

COPELAND LOCAL DEVELOPMENT FRAMEWORK

South Whitehaven Supplementary Planning Document

Sustainability Appraisal of Draft SPD



February 2013

Contents

EXECUTIVE SUMMARY.....	4
Introduction.....	7
The Sustainability Appraisal Framework	8
Appraisal of the Vision:	14
Appraisal of the Aims and Objectives:.....	16
Appraisal of the General Development Principles for the Regeneration of Existing Neighbourhoods	19
Appraisal of the General Development Principles for the Urban Expansion Site.....	22
Appraisal of the Design Guidance for the Urban Expansion Site.....	25

EXECUTIVE SUMMARY

The European SEA Directive requires that a Sustainability Appraisal be undertaken of any Local Development Document that is produced by a Local Planning Authority. The purpose of this Sustainability Appraisal is to identify in general terms whether the South Whitehaven Supplementary Planning Document (SPD) is likely to move the area towards or away from greater sustainability in the long term.

Table 1 - The Vision, Objectives and Design Principles have been assessed against a set of 17 Sustainability Objectives:

	SA Objective Abbreviation	SA Objective (High Level Objective)
1	Biodiversity	To conserve and enhance biodiversity in Copeland
2	Landscape & Conservation	To protect and enhