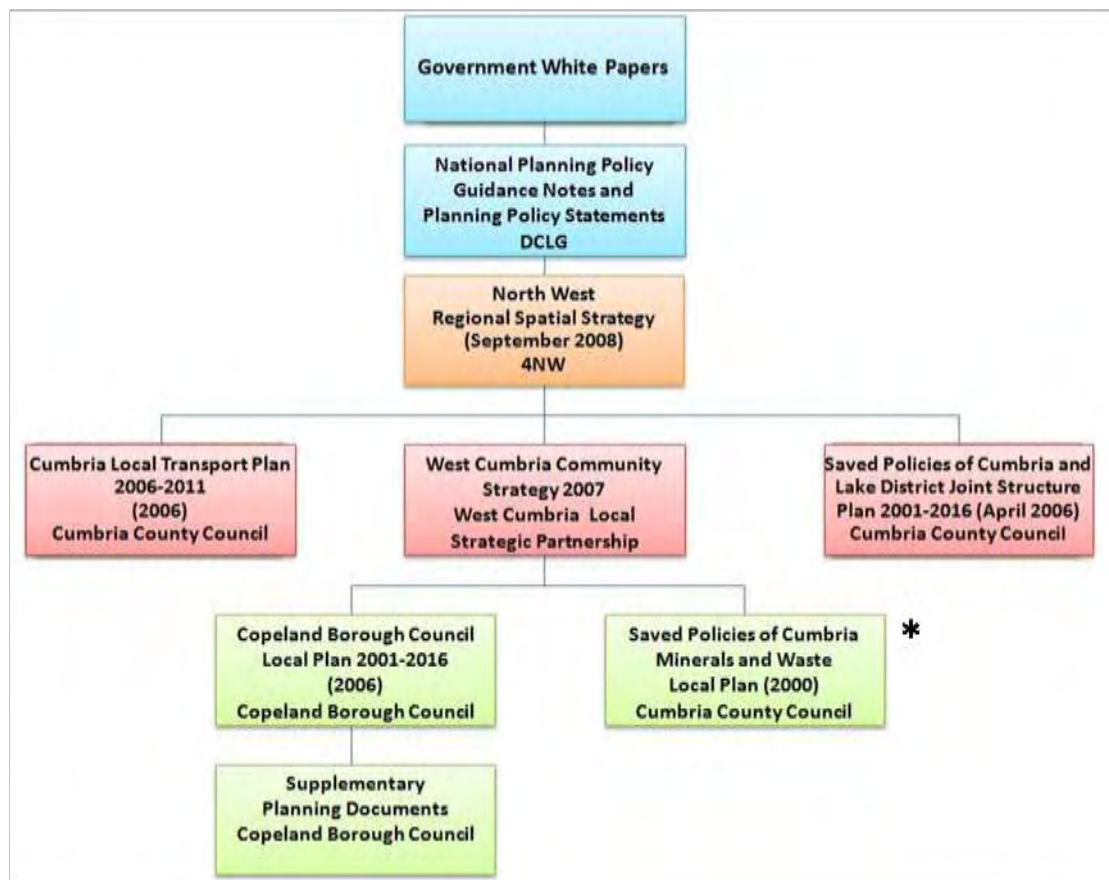
* Please note that the Cumbria Minerals and Waste Development Framework Core Strategy & Generic Development Control Policies were adopted by Cumbria County Council in April 2009.

Copeland Local Development Framework

1.8 Rather than just one document like the existing adopted Local Plan (2006), the LDF will consist of a number of Local Development Documents that are divided into two types: **Development Plan Documents (DPDs)** and **Supplementary Planning Documents (SPDs).**

1.9 DPDs are policy documents which local authorities are required to prepare, and are subject to rigorous procedures of community involvement and independent Examination.

1.10   SPDs elaborate upon the policy and proposals in DPDs and deal with specific issues affecting the whole Borough or a particular area. SPDs have a shorter consultation period than DPDs and are not subject to independent Examination.

1.11   DPDs in the Copeland LDF will include:

- A **Core Strategy**;

- **Development Management Plan**;

- **Site Allocations Plan**.

Figure 2 below shows the relationship between the documents in the Copeland LDF.

Figure 2: Relationship between Documents in the Copeland LDF
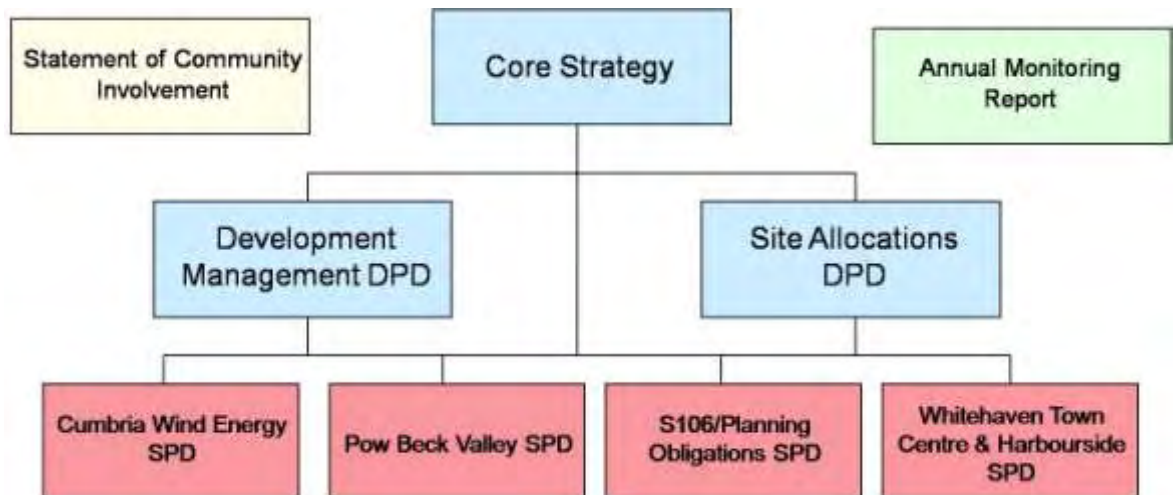
1.12   This LDF Consultation Document is the first stage in the consultation process for developing the three Development Plan Documents (DPDs). Feedback received from this consultation will be used to inform the production of these DPDs. Further details about the role and purpose of each DPD is provided below:

1.13   **Core Strategy Development Plan Document (DPD):** This DPD will set a vision for development of the Borough together with strategic objectives and an overall spatial strategy for our towns, villages and countryside. The LDF Core Strategy is the most important DPD and will be used by everyone who wants to see how Copeland will change or how new development will be planned for and managed over the next 15 years.

1.14   **Development Management DPD:** This DPD will contain a number of policies to manage the development and use of land, and will set out the design standards and criteria against which planning applications will be considered.

1.15 **Sites Allocations DPD:** The Site Allocations DPD will set out policies and proposals which allocate sites for development or earmark areas of land for protection and/or enhancement. For example, this will include sites designated for nature or heritage conservation purposes, as well as sites designated for retail use, employment land or housing. Specific land allocations and designations will be shown on a Proposals Map.

Other LDF Documents

1.16 As Figure 2 illustrates, the Copeland LDF also contains a number of other documents. A **Statement of Community Involvement** has been adopted which sets out how and when we will consult with the community on the LDF; a **Local Development Scheme** has been produced which sets out the timescales for producing the LDF and an **Annual Monitoring Report** is submitted in December of each year to monitor the performance of policies and our progress in terms of LDF production.

1.17 SPDs in the Copeland LDF will include a **Whitehaven Town Centre and Harbourside** SPD, which will cover redevelopment opportunities for a number of priority sites in Whitehaven, and a **Section 106 Contributions** SPD, which will set out the Council's strategy for the use of planning agreements in negotiating major planning applications. Copeland's LDF will also contain two SPDs which have been produced in advance of the Core Strategy. These are the **Pow Beck Valley** SPD (which covers the development of this area) and the **Cumbria Wind Energy** SPD (joint guidance on wind energy developments with other Cumbrian authorities).

1.18 Until such time as the LDF documents are formally adopted, the policies of the Copeland Local Plan will continue to apply, where these policies have been 'saved' (i.e. they are still considered fit for purpose by Government Office).

1.19 The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be subject to a Sustainability Appraisal to test the social, economic and environmental impact they will have. More detail on the Sustainability Appraisal can be found in Appendix II.

The Evidence Base

1.20 In preparing the new plan, we must ensure that the decisions it makes are supported by up-to-date evidence of the social, economic and environmental characteristics of Copeland.

1.21 The following main reports have been prepared or are in preparation:

- Housing Studies:
  - Strategic Housing Market Assessment (in preparation and expected in Autumn 2009);

- Strategic Housing Land Availability Assessment (in preparation and expected in Autumn 2009);

- Gypsy and Travellers Needs Assessment;

- West Cumbria Employment Land and Premises Study;

- West Cumbria Retail Study;

- Strategic Flood Risk Assessment;

- Sustainability Appraisal (Scoping Report prepared);

- Open Space Assessment (in preparation and expected in late 2009);

- Conservation Area Reviews (in preparation);

- Shoreline Management Plan (in preparation, with public consultation expected from September to December 2009);

- West Cumbria LSP Healthy Communities Health Plan

1.22   The evidence base is constantly being added to and will be updated as work progresses. The full list of documents which have been used to inform this consultation document can be found in Appendix 3. The evidence base is also available to view on the Council's website www.copeland.gov.uk.

Legislative and Policy Framework

1.23   As with the Copeland Local Plan, we are not starting with a blank canvas when we prepare the LDF. There are a number of national, regional and sub-regional documents which set parameters which we must work within. In particular, our policies must be consistent with national planning policy guidance, set out in Planning Policy Statements/Guidance Notes, and in general conformity with the North West of England Plan - the Regional Spatial Strategy for the North West, published in 2008. Further details of this framework are provided in Appendix I.

Format of the Consultation Document

1.24   This consultation document is split into four main chapters that look at:

- Environmental issues;

- Sustainable communities;

- Employment issues;

- Accessibility and Transport.

1.25   Each of these chapters are then broken down into relevant issues, which give a brief outline of the issue, together with the context for it and any feedback that

was provided at the stakeholder event[1] in November 2008. References to the relevant national, regional and local policy framework follow in a box, which can provide additional information about what has already been agreed at a higher level. Finally, we ask the question(s) and provide potential options that will be covered in the LDF. We want to hear your views about the issues and options that are outlined.

Making Your Views Heard

1.26 The Council wants residents, businesses, public bodies and other groups to help us find workable solutions on how to meet demand for new housing, employment, transport and other infrastructure across the Borough, at the same time as safeguarding the local environment.

1.27 The planning system places a lot of emphasis on 'local distinctiveness'. We have to reflect the unique characteristics of Copeland in our Core Strategy and other LDF documents. The new planning system therefore relies upon the input and support from the wider community to succeed. The emphasis in the new system is on making decisions about future land uses very early on in the process, rather than at planning application stage, **which means that if you want a say in the future development of your area, you will need to get involved in the consultation process early on.**

Have your say on the Copeland LDF

We would like you to help us by telling us what you think of the issues and options set out in this document. You can do this by filling in the response form which relates to the questions posed throughout the document.

You can respond to as many questions as you want. You may also make general suggestions about any information that we may have overlooked, or highlight alternative options for the LDF.

Please respond either in writing or by email. using the official Representation Form (or Call for Sites form if you wish to propose a site)

The questions throughout this document are individually numbered and are in **bold.** Consultation feedback forms are available from the Planning Policy team and on the Council's website (see page 1 for contact details). **Please send your comments to the address and contact details on page 1 by Friday 10 July 2009.**

1.28 The results from this consultation will be used to inform all three of the DPDs that are produced.

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[1] A report summarising this event can be found on the Council's website www.copeland.gov.uk

Timescales – What Happens Next?

1.29   Any suggestions and comments that we receive during the consultation stage will be fully considered. The preparation of the LDF, like all planning documents, has to follow a legal process, which includes opportunities for public involvement. There will be other opportunities to be involved in the preparation process.

1.30   While this consultation document covers all three – the Core Strategy, Development Management and Sites Allocations DPDs, we will be taking the Core Strategy forward first, and working towards adoption of this as a priority.

1.31   The timetable for the Core Strategy is set out in Table 1 below.

Table 1: Timetable for Producing the Core Strategy

Stage	Timetable
Consultation on the Issues and Options Paper and Sustainability Appraisal Scoping Report	28 May – 10 July 2009
Consultation on Preferred Options / Draft Core Strategy and Sustainability Appraisal	September- October 2009
Publication of Core Strategy for consultation	February- March 2010
Submission of Core Strategy to Government	July 2010
Examination	November 2010
Adoption / Publication	September 2011

1.32   This consultation is in accordance with the Statement of Community Involvement (SCI). The SCI is effectively the consultation strategy for the whole of the LDF. This document is published on our website www.copeland.gov.uk and is also available at Copeland Borough Council offices and libraries in the Borough.

1.33   **The consultation takes place from Thursday 28 May to Friday 10 July 2009.**

2 A Spatial Portrait of Copeland and its Communities

Copeland – The Borough

2.1 The following spatial portrait of Copeland sets the scene for identifying a unique vision for the sustainable development of the Borough over the next fifteen to twenty years. This spatial portrait has been informed by key issues set out in the Sustainable Community Strategy for West Cumbria ('Future Generation'), the Adopted Copeland Local Plan 2001-16, the Copeland LDF Sustainability Appraisal Scoping Report and early community consultation.

Copeland – The Place

Figure 3: Copeland Borough

Map of the Borough showing the locality areas defined in the Sustainable Community Strategy 'Future Generation'.

The Council is the planning authority responsible for most day to day planning decisions in the Borough outside the National Park.

See paragraph 2.33 for further details.

2.2   Copeland is situated on the West Coast of Cumbria between the Derwent and Duddon rivers. It is a roughly elongated triangular shape (Figure 3) with an area of 73,711 hectares and a population of approximately 70,400. It is an area of surprising contrast and diversity, with mountain and coastal scenery, distinctive towns and villages and a diverse natural ecology which make it an attractive place to live, work and visit. The Irish Sea coast is a particularly significant feature of the Borough, given the importance of the major service centres and industrial activity located there. The sea was for many centuries the main transport route for the area's primary industries and remains a unique asset for many of today's economic activities, including tourism. To the east lie the central fells of the Lake District National Park including England's highest mountain, Scafell Pike and deepest lake, Wastwater. Still further east, outside the Borough are the main national transport routes, the M6 and West Coast Mainline Railway corridor and the A69, A66 and A65 Trans-Pennine roads.

2.3   The landscapes within Copeland are very diverse. They range from low-lying and flat estuarine areas around the mouth of the Duddon, and at Ravenglass/Drigg over the craggy peaks and lush valleys of the Western Lake District, the moorland escarpments of North Copeland and the sandstone sea-cliffs at St Bees – the only Heritage Coast designation between Wales and Scotland. Much of the Borough is underlain by clay soils and comprises open countryside with stands of natural woodland in lowland areas, some being the vestige of an ancient great forest. Here too, the fields are typically small, hedged or dyked and reflect a primarily pastoral agriculture. The uplands are almost entirely given over to grazing with open fellsides, stone boundary walls and the ubiquitous Herdwick sheep. Forest plantations continue to be another feature of the upland areas with good examples around Ennerdale and Eskdale.

2.4   The exceptional quality landscapes and natural environment create many different types of habitat. This has led to a number of national and international designations of sites for wildlife conservation throughout the Borough, particularly around the Duddon Estuary, Drigg, east of Egremont and along the River Ehen. Rare species can also be found, including the Natterjack Toad and bee orchids which colonise areas of a Local Nature Reserve at Millom.

2.5   As well as giving Copeland its unique character, the geography of the Borough also helps create some of its greatest challenges. The physical barrier of the mountains and lakes proves a major obstacle to land-based transport and Copeland is perceived by many as being remote and difficult to get to, which can act as a barrier for investment and inward migration. Its location on the periphery of the main markets and centres of population in the North West, the North East and Scotland creates a dependency on its own local economy to fulfil local need. Improvements will also need to be made to the infrastructure of the area to facilitate inward investment and to aid businesses to expand and access regional, national and international markets.

2.6   The main arterial road through Copeland is the A595 that links with the A66 to the north of the Borough and the A590 to the south, both of which provide access to the M6 and the Trans-Pennine routes eastward. Additionally, the A595/A596 provides a connection to the M74 into Scotland and the A69 to the north-east of England. Copeland is also serviced by the rail network; the Cumbrian coastal route loops from the West Coast Mainline rail link at Carlisle to Lancaster which also serves the Sellafield and Drigg nuclear sites. Journey times are typically 1 hour from Whitehaven to either the M6 or the West Coast Mainline at Carlisle – significant time spent travelling east or north for those wishing to travel south.

2.7   The climate of Copeland is temperate and moist, with a rapid increase in rainfall from the coastal strip to the fells inland. This rainfall feeds many rivers and streams, which in turn supply the lakes of Ennerdale Water and Wastwater, England's deepest lake. Two thirds of the area of the Borough is located within the Lake District National Park.

2.8   Land use, population distribution and geology are closely tied. The story of settlement in the Borough is essentially about minerals and energy: For Stone Age Man there were sheltered areas near a variety of sea, freshwater and forest food sources and plentiful supplies of stone for axes etc. and wood fuel. Irton Pike is a good example of Stone Age presence in Mid Copeland. Local supplies of iron ore and wood as charcoal provided the wherewithal for the early bloomeries of Ennerdale and Dunnerdale, but the settlement pattern established before the industrial revolution was a scattering of farm-based hamlets and villages and neither Roman nor Norman invasions ever really altered this. Urbanisation only occurred with the discovery of large coal deposits near Whitehaven and developments in technology to use it to make good quality iron and steel from the local supplies of iron ore and limestone, mainly out of the Egremont and Millom areas. Cleator Moor became a boom town during the latter half of the 19th Century because it hosted both coal and iron ore deposits. The terraced rows of miners' cottages which typify many North Copeland villages were established either as extensions of existing hamlets like Cleator and Frizington or new, colliery-based ones like Pica.

2.9   Whitehaven grew quicker and bigger than all the other places in the Borough because of its coal and the natural harbour – more than a third of the Borough's population, 25,000, now lives in the town. A three cornered trade between Ireland, Africa and the Caribbean/America developed from the mid 17th Century and the port attracted many new economic activities, either processing imported materials like tobacco and sugar or servicing the maritime, mining and manufacturing industries. The boom times between 1720 and 1913 saw the creation of many fine buildings and streets in the town centre on a blueprint prescribed by the Lords of Lonsdale which have since been protected as an Outstanding Conservation Area. There are other Conservation Areas elsewhere in the Borough with Egremont, St Bees and Ravenglass exhibiting particularly fine examples of vernacular architecture and many villages of character.

2.10   After the First World War, Copeland's heavy industries never really recovered and the area generally declined until the arrival of nuclear energy in the 1950s. There were influxes of new people and extensive new and replacement housing programmes in all the main towns associated with development at Sellafield. Interestingly, the previous waves of energy production based on wood and coal had led to the creation of Copeland's settlement pattern.

2.11   The building of Calder Hall, the world's first electricity-generating nuclear power station, and the development of fuel reprocessing on the rest of the Sellafield site was a conscious location decision without any associated settlement. This has led to fairly unsatisfactory, unsustainable travel to work patterns in the modern era. As many as 12,500 people or about 40% of all the employees in Copeland work at the plant, but all have to travel and most of this is car-borne. It is ironic that in an area that was once criss-crossed by a network of railways there is little use of the remaining rail route along Copeland's coast to the principal workplace destination. The site is host to over 60% of the UK's nuclear waste and there are major issues to sort out over the next 10-15 years associated with this legacy, with decisions on whether to proceed with a new generation of nuclear power stations at Sellafield and/or on other potential sites in the Borough and with the future of reprocessing spent fuel in the nuclear cycle. At the present time a number of the reprocessing plants are set to be decommissioned and the potential job losses could have damaging repercussions across the Borough.

2.12   In total, around 75% of the population is classified as living in an urban environment with the remainder living in rural areas which are some of the most deeply rural communities in the country, with very low population densities and a lack of access to key services. However, accessibility has recently improved in the Borough, and in 2008 90% of housing completions were accessible to GPs, Primary Schools, Retail Centres and Employment Areas.

Copeland – Prosperity

2.13   Copeland is also full of economic contrasts. Communities with the highest and the lowest household income per capita in Cumbria lie side by side around the main urban centres. Some communities are amongst the most disadvantaged in the country and there are pockets of disadvantage in health, employment and income, access to housing and other services. 'Hidden' unemployment is a problem in parts of Copeland with high numbers claiming incapacity benefits. In areas close to the Lake District National Park boundary, particularly in places such as Ennerdale, local residents face the challenge of a lack of affordable housing.

2.14   Unfortunately, Copeland has for many years under-fulfilled its economic potential, both for reasons of geography and due to the decline of mining, manufacturing and chemical industries. Dependence on traditional industries is responsible for sectoral weaknesses and the Borough's peripheral location and poor communications has made the situation worse.

2.15   New jobs in the nationally growing service sectors and knowledge-based industries are difficult to attract, and poor road and rail connections together with Copeland's remoteness from the main national and European markets mean transport costs are high. The level of business start-ups from within the area has traditionally been low and the facilities for training and higher education are limited. Nevertheless, recent VAT registration and deregistration figures for companies have been encouraging, indicating that there was an increase of 30% in the total VAT registered stock between 2001-2008. The year 2007 showed the largest increase yet, with a net increase of 200 registrations. In addition, between 2002 and 2007 there were estimated to have been nearly 4,000 new jobs created in the Borough – just about keeping pace with jobs lost and the net increase in economically active people over the same period. Whether this trend will continue through the 2008/9 "credit crunch" is open to doubt. West Cumbria still exhibits one of the lowest rates of GVA per head (measure of productivity) in the North West although it is improving. There has been very little development of employment land in the last year and the private sector is finding it particularly difficult to make employment site development viable given current land and rental values.

2.16   As noted above, Copeland contains the North West region's largest single employment site at Sellafield, which is the focus of the area's largest industry: nuclear reprocessing. Many other businesses are dependent on the plant through the supply chain of goods and services. This has kept a reasonable level of economic activity amongst the adult population – 76.6% currently which is slightly lower than regional and national averages, but the latest unemployment rate at 2.5% is marginally better than the North West figure. The main impact of Sellafield is on average incomes in the Borough – median earnings for Copeland employees are 32% higher than regional levels and 25% higher than national median earnings. In terms of industrial sectors Sellafield has also had the effect of maintaining Copeland's high proportion of manufacturing jobs – currently this stands at 33%, much higher than regional and national averages for manufacturing (14.5% and 12.6% respectively). There is a consequent poorer performance as regards service jobs with 18.5% in Copeland's "Distribution, Hotels and restaurants" sector as opposed to 24.7% and 24.9% at regional and national levels and 12.4 % in Copeland's Banking and finance sector compared to 17.6% regionally and 19.8% nationally.

2.17   It is therefore of major concern that some of the plants at Sellafield are to be decommissioned over the next few years. This could involve the loss of up to 8,000 jobs at the site and as many again lost from supporting businesses in West Cumbria as a whole. The Borough Council together with other local partners, The Nuclear Decommissioning Authority, regional bodies and government departments came together (at the direction of the Secretary of State) in 2004 as a Strategic Forum to plan for regeneration to counteract the potential job losses. This led to the commissioning of a Masterplan adopted by the partners in 2008 called *Britain's Energy Coast: A Masterplan for West Cumbria* which involves a range of projects and initiatives which could extend

to £2bn of public and private investment over a 15 year period. The programme is designed to build on Copeland's nuclear and engineering strengths and create further knowledge-based opportunities, as well as to diversify the economic base as much as possible. There will be opportunities potentially from new nuclear generating plants and nuclear waste storage and reprocessing, but these are unlikely to arrive in the quantity built up previously. There is also the lesson of history from both coal and nuclear ages not to rely on one single industry. Whilst not having the authority to make decisions about the future role of nuclear in the Borough, the Council's LDF has a major role to play in implementing the Energy Coast Masterplan.

2.18   Jobs in agriculture have been falling for a number of years but the sector is still an important contributor to the local economy and obviously the principal means of maintaining the countryside and landscapes which are valued by local people and visitors. New approaches to development in rural areas are needed to support farm enterprises and other rural businesses. Tourism is one area of opportunity and the area needs to grow this sector. Copeland already attracts over 1.8 million visitors a year, generating an estimated £95m of expenditure, but the industry hopes to increase visitor numbers by 5% each year requiring new and improved attractions, facilities and accommodation throughout the Borough.

Copeland - The People

2.19   The remains of Stone Age circles within the Borough (such as at Kirksanton) and the stone axe factories referred to above provide evidence of the earliest known inhabitants in the Copeland area. The Romans arrived around the end of the first century AD and a large military presence developed to protect Roman settlements further south and provide garrison for those Roman soldiers engaged in forays into Scotland. The port of Ravenglass became an important focus for this outreach of empire and there were forts built at Eskdale and Moresby.

2.20   After the Romans left in the 5th Century, a succession of immigrations changed the very nature of the local inhabitants, with Anglo-Saxon, Viking and Norman settlements displacing many of the indigenous people of Celtic origin. Most of the area's place names derived from this period including "-bys", "-ingtons" and "-riggs". In the 12th Century, Benedictine Monks founded the priory of St Bees and began extracting salt from the Irish Sea and, by the next century, were also extracting coal. The earliest evidence of iron ore mining is also associated with the monks from around the 12th Century between Egremont and Bigrigg.

2.21   Until the 13th Century, Cumbria was subjected to rival claims over English and Scottish rule. Even after the 13th Century, military assaults into the north of the county occurred. During the Middle Ages, smuggling was common, particularly at Ravenglass where its three rivers proved difficult to control by customs.

2.22   In the 16th Century coal was discovered at St Bees and Whitehaven triggering the rapid expansion of the port from 1640 onwards and later mining activities encouraged the development of Egremont, Millom and Cleator Moor together with several urban villages as described above. Many new peoples were drawn into the area as a result: Cornish tin miners, Highland Scots, Irish and Europeans. All were seeking economic opportunity and fleeing hardship and sometimes oppression. The mix created tensions, overcrowding and health problems in all the main settlements, but especially in the restricted space around the harbour and nearby pits at Whitehaven, where infant mortality rates were especially high. As the depleted seams of coal and numerous mine disasters began to mark the end of industrial growth in Copeland a new generation of European immigrants arrived creating job opportunities in textile and chemical industries. Together with the nuclear industry they attracted further waves of immigration during the 1950s, 60s and 80s leading to the situation where the area has one of the highest proportions of people employed in knowledge-based industry in the country. Despite this there is no major higher education facility to sustain it. With the changes at Sellafield on the horizon, this problem will be heightened as those in the nuclear industry are required to re-skill in order to move into a decommissioning phase or seek alternative employment.

2.23   The Borough has an ageing population, caused by the falling birth and fertility rates and modest inward migration by older people. This trend is demonstrated by the 17.5% decrease in the number of under 40s between 1991 and 2007 and the 18.7% increase in the number of over 40s in the same time period.

2.24   Over the past decade the Borough has experienced a higher than average out-migration of younger age groups leaving the area for education and jobs elsewhere. Encouraging young people to stay or move to the area is essential to make our communities sustainable in the long term. Recent increases in the number of 20-29 year olds suggests that the previous decline in the population of this age group is starting to be reversed.

2.25   There was a 4% fall in the overall population from 72,000 in 1991 to 69,090 in 2001. However, during the last three years this appears to have altered with the latest available estimates for mid-year 2008 showing an increase of 1,300 since 2002, based not on any natural increase, but on in-migration, including a significant amount of international migrants.

2.26   The Office for National Statistics figures from 2006 demonstrate that 98.2% of Copeland Borough's population is of White British ethnicity. This is in comparison to 92.5% of the North West region population and 88.7% of the England population.

Drivers of Change

2.27   Predicting the spatial development of the Borough over the next 15 to 20 years is difficult, but there are certain forces or 'drivers of change' likely to be acting on Copeland.

2.28   **Sellafield and the nuclear industry:** The Borough has "expressed an interest" in hosting a long term high level waste repository and the Government is currently looking at nominations of sites for new nuclear electricity generating plants adjoining Sellafield, at Braystones and Kirksanton. Decisions on such matters are some way off and are likely to be taken by a new national Infrastructure Planning Commission rather than the local Council. Nevertheless any such developments would have a major effect on general development pressures in surrounding settlements and local infrastructure. They also provide an opportunity to ensure that the developers of major schemes make an appropriate contribution to local regeneration investment in the round as part of a community agreement or "off-set package". There is also a need to reduce unnecessary commuting journeys to Sellafield (and any other non-settlement based plants) by ensuring that support staff are accommodated in the main towns as much as possible.

2.29   **Britain's Energy Coast:** It is essential that the regeneration initiatives set out in this Masterplan for West Cumbria are implemented. They include a number of development projects like the replacement hospital and new health campus at Whitehaven, bringing forward sites for redevelopment in the main towns, a new set of arrangements to coordinate and deliver local regeneration activity, a new impetus to cultural and tourism development, continuation of housing market renewal and improving the quality of employment sites. Copeland's LDF has to be sufficiently flexible to provide a spatial policy framework to help bring such work to fruition and deal with the economic and demographic implications. If the "Energy Coast" badge is to be worn however, it brings with it the potentially significant impact of new installations and infrastructure including wind turbines, large-pylon overhead cable connections to the National Grid and perhaps even tidal barrage constructions. Great care is going to be required in terms of siting and design.

2.30   **Climate change and Sustainability:** There are serious global issues we all have to address in some way. Climate change is happening and planning decisions have to take into account matters such as carbon reduction, flood risk and the minimisation of waste. We also have to ensure that landscapes and habitats are not jeopardised by development and that Renewable energy sources like wind, tide and sun are additional non-carbon features of the Energy Coast programme. Production of the LDF involves an integrated Sustainability Appraisal to measure the likely effects of policy and there will be continuous monitoring of development over time to test performance.

Local Area Portraits

2.31   Copeland has five natural areas identified as 'localities' in the West Cumbria
Sustainable Community Strategy (called 'Local Areas' in the LDF Sustainability
Appraisal Scoping Report). The five localities are:

- Cleator Moor;
- Egremont;
- Mid Copeland;
- South Copeland;
- Whitehaven.

2.32   The term locality is used here to mean the centres identified, along with their
surrounding communities and hinterland. Each of the localities has a strong
and distinctive identity and has its own particular issues and needs. Each of
these localities has, or is in the process of developing, its own locality plan
which will inform LDF production and operates through the locality's own local
partnership arrangements. Generally most public services will be delivered
through these arrangements and it is only land-use planning which will continue
to operate on a different model.

2.33   Copeland's LDF has to provide the main planning policy framework for the area
outside the Lake District National Park where the Borough Council is the local
planning authority responsible for most day to day planning decisions (the
County Council deals with all minerals and waste development). The Lake
District National Park Authority is preparing its own LDF for the Park which
includes the large area of central Copeland. However, the Council feels that
consideration of the issues affecting spatial development in and around the
main towns of the Borough, its principal coastal areas and the sensitive areas
adjoining the Park should include all of Copeland's communities. They are all
stakeholders with a rightful interest in the shaping of these places and the
issues themselves are no respecters of local government boundaries. The
Council will continue close collaboration with the Lake District National Park
Authority to ensure that the respective LDFs are coordinated with each other
and with the other service delivery strategies being developed by the locality
partnerships.

Cleator Moor

Figure 4: Cleator Moor Locality Area
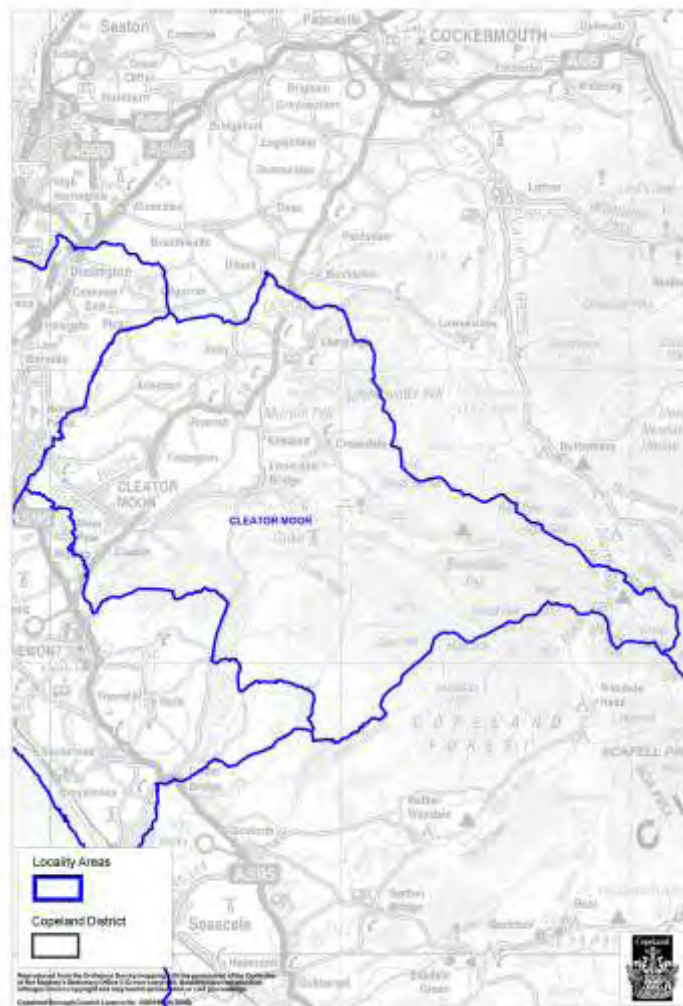
The Place:

2.34   The Cleator Moor locality area is home to 12,167 people and covers the north-east area of Copeland, which includes the town of Cleator Moor and the wards of Arlecdon, Ennerdale and Frizington. Ennerdale is one of the most sparsely populated wards in Cumbria, whilst Cleator Moor is one of West Cumbria's main industrial towns.

2.35   Cleator Moor has developed in a linear pattern along the B5295 and is separated into east and west residential areas by the Leconfield Industrial Estate. The town has a small centre focused around the Civic Hall and Library building group. Large parts of this area are designated as Landscapes of County Importance, at Ennerdale Bridge, Arlecdon to Asby and covering the area between the River Ehen and the River Calder. There is a National Nature Reserve at High Leys between Kirkland and Rowrah and the scars of many pits

and quarries scattered throughout the area. The quiet Ennerdale valley is one of the Lake District National Park's most treasured places, crowned by Pillar Rock and High Stile, whilst the historic value of Cleator Moor town centre is recognised and designated as a Conservation Area.

Prosperity:

2.36 North East Copeland is the locality most reliant on the nuclear industry, with 51% of local employment connected to Sellafield, alongside pockets of high unemployment and worklessness. The current unemployment rate for the locality is 4.2% and above both Copeland and Cumbria averages, but incomes are only slightly below the Cumbria average. Key local employment sites include the Phoenix Enterprise Centre and Leconfield Industrial Estate which is identified in the current Copeland Local Plan as a site in need of improvement, potentially involving mixed development. The locality area suffers from low qualification attainment rates.

2.37 A key issue is to maintain local services, both in the town and rural villages, to sustain the communities. Work is also ongoing to improve the built environment and image of the area, to encourage business investment and tourism. The number of vacant retail properties in Cleator Moor is higher than both the regional and national average.

2.38 There is a regeneration group active in the locality with a full time officer and a wide ranging and developing programme of economic and community initiatives.

People:

2.39 The total population is 12,167 – fairly similar to the adjoining Egremont locality area. Both Frizington and Cleator Moor have areas of high deprivation and the challenges are to improve education, broaden the area's economic base and deal with isolation and inequalities in rural areas. The area is generally rural in nature, and accessibility to other areas of the Borough and connection to public transport services which go to Penrith and Carlisle is an issue for many residents. 30% of households do not have access to a car but levels of car use are quite high, with the greatest proportion of people travelling more than 10km to work living here compared to other Copeland localities (42% of commuters as opposed to only 18.5% in nearby Egremont).

2.40 Similar to the Borough as a whole, there is a lack of demand for housing in this locality area. One of the major sustainability issues for this area is an ageing, and predominantly RSL owned, housing stock. 31.4% of dwellings are rented, which is 6% above the Cumbria average, and 45% are terraced properties compared to 25% in Whitehaven and 33% in Egremont. Average house prices are low (a mean of £132,358) but not the lowest in the Borough.

2.41 The general age structure is similar to Whitehaven, Egremont and South Copeland but there is a higher proportion in the 0-44 year age groups than the over 60s, with the latter representing only 23% of the population as opposed to

a Cumbrian average of 26.2%. Cleator Moor North Ward generally scores high on the deprivation indices particularly in terms of health and disability issues, crime and education/skills attainment.

Egremont

Figure 5: Egremont Locality Area

The Place:

2.42   This locality area is situated to the north-west coast of the Borough and covers the wards of North Egremont, South Egremont, Beckermet and St Bees. The area is home to approximately 12,000 people.

2.43   The main service centre in this locality area is the traditional market town of Egremont. It is the historic capital of Copeland with the remains of a Norman Castle dominating the town, a market charter dating back to 1267 and ancient 'Crab Fair'. More recently, it has been the centre for iron ore mining and

limestone quarrying and has a fine main street and market place now designated as a Conservation Area. It is situated on the River Ehen flowing from Ennerdale to the sea at Braystones which is a pleasant green corridor and wildlife habitat whose currents have powered many different kinds of mill over the last millennium.

2.44   Outside of Egremont, the locality area encompasses a number of smaller communities within its dramatic coastal environments and low-lying farm land.

2.45   St Bees developed in linear form from its early Priory complex and its monks were very active in economic pursuits like mining and acquiring land holdings. It is essentially agricultural in origin and remains a largely rural village, but it is now home to a successful public school and is a popular commuter settlement for those who work at the Sellafield site (eight miles away) and in the nearby towns of Whitehaven, Workington and Egremont. Access to the Coastal Railway assists this function although actual use is not currently that high. There are also stations at Nethertown, Braystones and Sellafield. The portion of the nuclear plant north of the River Calder is included in this locality area. It is also an area which attracts tourists. The cliffs of St Bees Head are a particularly fine feature and bird habitat. They have been designated as part of the Heritage Coast whilst the historic value of the village itself is recognised by a Conservation Area designation, as is Beckermet – another farming community expanded by mostly private sector housing for commuters.

2.46   The southern coastline of this locality area has been identified in the Strategic Flood Risk Assessment as being an area at risk of coastal flooding during storm events.

Prosperity:

2.47   Trading in the Egremont area has been difficult in the last 10 or 15 years with the town centre having to adjust to new shopping patterns as people travel further to large outlets elsewhere for both convenience and comparison goods. With half of the workforce currently employed at the Sellafield site, the Egremont area faces a challenging time as decommissioning progresses, but also has opportunities arising from this work. Egremont's position between the coast and the lakes gives it the potential to develop the tourism market and it will be important to develop the physical townscape to make the most of its cultural assets.

2.48   In the past few years Egremont has been the subject of a Market Town Initiative which developed a programme to stimulate economic regeneration by focusing on creating jobs, business growth, improvements to the townscape and skills development. It is hoped to continue this work in future with a dedicated officer across the whole locality area.

2.49   Unemployment rates at 3.3% are slightly higher than Borough or County averages but mean incomes (£33,660) are significantly higher than all other parts of the Borough with the exception of Mid Copeland.

People:

2.50   In terms of the housing offer, Egremont is almost entirely polarised between good quality executive homes and social-rented housing, with little in between. Generally over the locality there is a fairly even spread of housing tenures with higher owner occupation rates and a lower rental element than Whitehaven and Cleator Moor. This is reflected in the spread of house types, with a higher proportion of detached properties than any of the other urban-based localities (26.8% compared to 15.3% in Whitehaven) and higher average house prices than Whitehaven or Cleator Moor (a mean of £152,298).

2.51   The population of the Egremont locality is 12,528. Its age structure is quite close to the Cumbrian average with a slightly lower over 60s proportion at 24% compared to the County figure of 26.2%. Car ownership and use for commuting are quite high but the distances involved are the lowest for all the urban-based localities, reflecting the proximity to Sellafield. Deprivation indicators for health, crime and education attainment are also much less than the figures for the worst wards in Whitehaven and Cleator Moor. Equipping the local workforce for future employment opportunities and developing the ability of the town to respond to these will be part of the challenge in coming years. The recent decision to combine the Cleator Moor and Egremont Secondary schools as a new Academy on a redeveloped site in Egremont is an important element in this.

Mid Copeland

Figure 6: Mid Copeland Locality Area
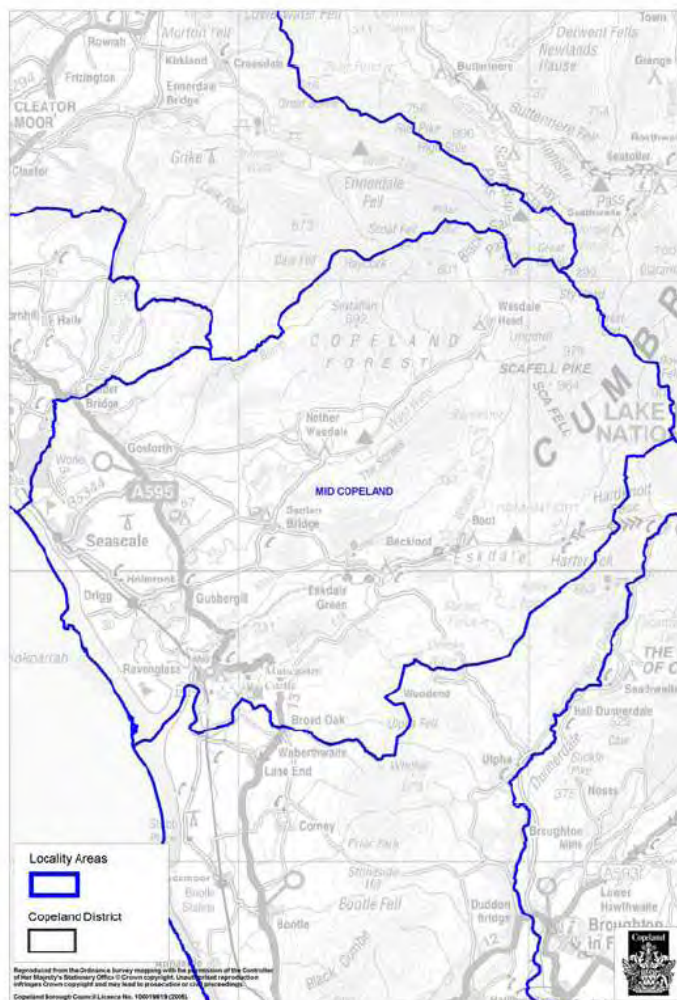
The Place

2.52   The area of Mid Copeland encompasses the parishes of Drigg and Carleton, Eskdale, Gosforth, Irton with Santon, Muncaster, Ponsonby, Seascale and Wasdale. The area is sandwiched between the mountains and the coast and is very rural, being largely populated with small villages and scattered hamlets. The majority of this locality area is part of the Lake District National Park. The A595 marks the boundary of the coastal strip and as far south as Holmrook, of the Park itself. The network of minor roads features ever narrowing lanes as they reach the end of the main valleys. At Wasdale Head this is to end vehicular access whilst the Eskdale route continues over the hairpin bends and steep gradients of Hardknott and Wrynose Passes to Great Langdale.

2.53   Seascale provides the largest service centre and includes a doctors' surgery, a primary school and railway station. Within the National Park, Gosforth provides

other Local Centre services and there are also railway stations at Drigg and Ravenglass.

2.54   There are a number of very important nature conservation sites in this area which are recognised internationally. These include parts of the Drigg Coast, the Lake District High Fells and Wastwater. The historic value of the village centre at Ravenglass is recognised in its designation by the Lake District National Park Authority as a Conservation Area.

Prosperity

2.55   The area includes Sellafield within its boundaries and much of the local population work or have worked at the nuclear plant. Alternative employment is largely in farming or is farming-related involving both lowland and upland units. The area has many tourist attractions, from the Sellafield Visitors Centre, to the La'al Ratty (Ravenglass to Eskdale miniature railway) and Hardknott Roman Fort, plus it attracts walkers wishing to climb England's highest mountain and visit its deepest lake.

2.56   Not surprisingly, income levels are the highest of all the localities – a mean of £36,084 compared to the County mean of £30,673. Unemployment at 1.4% is almost non-existent and one would struggle to find any evidence of worklessness or poor qualification attainment levels.

People

2.57   The area has a total population of 4,570, ranging from 79 in the parish of Wasdale to 1,747 in Seascale parish. The age structure is much more skewed to the older age bands: 32% for the over 60s against a County average of 26.2% and very much less in the 15-24 age group. House prices are generally high in the area (a mean of £202,675 compared with the County mean of £177,653) reflecting the fact that Mid Copeland is located close to Sellafield and largely within the National Park. Household size is the lowest in the Borough at 2.30 people and the proportion of detached properties at 43.6% is the highest. More than 80% of dwellings are owner occupied, with a massive 45.1% owned outright without a mortgage (the county average is only 34.9%). However, the demand for private sector housing in Seascale is weak.

2.58   Car ownership rates at 90% are the highest in the Borough reflecting both household wealth and rural isolation/limited public transport. Interestingly though, use of the car for commuting is 3-4% less than the more urban localities to the north. This is an area where community transport initiatives were first put together.

2.59   The lack of retail and leisure facilities in the locality area is a key sustainability issue.

South Copeland

Figure 7: South Copeland Locality Area
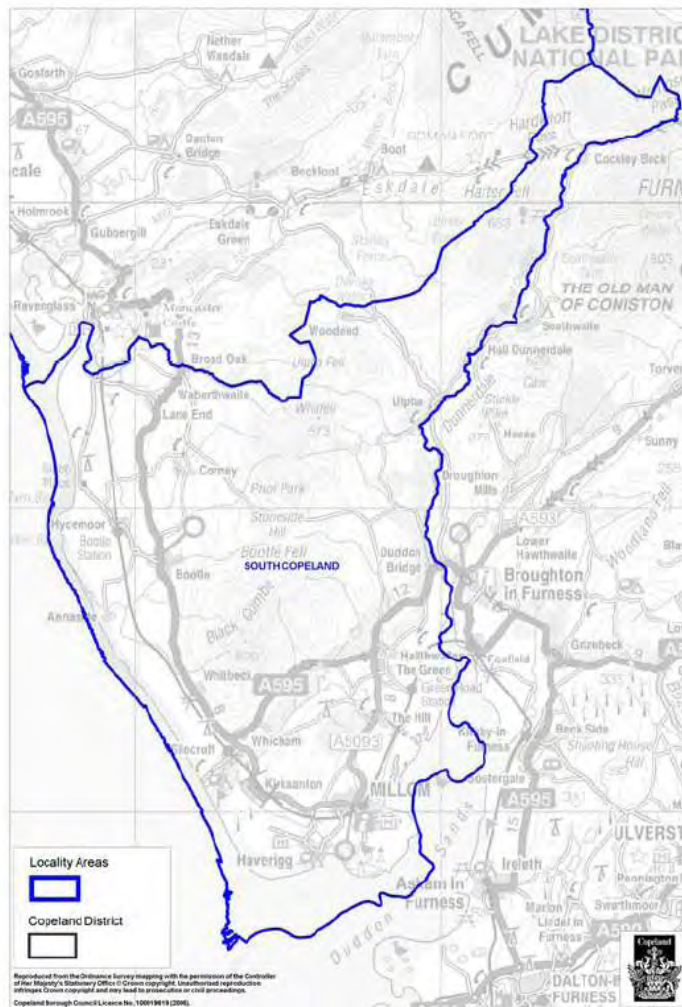
The Place:

2.60   South Copeland is the most southerly part of West Cumbria, encompassing coastal areas and fell country. The main town in the locality is Millom, which is separated from the Furness peninsula by the Duddon Estuary and is bounded to the west by the Irish Sea.

2.61   Haverigg Prison is the major employer in the area and is the fourth largest employer in the Borough. Millom is the most important service centre for the area, providing employment and services for residents and visitors. The surrounding parishes are Bootle, Millom Without, Waberthwaite, Whicham and Ulpha.

2.62   Millom has two nature reserves and the Duddon Estuary is a Site of Special Scientific Interest (SSSI), as well as having international designation as a Special Protection Area for nature conservation value. There is a designated

Conservation Area in the town of Millom, and a number of Scheduled Ancient Monuments in the locality area, including the ruins of Millom Castle to the north of the town. The coastal railway loops around the western edge with stations at Bootle, Silecroft and Green Road as well as Millom itself. Haverigg is the only sizeable village and with its proximity to Millom is often treated as an extension of the town. Here there are fine stretches of beach and sand dunes which have attracted visitors for generations and together with the freshwater lagoon at Hodbarrow hosts two caravan sites. In terms of future development it is also important to maintain the separate character of Haverigg.

Prosperity:

2.63   The key issues for the area are economic decline, relative isolation, poor transport infrastructure and an unimproving built environment. Historically, the economy was based on the iron works and agriculture. Since the ore mines and works closed in the late 1960s, the area has struggled to attract inward investment to support new business development. Incomes are the lowest amongst all the locality areas with a mean of £28,302 (£2,335 below the County average). The locality area suffers from low qualification attainment rates but unemployment, at 2.6%, is actually lower than the Cumbria rate of 2.8%

2.64   In the past few years Millom, has been part of a Market Town Initiative and a regeneration programme has been focusing on creating jobs, business support and growth, improvements to the townscape and skills development. This work needs to continue and be widened out to the locality area as a whole to more properly deal with rural issues. There is potential for tourism, especially green tourism associated with the outstanding landscapes and wildlife habitat around the estuary, coast and Dunnerdale together with industrial archaeology. Food processing could be more developed. There are issues as regards infrastructure – the potential impact of 400 KV overhead lines connecting new generators to the National Grid and new estuary crossings.

People:

2.65   The population is 10,251 with an age structure which pretty well matches the County norm: 27% in the 0-24 bracket, 25% for 25-44, 22% for 45-59 and 26% over 60. House prices also match the County average (a mean of £177,700), even though the range of house types is identical to the Cleator Moor area with a very high proportion of terraced houses (43.9%) compared to detached (22.2%). There is a relatively high percentage of owner occupation and 36.3% own their home outright – this is the only locality area besides Mid Copeland where the local rate of owner occupation exceeds the County average. Household size average at 2.48 persons is the highest in Copeland.

2.66   Car ownership is relatively low and commuting by car markedly less prevalent than the rest of the Borough. However the vast majority of car borne commuters have to travel in excess of 10km. The development of retail, commercial and community facilities in Millom are needed to support local

communities in the area. Due to its rather isolated and rural nature, there is also a need to continue to improve existing transport services and linkages to, from and within the Millom area.

2.67   Parts of this locality area are very sparsely populated, such as Ulpha, Whicham Valley and Thwaites, and in terms of deprivation indicators weaknesses here are health and disability issues together with qualification attainment.

Whitehaven

Figure 8: Whitehaven Locality Area
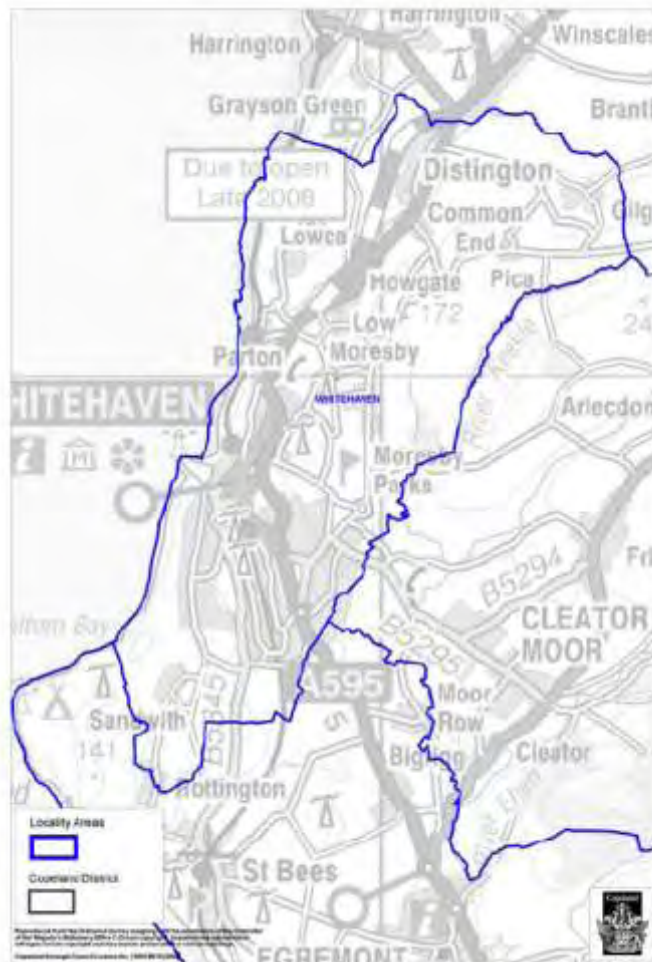
The Place:

2.68   The Whitehaven locality area covers the northern coast of Copeland and includes the wards of Distington, Bransty, Moresby, Kells, Hillcrest, Mirehouse and Sandwith. The central feature of this locality area is the Borough's principal town, Whitehaven, based on its Georgian planned town centre and harbour. It is the second largest employment centre in the Borough after Sellafield and a focus for services, commercial activity, retailing etc. The other communities in this area to the north are the rather urbanised villages of

Parton, Lowca and Distington, now bypassed by Copeland's first dual carriageway road, and the more rural appearing though essentially commuter villages of Low Moresby and Gilgarran. Moresby Parks and Pica were coal mining creations, the former now performing as a suburb of Whitehaven with a large area of new housing and Business Park. The population of the area is 30,741, of which 25,500 live in Whitehaven.

2.69 Considerable areas of Whitehaven are still subject to significant levels of flood risk which is related to both sea and river effects as well as localised drainage issues.

2.70 There are a number of Conservation Areas in this locality area, including the nationally important Whitehaven Town Centre Outstanding Conservation Area, as well as Corkickle, Hensingham, and High Street and there are many historical features, including the Roman fort at Moresby Church and the harbour.

Prosperity:

2.71 The harbour has become a major leisure marina and the town's major employment sector is now retail, with tourism of growing importance. Whitehaven was once a manufacturing and mining town with a strong industrial base, but following closure of most major industry, the area's communities contain some of the worst deprivation in the country. Over the last few years significant regeneration activity has been taking place within the town and along the coast to help address some of the inherited problems and to capitalise on employment and investment opportunities.

2.72 There are a number of potential redevelopment sites in the town centre and harbourside where new projects could put back some momentum into the regeneration programme begun during the 1990s. These include commercial, hotel, retail, leisure and housing sites with an opportunity to improve public realm and traffic management arrangements, and the potential for a new multi-modal transport interchange. One of the Borough's most important developments, the Westlakes Science & Technology Park, is just to the south of the town. It is a focus for the development of nuclear and related technologies and as a location for higher education, research and knowledge based employment and is designated as a regional investment site. There is a potential tie-in over the next few years between the Westlakes site and the nearby hospital in terms of a health campus. The hospital is being redeveloped as part of a £100m investment package and there will be various implications to plan for at this end of the town. It could also bring forward the prospects of a new eastern bypass. Potential redevelopment of the Rugby League Club's ground and surrounding areas could do the same for a smaller section of road improvement on the Pow Beck Valley site next to the town centre. Tourism prospects could be improved by continuation of the coastal fringe work and reclamation of the former chemical works to create a larger area of open space leading out from the harbour over the St Bees Head Heritage Coast. Maintenance of the town's green corridors and open valley sides will also help,

connecting the town centre and housing areas with the urban fringe and surrounding countryside.

2.73   Income levels are close to the County average but significantly less than the Mid Copeland and Egremont localities. Unemployment at 3.8% is well above Copeland and County averages.

People:

2.74   The age structure is not dissimilar to the County average but with a 3% lower proportion of over 60s. This is related to health issues and disadvantages as regards health/disability, together with poor educational attainment, unemployment and crime figures that combine as major indicators of deprivation in wards such as Sandwith, Mirehouse and Harbour, which regularly feature in the 30% most deprived places nationally. Regeneration efforts need especially to be focused on these areas.

2.75   Not surprisingly, car ownership is lower here than elsewhere in Copeland and at 67.8% is nearly 8% lower than the County average. Commuting by car however, is quite high (71.5%) compared to South Copeland (57.5%) and Mid Copeland (67.1%), which are much more rural areas and where there is markedly less alternative public transport available.

2.76   There are a variety of housing issues to cover during the life of the LDF, not least the continuation of the Housing Market Renewal initiative begun in the Woodhouse and Greenbank areas. Further investment is required to create more attractive living environments and deal with low demand. At present, there is a high dependency on social and private rented accommodation in the locality which, at 33.6% is much higher than elsewhere in the Borough and significantly higher than the Cumbrian average of 23.9%. A large amount of social housing is concentrated in South Whitehaven in the wards of Mirehouse and Sandwith, where households renting from RSLs, principally Copeland Homes, make up 43.5% and 49.6% of total households respectively. Generally house prices are the lowest of all Copeland's localities – a mean of £117,615 compared to a county average of £177,653 and the house types are dominated by semi-detached houses – 47.8% when the County average is 34.4% and a consequently smaller proportion of both detached and terraced properties.

Question 1: Do the descriptions above adequately capture the defining features and key issues faced by the communities of Copeland?

(Please select one option)

❑ Yes

❑ No

If not, please tell us what you think should be included.

3 Vision and Objectives – Where do we want Copeland to be in 2027

Introduction

3.1 The starting point for production of the Core Strategy is to establish a clear vision for what we want Copeland and its communities to be like in 15 years time. We then need to demonstrate how this can be delivered by the Council and its partners through the preferred spatial strategy and policies.

3.2 To help us establish this vision, the Council held a stakeholder consultation event on 26th November 2008 to debate the key issues facing the Borough over the next 15 years. Participants represented a variety of groups and organisations from across the Borough, as well as the region and sub-region.

3.3 At the consultation event participants were asked to take part in a visioning exercise. The aim of this exercise was to have participants think beyond the issues and problems being faced today and imagine what the future might hold for Copeland.

3.4 Participants discussed the drivers that may affect the Borough in the next 15 years, and any changes foreseen. Figure 9 below summaries the key issues that were identified.

Figure 9: Core Strategy – Issues Identified
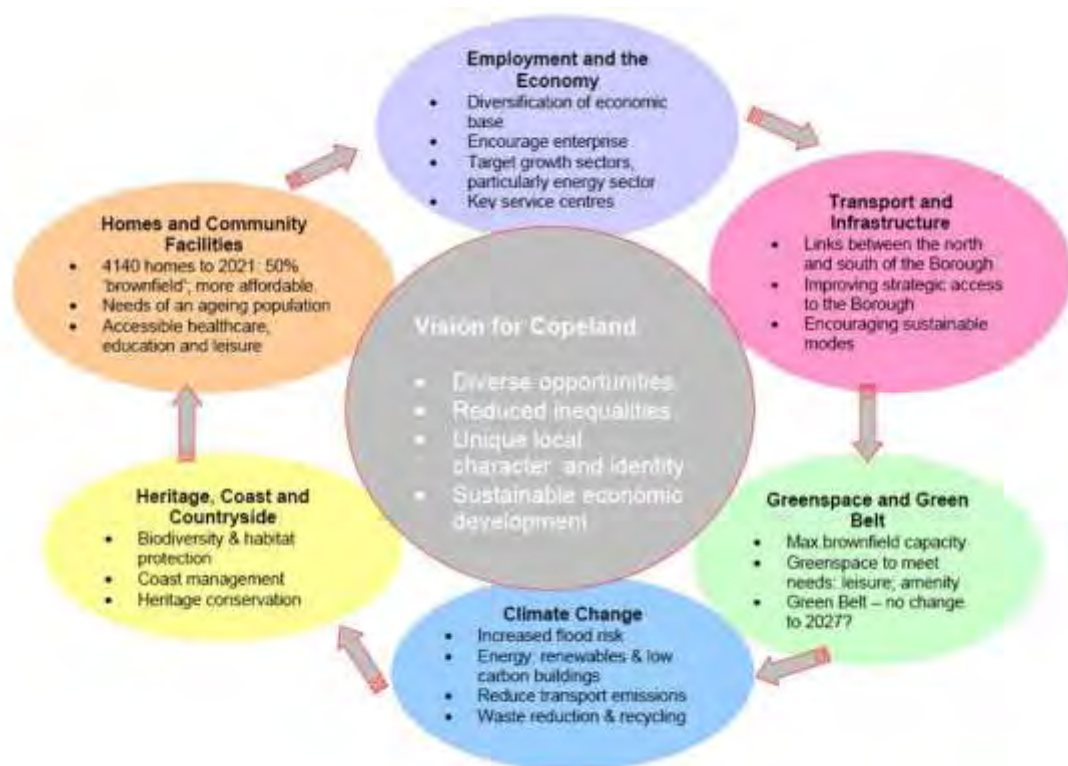
3.5   Taking the outcomes of this event, and considering them alongside the vision statements that have already been expressed in the Sustainable Community Strategy, *Britain's Energy Coast: A Masterplan for West Cumbria* and the Cumbria Vision documents we are proposing a draft spatial vision for the Core Strategy.

The Spatial Vision for Copeland

3.5.1   We have developed the following spatial vision for Copeland.

By 2027 Copeland will be transformed into:

A place which has a varied, well connected and sustainable economy, based on a foundation of knowledge-based industries; and which builds on the opportunities presented by the nuclear and wider energy sector;

A place that adapts and responds positively to the challenges of climate change, making the most of the area's abundant natural resources and green infrastructure;

A place which is recognised for its outstanding natural beauty, unspoilt natural landscapes and unique coastal offer and which draws on its industrial local heritage and valued biodiversity to create a varied tourism offer;

A place where geography is not a barrier to achievement, wellbeing or lifestyle opportunities presented within or outside the Borough; where both urban and rural communities match the needs and aspirations of all, social mobility is increased, equality (including health) is addressed and transport networks are enhanced.

Question 2: Do you agree with the spatial vision for the Borough?

(Please select one option)

❏ Yes

❏ No

If you do not agree with the spatial vision for the Borough please tell us how you think it should be changed.

Strategic Objectives

3.6   As well as a vision, we must develop a number of objectives which will identify actions we need to take to achieve that vision. The draft objectives we have prepared are again based on those included in the Copeland Borough Council Corporate Plan, the West Cumbria Sustainable Community Strategy and the stakeholder consultation event in November 2008. The recently published Cumbria Sub-Regional Action Plan 2009-2012 has also given some pointers to

the broad range and scale of objectives we will need to address in our Core Strategy. A number of objectives have been endorsed for the Core Strategy by the LDF Members Steering Group.

3.7   **We are asking for your views on the following objectives:**

Environmental Protection and Enhancement

3.7.1   This set of objectives relates to the natural and historic assets of Copeland and the need to ensure these are protected and enhanced. They also relate to the need to ensure that local development acknowledges global imperatives.

Strategic Objective 1

Adapt to and mitigate the impacts of climate change, including coastal erosion and flooding.

Strategic Objective 2

Ensure that new development is located away from areas of flood risk, does not contribute to flooding elsewhere and is designed to mitigate residual flood risk.

Strategic Objective 3

Conserve and enhance biodiversity and improve green infrastructure in the Borough.

Strategic Objective 4

Protect and enhance places, landscapes and buildings of historical, cultural and archaeological importance.

Strategic Objective 5

Ensure new development incorporates Sustainable Drainage Systems (SuDS), and measures to conserve energy and other resources, including renewable energy technologies.

Strategic Objective 6

To protect and enhance the natural resources in the Borough, including air, water, and soil.

Sustainable Settlements

3.7.2   This set of objectives relates to quality of life for local people and ensuring that settlements meet the needs of all, in terms of access to housing, community services and facilities, leisure and employment.

Strategic Objective 7

Ensure that all new housing development meets the standards for Decent Homes, quality and affordability, covers a range of types and tenures, and is provided in places that people want to live, in line with RSS housing targets.

Strategic Objective 8

Coordinate housing provision with investment in employment and community services, including health facilities, to ensure that settlements are sustainable, accessible, and meet the range of needs of their communities.

Strategic Objective 9

Promote recycling and waste minimisation in all developments, reuse existing buildings and previously developed land wherever possible, and direct development away from greenfield sites, where this is consistent with wider sustainability objectives.

Strategic Objective 10

Ensure that all new development meets high standards in terms of quality of design, safety, security and accessibility, relates well to existing development and enhances the public realm.

Economic Opportunity and Regeneration

3.7.3   This set of objectives covers issues such as growth and diversification of the local economy, generating good employment opportunities, addressing issues such as improving education and skill levels in the Borough, increasing revenue from tourism and responding to the decommissioning of Sellafield.

Strategic Objective 11

Diversify the rural and urban economic base of the Borough by providing a positive planning framework for development of tourism, creative and knowledge based industries, specialist engineering and the energy sector, including renewable energy technologies.

Strategic Objective 12

Encourage sustainable economic growth by providing a wide range of modern, high-quality employment sites and premises which meet the needs of local businesses and attract new commercial investment, as well as encouraging home working where appropriate.

Strategic Objective 13

Improve educational attainment in the Borough via improved linkages with higher education providers and local industry, to provide tailored, locally relevant training opportunities.

Strategic Objective 14

Focus major development in the centre of Whitehaven, and support complementary development in the Key Service Centres of Cleator Moor, Millom and Egremont, in line with the RSS sub-area development priorities and strategic infrastructure provision.

Accessibility and Transport

3.7.4 These objectives relate to accessibility to services, reducing the impacts of journeys on the environment and ensuring that transport networks address the geographical constraints in terms of moving around within the Borough, but also in terms of accessing the Borough from beyond its boundaries.

Strategic Objective 15

Improve access to employment, services and education/training facilities on foot, by cycle, and by public transport, and thereby reduce the number of journeys made by private car.

Strategic Objective 16

Develop and maintain safe, efficient and integrated transport networks with good internal and external links.

Question 3: Do you agree with the Strategic Objectives for the Borough?
(Please select one option)

❑ Yes

❑ No

If you do not agree, please tell us what you think should be changed/added.

Moving from Objectives to Delivery

3.8 The next step is to examine the issues that stand between where we are now and where we would like to be, in terms of the future development of Copeland. The next part of this document will outline what we think are the major issues and suggest options to address them. In developing the options, we have

considered the findings of a wide range of documents, which may be regarded as background evidence, and there is a summary of these documents in Appendix I.

Figure 10: The process of developing Issues and Options for the Copeland Local Development Framework
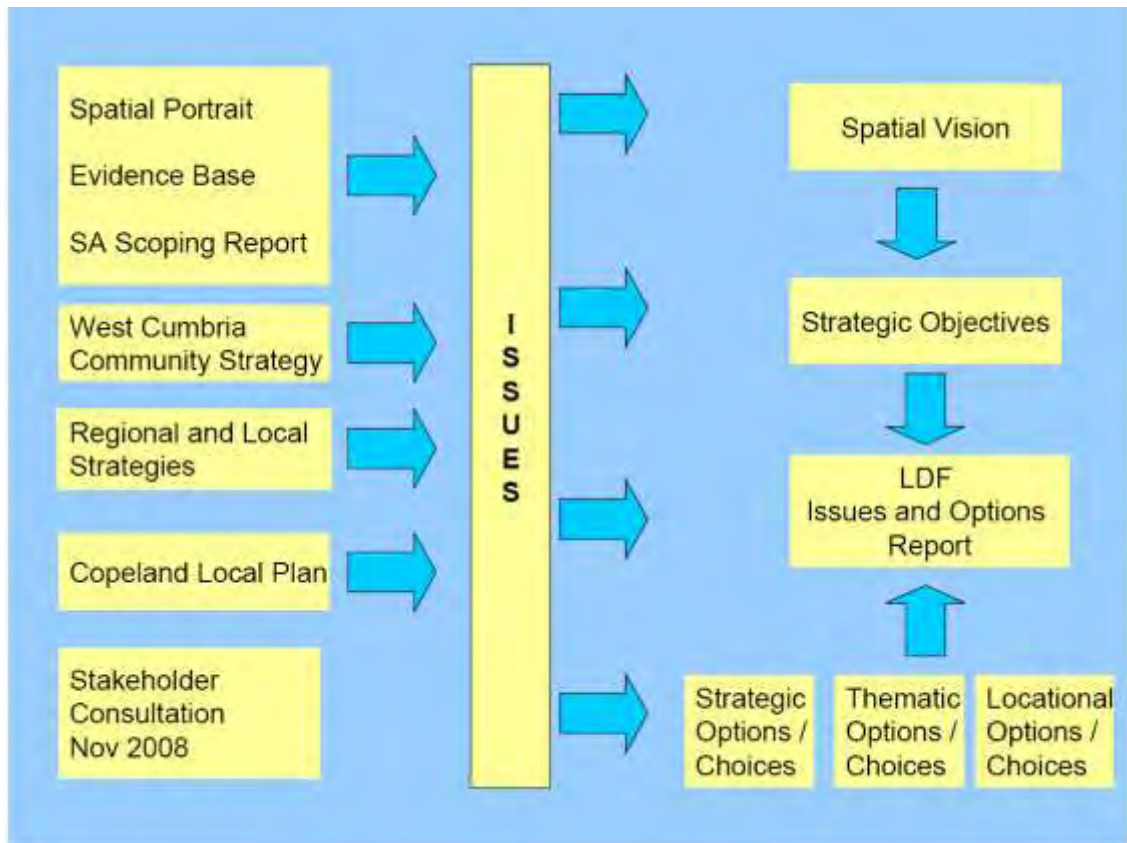
3.9   The issues and options are set out under four themes in the following chapters, which relate to the themes of the Strategic Objectives, as set out earlier in this chapter. This framework will form the basis for the Core Strategy development over the next 18 months.

3.10   The issues and options presented in the next section have been discussed with stakeholders, officers and members.

3.11   **It is important to understand that at this early stage, all options are open for discussion and debate.**

4   Environmental Protection and Enhancement

4.1   **This chapter addresses key environmental issues for Copeland** that must be addressed through the planning framework. The most important environmental issue that is likely to shape the future of Copeland is climate change. The Council is expected by national government to set measures to address climate change and will need to take into account the range of options available to address issues such as flooding, coastal protection, building design and energy generation. Other important issues are the conservation of natural features such as biodiversity, geology, natural habitats and landscapes. We also need to consider issues such as access to the open countryside and how to deal with the negative impacts of development on the natural environment.

Issue: How do we respond to the challenges of climate change?

4.2   Climate change is recognised as one of the most serious and important challenges facing the UK. The Planning and Energy Act (2008) allows local councils in England and Wales to set reasonable requirements in their Development Plan Documents for:

- A proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;

- A proportion of energy used in development in their area to be low-carbon energy from sources in the locality of the development;

- Development in their area to comply with energy-efficiency standards that exceed the energy requirements of Building Regulations.

4.3   Climate change will result in changes to our natural environment and will therefore affect our future prosperity and social cohesion. Although there is a degree of uncertainty about how much it will change, the UK's future climate is expected to be warmer, with hotter, drier summers and milder, wetter winters.

4.4   This will have implications globally but also locally on the environment, and the economic and social well-being of Copeland's people. There may be areas within the Borough which will become increasingly vulnerable to the effects of climate change, such as increased flood risk and rising groundwater levels. Climate change also poses a threat to biodiversity and thus it is important that we create opportunities for species to move and adapt. Water supplies may be restricted due to more frequent summer droughts.

4.5   The effects of climate change will need to be managed through measures such as building design and the use of green infrastructure, such as street trees, to create more comfortable microclimates in buildings and their surroundings.

4.6   The Code for Sustainable Homes was published in 2006 to accompany other government measures aimed at reducing 'green house' emissions. The Code is important in addressing climate change as housing is responsible for 30% of

the UK's CO_2 emissions. The Code is not solely concerned with energy efficiency; it also sets standards for water management, waste/recycling and sustainable construction/materials. The Code for Sustainable Homes and potential implementation in Copeland is addressed in Chapter 5: Sustainable Settlements.

What you have told us:

- Energy efficient building regulations / planning guidance should be put in place

- Address issues of climate change such as coastal erosion, surface water flooding and CO_2 emissions

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Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

Planning and Climate Change: Supplement to PPS1 (2006)

PPS 23: Planning and Pollution Control (2004)

PPS 25: Development and Flood Risk (2006)

RSS Policy DP9 (2008)

Cumbria Climate Change Strategy 2008 – 2012 (2008)

Question 4: How should we respond to the challenges of climate change through the LDF?

(Please select one option)

Option 1:

Develop a specific policy on climate change.

Option 2:

Rely on other policies within the LDF to address the impacts of climate change, such as flooding, renewable energy, design of buildings etc.

Option 3:

Other option – please provide details.

Issue: Renewable Energy

4.7   Government policy expects local planning authorities to provide a framework that promotes and encourages renewable and low carbon energy production developments. Such development can however have significant effects on landscape and townscape character, ecology and amenity.

4.8   Microgeneration has the potential to play a significant role in moving towards the Government's objective of sustainable, reliable and affordable energy for everyone.

4.9   The North West Sustainable Energy Strategy aspires to the target that by 2015 at least 15% (and by 2020 at least 20%) of the electricity which is supplied within the region should be provided from renewable energy sources.

4.10   *Britain's Energy Coast: A Masterplan for West Cumbria* has the potential to provide a number of opportunities for renewable energy generation in Copeland as part of the wider aim of regenerating West Cumbria. An aim of the Masterplan is to build on West Cumbria's growing reputation as a place for innovation in renewable energy.

4.11   Urban areas have significant opportunities for incorporating renewable energy into domestic, industrial and community settings. However, renewable energy installations in urban areas could affect the setting and character of buildings and townscape, for example for town centres, Listed Buildings and Conservation Areas.

4.12   Microgeneration could be an important contributor to the energy needs for isolated communities such as Copeland's rural communities.

What you have told us:

- Concentrate on use of renewables other than wind such as tidal, hydro, small Combined Heat and Power plants

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Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

Planning and Climate Change: Supplement to PPS1 (2006)

RSS Policy EM16-17 (2008)

RSS Policy EM18 (2008): Decentralised Energy Supply states that plans should encourage the use of decentralised and renewable or low-carbon energy in new development in order to contribute to the achievement of the targets. In particular, local authorities should, in their DPDs, set out:

- targets for the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources, based on appropriate evidence and viability assessments;

- and the type and size of development to which the target will be applied.

Cumbria Climate Change Strategy 2008 – 2012 (2008)

Cumbria Wind Energy SPD (2007)

Local Plan Policies EGY1-7 (2006)

Question 5: Which of the following options should be pursued to reduce our reliance on non-renewable energy sources?

(Please select one option)

Option 1:

In line with regional planning policy, require new residential developments of 10 dwellings or more and new non residential developments above a threshold of 1,000m² to incorporate at least 10% of its energy from renewable or low carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

Option 2:

Given the Borough's 'Energy Coast' status, exceed the regional target, by raising the renewable energy requirement for new developments above 10% and/or reducing the size thresholds for eligible development; based on evidence of feasibility and potential which will be required to be provided by developers.

Option 3:

Undertake a renewable energy capacity assessment of the Borough, and tailor a renewable energy policy to reflect the findings of this research, by requiring higher levels of renewable/low carbon energy production in those areas of the Borough where capacity is highest.

Option 4:

Other option – please provide details.

Question 6: Given the Borough's 'Energy Coast' status, which of the following options should be pursued to encourage renewable energy developments in the Borough?

(Please select all that apply)

Option 1:

Provide a positive planning framework for large scale commercial renewable energy projects to be built in the Borough, which would be linked to the National Grid.

Option 2:

Promote small-scale energy projects such as community CHP plants or micro-generation, which would provide for local need.

Option 3:

Maximise the Borough's potential for the sustainable development of renewable energy technologies by policies which encourage all scales and types of renewable energy developments.

Option 4:

Other option – please provide details.

Issue: Managing the Impacts of Renewable and Low Carbon Energy Developments

4.13 Although renewable and low carbon energy developments should be promoted, they can have a number of planning issues associated with them that need to be taken into account in terms of design and location. The sorts of issues that need to be considered are:

- Potential adverse impact on the character of the area, either on their own or cumulatively;

- Potential adverse impact on existing development, including through noise, odour, vibration, (in the case of wind turbines, shadow flicker and electromagnetic interference);

- Provision for the removal of all equipment and installations and site restoration on the cessation of energy generation,

- The siting and design of proposals have regard to the capacity/character of the surrounding landscape.

Question 7: Which of the following approaches is most appropriate in terms of addressing the potential adverse effects of renewable energy and low carbon energy developments in the Borough?

(Please select one option)

Option 1:

A criteria based policy approach that addresses each of the key planning issues, as set out above, requiring assessment of potential impacts in the particular context of each development.

Option 2:

Develop a prescriptive policy, which would set for example, standards in relation to size, scale, amenity impacts for renewable or low carbon developments.

Option 3:

Do not develop a policy, and instead rely on national policy statements/guidance and other policies in the LDF to determine planning applications for renewable energy or low carbon developments.

Option 4:
Other option – please provide details.

4.14   Copeland falls within part of a wider area of West Cumbria, which has been labelled the 'Energy Coast'. As a result *Britain's Energy Coast: A Masterplan for West Cumbria* was prepared in response to concerns about the potential widespread impacts of decommissioning at Sellafield on the local economy. The Masterplan aims to build on the current nuclear skills as a springboard to a more diverse economy, including innovative energy technologies, such as tidal, off shore wind and microgeneration.

4.15   The Masterplan encourages the development of an energy and environment cluster in a coastal corridor from Sellafield to Workington.

4.16   As a community we need to decide to what extent we intend to embrace this concept and make it a reality. There are choices to be made – do we want to be an exemplar authority, leading the way in renewable energy technology and climate change adaptations? If we decide to embrace this concept in full, it will have financial implications. There may be higher costs in the earlier years, which may be balanced out in the future, by longer pay back periods.

Question 8: West Cumbria's ambition is to be 'Britain's Energy Coast' and to be at the technological forefront of renewable energy and low carbon energy generation. The achievement of this ambition is likely to require significant financial investment. Is it acceptable to place part of the financial burden of this investment on developers in Copeland?
(Please select one option)

❏ Yes

❏ No

Please provide additional comments to support your answer.

Question 9: Would you be prepared to accept part of this financial burden – for example through higher council taxes to increase recycling, pay for improvements to public transport, energy efficiency measures to be installed in homes, etc.
 (Please select one option)

❏ Yes

❏ No

Please provide additional comments to support your answer.

Issue: Development and Flood Risk

4.17   Climate change increases the risk of more intense and extreme weather conditions. Recent incidences of severe flooding across the country, as well as problems locally, have brought renewed attention to the issue of the impact of development upon flood risk, as well as the vulnerability of existing development to flooding. All development can contribute to flood problems, e.g. through water 'run-off' into drains and rivers, not just development in areas of high flood risk.

4.18   The Pitt Review: 'Lessons learned from the 2007' floods requires local authorities to have a local leadership role for flood risk management to ensure that flood risk from all sources (surface water, groundwater and watercourses) is identified and managed. The planning process with the application of Strategic Flood Risk Assessment (SFRA) and PPS25 are identified in the Pitt Review as having a key role. Allocations of land for development are required to comply with the sequential test in PPS 25 Planning for Flood Risk. We can only depart from this approach in exceptional cases, where suitable land at lower risk of flooding is not available and the benefits of development outweigh the risks from flooding.

4.19   We will expect appropriate mitigation measures for any development which, exceptionally, must take place in current or future flood risk areas, to ensure it is protected to appropriate standards, provides suitable emergency access under flood conditions, and does not increase the risk of flooding elsewhere.

4.20   New development, including residential, commercial and transport development will need to incorporate Sustainable Drainage Systems (SuDS) and water conservation and efficiency measures to the highest contemporary standard.

What you have told us:

- New development should be allocated away from flood risk areas – e.g. re-consider development at Pow Beck

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Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

PPS 25: Development and Flood Risk (2006)

RSS Policies DP9, EM5 & EM6 (2008)

Local Plan Policy ENV16 (2006)

Copeland Level 1 Strategic Flood Risk Assessment (2007)

[2]Shoreline Management Plan (ongoing)

Question 10: Which of the following approaches is most appropriate for mitigation and adaptation to flood risk in the Borough?

(Please select all that apply)

Option 1:

Ensure that new development at risk of flooding is designed to minimise any flood related damage by incorporating flood resilience and resistance measures.

Option 2:

Ensure that any new development is located outside areas at risk of flooding.

Option 3:

Plan for the relocation of existing development that is already situated in areas at risk of flooding.

Option 4:

Invest in flood management schemes such as flood defences.

Option 5:

Other option – please provide details.

Issue: Managing our Coastlines

4.21   Sea level rise is likely to accelerate as a result of global warming, which will have potentially significant effects on Copeland's coastline, increasing areas prone to flooding, along with the severity and frequency of events.

4.22   Copeland's coastline is unique and one of its best natural assets. Much of the coastline is important for wildlife and some of Cumbria's best bathing beaches are to be found here. Access to the coast is important for tourism and will play a key role in the regeneration of Copeland.

4.23   Updated Shoreline Management Plans (SMPs) are being produced to enable authorities to identify long term, sustainable policies for the coastal defence of the shoreline. The two SMPs covering the Copeland coast will assess the best policy for the area for three time periods: 0 – 20 years, 20 – 50 years, and 50 – 100 years. The first time period is similar to that of the Local Development Framework and the findings of the SMP will need to be reflected in the Core

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[2] The Shoreline Management Plan is a 2½ year process and the first stage of the process has been completed. Public consultation is planned from September to December 2009

Strategy. Consultation on the SMP, which will include discussion about types of coastal protection, is expected to take place later this year.

Issue: Protecting Coastal Areas

4.24   The coast can act as a stimulus for regeneration through opportunities for growth in coastal tourism and developing and diversifying the maritime economy.

4.25   The complexity of the coast requires integrated planning and management, and the concept of Integrated Coastal Zone Management means we need to ensure coordination between Local Development Frameworks and the wide range of plans, strategies and schemes which apply to the coastal zone.

4.26   Regional policy directs local authorities to define the undeveloped, developed (including despoiled), and remote coast and to direct development requiring a coastal location in all but exceptional circumstances, to the developed coast, ensuring that the undeveloped and remote coast can be safeguarded.

4.27   There are considerable lengths of the coast that remain undeveloped or even remote, and which require planning and managing sensitively to retain their character.

4.28   Under the current Local Plan, the developed coast includes Whitehaven, Sellafield, Seascale and Millom. Outside of these areas the coast is defined as undeveloped.

What you have told us:

- Exploit the coast for leisure, employment and cultural activities

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Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

RSS Policy RDF3 (2008)

Local Plan Policies ENV 7, 8, 14 & 15 (2006)

Copeland Level 1 Strategic Flood Risk Assessment (2007)

Question 11: Which of the following approaches do you support in terms of designating areas of the coast as Developed, Undeveloped or Remote?

(Please select one option)

Option 1:

Retain the existing designation as set out in the Local Plan – the developed coast includes Whitehaven, Sellafield, Seascale and Millom, outside of these areas the coast is defined as undeveloped.

Option 2:

Reconsider the designations in the Local Plan to see whether they are still appropriate/should be extended or reduced.

Option 3:

Other option – please provide details.

Call for Sites: Would you like to put forward any areas of the coast which should be designated as undeveloped and protected for their geological, heritage, landscape, habitat or biodiversity value?

(Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Issue: Protecting important sites or habitats/areas of woodland, landscape, geological, historic or biodiversity value

4.29   There are a wide range of benefits from a high quality natural environment, such as economic value derived from activities such as fishing, tourism, forestry and agriculture, and improved physical and mental health through access to fresh air, open space and nature. Development can have an adverse impact on the natural environment through physical loss of habitat and wildlife, disruption to the lifecycles of species, pollution of habitats through discharges to air, water or soil, or changes to the availability of resources such as water through damming or culverting of waterways.

4.30   Copeland has a varied urban/rural character, which reflects the historical development and pattern of settlements in the area. Some parts of the Borough have high historic value, while others are of lower quality, as a result of the presence of derelict buildings and sites resulting from a decline in traditional industries. Government guidance recognises that the historic environment is irreplaceable and there should be a presumption in favour of its physical preservation. The planning system plays an important role in protecting and enhancing the historic environment.

4.31   New development which does not respect the existing character or sense of place can have a negative impact on built heritage designations and

subsequently on the appeal of a place to visitors, prospective investors and local people.

4.32   Government guidance suggests that there should be a move away from local designations which protect only specific sites/buildings, towards an approach which values all habitats and landscapes, and is guided by criteria based assessments, based for example, on landscape character or heritage value. We need to make a decision as to whether this is appropriate for Copeland or not.

4.33   Areas and features designated as being of national or international importance must be afforded the strongest level of protection[3]. These designations cover a range of environmental assets and their conservation, protection and management will be governed by specific national or international regulations and advice. The Borough contains several designated areas that contribute to the 'Natura 2000' network of habitats of European importance. This includes Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites. Other important designations include Sites of Special Scientific Interest (SSSIs).

4.34   Some stretches of landscape in the Borough have been identified as being of County Importance – a designation which is recognised in the current Local Plan, but which has not been taken forward by the RSS, and others are recognised as being of Local Importance. St Bees Heritage Coast is the only national heritage designation in the Borough.

4.35   A key issue arising for locally designated sites relates to the level of protection appropriate, based on their conservation interest as set against other interests and demands. Locally designated, but not statutorily protected sites provide a means of conserving sites of importance for education and local research as well as those of historic and aesthetic value.

What you have told us:

- Preserve biodiversity values present in the local area

Policy Context / Framework

PPS 7: Sustainable Development in Rural Areas (2004)

PPS 9: Biodiversity and Geological Conservation (2005)

PPG 15: Planning and the Historical Environment (1994)

RSS Policy EM1 (2008) sets out regional policy on landscapes, the natural

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[3] In accordance with the Habitats Regulations 1994 for European Protected Species (Reg 44) and for International Sites (Regs 48 to 53) and Policy EM1 of the Regional Spatial Strategy.

environment, the historic environment and trees, woodlands and forests

Cumbria Biodiversity Action Plan (2001)

Cumbria Landscape Strategy (1998)

Structure Plan Policies E37 and E38 (2006)

Local Plan Policies DEV1-6 & ENV1-10 (2006)

Question 12: Which of the following options is most appropriate approach to protect and enhance important sites of landscape, geological or biodiversity value in the Borough?

(Please select one option)

Option 1:

Rely on those sites/buildings which are designated at the international, national or regional level and the legislation that governs them, to protect biodiversity/geology/landscape/historic heritage.

Option 2:

Be more proactive in designating and managing local site designations and regulate certain development within these sensitive areas.

Option 3:

Develop character based assessments and policies to protect landscape character, historic value or biodiversity.

Option 4:

Other option – please provide details.

4.36   The Copeland Local Plan 2006 has a number of environmental site designations, and we will consult on these in more detail as the Site Allocations DPD is produced. However, it would also be useful to have an indication at this stage of any additional areas that people feel are of high value and may be appropriate for additional protection in the LDF.

Call for Sites: Would you like to put forward any sites which should be designated and protected for their geological, heritage, landscape, woodland, habitat or biodiversity value?

(Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Issue: How do we regulate new development in order to protect and enhance heritage values/landscape/biodiversity/habitats (including woodlands and trees)?

4.37   The Local Plan currently includes policies relating to the protection of landscapes and habitats, historic features including Listed Buildings, woodlands, trees, and protected species. RSS Policy EM1 states that where proposals and schemes affect the region's landscape, natural or historic environment or woodland assets, prospective developers and/or local authorities should first avoid loss of or damage to the assets, then mitigate any unavoidable damage and compensate for loss or damage through offsetting actions with a foundation of no net loss in resources as a minimum requirement.

Policy Context / Framework

PPS 9: Biodiversity and Geological Conservation advises that planning policies should promote opportunities to include biodiversity and geological features within the design of new developments. Opportunities should be maximised both within and around development.

RSS Policy EM1 (2008)

Structure Plan Policy E35 (2006) states that development and other land use changes that are detrimental to these nature conservation interests will not be permitted unless the harm caused to the value of those interests is outweighed by the need for the development.

Local Plan Policies ENV1-6 & 10 (2006)

Question 13: Which of the options below is most appropriate approach for regulating new development in order to protect and enhance landscapes, biodiversity, habitats (including woodlands and trees), historic value and character?

(Please select one option)

Option 1:

Require on-site protection/restoration of biodiversity, habitats (including woodlands and trees), historic value, character and landscape features affected by new development – avoiding loss of or damage to the assets.

Option 2:

Require on-site mitigation of the impacts of new development on heritage value/character, habitats and landscape features – avoiding loss of or damage to the assets.

Option 3:

Accept the protection or enhancement of habitats, historic or landscape features off-site but nearby, as mitigation for the impacts of new development, ensuring no net loss of resources.

Option 4:

Other option – please provide details.

Issue: Designation of Conservation Areas and Listed Buildings

4.38   Setting out the approach to development in historic built environments is an important issue for the LDF to consider, for instance in relation to design, approaches to energy efficiency and other aspects of modern living such as communications (aerials / satellite dishes etc). One option is to designate new Conservation Areas or Listed Buildings, as a means of recognising the architectural and historical importance of 'townscape', i.e. the character of settlements.

4.39   The rigorous control of development in Conservation Areas or in relation to Listed Buildings can however act as a constraint to new development, potentially stifling new investment and regeneration. Another option may be to introduce design guidance in areas of particular historic value, which does not have the statutory weight of a designated Conservation Area or Listed Building, but provides for more flexibility and local interpretation.

4.40   The Council has a duty to exercise strict control over proposals which affect Listed Buildings and to ensure that they are maintained in a reasonable state of repair. Demolition can only be permitted in the most exceptional circumstances and where all efforts to find viable use or ownership have failed, or the community benefits of the demolition would far outweigh the loss of the building. Please note that the decision as to whether to add a building to the Statutory List is made by the Secretary of State for Culture, Media and Sport, on the recommendation of English Heritage – it is not the decision of the local planning authority, although we can nominate buildings.

4.41   There are currently 9 Conservation Areas within Copeland, outside the Lake District National Park; at Whitehaven Town Centre, Whitehaven Corkickle, Whitehaven Hensingham, Whitehaven High Street, Cleator Moor, Egremont, Millom, Beckermet and St Bees. It may be appropriate to review the boundaries and purpose of these Conservation Areas through the LDF process. There are also 708 listed buildings or structures of architectural or historic interest within the Plan area.

Policy Context / Framework

PPG15: Planning and the Historical Environment (1994)

PPS7: Sustainable Development in Rural Areas (2004)

RSS Policy EM1 states that plans should protect, conserve and enhance the historic environment supporting conservation-led regeneration in areas rich in historic interest.

Local Plan Policies DEV 1-6 & ENV 25-37 (2006)

Question 14: What is your preferred approach to retaining features of historic value in the Borough?

(Please select all that apply)

Option 1:

Seek Listed Building status for historic buildings, or designate new or extensions to existing Conservation Areas to cover those areas/buildings of historic value which are not currently protected.

Option 2:

Develop design guidance for areas/buildings of built historic value, which are non-prescriptive, but reflect the unique characteristics of these areas and require new development to reflect this.

Option 3:

Develop a policy to assess the implications of new development on features of historic value including historic buildings, through the planning application process.

Option 4:

Consider making further Article 4 Directions, which will offer protection to areas by reducing permitted development rights (and meaning planning permission is required).

Option 5:

Other option – please provide details

Call for Sites: Would you like to put forward any sites which should be designated and protected as Conservation Areas or recommended for inclusion as Listed Buildings?

(Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Issue: Protection of Trees in Conservation Areas or with Tree Preservation Orders

4.42   Trees in Conservation Areas or subject to Tree Preservation Orders (TPO) are often isolated trees, or small groups of trees. We need to consider how to protect these trees when they are at risk from development. Trees in Conservation Areas may not necessarily have the same level of protection as those covered by a TPO.

Policy Context / Framework

PPS7: Sustainable Development in Rural Areas (2004)

RSS Policy EM1 (2008)

Local Plan Policies ENV 10 & 27 (2006)

Question 15: Which of the following approaches is most appropriate for managing potential development impacts on trees which are situated in Conservation Areas, or which are subject to Tree Preservation Orders?
(Please select one option)

Option 1:

Develop a restrictive policy which prevents the loss of trees in Conservation Areas, or those subject to a Tree Preservation Order, unless the findings of an arboriculture survey recommend that the tree not be retained.

Option 2:

Develop a flexible policy which allows for the replacement, or relocation of affected trees, where the impacts of development cannot be avoided.

Option 3:

Do not include a specific policy for trees, and instead rely on national policy statements/guidance, existing designations and RSS policies to protect existing trees.

Option 4:

Other option – please provide details.

Issue: Urban Design and Public Areas

4.43   Urban design and the quality of public areas play a significant part in people's everyday lives. Good design can help to create attractive places and spaces for people to live, work, play, relax and visit.

4.44   The quality of the public realm varies across the Borough. Many of the towns and villages are attractive, with sensitive modern infill development

complementing local vernacular architecture, and there are examples of good design in Whitehaven. However, there are some areas of the Borough that currently have poor standards of design. For example, the Whitehaven Public Realm Appraisal (2008) indicates that there have been changes in the layout, components, and uses of public areas in Whitehaven which have reduced its clarity and sense of order, and which may undermine the character of the town unless they are corrected.

4.45   It should be noted that specific design issues are considered in more detail in Chapter 5: Sustainable Settlements.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

PPS 6: Planning for Town Centres (2005)

Local Plan Policies DEV 1-6 & 27 (2006)

Question 16: Which of the following approaches is most appropriate, in terms of enhancing urban design and the quality of public areas throughout the Borough?

(Please select one option)

Option 1:

Develop a policy which sets out detailed criteria for urban design in public areas, with different requirements dependent on the size and location of a proposed development; these might include area-specific design codes (with prescriptive rules).

Option 2:

Develop a policy which sets out a commitment to improve public areas and also sets out the basic principles and requirements of high quality urban design, which can be applied in any situation, taking into account local circumstances.

Option 3:

Other option – please provide details.

Issue: Public Art

Art can play a significant role in shaping the built environment and public areas of the Borough. From major new build and regeneration schemes, through play schemes, community halls and town signage, to the small details of individual buildings, artists can work with communities and planners to create unique, enjoyable environments which reflect community pride and identity.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

PPS 6: Planning for Town Centres (2005)

Local Plan Policy ENV 38 (2006)

Question 17: Which of the following approaches is most appropriate in relation to public art?

(Please select one option)

Option 1:

Include a policy requiring development schemes of a defined size or number of units to make provision for the commissioning and installation of publicly accessible art, craft and design works.

Option 2:

Include a policy seeking developer contributions towards public art from development schemes of a defined size or number of units.

Option 3:

Do not include a policy on public art.

Option 4:

Other option – please provide details.

Issue: Access to the Countryside

4.46   The countryside surrounding the towns and villages in Copeland is a valuable resource, in particular for leisure, recreation and tourism. The natural areas and wider countryside provide opportunities for a range of physical activities which can encourage exercise and promote fit and healthy lifestyles.

4.47   Green routes have a central role – they are primarily off-road routes for walking, cycling and horse riding that connect people to facilities, green space and the countryside.

4.48   Copeland has a good network of footpaths, with a more limited number of bridleways. Cycle ways also form an essential form of access between our urban and rural areas. The extension of this network, particularly through the creation of 'greenways' linking towns and villages through a combination of footpaths, bridleways and cycle ways, is an aspiration for the Borough. The Rights of Way Improvement Plan (2007), which helps implement the Local Transport Plan 2006-11, prioritises the improvement of the quality of existing routes, alongside provision of new links and routes in the sub-region.

4.49   In planning for growth, we need to address existing deficiencies in provision, as well as ensuring that new development promotes access to parks, natural areas and the countryside. To identify these deficiencies, the Council is commissioning an Open Space audit to meet the requirements set out in PPG17: Planning for Open Space, Sport and Recreation.

4.50   Another option for promoting access to the countryside is to develop the concept of a Community Forest. This could be a large area of woodland or forest which could straddle both the Lake District National Park and the Copeland Plan Area, and provide for a number of recreational activities such as walking, cycling, horse riding or adventure activities. This is an option that we would welcome your views on.

What you have told us:

- Improve walking, bus routes and cycling routes throughout the Borough
- Promote green infrastructure

Policy Context / Framework

PPS 9: Biodiversity and Geological Conservation advises that planning policies should promote opportunities to include biodiversity and geological features within the design of new developments. Opportunities should be maximised both within and around development.

PPG 17: Planning for Open Space, Sport and Recreation (2002)

RSS Policy EM1 (2008)

Cumbria Rights of Way Improvement Plan (2007)

Local Plan Policies ENV13 & TSP5 (2006)

Question 18: Which of the following options would best improve access to our countryside to benefit local residents and visitors?

(Please select all that apply)

Option 1:

Target opportunities for improvements on identified routes and gateways from urban areas where access is currently poor.

Option 2:

Protect existing rights of way from encroaching development and support proposals which enhance these rights of way.

Option 3:

Focus on developing large primary recreation facilities for the Borough which have a bigger draw in terms of attracting residents and visitors – for example, a Community Forest.

Option 4:

Do not focus on specific sites or areas, but support a general approach of improving access to the countryside and support development proposals that complement access to the countryside.

Option 5:

Other option – please provide details.

Call for Sites: Would you like to put forward any sites which could be developed as a community forest?

(Please provide as much detail as possible to support your proposal, by completing the site proforma and showing the extents of the site(s) on a map).

Issue: Stables and Equine-Related Activities

4.51   Given the rural nature of Copeland the development of new domestic and commercial stables is an important planning issue.

4.52   Stables and shelters can be harmful to the appearance of the landscape and jumps, horse boxes and other equipment can be unsightly. Increased use of bridle ways can cause excessive erosion and land can become overgrazed and unsightly. A growing number of farmers are seeking to diversify their activities and commercial equestrian uses such as a livery or riding schools are common options. Alternatively, they decide to sell or let farm buildings/land to others to establish a separate business.

4.53   In relation to commercial stables, national planning policy (PPS7) states that local planning authorities should support equine enterprises that maintain environmental quality and countryside character.

4.54   Rural enterprise and farm diversification and related development issues are considered in Chapter 6: Economic Opportunity and Regeneration.

4.55   Proposals for stables related to the grazing of horses for domestic purposes may be appropriate development on the edge of settlements, particularly if the stable can be regarded as a limited extension to an existing dwelling. Otherwise they would need to be able to be considered as essential facilities for outdoor sport and recreation.

4.56   The Council will be particularly concerned to avoid development which will cause clutter in the countryside or landscape, or over-intensive use which may erode the local character.

> **Policy Context / Framework**
>
> PPS1: Delivering Sustainable Development (2005)
>
> PPS 7: Sustainable Development in Rural Areas (2004)
>
> Local Plan Policy DEV 1 & 5 & ENV 41 (2006)

Question 19: Which of the following approaches do you support in terms of addressing the issue of stables and equine-related activities in the Borough?

(Please select one option)

Option 1:

Develop a restrictive policy which supports the development of commercial stables and equine-related activity and in exceptional circumstances allows for the development of domestic stables.

Option 2:

Develop a flexible policy which supports the development of commercial stables and equine-related activity and allows for the development of domestic stables in certain circumstances, for example on the edge of settlements and where a stable can be regarded as a limited extension to an existing dwelling.

Option 3:

Other option – please provide details.

Issue: Amenity

4.57   In considering proposals for new development, local planning authorities must take account of the risks of adverse impacts on amenity for existing and future neighbours including discharges to air (such as noise or odours), water and soil.

4.58   For example, in Whitehaven town centre and Cleator Moor (the High Street area), there is currently an issue concerning the mix of residential and commercial properties in terms of the odour and noise created by certain commercial properties, such as takeaways and restaurants.

4.59   The issue of the night time economy is considered in more detail in Chapter 6: Economic Opportunity and Regeneration.

4.60   The main source of air pollution in Copeland is from traffic emissions.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

PPS 6: Planning for Town Centres (2005)

Local Plan Policies DEV1, DEV6 and ENV 19-22 (2006)

Question 20: Which of the following approaches do you support in terms of addressing the potential adverse impacts arising from development on amenity?

(Please select one option)

Option 1:

Develop a specific policy on amenity (to supplement other Development Management policies in the LDF) in terms of:

i. Access to daylight and sunlight, including potential for overshadowing

ii. Privacy

iii. Noise and disturbance

iv. Air quality, light pollution and other forms of pollution, including contamination of land, groundwater or surface water

v. Safety and security

vi. Size and siting of adjacent development, including potential for new development to be overbearing.

Option 2:

Do not include a specific development management policy on amenity including air, noise and ground/water pollution, as impacts would be addressed by RSS and Core Strategy policies, environmental legislation and other Development Management policies.

Option 3:

Other option – please provide details.

Issue: Waste

4.61   Cumbria County is responsible for producing a Minerals and Waste Development Framework (MWDF) to plan for the development and location of waste facilities throughout Cumbria. It will contain planning policies and proposals to deal with Cumbria's waste and ultimately will form part of the Copeland LDF.

4.62   The Council will, with the other authorities, need to consider possible sites for new waste facilities, which will compete with other potential uses of land. These issues will be considered as part of the preparation and consultation on the MWDF, so no specific question on waste management is included here.

Issue: Derelict and Contaminated Land

4.63   Government guidance advises local authorities to encourage and promote the re-use of brownfield land including contaminated sites, when preparing development plans. The Homes and Communities Agency have agreed to fund a comprehensive survey of key available brownfield sites in West Cumbria and Furness. This study will inform development of Copeland's LDF policies.

4.64   Contaminated land is an important local issue as a result of past industrial activity in the area, and whilst it can place restrictions on development, due to the significant time and cost implications that can be associated with the remediation of industrial/contaminated land, development can also help to fund the removal of contamination and its remediation.

Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

RSS Policies DP4 and EM2 (2008)

Local Plan Policies ENV 17-18 (2006)

Question 21: Which of the following approaches is most appropriate in terms of determining proposals for the development of derelict or contaminated land?

(Please select one option)

Option 1:

Development on or adjacent to land where evidence exists to indicate the presence of adverse ground conditions will only be permitted where the Council is satisfied that the adverse ground conditions can be adequately and safely treated. The Council will require that

- A full site investigation be carried out by the developer to determine whether adverse conditions such as contamination may exist and identifying any remediation measures which are required;
- The developer shall carry out approved remediation measures prior to the commencement of any development.

The Council will also use suitably worded conditions for decommissioning and/or restoration once the use has ended.

Option 2:

Do not include a policy, and instead rely on national policy statements/guidance, RSS policies and other general policies in the LDF to determine planning applications.

Option 3:

Other option – please provide details.

Issue: Advertisements

4.65   Local planning authorities are responsible for the day-to-day operation of the advertisement control system. The Local Plan currently contains policies that manage the impacts of advertisements, with greater controls and protection given to Areas of Special Advert Control, Conservation Areas and Listed Buildings.

4.66   Local Plan Policy ENV 40 seeks to prevent advertisements that are hazardous to traffic and/or pedestrians and ensure that advertisements have regard to the nature and situation of the land or building to which it relates.

4.67   Local Plan Policy ENV 39 designates the rural part of Copeland as an Area of Special Advertisement Control where the Council has greater control over the size and location of advertisements.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

PPS 6: Planning for Town Centres (2005)

Local Plan Policies DEV1 & ENV 39-40 (2006)

Question 22: Which of the following approaches is most appropriate in relation to regulating the impacts of advertisements?

(Please select one option)

Option 1:

Develop a policy, similar to the approach in the Local Plan, to assess the potential impacts of advertisements, which specifies the criteria each application must meet and differentiates between the control of advertisements in the countryside and urban areas.

Option 2:

Develop a policy, similar to the approach in the Local Plan, to assess the potential impacts of advertisements, which specifies the criteria each application must meet, but does not differentiate between the control of advertisements in the countryside and urban areas.

Option 3:

Do not include a policy in the LDF, and instead rely on national policy statements/guidance and RSS policies to assess advertisement applications.

Option 4:

Other option – please provide details.

5   Sustainable Settlements

5.1   Answering the key questions of how much development, what type and where it should go is one of the most important tasks of the Core Strategy. It involves deciding what types of services and facilities should be available in certain settlements, where there are gaps in provision we would like to fill, and which settlements we think should grow or be constrained in the future.

5.2   This section will consider a number of issues that can affect the sustainability of an area, including:

- Where development should take place or could be directed;

- The scale of development in different locations/types of location;

- The type of sites where development takes place (e.g. greenfield or brownfield) and the process and criteria for identifying sites;

- Standards of design and construction;

- The density and mix of housing development;

- Urban and rural housing issues;

- Approaches to infrastructure planning to support sustainable settlements;

- Gypsy and Traveller accommodation;

- Infrastructure requirements and provision;

- Services and facilities for sustainable communities.

Issue: Creating a Sustainable Hierarchy of Settlements

5.3   The LDF needs to consider a hierarchy of development based on that prescribed at the regional level. The North West RSS (Policy RDF1) has identified that **Whitehaven**, named as a 'town' in the RSS, should be the principal focus for any large scale development in the Borough.

5.4   Outside the principal town of Whitehaven, the RSS (Policy RDF2) seeks to concentrate any further development in Key Service Centres and ensure that development is of a scale and nature appropriate to fulfil the needs of local communities. The RSS asks local authorities to identify 'Key Service Centres' through their Core Strategies. Below this level of provision, small scale development should be focused in Local Service Centres.

5.5   In more remote rural areas, the RSS seeks more innovative and flexible solutions to meet communities particular development needs. The target is for more equitable access to housing, services, education, healthcare and employment and a more diverse economic base, whilst maintaining support for agriculture and tourism. In addition, there is an underlying presumption against

major new development in the open countryside in order to maintain the quality and character of the rural environment.

5.6   The Key Service Centres identified in the saved policies of the Cumbria and Lake District Joint Structure Plan and the Copeland Local Plan are **Cleator Moor**, **Egremont** and **Millom**. After Whitehaven, they will provide the majority of services and be the main focus for development. As this approach has been accepted and endorsed at both the regional and county levels, it will need to be reflected in the LDF.

5.7   In addition to the Key Service Centres, the Local Plan also identifies Local Centres (i.e. villages with services) that also provide locations for moderate development.

5.8   An indication of how this works is shown in Table 2 below.

Table 2: Type and Scale of Development for Different Settlement Types

Classification	Type and scale of development		
	Retail	**Employment**	**Housing**
Town (RSS Policy RDF1)	Convenience goods, large supermarkets and comparison goods provision. Supporting a range of provision to meet the needs of Copeland and support Whitehaven's role as a local tourist centre.	A range of employment types. Provide opportunities both for expansion and start-up in this area. Support opportunities to improve and expand on the existing tourism offer in this area.	Allocations in the form of estate scale development if/where appropriate. Infill affordable housing Exception sites on the edges of the physical limits of the town.
Key Service Centre **(RSS Policy RDF2. Named in Structure Plan policy ST5)**	Small range of comparison and convenience shopping. Emphasis will be on retention of existing provision	Limited range of Employment opportunities, mainly local. Provide opportunities both for expansion and start-up in this area.	Allocations in the form of some small extensions to some villages to meet local needs Infill windfall and affordable housing

Classification	Type and scale of development		
	Retail	**Employment**	**Housing**
Local Service Centre **(Listed in Copeland Local Plan policy DEV3)**	Convenience shopping, including provision in the form of a farm shop, or similar linked /ancillary to another use. Emphasis will be on retention of existing provision.	Few employment opportunities. Where provision exists emphasis will be on retention. Potential for expansion likely to be limited due to environmental and Infrastructure limitations. New provision most likely to be provided through conversion/re-use of existing buildings.	Within the defined physical limits of development as appropriate Exception sites on the edges of the physical limit boundaries Affordable Housing and Windfall sites
Countryside	No retail facilities.	Employment predominantly linked to agriculture or forestry. Farm diversification schemes and tourism uses may be appropriate.	No development (other than housing for those employed in rural economy activities or exceptional affordable housing needs)

5.9   The Council is about to review the services that are available in villages across the Borough and will update the list of Local Centres as it identifies the most suitable locations for smaller scale development in the Borough. To assist with this it will be useful to understand what local people consider to be the services that can make sustainable communities/locations outside of the main towns in the Borough.

Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

RSS Policy DP2 (2008)

Structure Plan Policy ST5 (2006)

Local Plan Policies DEV1-3 & SVC12 (2006)

Question 23: Which of the following services do you consider to be 'essential', 'desirable' or 'not necessary' for sustainable communities/locations?

(Please select one option for each service)

	Essential	Desirable	Not Necessary	Don't Know
Primary school	❑	❑	❑	❑
Health centre/Doctor's surgery	❑	❑	❑	❑
Village hall/community centre	❑	❑	❑	❑
Shop	❑	❑	❑	❑
Post Office	❑	❑	❑	❑
Public house/hotel	❑	❑	❑	❑
Church	❑	❑	❑	❑
Public transport to a main town	❑	❑	❑	❑
Other (please specify):				

Question 24: With the increasing provision of mobile services in rural areas, together with improved electronic communications and on-line purchasing of goods, how important is the provision of services directly in villages?

(Please select one option)

- ❑ Very important
- ❑ Fairly important
- ❑ Not very important
- ❑ Not important at all

Issue: The Settlement Hierarchy for Copeland

5.10 As stated earlier, the Local Plan currently identifies four Key Service Centres as the focus for development (appropriate to their size and role), together with the villages that act as Local Centres to provide small scale development. The current Local Centres are:

- Arlecdon/Rowrah
- Beckermet
- Bigrigg

- Cleator

- Distington

- Frizington

- Haverigg

- Kirkland/Ennerdale Bridge

- Lowca/Parton

- Moor Row

- Moresby Parks

- Seascale

- St Bees

5.11   It is important to consider whether this is still the most appropriate way to prioritise settlements for development.

What you have told us:

- Co-ordinate housing provision with investment in employment and services

- Need good quality of local shops and facilities

Policy Context / Framework

RSS Policies RDF2, CNL1 & CNL2 (2008)

Structure Plan Policy ST5 (2006)

Local Plan Policies DEV 1-3 (2006)

Question 25: Taking into account the framework set out in the RSS, what is the most appropriate hierarchy of settlements for Copeland?

(Please select one option)

Option 1:

The existing hierarchy as set out in the Copeland Local Plan, with the same named Local Centres.

Option 2:

Keep the existing hierarchy of Key Service Centres and Local Centres, but allow for the identified Local Centres to be reviewed.

Option 3:

An expanded hierarchy to enable more development to support rural areas that comprises:

- Key Service Centres;
- Local Centres;
- Sustainable villages.

Option 4:

Other option – please provide details.

Issue: The Distribution of Development across Different Locations

5.12   The development strategy in the Local Plan identifies a rough triangle in the north of the Borough that encompasses Whitehaven, Cleator Moor and Egremont and a number of the Local Centres as being the focus for most new development to take place. This does not make specific provision for individual settlement or types of settlement.

> **Policy Context / Framework**
>
> RSS Policy RDF2 (2008)
>
> Local Plan Policies DEV 1-5 (2006)

Question 26: How should we distribute development across the Borough?

(Please select one option)

Option 1:

Continue with the present approach that does not apportion specific allocations to settlements, but considers applications on a case by case basis to determine whether the proposal is appropriate to the settlement.

Option 2:

Distribute development on a pro-rata basis, according to the existing population distribution.

Option 3:

Seek to allocate proportions of the overall level of development to different locations, based on evidence such as Housing Needs Surveys, infrastructure capacity, availability of sites etc.

(For example, this could result in: 50% to Whitehaven, 25% to the Key Service Centres of Egremont, Cleator Moor and Millom, and 25% to Local Service Centres).

Option 4:

Other option – please provide details.

Issue: Development in Rural Areas

5.13   The Taylor Report and the Government's response highlight rural issues and the need to support rural areas to maintain sustainable communities and support economic growth. This can include the provision of affordable and local needs housing, promoting rural economic development and support for home based businesses and live/work units.

Policy Context / Framework

Living Working Countryside: The Taylor Review (2008)

Government Response to the Taylor Review of Rural Economy and Affordable Housing (2009)

RSS Policies DP8, & RDF2 (2008)

Question 27: In terms of the distribution of development, which approach should the Council adopt to meet the needs of rural areas?

(Please select one option)

Option 1:

Make a specific allocation for rural areas in the distribution of development (e.g. 5% or 10%).

Option 2:

Focus development in Whitehaven and the other Key Service and Local Centres, but allow a more dispersed development pattern (without making a specific allocation for it within the distribution of development).

Option 3:

Allow for a more dispersed development pattern across the Borough, whilst recognising the importance of the main towns.

Option 4:

Other option – please provide details.

5.14   Please note that the issues of rural economic development and home working are specifically addressed in Chapter 6: Economic Opportunity and Regeneration.

Issue: Settlement Boundaries

5.15   National policy guidance sets a presumption against most forms of development in the open countryside. Currently the Local Plan identifies open countryside as being all land outside the settlement boundaries.

5.16   This approach gives clarity to developers looking for potential sites, and can help to focus development within existing settlements, encouraging development on brownfield sites and prevent sprawl. However, it may be considered restrictive in some locations and a more flexible approach may be more appropriate.

Policy Context / Framework

Local Plan Policies DEV 4 & 5 (2006)

Question 28: How should we manage the distinction between open countryside and the built environment?

(Please select one option)

Option 1:

Continue to use settlement boundaries in order to provide certainty and clarity as to the type of development which is appropriate within and outside settlements.

Option 2:

Develop a criteria based policy to identify the type of development appropriate in:

- Towns;
- Key Service Centres;
- Local Centres;
- The Open Countryside.

Option 3:

Other option – please provide details.

Issue: Greenfield and Brownfield Allocation

5.17   The RSS requires at least 50% of new housing in the Borough to be built on previously developed land (brownfield), which is lower than the 70% that had been required in the Cumbria and Lake District Joint Structure Plan.

5.18   In order to support this approach and help meet the target Policy DEV 4 in the Local Plan requires that development takes place in the following order of priority:

1. the appropriate re-use of existing buildings worthy of retention followed by

2. the re-use of previously developed land and only then

3. the use of previously undeveloped land

5.19   This target and approach can enable more sustainable development to take place and help the Borough contribute to the aspiration of West Cumbria as Britain's Energy Coast. However, the increased number of houses that are projected to meet the aspirations in *Britain's Energy Coast: A Masterplan for West Cumbria* (380 additional homes per year) may increase pressure for development on greenfield sites.

What you told us:

- Focus development on brownfield sites not greenfield

Policy Context / Framework

RSS Policies DP4 and L4, including Table 7.1 (2008)

Local Plan Policies DEV 4 and HSG 1-4 (2006)

Question 29: What proportion of new housing should be built on previously developed land?

(Please select one option)

Option 1:

In line with the RSS – 50%.

Option 2:

Set a higher target than 50% of housing on previously developed land
(E.g. to be more sustainable and meet the aspirations of West Cumbria as Britain's 'Energy Coast').

Option 3:

Set a lower target than 50% of housing on previously developed land.
(E.g. to ensure that there is sufficient land to enable any higher house building targets to be met).

Issue: Sustainable Development and Quality of Design

5.20   The quality of design of any development that takes place in the Borough is another significant factor in ensuring that future development is sustainable. There are a number of factors that need to be taken into account when considering the design of any proposed development. The sorts of issues that would need to be considered in a policy are:

- Flood risk, both to and from development;

- The need to reduce carbon emissions through the use of low carbon or renewable technologies ;

- The need to reduce energy consumption through careful choice of materials, development siting, design, layout and orientation;

- New development should be directed to locations that are served by adequate infrastructure and essential services or where they can be provided in the future;

- Accessibility of development by a range of transport modes other than the private car;

- The need to direct development to previously developed land within defined settlement areas, and encourage the re-use of existing land and buildings;

- Water consumption and water quality;

- Provision for waste reduction and recycling measures;

- The need to ensure development is of high quality, attractive, locally distinctive design, safeguards amenity and protects the historic environment;

- The protection and enhancement of biodiversity;

- Social well-being and the need for safe, healthy and economically prosperous communities;

- Protection of local heritage, including sites of local archaeological importance;

- Access, including disabled access, parking and provision of open/amenity space.

5.21   The Local Plan currently has two main policies that outline the standards of design that are required in developments. DEV 6 outlines the principles of sustainable development for all types of development, while HSG 8 provides specific additional requirements for housing developments.

5.22   In addition to this, there are many national good practice guides and standards that can be incorporated or required in development.

5.23   A further approach may be for the Council to develop design code(s) for the Borough, which can specify particular things (e.g. materials) that are appropriate. These could cover all types of development, and rather than strict policy would provide a 'palette' for applicants to use when designing their development.

5.24   It should be noted that Design and Access Statements will be required with most planning applications.

Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

Building for Life: www.buildingforlife.org

Code for Sustainable Homes (2006)

Manual for Streets (2007)

Local Plan Policies DEV 6, & HSG 8 (2006)

Question 30: Which of the following approaches is most appropriate in terms of promoting sustainable development and design?

(Please select all that apply)

Option 1:

Include a multi criteria based policy that addresses the key issues that face the Borough, as set out above.

Option 2:

Develop a design code (or series of codes) for all types of development within the Borough.

Option 3:

Rely on other policies in the LDF, RSS and national policy statements/ guidance, rather than having a specific policy.

Option 4:

Other option – please provide details.

Issue: Sustainable Construction of New Buildings

5.25   The Government has set a target that all new homes are zero-carbon by 2016, and has developed a Code for Sustainable Homes in order to calculate the sustainability credentials of each new home that is built. The Code has 6 levels, with Level 6 being the equivalent to a zero-carbon home.

5.26   National Building Regulations will require new homes to meet increasingly higher levels of the Code for Sustainable Homes between now and 2016, with the intention that all new homes meet Level 6 in 2016. It may be appropriate for Copeland to set earlier targets to meet each level than will be required by Buildings Regulations to ensure the highest possible standards of sustainability in new buildings.

5.27   Other examples of assessing the quality and sustainability of developments are BREEAM standards, which can be applied to all types of buildings, and Building for Life standards for homes and neighbourhoods.

Policy Context / Framework

Building for Life: www.buildingforlife.org

Code for Sustainable Homes (2006)

BREEAM: www.breeam.org

Local Plan Policies DEV 6, & HSG 8 (2006)

Question 31: Which of the following approaches do you support in relation to the sustainable construction of new buildings?

(Please select one option)

Option 1:

Require:
- all proposals for new housing to comply with Building for Life standards and meet defined levels of the Code for Sustainable Homes in advance of the national requirements in Building Regulations
- all proposals for the building or refurbishment of non-residential buildings to achieve a BREEAM rating of 'Good' or higher

unless the developer can demonstrate it is not viable or feasible.

Option 2:

Set aspirational targets:
- for new homes to meet a defined level of the Code for Sustainable Homes and Building for Life standards
- for non-residential development

but do not require this as a condition of planning permission.

Option 3:

Do not set targets, and instead rely on Building Regulations to ensure the quality and sustainability of development.

Option 4:

Other option – please provide details.

Issue: Housing Supply

5.28   The overall housing supply for Copeland is determined by the Regional Spatial Strategy (RSS). The RSS provides a framework for development in the region over its plan period of between fifteen to twenty years. The total housing provision for Copeland for 2003-2021 is set at a minimum of 4,140 dwellings, providing an annualised provision figure of 230 dwellings, of which at least 50% should be built on previously developed land.

5.29   In addition to this, *Britain's Energy Coast: A Masterplan for West Cumbria* proposes an ambitious target for growth in Allerdale and Copeland. If the growth levels within this strategy are achieved the housing figure for Copeland would rise from 230 to approximately 380 new dwellings per year.

What you have told us:

- Encourage young people to stay in the area via jobs and appropriate housing

Policy Context / Framework

RSS Policy L4, Table 7.1

Local Plan Policies HSG 1-3 (2006)

Question 32: Which target for additional new housing provision do you think the Council should aspire to?

(Please select one option)

Option 1:

The requirement in the RSS – 230 per annum.

Option 2:

The aspiration in *Britain's Energy Coast: A Masterplan for West Cumbria* – 380 per annum.

Option 3:

A target based upon past rates of house building – approximately 180 to 200 per annum.

Option 4:

Other option – please provide details.

Question 33: What should the Council do to ensure that sufficient housing is provided to meet the targets in the RSS (and potentially 'Britain's Energy Coast') during the life of the LDF?

(Please select one option)

Option 1:

Only allow development on sites that have been identified and allocated in the LDF.

Option 2:

Focus upon the allocated sites within the LDF, but also allow for other opportunities that may arise within settlements identified in the settlement hierarchy.

Option 3:

Focus upon the allocated sites within the LDF, but also allow for other opportunities that may arise within and adjacent to settlements identified in the settlement hierarchy.

Option 4:

Other option – please provide details.

Issue: Criteria for Selecting Suitable Housing Sites

5.30   A number of criteria will be used to determine how much development a particular settlement or site can accommodate. These criteria include:

- Housing needs identified in the Strategic Housing Market Assessment;

- The views and aspirations of the local community;

- The character of the individual settlement, most notably the sensitivity of its setting in landscape and natural heritage terms;

- The priority to develop brownfield land in preference to greenfield sites;

- The availability (and priority) of previously developed sites and empty or underused buildings and their suitability for housing use

- The location and accessibility of potential development sites to jobs, shops and services by modes other than by car, and the potential for improving such accessibility;

- The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and health services) to absorb further development, and the cost of adding further infrastructure;

- The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities;

- The physical and environmental constraints on development of land including, e.g. the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change.

Question 34: Which of the above criteria are the most important when selecting housing sites?

(Please rank the above in order of priority, with 1 being the most important)

5.31   Please note that the selection of sites and any physical boundaries will be set out in the Site Allocations DPD, which will be available for consultation in due course.

Issue: Identifying Housing Sites – The Strategic Housing Land Availability Assessment

5.32   The process of identifying potential housing sites in Copeland will be via the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA will consider and assess all potential sites and identify those that could provide housing (together with likely timescales for their development).

5.33   Work on the SHLAA began in Autumn 2008 when the Council issued a call for potential housing sites. A large number of sites were proposed and these are currently being assessed in terms of their suitability, viability and deliverability, with a final report outlining the findings of the survey expected in September 2009.

5.34   The LDF will then allocate the most suitable sites from the SHLAA that fit in with planning policies. It should be noted that the sites proposed in the SHLAA are not necessarily endorsed by the Council at this time.

5.35   A document showing the sites that are being assessed in the SHLAA has been produced to support this consultation. It can be found at all libraries in the Borough and Copeland Borough Council offices, as well as on the Council's website www.copeland.gov.uk.

5.36   The actual sites that are allocated to meet the requirements and conform to the spatial distribution will be set out in the Site Allocations Development Plan Document (DPD) and will be subject to a separate consultation.

Policy Context / Framework

Strategic Housing Land Availability Assessment Sites Maps (2009)

> **Call for Sites: Are there any additional/alternative sites in the Borough that you think are suitable for housing?**
>
> (Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Issue: Housing Density

5.37   If the proposed levels of growth in Copeland are to be achieved in a sustainable way, there is a need to make the most efficient use of land in order to safeguard the Borough's countryside. Higher density development uses less land and can help support public transport and deliver mixed-use development. However, higher densities are not appropriate in many locations and may result in an urban form that damages the character of a sensitive area.

5.38   Paragraph 47 of Planning Policy Statement 3: Housing states that 30 dwellings per hectare should be used as an indicative minimum until local density policies are in place, and that local planning authorities may wish to set out a range of densities rather than one broad range. The Local Plan currently provides a density range for different sites of between 30 and 40 dwellings per hectare.

Policy Context / Framework

PPS 3: Housing (2006)

Local Plan Policies HSG 2 & 8 (2006)

Question 35: What approach should we take in relation to housing density in the Borough?

(Please select one option)

Option 1:

Set a density range to be applied across the Borough.
This option could include criteria as to when higher or lower density rates than 30 dwellings per hectare would be acceptable. This approach would be similar to the current Local Plan policy.

Option 2:

Adopt a site-by-site approach, whereby density requirements are determined in relation to the character of the surrounding area, but reflecting the requirement in PPS 3 for an overall density of 30 dwellings per hectare for the Borough.

Option 3:

Develop a more flexible approach, where design considerations are emphasised rather than strict density requirements.

Option 4:
Other option – please provide details.

Issue: Housing Mix

5.39   It is a key objective of national policy for housing that there should be a wide choice, variety and mix of housing available, which addresses both market and affordable housing requirements for different types of households (PPS3, paragraphs 9, 10, and 20 to 25).

5.40   This can mean a mix of:

- **House types** (e.g. flats, family houses, bungalows);
- **Building types** (i.e. detached, semi-detached or terraced);
- **Housing tenures** (e.g. social rented, privately rented, privately owned (with or without a mortgage), and shared equity.

5.41   The Strategic Housing Market Assessment (SHMA) for the three Housing Market Areas within Copeland will give indications of the needs of specific groups within the Borough. The results from the SHMA are expected to be published during Summer 2009 and will inform the detailed options and Preferred Options for the LDF later in the year.

5.42   Information from the SHMA will enable the Council to determine whether policies supporting the housing needs of specific groups are required. These groups may be:

- Older people;
- Lifetime Homes;
- People requiring supported housing;
- Key workers;
- Students;
- Families;
- Top of the market and higher quality executive type housing (which may be needed to provide the necessary type of housing to support the aspirations to make West Cumbria Britain's 'Energy Coast').

What you have told us:

- Diverse communities - not just one age group living together
- Offer opportunities for people at each stage of life across Copeland

Policy Context / Framework

PPS 3: Housing (2006)

RSS Policy L4 (2008)

Strategic Housing Market Assessments for Copeland (in preparation)

Local Plan Policy HSG 9 (2006)

Question 36: What approach should we take to delivering a mix of housing in the Borough?

(Please select one option)

Option 1:

Develop a policy that requires a mix of housing types on all schemes.

Option 2:

Develop a policy that requires a mix of housing types only on sites that are over a certain threshold.
(For example 15 dwellings/0.5ha and above)

Option 3:

Develop a policy where the mix of housing is based on an assessment of housing needs in the particular locality.
(This could be informed by the Strategic Housing Market Assessment, Parish Housing Needs Surveys)

Option 4:

Let the market decide.

Option 5:

Other option – please provide details.

Issue: Housing Design Standards

5.43   The Local Plan has two main design policies, one of which covers all development (DEV 6) and the other which relates specifically to housing (HSG8). Policy HSG 8 requires that all new housing developments to incorporate:

- appropriate car parking provision;
- minimum separation requirements;
- minimum open space requirements ;
- density requirements.

5.44 There are a number of national design guides as well as guidance and standards for housing development. However, it may still be necessary to provide specific guidance in the LDF relating to housing development, which could apply to new housing developments and extensions and alterations in residential areas.

Policy Context / Framework

Building for Life: www.buildingforlife.org

Code for Sustainable Homes (2006)

Local Plan Policies DEV 6 & HSG 8 (2006)

Question 37: What approach should the Council take in terms of providing design guidance for housing development?
 (Please select one option)

Option 1

Prepare a detailed policy on housing design standards to supplement the Core Strategy and other Development Management policies.

Option 2

Do not prepare a separate design policy for housing, and instead rely on other policies in the LDF and guidance that is produced nationally.

Option 3

Other option – please provide details.

Issue: Housing Affordability

5.45 Anecdotal evidence suggests that the affordability of housing may be an issue for specific groups and in certain parts of the Borough.

5.46 The Strategic Housing Market Assessment (SHMA) for the three Housing Market Areas within Copeland will give indications of the needs of specific groups within the Borough. It will also provide information regarding whether affordability is an issue, and if it is an issue, where in the Borough and which kinds of household(s) it is an issue for.

5.47 The results from the SHMA are expected to be published during Summer 2009 and will inform the detailed options and Preferred Options for the LDF later in the year.

5.48 It will be helpful to consider different options for meeting affordable housing needs now, so that the most appropriate approach(es) can be developed at the Preferred Options stage.

Policy Context / Framework

PPS 3: Housing (2006)

RSS Policy L5 (2008)

Structure Plan Policy H19 (2006)

Strategic Housing Market Assessments for Copeland (in preparation)

Local Plan Policy HSG 11 (2006)

Question 38: What approach should we take to the delivery of affordable housing?

(Please select one option)

Option 1:

Require a proportion of affordable to be provided on all developments over a certain threshold (e.g. 15 houses/0.5ha).
This could be provided by the developer on site, in a different location, or as a contribution to enable affordable housing to be provided elsewhere.

Option 2:

A tiered approach that sets a range of proportions for affordable housing in locations that have an affordable housing need that is identified in the Strategic Housing Market Assessment.

Option 3:

Do not set targets in the LDF and negotiate affordable housing on a case by case basis.

Option 4:

Other option – please provide details.

Issue: Occupancy Conditions

5.49   It may be necessary from time to time to impose occupancy conditions on new housing in the Borough to restrict who can live there. This can be for a number of reasons, including:

- To ensure housing remains for agricultural workers (to support farming);

- To ensure housing is available for 'key workers' (which would have to be defined);

- To ensure that new housing remains available to meet local housing needs;

- To ensure that affordable housing remains available to meet local affordable housing needs.

Question 39: Which of the following groups of people with housing needs should the Council seek to provide housing for with occupancy conditions?

(Please select all that apply)

Option 1:

Agricultural workers.

Option 2:

Key workers.

Option 3:

To meet local housing need.

Option 4:

To meet affordable housing need.

Option 5:

Occupancy conditions should not be used in the Borough.

Option 6:

Other option – please provide details.

Issue: Improvement of the Housing Stock

5.50   Continuing work to improve the housing stock and bring about more balanced housing markets can enhance communities and reduce the number of new homes needed in the Borough.

5.51   For example, the areas of Woodhouse and Greenbank are part of a Housing Market Renewal initiative, and further investment is required to create more attractive living environments and deal with low demand in these areas. At present, there is a large amount of social housing is concentrated in South Whitehaven in the wards of Mirehouse and Sandwith, where households renting from RSLs, principally Copeland Homes, make up 43.5% and 49.6% of total households respectively.

Policy Context / Framework

PPS3: Housing (2006)

RSS Policy L3 (2008)

Local Plan Policy HSG 12 (2006)

Question 40: How to support the transformation of the Borough's older housing areas?

(Please select one option)

Option 1:

Achieve transformation by focusing on the clearance of older housing and replacement with a range of new housing, attractive both to existing and new residents.

Replacement of some of the worst older housing stock is a key part of the Furness and West Cumbria Housing Market Renewal (HMR) Strategy. This option would give a strong preference for clearance and replacement as the best means of transformation.

Option 2:

Achieve transformation by focusing on improvement of the existing housing stock and local neighbourhoods, supplemented where necessary by new housing.

This option is based on the assumption that the existing stock could be more marketable with some basic improvements to the fabric, but greatly improved local environments. New housing would supplement this initiative rather than dominate.

Option 3:

Other option – please provide details.

Issue: Gypsy and Travellers Sites

5.52   The Council is required to assess the accommodation needs of Gypsies and Travellers and make specific provision to meet these needs. Paragraph 31 of Circular 01/06 states that *"the Core Strategy should set out the criteria for the location of gypsy and traveller sites which will be used to guide the allocation of sites in the relevant DPD"*. The Council will provide these criteria and consult on them at the Preferred Options stage.

5.53   The Council has worked jointly with Cumbria County Council and the other District Councils to assess the need for static and transit sites for Gypsies and Travellers. In addition, at a regional level a Partial Review of the Regional Spatial Strategy is assessing the accommodation needs of Gypsy and Traveller and Travelling Showpeople.

5.54   These assessments currently identify either a zero or very low need (up to 5 pitches) for static and transit sites in the Borough for the next ten years. As a result it may not be appropriate to allocate specific sites in the Borough, and instead rely on a set of criteria to assess planning applications for Gypsy and Traveller sites as they arise.

Policy Context / Framework

Circular 01/06 Planning for Gypsy and Traveller Caravan Sites (2006)

RSS Partial Review Consultation (2009)

Local Plan Policies HSG 26 & 27 (2006)

Question 41: Which of the following approaches should the Council take when considering Gypsy and Traveller Sites?

(Please select one option)

Option 1:

Rely on the criteria based policy that will be developed in the Core Strategy to determine individual planning applications on a case by case basis.

Option 2:

Seek to allocate a specific site(s) in the Borough for Gypsies and Travellers in the Site Allocations DPD.

Option 3:

Seek to work with neighbouring authorities to ensure sufficient provision is made within the sub-region to meet any ad hoc need that may arise in this area.

Option 4:

Other option – please provide details.

Call for Sites: Are there any additional/alternative sites in the Borough that you think are suitable for a Gypsy/Traveller site?

(Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Issue: Replacement dwellings, conversions, extensions and alterations of buildings in the Countryside

5.55   In the countryside there are a significant number of redundant buildings. The replacement or conversion of redundant poor quality rural buildings to other uses can provide opportunities for employment or local needs housing, and improve the appearance of rural areas. The impacts need to be carefully managed however, as rural buildings tend to be more conspicuous in the landscape and the effects of poor quality development more pronounced.

5.56   PPS7 – 'Sustainable Development in Rural Areas' is clear that new development in the countryside should be strictly controlled and that the focus

of new residential development should be in existing towns and service centres. However, development to meet an identified local need is acceptable under certain circumstances and residential conversions may be appropriate in some locations and for some types of building.

Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

PPS 7: Sustainable Development in Rural Areas (2004)

RSS Policy RDF2 (2008)

Local Plan Policies DEV 5, HSG 5, 14, 17 & 20 (2006)

The sorts of issues that need to be considered in the policy are:

- Impact of redevelopment on the built and natural environment, in terms of fit with the appearance/character of the area;

- Structural soundness and capacity for conversion;

- Potential for redevelopment for employment or tourism purposes;

- The desire or otherwise to retain a range of dwelling size and types within rural areas to meet existing and future needs;

- The sustainability of the type and scale of the proposed use to its location;

- Transport implications.

Question 42: Which of the following options is most appropriate in relation to replacement dwellings, conversions, residential extensions and alterations to buildings in the countryside?

(Please select one option)

Option 1:

A criteria based policy approach that addresses the key development issues/impacts, as set out above.
For the conversion of buildings to residential use, including class C2 uses (e.g. residential care homes, nursing homes, boarding schools), criteria could include:

- Whether there is a proven local housing need that would not otherwise be met;

- Whether there is not a more appropriate economic use for the building;

- Whether marketing the building has failed, including freehold sale of the property; and

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- Whether the essence of the building is preserved and/or maintained.

Option 2:

A permissive policy, with a presumption that replacement, conversion, extensions or alterations of buildings in rural areas will be permitted, unless exceptional circumstances suggest otherwise.

Option 3:

A restrictive policy, with a presumption against replacement or conversion of buildings in rural areas, unless exceptional circumstances suggest otherwise. Alterations and extensions generally permitted.

Option 4:

Develop an area-based policy approach, reflecting those areas which are more sensitive to replacement/conversion/alteration/extension proposals, or in relation to the proximity of the proposed development to Key Service Centres or villages.

Option 5:

Other option – please provide details.

Issue: Replacement dwellings, conversions, extensions and alterations within settlement boundaries

The sorts of issues that need to be considered in the policy are:

- The scale and height of the existing dwelling in relation to the proposal;
- The design and external materials are appropriate to its setting;
- Siting of the proposal in relation to the existing footprint;
- Existing lawful residential use;
- Historic, architectural or cultural significance of the existing building/setting;
- Potential adverse impacts on the habitat of wildlife species protected by law.

Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

RSS Policy RDF2 (2008)

Local Plan Policies DEV 4, HSG 4, 14, 15 & 20 (2006)

Question 43: Which of the following options is most appropriate in relation to replacement dwellings, conversions, residential extensions and alterations within settlement boundaries?

(Please select one option)

Option 1:

A criteria based policy approach that addresses the key development issues/impacts, as set out above.

Option 2:

A prescriptive policy, which sets out standards in relation to size, height, separation distances and amenity space, for example.

Option 3:

Develop an area-based policy approach, reflecting those areas which are more sensitive to replacement/conversion/alteration/extension proposals, for example, in conservation areas and town centres.

Option 4:

Other option – please provide details.

Issue: Additional Housing Policies from the Copeland Local Plan

5.57   There are a number of housing related policies in the Local Plan which have not been addressed within this Issues and Options consultation such as beach bungalows and conversion to multiple occupation. They may still need to be reflected within the LDF and we would welcome your opinion as to whether they should be considered for inclusion as policies within the LDF.

Question 44: Which of the following policies from the Local Plan should be considered as separate policies within the LDF?

(Please select all that apply)

Option 1:

Conversion to Multiple Occupation.

Option 2:

Chalets, Caravans and Mobile Homes.

Option 3:

Non-Residential Development in Housing Areas.

Option 4:

Residential Institutions and Care Homes.

Option 5:

Beach Bungalows.

Issue: Infrastructure

5.58   Infrastructure is very important when considering development. A lack of necessary infrastructure can act as a constraint to development, while development can also enable additional infrastructure to be provided via planning obligations/developer contributions.

5.59   There are three types of infrastructure that need to be considered under this heading:

- **Physical infrastructure**: This includes transport facilities, water supply, foul and surface water sewage, drainage, waste processing, power (gas and electricity).

- **Social infrastructure**: This includes health and community facilities, schools, sports facilities, libraries etc.

- **Green infrastructure**: This includes open spaces and links between open spaces.

5.60   The Council is preparing an Infrastructure Plan to support the LDF which will identify the infrastructure that is planned for the future and provide an assessment of the potential future needs. This assessment of future provision and needs will be considered in five year blocks for the next 5, 10 and 15 years.

5.61   From the assessment it will be possible to identify gaps and additional infrastructure that will be required to support new development, and give an indication of any infrastructure that may be required in the form of planning obligations. These can be delivered through legal agreements (e.g. under Section 106 of the Town and Country Planning Act 1990) to serve that particular development and/or provide community benefits to mitigate the potential negative impacts of the development. Another option is the use of tariffs so that developers can pay contributions towards the upgrade services and facilities in direct proportion to the scale/nature of the development (see also footnote on page 132 regarding Community Infrastructure Levy).

5.62   Planning properly for infrastructure will enable development to take place in an orderly fashion and maximise the community benefits that can arise from development. The Infrastructure Plan will also be a key tool for negotiating community benefits for major developments, such as nuclear new build (if the Government approves nuclear new build in the Borough).

What you have told us:

- Section 106 Contributions to be spent in the area of development where they are generated

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Policy Context / Framework

Planning for a Sustainable Future: White Paper (2007)

PPS 12: Local Spatial Planning (2008)

Circular 05/05: Planning Obligations (2005)

Local Plan Policy DEV 7 (2006)

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Question 45: What approach should the Council take to the use of planning obligations?

(Please select one option)

Option 1:

Continue to negotiate planning obligations on a case by case approach, recognising that this allows maximum flexibility to consider the unique characteristics of each application.

Option 2:

Apply a standard charge for different types of development, with the ability for contributions to be pooled towards strategic infrastructure. For example, a standard tariff could be introduced for larger sites in order to ensure key infrastructure is provided.

Option 3:

Other option – please provide details.

Question 46: What do you think is reasonable to ask for in terms of contributions from developers for facilities or infrastructure?

(Please select all that apply)

- Affordable housing,
- Transport networks, including provision for footpaths, cycle ways, highways and parking,
- Utilities infrastructure or connections to existing infrastructure,
- Sports facilities or play space,
- Education facilities, including pre-schools, libraries and life-long learning,
- Health services and facilities,
- Community facilities, such as youth centres and community halls,
- Public realm improvements,
- Nature conservation and wildlife mitigation measures, including those relating to the coastal environment,

- Offsetting carbon emissions through contributions to renewable energy or energy efficiency schemes / measures.

Issue: Large-Scale Service Infrastructure

5.63   Due to their visual prominence, large electricity supply lines (132 KV and over) and the pylons which support them can have an impact on local amenity. Equally, large underground pipeline schemes can have impacts in terms of ground disturbance. Both types of infrastructure often require additional above ground installations and sometimes buildings, which require consideration of sensitive siting and design, especially in the open countryside. However, these concerns have to be balanced against the statutory duties placed on service providers to ensure continuity and efficiency of supply.

5.64   Further grid connections may be necessary to link new renewable energy developments or nuclear energy developments with the national grid. Such connections involve supply lines of 400KV or more, which create a significant visual impact. The Council is not the relevant consenting authority in this instance, but can make recommendations.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

RSS Policy EM1 (2008)

Local Plan Policy SVC 7 (2006)

Question 47: Which of the following policy approaches is most appropriate in relation to large-scale infrastructure?

(Please select one option)

Option 1:

Continue with Local Plan approach, which restricts the siting of overhead power lines of 132 KV or over, large regionally/nationally important pipelines and their associated installations within or closely adjoining the following areas unless no possible alternative is shown to exist:

- The St. Bees Head Heritage Coast

- Landscapes of County Importance or equivalent local designation

- Designated conservation sites

- Conservation Areas or in the vicinity of Listed Buildings or Scheduled Ancient Monuments

- Existing, allocated or approved residential development

- Proposed Tourism Opportunity Sites

Option 2:

Do not include a policy, and instead rely on national policy statements/guidance and RSS policies to assess development proposals, where the Council is the planning authority.

Option 3:

Other option – please provide details.

Issue: Community Services and Facilities

Community services and facilities can include a wide range of services such as:

- Leisure and recreation

- Cultural facilities

- Education facilities

- Green space/open space

Maintaining service provision within communities can be an issue, especially within rural areas.

The LDF can try to support existing services and encourage new services by, for example, restricting change of use to housing and/or supporting housing development in an area to provide more people to use the service. This second option may be appropriate in the case of schools (by providing affordable family homes).

Question 48: What approach should the Council take to the protection of community facilities?

(Please select one option)

Option 1:

Apply protection policies only in the settlements to be identified through the Core Strategy and Key and Local Service Centres, and which serve a wider rural catchment.

Option 2:

Aim to protect facilities in all locations.

Option 3:

Other option – please provide details.

Question 49: How should Copeland deal with the potential loss of land or buildings belonging to community services and facilities?

(Please select one option)

Option 1:

Retain the site for other forms of community use. If there is no demand for further necessary community facilities or there is already sufficient provision, the site could be used for other purposes.

Option 2:

Make the land/building available for other purposes and let the market decide what this should be.

Option 3:

Other option – please provide details.

Question 50: Given the ageing population in the Borough should more specific provision be made for the leisure and recreational needs of older people?

(Please select one option)

❑ Yes, please give examples of what you would like to see

❑ No

Question 51: Should the Council prioritise funding towards the creation of new leisure/recreation/cultural facilities and open space or towards improving the quality of those that already exist?

(Please select one option)

❑ Yes, please give examples of what you would like to see

❑ No

Issue: Healthy Communities

NHS Cumbria's Health Improvement Plan for West Cumbria 2008-2010 highlights that action is needed across a range of areas to have an impact for health improvement.

The recent approval for the £100m redevelopment of the hospital site in Whitehaven and potential link between the hospital and Westlakes to provide a health campus are opportunities to be considered in the LDF.

The Health Improvement Plan also states that a recent NHS consultation will seek to determine what new or updated facilities are needed to give access to more personalised care. The results of this will feed into the Preferred Options of the LDF.

However, it should also be noted that issues around health to be reflected in the LDF consist of more than just health facilities and buildings, and m any of these issues are reflected elsewhere (e.g. access to open space, employment opportunities, good quality housing).

Question 52: How should Copeland maximise opportunities for people to improve their health and well being?

(Please select all that apply)

Option 1:

Provide more public green spaces throughout the Borough.

Option 2:

Improve the provision of public sports halls and leisure centres.

Option 3:

Provide more safe, car free routes for cycling and walking.

Option 4:

Retain and where possible increase the provision of allotments.

Option 5:

Ensure provision of an accessible network of health facilities.

Option 6:

Other – please provide details.

6 Economic Opportunity and Regeneration

Issue: Employment Land Allocation

6.1 In order to meet Copeland's long term aims for economic growth and diversification, there is a need to ensure a sufficient supply of land and premises for business to locate which fits in with the development plans for individual communities. The Core Strategy will identify the broad scale and location of major new employment sites with additional detail and site selection provided in the Site Allocations DPD.

6.2 The employment land target for Cumbria is a total of 404 hectares of employment land by 2027. This target is set by the North West Regional Spatial Strategy.

6.3 The LDF needs to ensure that within the regional quota, sufficient employment land is available to meet the needs of Copeland up to 2027. In 2008, Copeland and Allerdale Borough Councils commissioned an Employment Land and Premises Study to inform the LDF. The Study found that West Cumbria currently has 181 ha of employment land available. It also indicates a requirement for 114 ha of employment land up until 2023, which means only 63% of the 181 ha currently available is needed.

6.4 However the Study recognised that it is essential to consider whether there are enough high quality sites which meet the requirements of the various sectors within the overall supply. The Study suggests that it is essential that West Cumbria can supply adequate sites and premises for the following employment uses/sectors in particular:

- Offices (B1) - especially financial and professional services;
- Nuclear - especially Research and Development (B1b and c) and high bay industrial units (B2 or B8);
- Logistics and Warehousing.

6.5 It is essential that different types of employment land identified within the LDF are available and suitable for development and can be brought forward. Proposed sites will therefore need to be assessed in relation to their:

- **Availability** - Is the site available for development within the LDF time span?
- **Suitability** - Is the site suitable in relation to sustainability criteria, flood risk, impact on the built and natural environment and open countryside?
- **Economic Viability** – Can the site be brought forward and developed in terms of its economic viability?

6.6   The West Cumbria Employment Land and Premises Survey also suggests that there is scope for de-allocation of some employment sites.

What you have told us:

- Diversify the economic base - build on our expertise in engineering and wider energy sector

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Policy Context / Framework

PPG 4: Industrial, commercial development and small firms (1992)

RSS Policies W1-4 (2008)

Structure Plan Policies EM13-14 (2006)

West Cumbria Employment Land and Premises Study (2008)

Local Plan Policies EMP 1, 5 & 7 (2006)

Question 53: Which of the following types of employment sites would you like to see provided in the Borough?

(Please select all that apply)

Option 1:

Business parks for higher value employment sectors (e.g. knowledge-based industries), energy and nuclear related sub-sectors and clusters.

Option 2:

Small business start-up premises.

Option 3:

Opportunities for existing firms to expand on existing sites.

Option 4:

Employment sites in rural areas, to support agricultural related employment/diversification.

Option 5:

Other option – please provide details.

6.7   The location of employment sites is important, and the Council has identified employment Opportunity sites within the towns as well as land that is formally designated as employment land. These opportunity sites can have the benefit of helping to regenerate areas within the towns as providing jobs that are closely located with housing, thus reducing the need to travel.

Question 54: Which of the following approaches is most appropriate, in terms of locating employment sites?

(Please select one option)

Option 1:

Direct large scale employment uses to Whitehaven, as the town with the best external transport links and economies of scale, with smaller scale employment uses permitted elsewhere.

Option 2:

Direct employment growth to sites within Whitehaven and the other Key Service Centres of Cleator Moor, Egremont and Millom, with limited small scale employment development permitted elsewhere.

Option 3:

Direct employment growth to sites within and on the edges of Whitehaven and the other Key Service Centres of Cleator Moor, Egremont and Millom, with limited small scale employment development permitted elsewhere.

Option 4:

Other option – please provide details.

6.8   As described earlier, some of the sites currently allocated for employment use may no longer be required as employment land. If this is the case we need to consider the future role of these sites.

Question 55: Where existing employment sites allocated in the Local Plan are no longer fit for purpose, which of the following approaches should be taken, in terms of the de-allocation and alternative use of Employment sites in the Borough?

(Please select all that apply)

Option 1:

Retain all existing employment allocations in the current adopted Local Plan.

Option 2:

Allow mixed-uses, including non-employment uses, on sites designated for employment purposes.

Option 3:

Allow some existing sites designated for employment purposes to be reallocated for other uses such as housing or retail.

Option 4:

Where the site is greenfield, de-allocate the site and maintain it as greenfield land.

Option 5:

Other option – please provide details.

6.9 The list of potential employment sites that are currently being considered can be found in the West Cumbria Employment Land and Premises Study.

Call for Sites: Would you like to put forward any additional/alternative sites that should be designated for employment uses?

(Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Question 56: Do you think any of the existing employment sites should be de-allocated?

(Please select one option)

❑ Yes, please provide details (using the relevant site numbers in the West Cumbria Employment Land and Premises Study where appropriate)

❑ No

Issue: Quality of Employment Sites

6.10 The West Cumbria Employment Land and Premises Study indicates that there is a lack of quality premises across all uses in West Cumbria. However, the delivery of quality premises is hampered by low land values.

Policy Context / Framework

PPG 4: Industrial, commercial development and small firms (1992)

RSS Policies W1-4 (2008)

Structure Plan Policies EM 13-14 (2006)

West Cumbria Employment Land and Premises Study (2008)

Local Plan Policy EMP 1 (2006)

Question 57: Which of the following options do you support as actions to improve the uptake of existing employment sites?

(Please select all that apply)

Option 1:

Improve marketing of existing employment sites.

Option 2:

Improve landscaping and screening/treatment of the external appearance of employment sites/premises to improve their visual appearance.

Option 3:

Other option – please provide details.

Issue: Westlakes Science and Technology Park

6.11   Westlakes Science and Technology Park is a regionally important employment site, and of great significance to the Borough as a focus for the development of research based companies, with a particular focus on nuclear technologies and skills and their technological transfer. In conformity with RSS policy W2, Local Plan policy EMP2 as well as saved policy EM13 of the Cumbria and Lake District Joint Structure Plan 2001-2016, we are seeking to support further economic development in the Park and ensure that this site meets the needs of those companies located there.

Policy Context / Framework

PPG 4: Industrial, commercial development and small firms (1992)

RSS Policy W1-4 (2008)

Structure Plan Policies EM13-14 (2006)

West Cumbria Employment Land and Premises Study (2008)

Local Plan Policies EMP 1, 2 & 7 (2006)

Question 58: Which of the following approaches is most appropriate in terms of specifying the type of employment that should be located in the Westlakes Science and Technology Park?

(Please select one option)

Option 1:

Continue with the Local Plan approach and restrict employers to B1 (Business) and D1 (non-residential institutions) uses which are research based, within the Park.

Option 2:

Adopt a more flexible approach and broaden the range of employment uses permitted within the Park.

Option 3:

Other option – please provide details.

Issue: Home Working

6.12   The 2008 West Cumbria Employment Land and Premises Survey indicates that West Cumbria has the potential to capitalise on the home working trend, however this will require wider improvements to quality of life in its key market towns.

6.13   The Survey reveals that across the country there has been an increasing trend towards home working over the past 10-15 years, particularly in rural areas. The Survey recommends that particularly in areas such as Copeland, policies should promote home working, as it reduces pressure on land and transport infrastructure and is often associated with self employment/entrepreneurship.

Policy Context / Framework

Consultation Paper on new Planning Policy Statement 4: Planning for Sustainable Economic Development (2007)

RSS Policy W3 (2008)

Structure Plan Policy EM 13-14 (2006)

West Cumbria Employment Land and Premises Study (2008)

Local Plan Policies EMP 1 & 7 (2006)

Question 59: Should working from home be encouraged in the Borough?

(Please select one option)

❑ Yes

❑ No

Question 60: If Yes, which of the following options do you support?

(Please select all that apply)

Option 1:

Include policies facilitating the development of live-work units by new-build and conversion.

Option 2:

Include policies facilitating the development of small scale employment use within residential areas, for example small office space or home food production space.

Option 3:

Other option – please provide details.

Issue: Managing the Impacts of Employment Uses

6.14   Employment uses can have an impact on neighbouring premises and areas, and this will need to be properly managed. The sorts of issues that need to be considered are:

- Impact of employment uses, particularly small scale uses in mixed-use locations on the amenity of neighbouring properties, for example odour, light pollution, disturbance from noise, dust, vibration or traffic movements;

- Accessibility, including by public transport, walking and cycling;

- Potential transport movements and congestion generated by the development;

- How to deal with extensions to existing employment uses, on sites which are not designated for employment use;

- Approach to employment uses in mixed-use developments;

- Proximity to 'sensitive receptors', such as schools, residential development.

Question 61: Which of the following approaches is most appropriate, in terms of managing the potential impacts of employment uses?

(Please select all that apply)

Option 1:

Develop a criteria based policy approach which covers all types of employment uses, and considers all the key development issues/impacts, as set out above.

Option 2:

Develop individual policies tailored to address the impacts of different types of employment uses, for example warehousing and logistics.

Option 3:

Rely on national policy guidance, policies in the RSS and other general policies in the LDF to determine planning applications.

Option 4:

Other option – please provide details.

Issue: Rural Enterprise, Farm Diversification and Related Development

6.15   The Core Strategy will set out strategic principles about what kind of rural enterprises are suitable and sustainable, without causing adverse impact on the countryside.

6.16   The LDF will consider rural enterprise in the context of:

- opportunities for developing green or sustainable tourism, based on Copeland's built and natural rural assets;

- the future of rural industries in the face of climate change;

- opportunity for growth of the local economy through the development of local produce/goods; and

- changes in agricultural practices, for example a shift from growing food to growing bio fuels.

6.17   Rural diversification schemes could include the creation of workshops and/or other employment accommodation, tourism accommodation, leisure and recreation activities or farm shops. New communication technologies create opportunities to make new enterprises more viable in rural areas.

Policy Context / Framework

PPS 7: Sustainable Development in Rural Areas (2004)

RSS Policy RDF2 (2008)

Structure Plan Policy EM14 (2006)

Local Plan Policy RUR 1 & ENV 41-42 (2006)

Question 62: Which of the following approaches is most appropriate, in terms of planning for economic opportunity in the rural areas of the Borough?

(Please select all that apply)

Option 1:

Identify those villages where it may be appropriate to provide for small-scale employment sites, subject to considering local environmental impact.

Option 2:

Include a policy which supports the conversion/re-use of existing buildings for employment uses (including farm diversification schemes) in rural locations, where this provides local employment opportunities, subject to considering local environmental impact.

Option 3:

Only permit a change of use (or removal of occupancy conditions relating to essential rural dwellings), provided a suitable sequential test has been undertaken, in the order shown below, to the satisfaction of the Council, demonstrating that:

- there is no longer an essential rural need for the dwelling or the rural enterprise itself; and
- there is no need for an essential rural dwelling or any rural enterprise in the local area, as established by a reasonable and sustained attempt to market the property, at a price that reflects the occupancy condition.

Option 4:

Other option – please provide details.

6.18   Farm diversification proposals could form a significant proportion of proposals for rural enterprise schemes, and as a result such schemes may require specific detailed guidance. The Local Plan currently has policies that focus upon agricultural development (ENV 41-43).

Question 63: Which of the following approaches is most appropriate in terms of assessing the potential impacts of farm diversification and related development?

(Please select one option)

Option 1:

Develop a criteria based policy to assess farm diversification proposals.

Option 2:

Do not include a specific policy, and instead rely on policies in the RSS, national policy statements/guidance and other policies in the LDF to assess planning applications.

Option 3:

Continue with the current Local Plan policy approach.

Option 4:

Other option – please provide details.

Call for Sites: Would you like to put forward any site(s) in the rural area that would be appropriate for consideration for farm diversification schemes/small scale rural enterprises?

(Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Issue: Energy Related Development in Copeland

6.19   Sellafield has a massive bearing upon the Copeland economy and therefore the future of the nuclear industry at Sellafield is one of the biggest issues facing Copeland today.

6.20   The site accounts for over half of all employment in Copeland either directly or indirectly through those jobs which depend upon the site. A significant loss of employment in nuclear processing is forecast in the Borough, which will compound the recent erosion of the manufacturing base over the last 10 years.

6.21   The impending job losses resulting from decommissioning are likely to have a significant negative impact on GVA through the removal of a large section of Copeland's high value jobs. It is therefore important that we try to broaden the economic base in the Borough.

6.22   *Britain's Energy Coast: A Masterplan for West Cumbria* was prepared in response to the concerns about widespread impacts on the local economy. The Masterplan aims to build on the current nuclear skills as a springboard to a more diverse economy, including innovative energy technologies, such as tidal, off shore wind and micro-generation.

6.23   Information regarding renewable energy can be found in paragraphs 4.7 – 4.16, and infrastructure requirements are considered in paragraphs 5.63 and 5.64.

6.24   The Government has indicated that it sees a continuing opportunity for nuclear power in the UK's energy arrangements based on the twin arguments of energy security and non-carbon production. With its long history and expertise in nuclear matters Copeland appears well-placed to host a new generation of nuclear power plant(s) as part of the 'Energy Coast' mix. Already there have been responses to the Government's call for nominations of sites locally – a site for 2 stations near Sellafield and others near Braystones and Kirksanton. These are being assessed by the Department for Business, Enterprise and Regulatory Reform (BERR) and further development of the case for each site may be subsequently invited.

What you have told us:

- Pursue development of Nuclear Repository / Nuclear New Build

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Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

RSS Policies EM 16-17 (2008)

Local Plan Policies EGY 1-7 (2006)

Question 64: Do you agree that new nuclear power plant(s) should be considered as part of the mix of energy production in Copeland?

(Please select one option)

Option 1:

That such plant(s) should only be considered on or adjoining existing nuclear sites.

Option 2:

That other sites in Copeland should also be considered.

Option 3:

That no such plants be considered – please give reasons why not.

Issue: Nuclear Waste Management

6.25   The Government White Paper 'Managing Radioactive Waste Safely – A Framework for Implementing Geological Disposal' (2008) sets out the framework for siting a facility for disposal of higher activity radioactive waste through geological means. The paper calls for discussion with potential host communities.

6.26   Copeland Borough Council has agreed to open talks with the Government about the area's potential for a nuclear waste repository and have expressed an initial interest in exploring the possibilities.

6.27   The next step in Copeland is the 'Stage 2' high level geological screening by the British Geological Survey to identify any area of the Borough that is suitable for repository siting on the grounds of hydrogeology or economic resource potential. On current expectations, this work will commence in 2009 and will be followed by consultation on screening results, before a final report is published.

6.28   Clearly any future development related to the nuclear fuel cycle has the potential to impact on the Copeland economy positively, via the provision of employment and community benefit packages, and adversely, via negative environmental impacts and any associated negative 'image' of Copeland.

What you have told us:

- Pursue development of Nuclear Repository / Nuclear New Build

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

RSS Policy EM14 (2008)

Local Plan Policies NUC 1-2 (2006)

Question 65: What are your thoughts on the location of a nuclear repository for high level radioactive waste in the Borough?

(Please select one option and provide details to support your answer)

Option 1:

Copeland is best placed to host the storage of all the country's high level radioactive waste.

Option 2:

The Borough should only volunteer after a full safety case is proven for any site in Copeland.

Option 3:

The Borough should only volunteer if and when a safety case is proven and a full and fair community benefits package has been agreed.

Option 4:

Other option – please provide details.

Issue: Town Centres and Retail

6.29   Copeland Borough Council recently commissioned a Retail and Town Centre Study for West Cumbria, together with Allerdale Borough Council and Cumbria County Council, which was completed in April 2009. The Study showed that there was need for additional retail floor space in the area's town centres over the coming years.

6.30   High vacancy rates in Whitehaven are identified as an area of concern, particularly those in key locations such as the entrances to the town centre and in the upper area of King Street. There is potential for growth in both convenience and comparison trade, but overall a need to develop a more specialist role in terms of the retail offer. Other concerns include the need for coordinated town centre management, the need to update the public realm and the lack of a bus station in the town centre.

6.31   Further development of the evening economy and the provision of a transport interchange to improve accessibility are identified in the Retail Study as key objectives for the town.

6.32   The Whitehaven Town Centre Group was established as part of the overall Whitehaven Regeneration Programme and in response to concerns of the local traders' organisations about trading conditions. It brings together representatives of the trading organisations, West Lakes Renaissance, Whitehaven Harbour Commissioners, the Local Councils and other stakeholders as a forum to discuss ideas for improving 'Whitehaven plc', and to act as a steering group for projects and initiatives e.g. events, traffic management improvements and environmental schemes.

6.33   The Retail Study also found that Egremont, Cleator Moor and Millom have high vacancy rates, in some areas above the national average, and that there is a below average representation of service sector provision and limited entertainment/leisure provision in these towns. Security and crime were also found to be key concerns, particularly in Cleator Moor.

6.34   The provision of support for further physical improvements to the town centres, improved town centre management and wider initiatives to attract more visitors to the towns, are identified in the Retail Study as key objectives for the towns.

6.35   The Study did not identify any need for major change to the retail structure within the Borough to meet future and existing need. Emphasis within the Study is on maintaining and enhancing the viability and vitality of existing retail centres.

6.36   The Council produced *Shopfronts in Whitehaven Design Guidelines* (1992) in order to ensure appropriate development in the town centre. It may be appropriate to update and expand this in the future to cover all the towns in the Borough.

Policy Context / Framework

Planning Policy Statement 6: Planning for Town Centres (2005)

RSS Policies W5, DP1-2 & RDF2 (2008)

Local Plan Policies TCN 1-14 (2006)

Question 66: Which of the following approaches is most appropriate in terms of increasing the vitality and viability of local retail centres in the Borough?

(Please select one option)

Option 1:

Develop tailored strategies in the LDF for each of the proposed Key Service Centres, taking into account retail vitality and need, local characteristics and need for economic diversification.

Option 2:

Plan for a new role for the smaller Key Service Centres (Egremont, Millom and Cleator Moor), which recognises that the retail/service function of these towns is shrinking, by designating sites for mixed or other town centre uses in these centres, and focusing retail activity in Whitehaven.

Option 3:

Other option – please provide details.

Question 67: What specific improvements would you like to see made to the proposed Key Service Centres to support their function as retail/service centres?

(Please select all that apply)

Improvement	Town			
	Whitehaven	**Cleator Moor**	**Egremont**	**Millom**
Improvements to public realm (seating, lighting, litter bins etc.)	❏	❏	❏	❏
Car parking	❏	❏	❏	❏
Improvements to footpaths/cycle ways	❏	❏	❏	❏
Retention and restoration of traditional shop fronts and good design of new shopfronts	❏	❏	❏	❏
Public toilets	❏	❏	❏	❏
Other (please specify)	❏	❏	❏	❏

Issue: Development Framework for Whitehaven Town Centre

6.37   In 2006, consultants Broadway Malyan produced a document called *A Sea Change*. Styled as a Development Framework the document sets out urban design principles for key development areas in the town centre, together with a prospectus for marketing them to potential developers.

6.38   Although not a spatial planning document in its own right, the report provides essential background information to support the development of strategic policies for the town centre and more detailed development briefs required for individual sites.

6.39   The document also identified a number of actions which would assist in revitalising Whitehaven.

Question 68: Which of the following actions identified in *A Sea Change: Whitehaven Town Centre Development Framework* should be promoted / provided for in the Core Strategy?

(Please rank in order of priority, with 1 being the most important)

Potential actions to revitalise Whitehaven	Ranking in Order of Priority
Improve links and re-establish connectivity between the town centre and the harbour.	
Enhance key 'gateway' sites and approaches to the town centre.	
Create a series of new and improved public spaces as focal points for activity and to establish stronger visual links between the town centre and harbour.	
Improve the integration of new and existing development into the urban grain and to set higher standards of architectural and landscape design for all town centre development.	
Identify priority zones for investment that will help to strengthen leisure and retail activity in the town.	
Diversify the range of residential accommodation in the town centre and provide opportunities for high quality contemporary urban living.	
Improve the integration and prestige of public transport services in the town centre.	

Issue: Town Centre Development Opportunity Sites – Whitehaven and other Key Service Centres

6.40   The Local Plan 2006 identifies nine Town Centre Development Opportunity Sites in Whitehaven (8) and Cleator Moor (1). It is intended that the Whitehaven sites will form the basis of the Whitehaven Town Centre and Harbourside Supplementary Planning Document (SPD).

6.41   In addition to this, Paul Butler Associates has recently prepared a Character Appraisal and Management Plan for the Whitehaven Town Centre and High Street Conservation Areas. To complement this work they also produced development guides for a number of sites within the Conservation Areas. Most of these sites are already identified in the Local Plan as Development

Opportunity Sites, but the additional sites could also be incorporated into the SPD.

6.42   The sites that are included in the Local Plan and Whitehaven Town Centre and High Street Conservation Areas (that have not yet been developed) are:

- Quay Street Car Park

- Mark House, the former Victorian public baths and the Paul Jones Pub, Strand Street

- Former Bus Depot and Garage, Bransty Row

- Former Bus Station and Works, Bransty Row

- Albion Street South

- Albion Street North

- Former YMCA Building, Irish Street

- Bardywell Lane

- Gough's Car Park, Strand Street/Marlborough Street

6.43   It is possible that other sites will also need to be considered within the Whitehaven Town Centre and Harbourside SPD.

6.44   It should also be note that Town Centre Development Opportunity Sites have not been identified for Egremont or Millom.

Policy Context / Framework

Whitehaven Town Centre and High Street Conservation Areas Character Appraisal (2009)

Local Plan Policy TCN 12 (2006)

Question 69: Should the Council concentrate on facilitating the development of key development opportunity sites in Whitehaven, for example gateway sites to the town and sites which connect the harbour to the town, as a priority?

(Please select one option)

❑ Yes

❑ Yes, but also allow other brownfield sites that become available to be developed

❑ No

Question 70: If Yes, which of the following options do you prefer in terms of use/type of development on the sites?

(Please select one option)

Option 1:

Specify the type of uses that should be provided on these development sites.

Option 2:

Be flexible about the type of use appropriate for development sites, accepting any use provided it is consistent with the list of town centres uses identified in PPS 6.

Option 3:

Be flexible about the type of use appropriate, including the development of alternative uses from those identified for town centres in PPS6, but expect development proposals to take account and reflect the site development guides prepared by Broadway Malyan/Paul Butler Associates.

Option 4:

Other option- please provide details.

Call for Sites: Would you like to put forward any sites for Whitehaven (not already identified), Cleator Moor, Egremont or Millom town centres which should be designated for town centre uses?

(Please provide as much detail as possible to support your proposal, by completing the 'Call for Sites' proforma and showing the extents of the site(s) on a map).

Issue: Retaining retail uses within primary shopping areas

6.45   The Local Plan currently identifies town centre boundaries for the Key Service Centres, which are designed to limit the amount of non-retail development within these areas. In addition, there is a Primary Frontages Area in Whitehaven, which only permits retail uses at ground floor level. This is to support retail uses within town centres and also maintain vibrant shop frontages.

Policy Context / Framework

Planning Policy Statement 6: Planning for Town Centres (2005)

RSS Policies W5, DP1-2 & RDF2 (2008)

Local Plan Policies TCN 1, 2 & 11 (2006)

Question 71: What is the most appropriate approach regarding primary shopping frontages/areas to maintain vibrant towns in Copeland?

(Please select one option)

Option 1:

Define the boundaries of town centres, including primary shopping frontages/areas and set prescriptive limits on the number/percentage of non-retail uses accepted within these areas.

Option 2:

Develop a criteria based policy to regulate the impacts of non-retail uses in defined town centres/primary shopping areas.

Option 3:

Do not include a policy, and instead rely on national policy statements/guidance, policies in the RSS and other policies in the LDF to assess planning applications within the defined areas.

Option 4:

Other option – please provide details.

Issue: Managing the entertainment, evening and night-time economy

6.46   Concerns can arise regarding the evening and night time economy, with the major issues being noise disturbance and in the case of takeaways odour, litter and issues around waste storage and ease of collection.

6.47   In some areas, such as Whitehaven Town Centre (especially in the Tangier Street/Duke Street area) and Cleator Moor High Street, there is concern about the increasing number of takeaways, both in terms of the issues above and that they have reached saturation point in terms of numbers.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

Good Practice in Managing the Evening and Late Night Economy: A Literature Review from an Environmental Perspective (0DPM 2006)

Planning Policy Statement 6: Planning for Town Centres (2005)

Local Plan Policies TCN 1, 6-8 (2006)

Question 72: Which of the following policy approaches is most appropriate in relation to entertainment and the evening and night-time economy?

(Please select one option)

Option 1:

Develop a criteria based policy approach which considers all the key development issues/impacts of entertainment/night time economy uses.

Option 2:

Develop specific policies tailored to those uses most likely to cause amenity issues, in particular amusement arcades, pubs, night clubs and takeaways.

Option 3:

Rely on national guidance, policies in the RSS and other policies in the LDF to assess planning applications for amusement arcades, pubs, night clubs and takeaways.

Option 4:

Other option – please provide details.

Issue: Tourism

6.48   A Cumbria West Coast Tourism Study was recently prepared by the Leisure and Tourism Organisation (February 2009). The Study states that while it would be unrealistic for the sub-region to replicate the performance of a mature tourism area like the Lake District there is a general feeling that, despite its remoteness, West Cumbria has not yet maximised potential tourism opportunities to the full.

6.49   The business traffic generated by Westlakes Science Park is significant and room availability during the week is generally limited.

6.50   Day visits dominate the tourism sector. Potential lies in maximising the offer to the day visitor, prolonging their stay and possibly developing the weekend and short-break market initially.

6.51   The Borough needs to capitalise further on what makes it unique and continue to promote the tourism industry. Accommodation provision for businesses and leisure travellers needs to be improved in order to increase visitor numbers.

6.52   At the same time, it is recognised that development of the tourism economy must be sustainable and not cause harm, in particular, to the natural and built environment assets that are the main attractions for visitors to the area.

What you have told us

- Establish an individual identity for Copeland - tourism, employment, retail and cultural offer

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Policy Context / Framework

PPS 7: Sustainable Development in Rural Areas (2004)

RSS Policy W6 (2008)

Structure Plan Policy EM16 (2006)

Local Plan Policies TSM 1-6 (2006)

Question 73: What approach should the Council take in order to support future proposals for sustainable tourism development in the Borough?

(Please select one option)

Option 1:

A continuation of the current Local Plan policies, whereby proposals are assessed against their impact on the environment and local communities, and small-scale activities are encouraged across the Borough.

Option 2:

Identify tourism character areas within which different types of tourism developments could be managed, actively promoted or resisted. This would be likely to relate to the hierarchy of settlements, whereby proposals for tourism-related development would be encouraged, subject to the capacity of individual settlements to absorb new development and additional visitors.

Option 3:

Designate Tourism Opportunity Areas and promote tourism developments within these areas, subject to assessment of the impact on the local environment – similar to those currently designated in the Local Plan. For example, these areas could be:

a) The resort of Whitehaven, which is a priority for new tourist activity

b) The market towns of Millom and Egremont. These are considered to have the capacity to absorb some modest development, thereby taking pressure off the more sensitive areas

c) The St Bees Head Heritage Coast

Option 4:

Other option – please provide details.

Issue: Tourism Accommodation and Facilities

The sorts of issues that need to be considered are:

- Policy approach regarding the conversion/re-use of redundant buildings to tourism accommodation, in particular in rural locations;

- Policy approach to farm diversification schemes

- Sustainability of the proposed location, including accessibility, particularly by public transport;

- Policy approach to beach bungalows within or adjoining the existing units between St Bees and Braystones.

Policy Context / Framework

PPS 7: Sustainable Development in Rural Areas (2004)

RSS Policy W6 (2008)

Structure Plan Policy EM16 (2006)

Local Plan Policies TSM 1-6 (2006)

Question 74: Which of the following approaches do you support in relation to tourism accommodation, facilities and attractions in the Borough?

(Please select one option)

Option 1:

Develop a criteria based policy approach which covers all types tourism proposals, and considers all the key development issues/impacts, as set out above.

Option 2:

Develop individual policies tailored to address the potential impacts of serviced accommodation, self catering accommodation and touring sites, and tourism facilities/attractions.

Option 3:

Develop an area based approach, allowing some types of tourism development in some areas and not others.

Option 4:

Rely on national policy guidance, policies in the RSS and other policies in the LDF to determine planning applications.

Option 5:

Other option – please provide details.

Question 75: Which of the following options do you support in terms of improving the quality of tourism accommodation in the Borough?

(Please select one option)

Option 1:

Designate potential sites for new high quality serviced accommodation in Whitehaven, and include detailed design guidance within the Development Management DPD, to ensure a high quality of design.

Option 2:

Develop a policy to regulate development proposals for conversions, extensions or construction of new B&Bs or guesthouses, to ensure they are built to the highest quality.

Option 3:

Other option – please provide details.

7   Accessibility and Transport

Issue: Key Transport Issues

7.1   Many issues relating to transport are regulated outside the realm of land-use planning, and local projects are delivered through the Cumbria Local Transport Plan (2006-2011). However, the LDF has an important role to play in supporting delivery of the Local Transport Plan.

7.2   Whilst Government policy seeks to maximise public transport use, there is a continuing reliance on private vehicles in Copeland due to the isolated nature of many communities. The frequency and quality of public transport services to and from rural settlements in the Borough needs to be improved to address this, as does the provision of efficient transport interchanges between different modes of travel.

7.3   Better connectivity is essential not only to meet current needs, but also as part of longer term development to secure urban and rural regeneration. Copeland occupies a peripheral location within the North West region and the UK, which is seen by some as a barrier to investment. It is crucial that the relationship between development of land and connecting transport networks is considered in a co-ordinated way.

7.4   The key transport issues for Copeland are:

- The existing highway network within Copeland is limited, due to the rural nature and physical constraints of its location.

- To access the motorway network is approximately a 40 mile journey both from Whitehaven to the M6 (via the A66) and from Millom to the M6 (via the A590).

- The average distance travelled to work is significantly higher than the national and regional average and nearly half of the population travel over 10km to work. Bus and rail services in Copeland need to be improved to encourage people to use these modes of transport in preference to the car, especially to get to work.

- At present there is no inter-modal transport interchange within the Borough. Whitehaven would be the most logical location for a rail, bus and cycling interchange.

- The redeveloped harbour could provide opportunities for short boat journeys, including for tourism purposes.

- Accessibility in more isolated locations remains an issue, especially to jobs, secondary schools and hospitals.

- To increase the economic competitiveness of Copeland, it is important to improve strategic transport and communication links. This must be undertaken in such a manner that the potential adverse

environmental impacts are minimised, particularly for example, within sensitive landscapes such as the Lake District National Park.

- Segments of the rail network are single track, limiting services, and there are problems of access to platforms. Coastal erosion is another issue that threatens the long term future of the coastal line.

- Improvements to the road network in central Whitehaven to improve traffic management and the public realm are required. Consultation has already been undertaken and proposals are now being prepared by the county council for implementation over the next year.

What you have told us:

- There is need for a dual carriageway from the north of the Borough to Sellafield

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Policy Context / Framework

PPG13: Transport (2001)

RSS Policy RT1 (2008) Integrated Transport Networks identifies the importance of linking up transport networks, for example road and rail, and enhancing the accessibility of the region's gateways and interchanges.

Cumbria Local Transport Plan 2006-2011 (2006)

Structure Plan Policy T29 (2006)

Question 76: Do you agree that these are the key transport issues facing Copeland?

(Please select one option)

❑ Yes

❑ No

Please provide details of anything you would like to see added/changed.

Issue: Priorities for Transport Investment

7.5 The northern part of the Borough is more densely populated and transport issues relate to the movement of people between residential, employment and commercial centres. The transport links to Whitehaven and Workington from large employment sites such as Sellafield, Lillyhall and Westlakes Science Park are important for ensuring accessibility to jobs and services.

7.6 Links to Carlisle are also of strategic importance, given Carlisle's role as a sub regional centre and plans for expansion of the airport. The establishment of

improved links will require effective joint working between Copeland Borough Council, the County Council and adjoining local authorities.

7.7   Whitehaven is a particularly important interchange for Copeland and there is a need to address integration between bus and rail services in the town.

7.8   *Britain's Energy Coast: A Masterplan for West Cumbria* identifies a number of priorities for transport investment. They include:

- Timetable connectivity improvements from West Cumbria to the West Coast Mainline

- Continue port and marina development at Whitehaven

- Improvement in rolling stock, station and other railway infrastructure

- A programme of strategic road improvements which could involve:

  - A595 junction improvements to facilitate growth in traffic associated with West Lake proposals

  - A5086 improvements to provide journey time savings

  - Selective improvements to the A66

- Improve basic public transport services, including a new interchange

- Improve routes and facilities for walking and cycling

- Explore feasibility of an airfield in West Cumbria and links to Carlisle airport

And in the longer term:

- Dualling the A66 entirely

- Considering a new southern link, potentially incorporating electricity generation

What you have told us

- Support Carlisle Airport

- Support a small container port

- Support a two track railway line

- Develop infrastructure links between Millom and the M6

Policy Context / Framework

RSS Policy RT1 (2008) Integrated Transport Networks identifies the importance of linking up transport networks, for example road and rail, and enhancing the accessibility of the region's gateways and interchanges.

RSS Policy CNL 1 (2008)
Structure Plan Policy T29 (2006)

Question 77: Which of the priorities for investment should be promoted / provided for in the Core Strategy?

(Please rank in order of priority, with 1 being the most important)

Transport Improvement	Ranking in Order of Priority
Timetable connectivity improvements from West Cumbria to the West Coast Mainline	
Continue port and marina development at Whitehaven	
Improvement in rolling stock, station and other railway infrastructure	
Strategic road improvements including: • A595 junction improvements • A5086 improvements to provide journey time savings • Selective improvements to the A66	
Improve basic public transport services, including a new interchange	
Improve routes and facilities for walking and cycling	
Explore feasibility of an airfield in West Cumbria and links to Carlisle airport	

Question 78: Do you think that there are other, higher priorities for transport investment than those listed (e.g. improving traffic management and transport environments in town centres)?

(Please select one option)

❑ Yes, please provide details

❑ No

Issue: ICT Infrastructure

7.9   *Britain's Energy Coast: A Masterplan for West Cumbria* seeks to develop knowledge-based industries in order to diversify the economy of West Cumbria, and world-class communications and ICT services/infrastructure need to be in place to support this.

7.10   There is potential to market Copeland as an area where people can enjoy the benefits of tranquillity, knowing that they can still do business and access the global communications network. Next generation broadband provision will assist the Borough to be competitive in the global economy and will complement the ambitions of the 'Energy Coast Masterplan' and the RSS.

7.11   Efficient ICT and communications infrastructure is vital for home working and ensuring local employers have the resources they need to compete globally.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

RSS Policy W1 (2008)

Question 79: Do you think the standard of broadband provision available in Copeland now is acceptable, or would you expect better quality to be provided?

(Please select one option)

❑ Yes, it is acceptable

❑ No, I would expect better quality to be provided.

Question 80: Would you be prepared to pay for next generation broadband provision?

(Please select one option)

❑ Yes

❑ No

Issue: Telecommunications

7.12   Saved Local Plan Policy SVC 8 sets out the criteria to be satisfied when considering proposals for telecommunications development. This includes the following considerations for identifying sites:

- The need to avoid high quality landscapes and particularly visually prominent locations and to protect areas of natural and man-made conservation importance;

- The need to site and design equipment in such a way as to minimise its impact on the surrounding area, including adjacent or nearby residential areas;

- Whether there are any reasonable possibilities of sharing existing facilities.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

Local Plan Policy SVC 8 (2006)

Question 81: Which of the following approaches is most appropriate in relation to telecommunications in the LDF?

(Please select one option)

Option 1:

Continue with the Local Plan policy as stated above

Option 2:

Continue with the Local Plan approach, but with modifications (please explain any proposed additions/amendments).

Option 3:

Do not include a policy, and instead rely on national policy statements/guidance and RSS policies to assess development proposals, where the Council is the planning authority.

Option 4:

Other option – please provide details.

Issue: Sustainable Transport

7.13   Road traffic is a major contributor to global warming and climate change. We need to reduce the need to travel and assist people to meet their needs locally, whilst at the same time ensuring that all new development is genuinely accessible by public transport, walking and cycling.

7.14   The introduction of measures such as pedestrianisation, Home Zones, Quiet Lanes and segregated cycle ways are all ways to promote a shift to walking and cycling. The RSS asks local authorities to produce action plans for the development of walking and cycling networks, combined with 'Rights of Way Improvement Plans'. Integrated networks should also be developed, linked to each other and to National Trails and the National Cycle Network.

7.15   We need to ensure that major new developments, in particular employment sites, are located where there is good access to public transport, backed by

effective provision for pedestrians and cyclists to minimise the need to travel by private car. Large scale developments for industrial or high-tech development in Copeland have historically been developed on out of town sites, with good road access. These sites are likely to be hard for people to travel to without use of a private vehicle. We need to address this.

7.16   As well as reducing the need to travel through the careful location of housing and employment, it is also important to encourage people to choose to travel by more sustainable forms of transport than the private car. Although Copeland is predominately a rural borough and alternative transport modes are not easily available in some parts of the Borough, the overall aim should be to encourage this shift.

7.17   Copeland has an extensive network of cycle ways which connect between urban centres, provide direct access to the surrounding countryside and link to national and regional long-distance routes. Some of these cycle ways are in need of improvement and there is a Cumbria-wide programme addressing this, and Cumbria County Council published a Rights of Way Improvement Plan in 2007. The Plan focuses on local rights of way, permissive access and cycle routes and wider access opportunities, such as open access land and designated quiet lanes.

7.18   The 'Energy Coast Masterplan' seeks to establish improvements to existing transport links, particularly links from housing to employment.

Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

PPG 13: Transport (2001)

RSS Policies RT 2-RT 10 (2008)

Cumbria Local Transport Plan 2006-2011 (2006)

Local Plan Policies TP4-TP10 (2006)

Question 82: What specific measures should be taken to encourage use of public transport, walking and cycling and how can the Core Strategy help address these?

(Please select all that apply and explain why you would support these measures)

Option 1:

Focus public transport improvements on the key transport hub of Whitehaven and linkages with the larger service villages of Egremont, Cleator Moor and Millom.

Option 2:

Require developers to pay a specific contribution (per dwelling) towards public transport, walking and cycling improvements, for all new housing developments in Copeland.

Option 3:

Require key employers to produce and implement innovative transport solutions (e.g. green travel plans) to promote sustainable travel choice and reduce car usage.

Option 4:

Look at incentives to change travel behaviour which can be developed alongside public transport, cycling and pedestrian network and service improvements, such as:

- Reallocation of road space in favour of public transport, pedestrians and cyclists;

- Make greater use of on-street parking controls, charges and enforcement;

- Incorporate more restrictive parking standards and identify areas where more restrictive standards should be applied.

Option 5:

Other option – please provide details.

Issue: Parking Provision

7.19   Policy to restrict parking provision or alter people's behaviour through parking charges and/or restrictions is one means of influencing choice of transport mode, encouraging a shift to more sustainable travel choices and tackling congestion.

7.20   The RSS specifies the upper limit of parking to be provided in developments in regional and urban contexts, based on current regional practices, and PPG13 suggests that more stringent controls could be introduced in highly accessible locations.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

PPG13: Transport (2001)

RSS Policy RT 2 (2008)

Local Plan Policy TSP 8 (2006)

Question 83: Which of the following approaches is most appropriate in terms of dealing with the provision of car parking?

(Please select one option)

Option 1:

Adopt the parking standards set out in the RSS.

Option 2:

Link the level of parking provision required for new development to the accessibility of the local area. This will mean a differential approach to parking standards within the Borough, based on the RSS standards, but adapted to reflect the local context.

Option 3:

Continue to apply the parking standards in the adopted Local Plan.

Option 4:

Other option – please provide details.

Issue: Travel Plans and Transport Assessments

7.21   Transport Assessments are a planning tool for ensuring proper consideration is given to the accessibility of proposed development sites by all modes of transport, and are particularly important in considering the implications of large developments. Travel Plans look at ways to increase the use of public transport, walking and cycling and reduce car journeys. They can address issues such as road safety, personal security and mechanisms for more efficient delivery and freight movements. Travel Plans can also help to reduce traffic growth.

7.22   The Cumbria and Lake District Joint Structure Plan policies on Transport Assessments and Travel Plans (policies T30 and T31) have been saved. These policies set out the development thresholds over which Transport Assessments and Travel Plans will be required as part of the planning application.

7.23   The thresholds for Transport Assessments are:

- residential development in excess of 100 units, or

- employment uses in excess of 5,000 sq m gross floorspace, or

- other developments in excess of 1,000 sq m gross floorspace, or

- hotel developments in excess of 100 bedrooms, or

- caravan or similar holiday sites in excess of 100 units, or

- any development that either generates in excess of 100 heavy goods vehicles per day or 100 vehicle movements in any hour, or

- any development that materially adds to local congestion, or

- any development that may impact on the trunk road network.

7.24 The thresholds for Travel Plans are:

- retail and indoor leisure facilities in excess of 1,000 sq m gross floorspace, or

- office, employment, education and health services development in excess of 2,500 sq m gross floorspace, or

- new and expanded school facilities, or

- development that would otherwise generate local traffic problems as identified through a transport assessment or an evaluation of a proposal.

Policy Context / Framework

PPS1: Delivering Sustainable Development (2005)

PPG13: Transport (2001)

RSS Policies RT 2 & RT 8 (2008)

Structure Plan Policies T30 & T31 (2006)

Local Plan Policy TSP 7 (2006)

Question 84: Which of the following approaches is most appropriate in terms of assessing the requirement for Travel Plans and Transport Assessments?

(Please select one option)

Option 1:

Continue to adopt the thresholds set out above in the Cumbria and Lake District Joint Structure Plan.

Option 2:

Set our own thresholds for requiring Travel Plans and Assessments.

Option 3:

Make the decision as to whether a Transport Assessment or Travel Plan is required on a case by case basis.

Issue: Movement of Goods and Freight

7.25 Also important to economic regeneration of the Borough is the efficient movement of goods. Road haulage accounts for the majority of all goods

moved in the North West, and will continue to be the dominant mode in the foreseeable future. However, we need to work with rail, port and inland waterway operators, Network Rail, the freight transport industry and businesses to capitalise on the opportunities available to increase the proportion of freight moved by other modes.

7.26   Limited investment in the West Coast rail link with Carlisle and the Lancaster/ Cumbrian coastal route means that it is difficult to expand rail use for freight movements. Establishing freight links with the Port of Workington and Barrow-in-Furness to secure the transfer of port-related freight from road to water should be explored. The Council needs to work with distribution companies and customers to develop a mutual understanding and approach to managing local distribution problems and issues.

7.27   We need to make the most of our harbours and waterway assets for trade and leisure, whilst at the same time protecting the environment and the integrity of their biodiversity. There has been extensive redevelopment of Whitehaven Harbour for leisure purposes and a successful marina has been developed. There is potential for further harbour-related development in Whitehaven. The Whitehaven Harbour Commission is currently preparing a new Business Plan, which will examine different options for further development of the harbour. The outcomes of this will be fed into the LDF.

Policy Context / Framework

PPS 1: Delivering Sustainable Development (2005)

PPG 13: Transport (2001)

RSS Policy RT7 & RT8 (2008)

North West Freight Strategy (2004)

Local Plan Policies TSP 9-10 (2006)

Question 85: Which of the following harbour-related industries would you like to see promoted in Whitehaven harbour?

(Please select all that apply)

Option 1:
Fishing.

Option 2:
Cruise Liners.

Option 3:
Movement of freight.

Option 4:

Marine repairs/ship building.

Option 5:

Other – please provide details.

8   Implementation, Delivery and Monitoring Framework

Implementation and Delivery

8.1   A principal objective of the LDF is the delivery of the necessary infrastructure to support future development requirements. With limited resources available to the Council, the implementation of physical infrastructure and environmental improvements are dependent on the successful delivery of private development and regeneration schemes with external funding.

8.2   Developers promoting these schemes will be expected to contribute towards strategic and local infrastructure requirements, through both on-site facilities and financial contributions.

8.3   The option of introducing a Community Infrastructure Levy (CIL)[4] on development is likely to be available in late 2009, following the introduction of the new Planning Act (2008), and the Borough Council will respond to this opportunity in due course.

Monitoring

8.4   The monitoring process is an important way of ensuring that LDF objectives and policies are being delivered and achieved. Local Development Frameworks should be regularly reviewed to ensure that components of the framework reflect changing circumstances nationally, regionally and locally.

8.5   In the Core Strategy there should be a focus on implementation, setting out agreed delivery mechanisms to ensure that policies achieve desired results in the required time frame. The Development Management DPD will be focused on site specific control of development.

8.6   The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR) each year. AMRs assess:

- The implementation of the Local Development Scheme; and

- The extent to which policies in Local Development Documents are being achieved.

8.7   The AMR uses a framework of indicators organised into key themes to analyse the effectiveness of existing policies. This regular monitoring process will

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[4] The Community Infrastructure Levy (CIL), the provisions for which are currently going through Parliament, will be a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.

ensure that the LDF is tackling issues most relevant to Copeland and therefore remains up-to-date.

9   Glossary

The Act: the Planning and Compulsory Purchase Act 2004.

The Planning Act (2008): The Planning Act 2008 introduces a new system for approving major infrastructure of national importance, such as harbours and waste facilities, and replaces current regimes under several pieces of legislation. The objective is to streamline these decisions and avoid long public inquiries.

Affordable Housing: housing available at a significant discount below market levels so as to be affordable to householders who cannot either rent or purchase property that meets their needs on the open market. It can include social-rented housing and intermediate housing. It should also include a provision to ensure that the housing remains affordable for future eligible households.

Annual Monitoring Report (AMR): part of the *Local Development Framework*, the Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in *Local Development Documents* (including saved Local Plan policies) are being successfully implemented.

Area Action Plan (AAP): used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of *Development Plan Documents*.

Biodiversity: the whole variety of life on earth. It includes all species of plants and animals, their genetic variations and the ecosystems of which they are a part.

Brownfield: land that has been previously developed and is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition includes the curtilage of the development so garden land is considered as being brownfield. The definition is set out in Planning Policy Statement 3 'Housing'.

Community Infrastructure Levy (CIL): the Community Infrastructure Levy (CIL), the provisions for which are currently going through Parliament, will be a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.

Conservation Area: a designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Core Strategy: sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. It can include strategic site allocations. The Core Strategy will have the status of a *Development Plan Document.*

Cumbria and Lake District Joint Structure Plan: an existing document containing strategic planning policies and proposals for the county. Under the new system it will be phased out and replaced by policies in the *Regional Spatial Strategy* and *Development Plan Documents.*

Curtilage: the area occupied by a property and land closely associated with that property. E.g. in the case of a house and garden, the garden forms the curtilage of the property.

Department for Communities and Local Government (DCLG): the Government department responsible for planning and production of planning guidance.

Development Plan: as set out in Section 38(6) of the Act, an authority's Development Plan consists of the relevant *Regional Spatial Strategy* (or the Spatial Development Strategy in London) and the *Development Plan Documents* contained within its *Local Development Framework.*

Development Plan Documents (DPD): spatial planning documents that are subject to independent examination, and together with the relevant *Regional Spatial Strategy*, will form the *Development Plan* for a local authority area for the purposes of the Act. They can include a *Core Strategy, Site Specific Allocations of land,* and *Area Action Plans* (where needed). Other Development Plan Documents, including Development Management Policies, can be produced. They will all be shown geographically on an *adopted Proposals Map.* Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the *Local Development Scheme.*

Development Management Policies: these will be a suite of criteria-based policies which are required to ensure that all development within the area meets the spatial vision and spatial objectives set out in the *Core Strategy.*

European Sites: consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

Examination: independent consideration of the soundness of a draft *Development Plan Document* chaired by a Planning Inspector appointed by the Secretary of State, whose recommendations are binding.

Greenfield: land which has not been developed before. Applies to most sites outside built-up area boundaries.

Habitat: the natural home or environment of a plant or animal

Housing Needs Assessment: an assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

Infrastructure: a collective term for services such as roads, electricity, sewerage, water, education and health facilities.

Key diagram: authorities will be required to include a key diagram in the *Core Strategy* to illustrate broad locations of future development.

Landscape Character Assessment: an assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Local Development Documents (LDD): the collective term in the Act for *Development Plan Documents*, *Supplementary Planning Documents* and the *Statement of Community Involvement*.

Local Development Framework: the name for the portfolio of *Local Development Documents*. It consists of *Development Plan Documents*, *Supplementary Planning Documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *Annual Monitoring Reports*. Together, these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.

Local Development Scheme: sets out the programme for preparing *Local Development Documents*. All authorities must submit a Scheme to the Secretary of State for approval within six months of commencement of *the Act*.

Local Strategic Partnership: partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood and deciding how local services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Transport Plan: 5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements. It is produced at a county wide level in Cumbria.

Market Housing: private housing for rent or sale where the price is set in the open market.

Material consideration: factors that may be taken into account when making planning decisions.

Mitigation measures: these are measures requested/carried out in order to limit the damage by a particular development/activity.

Mixed Use: the creation of a mix of uses on one site.

Open Space and Recreational Land: open space within settlements including parks, village greens, play areas, sports pitches, undeveloped plots, semi-natural areas and substantial private gardens. Outside built-up areas this includes parks, sports pitches and allotments.

Planning Policy Guidance Notes (PPG)/Planning Policy Statements (PPS): central Government produce Planning Policy Guidance Notes, which direct planning in the country. They are slowly being replaced by Planning Policy Statements.

Previously Developed Land (PDL): land that has been previously developed and is or was occupied by a permanent structure. Unlike Brownfield, PDL does not exclude agricultural or forestry buildings. See also *Brownfield*.

Proposals Map: the adopted Proposals Map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in *Development Plan Documents*, together with any saved policies. It must be revised as each new *Development Plan Document* is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted Proposals Map accompany submitted *Development Plan Documents* in the form of a submission Proposals Map.

Regional planning body: one of the nine regional bodies in England (including the Greater London Authority) responsible for preparing *Regional Spatial Strategies (in London the Spatial Development Strategy)*.

Regional Spatial Strategy: sets out the region's policies in relation to the development and use of land and forms part of the *Development Plan* for local planning authorities. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of Regional Spatial Strategies.

The Regulations: Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004, including any subsequent amendments.

Saved policies or plans: existing adopted Development Plans are saved for three years from the date of commencement of *the Act*. Any policies in old style Development Plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The *Local Development Scheme* should explain the authority's approach to saved policies. Policies can be saved beyond the three year period by application by the local planning authority to Secretary of State, six months prior to expiry.

Sequential Approach: a planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Settlement Hierarchy: settlements are categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement, access to education and non-car access to higher-order centres.

Site specific allocations: allocations of sites for specific or mixed uses or development, to be contained in *Development Plan Documents*. Policies will identify any specific requirements for individual proposals.

Social rented: Social Rented Housing is housing available to rent at below market rates. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Spatial Planning: spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which

are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Stakeholders: groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement (SCI): sets out the standards which authorities will achieve with regard to involving local communities in the preparation of *Local Development Documents* and development control decisions. The Statement of Community Involvement is not a *Development Plan Document* but is subject to independent examination.

Strategic Environmental Assessment: a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

Strategic Housing Land Availability Assessment: a study intended to assess overall potential for housing development in an area, including the identification of specific housing sites with development potential over a 15 year horizon.

Strategic Housing Market Assessment: a study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Supplementary Planning Documents: provide supplementary information in respect of the policies in *Development Plan Documents*. They do not form part of the *Development Plan* and are not subject to independent examination, although they must be subject to community consultation before being adopted.

Supplementary Planning Guidance: provides additional guidance on the interpretation or application of policies and proposals in the *Local Plan* or *Structure Plan.* Under the new system Supplementary Planning Guidance will be phased out and replaced by *Supplementary Planning Documents.*

Sustainability Appraisal: a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all *Local Development Documents*.

Sustainable Development: in broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding

principles for sustainable development in its strategy "*Securing the future - UK Government strategy for sustainable development*". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

Sustainable Community Strategy: local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to *Local Strategic Partnerships*, which include local authority representatives.

Tenure: refers to the way in which a property is owned and/or occupied e.g. freehold, leasehold, shared equity or rented.

10   Appendix I: The Legislative and Policy Framework

National and Regional Documents

10.1   The Government publishes national policies which are expressed through Planning Policy Statements (PPS). To date the Government has reviewed and issued 10 Planning Policy Statements which replace the earlier Planning Policy Guidance (PPG) notes. The remaining older Planning Policy Guidance notes remain valid until they are replaced. There is a full list of the Planning Policy Statements and Planning Policy Guidance below.

10.2   All Planning Policy Statements and Planning Policy Guidance notes will apply to the Copeland Core Strategy. Of particular interest to Copeland are PPS 7 which deals with rural planning, PPG20 which deals with Coastal Planning and PPS 25 which is concerned with matters of development and flood risk. PPS 1 Delivering Sustainable Development and the supplement PPS 1 Planning and Climate Change is also very relevant as it sets out how planning should contribute to sustainable patterns of urban and rural development, and how it should respond to the challenges of climate change. PPS 22 Renewable Energy is another PPS which has a lot of relevance for Copeland.

10.3   The current list of PPG/PPS is:

- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1
- Planning Policy Guidance 2: Green Belts
- Planning Policy Statement 3: Housing
- Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms
- Planning Policy Guidance 5: Simplified Planning Zones
- Planning Policy Statement 6: Planning for Town Centres
- Planning Policy Statement 7: Sustainable Development in Rural Areas
- Planning Policy Guidance 8: Telecommunications
- Planning Policy Statement 9: Biodiversity and Geological Conservation
- Planning Policy Statement 10: Planning for Sustainable Waste Management
- Planning Policy Statement 11: Regional Spatial Strategies

- Planning Policy Statement 12: Local Spatial Planning

- Planning Policy Guidance 13: Transport

- Planning Policy Guidance 14: Development on Unstable Land

- Planning Policy Guidance 15: Planning and the Historic Environment

- Planning Policy Guidance 16: Archaeology and Planning

- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation

- Planning Policy Guidance 18: Enforcing Planning Control

- Planning Policy Guidance 19: Outdoor Advertisement Control

- Planning Policy Guidance 20: Coastal Planning

- Good Practice Guide on Planning for Tourism (which replaced Planning Policy Guidance 21: Tourism in 2006)

- Planning Policy Statement 22: Renewable energy

- Planning Policy Statement 23: Planning and Pollution Control

- Planning Policy Guidance 24: Planning and Noise

- Planning Policy Statement 25: Development and Flood Risk

10.4 The North West of England Plan Regional Spatial Strategy to 2021 (2008) provides the strategic spatial development framework for the Borough. The main policies relating to Copeland are:

- Policy RDF 1 – Spatial Priorities – this policy is the cornerstone of the RSS. It directs new development to certain areas; Whitehaven is on the list that is of fourth priority, after the regional centres, inner regions, and towns and cities in the city regions. This list of fourth priority includes the towns and cities outside the City Regions of Carlisle and Lancaster, with investment encouraged in Whitehaven to address regeneration and worklessness in West Cumbria.

- Policy RDF 2 – Rural Areas – requires Council's to identify Key Service Centres and Local Service Centres as the focus of services for rural communities;

- Policy RDF 3 – The Coast – requires Councils to define the undeveloped, developed and remote coast and direct development requiring a coastal location to the developed coast, thereby safeguarding undeveloped coastline;

- Policy L 4 – Regional Housing Provision, which states that a minimum of 230 dwellings a year should be built in Copeland up to 2021;

- Policy CNL 1 – Overall Spatial Policy for Cumbria, which directs major development to Whitehaven, supports the restructuring of

housing markets in West Cumbria, the need to improve internal and external transport links, and supports the development of sustainable tourism and higher value knowledge based industries.

- • Policy CNL 2 – Sub-area Development Priorities for Cumbria, which seeks to enhance the Regeneration Priority Area of West Cumbria, particularly through developing the roles of the existing centres of Whitehaven and Cleator Moor, exploring the potential offered by a local workforce with expertise in the nuclear sector to develop a knowledge-based economy, as well as the potential of the area for tourism-based development.

Local Documents

10.5   The current planning policy for the Borough is set out in the adopted Copeland Local Plan 2001- 2016. Many of the policies within this Plan will remain in place until the Core Strategy replaces it.

10.6   Another relevant local document is 'Britain's Energy Coast – A Masterplan for West Cumbria'. This Masterplan sets out a number of actions to assist in the regeneration of West Cumbria, using the area's expertise in the nuclear sector as a springboard for the regeneration of the area. The Masterplan contains a range of proposals relating to commercial activity, employment, transport and housing as well as planning.

10.7   The West Cumbria Sustainable Community Strategy (2007) developed by the West Cumbria Strategic Partnership seeks to ensure sustainable development in West Cumbria, with good quality housing, transport which meets local needs, and safe and quality living environments where the local environment and biodiversity is protected. The Core Strategy is a key vehicle in the delivery of the Community Strategy, which is signed up to by a range of partners, including Copeland and Allerdale Borough Councils.

Other Plans and Strategies

10.8   The Core Strategy will need to consider a wide range of plans and strategies prepared by other bodies and stakeholders. These include the Cumbria Sub Regional Spatial Strategy 2008-2028, the Cumbria Local Transport Plan 2006-2011, the Cumbria Economic Plan (2007), the Cumbria Climate Change Strategy 2008-2012 and sub-regional action plans and the Regional Economic Strategy (2006).

11 Appendix II: Testing Sustainability - Role of the Sustainability Appraisal/HRA

11.1 Part of the background work that is required to test the 'soundness' of the new planning documents is a 'Sustainability Appraisal', which is required by EU legislation[5]. Also required by EU legislation is a Habitat Regulation Assessment (HRA), which looks at potential impacts on European designated nature conservation sites.

11.2 Sustainability Appraisal is an ongoing and repetitive process which looks at the social, economic and environmental effects of policies. The process starts right at the beginning of Plan preparation, and provides inputs at each key stage where decisions are to be made.

11.3 The key aspects of Sustainability Appraisal are that it should:

- Take a long-term view of whether and how the plan area is likely to develop taking account of the social, economic and environmental effects of the Plan;

- Provide a way to ensure that sustainability concerns are translated into planning policies;

- Reflect global, national, regional, and local issues;

- Provide an audit trail of how the Plan has been revised to take account of the findings of the appraisal;

- Incorporate the requirements of the EU SEA Directive.

11.4 An analysis of the sustainability of the issues and options will be undertaken and the outcomes of this assessment will be made available next time we consult on the LDF, later this year.

Scoping Report

11.5 The Council has prepared a 'Scoping Report' to ensure that the following appraisal (SA and HRA) will be comprehensive and robust enough to support the preparation of each of the planning documents which will make up the Local Development Framework. The Scoping Report sets out the range of information to be considered in the appraisal, including the international, national, region and local context and evidence base and the framework which will be used for assessment.

11.6 Statutory consultees were asked to comment on the Scoping Report in January and their feedback has been incorporated into the document. **The Scoping**

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[5] EU Strategic Environmental Assessment (SEA) Directive

Report is now available for your comments, alongside this Issues and Options Consultation Paper.

Habitat Regulation Assessment

11.7   A Habitat Regulation Assessment (HRA) will also form part of the preparation process. The purpose of the Habitat Regulation Assessment is to determine whether the policies set out in the document would adversely affect a site of European importance for nature conservation. If significant negative effects are identified, ways to mitigate these effects must be identified.

11.8   The process of Habitat Regulation Assessment consists of a screening stage to identify whether the plan will have any significant effects on 'European Sites', followed by a full assessment if the screening stage identifies that one is required. An initial scoping report of this process was completed for Copeland in January 2009.

12   Appendix 3: Evidence Base for the LDF

12.1   In preparing the LDF we must ensure that the decisions it makes are supported by up-to-date evidence of the social, economic and environmental characteristics of Copeland. Some of these are produced by the Council, while many are produced by other organisations.

12.2   The appendix provides a list of the wide range of documents which have been used to inform the LDF Consultation Document together with website links to help you find them. The LDF Evidence Base can also be viewed on our website.

12.3   Please note, the evidence base is constantly evolving and new documents will be added to the website as they are made available.

National Guidance

Planning Legislation
www.opsi.gov.uk

Planning and Compulsory Purchase Act 2004
www.opsi.gov.uk/ACTS/acts2004/ukpga_20040005_en_1

Planning Act 2008
http://www.opsi.gov.uk/acts/acts2008/ukpga_20080029_en_1

Planning Policy Statements (PPS), Planning Policy Guidance Notes (PPG) and Circulars
www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance

Consultation Paper on new Planning Policy Statement 4: Planning for Sustainable Economic Development (2007)
www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance

Planning for a Sustainable Future: White Paper (2007)
http://www.communities.gov.uk/publications/planningandbuilding/planningsustainablefuture

Living Working Countryside: The Taylor Review (2008)
www.communities.gov.uk/publications/planningandbuilding/livingworkingcountryside

Government Response to the Taylor Review of Rural Economy and Affordable Housing (2009)
http://www.communities.gov.uk/publications/planningandbuilding/responsematthewtaylor

The Pitt Review Lessons learned from the 2007 Floods and Government Response
http://www.defra.gov.uk/environ/fcd/floods07.htm

Good Practice in Managing the Evening and Late Night Economy: A Literature Review from an Environmental Perspective (ODPM, 2006)
http://www.communities.gov.uk/publications/communities/goodpractice

Regional Guidance

The North West Plan: Regional Spatial Strategy to 2021 (2008)
http://www.nwrpb.org.uk/whatwedo/issues/environment/?page_id=20

North West Regional Economic Strategy (2006)
http://www.nwda.co.uk/publications/strategy/regional-economic-strategy-200.aspx

North West Regional Freight Strategy (2004)
http://www.nwrpb.org.uk/downloads/documents/imported/rp_SowE_NWRFS_Final.pdf

North West Sustainable Energy Strategy (2006)
http://www.nwrpb.org.uk/site/?page_id=130

Sub-Regional Guidance/Reports

Cumbria Sustainable Community Strategy 2008 - 2028
http://www.cumbriastrategicpartnership.org.uk/key_documents/default.asp

Cumbria and the Lake District Joint Structure Plan
www.planningcumbria.org

Cumbria Minerals and Waste Local Plan / Cumbria Minerals and Waste Development Framework
http://www.cumbria.gov.uk/planning-environment/default.asp

Cumbria Local Transport Plan 2006 - 2011
http://www.cumbria.gov.uk/roads-transport/transportplan/default.asp

Cumbria Sub Regional Spatial Strategy 2008 - 2028
http://www.cumbriastrategicpartnership.org.uk/key_documents/default.asp

Cumbria Climate Change Strategy 2008 – 2012 (2008)
http://www.cumbriastrategicpartnership.org.uk/key_documents/default.asp

Cumbria Economic Plan (2007)
http://www.cumbria-vision.co.uk/template.asp?l1=800

Cumbria Sub-Regional Action Plan 2009 – 2012
http://www.cumbria-vision.co.uk/template.asp?l1=800

Cumbria Employment Land and Floorspace Assessment (2006)
http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/3793/3794/3914611271.pdf

Cumbria Biodiversity Action Plan (2001)
http://www.wildlifeincumbria.org.uk/

Cumbria Biodiversity Evidence Base
http://www.lakelandwildlife.co.uk

Cumbria Landscape Strategy (1998)
http://www.cumbria.gov.uk/planning-environment/countryside/countryside-landscape/land/LS.asp

Cumbria Rights of Way Improvement Plan (2007)
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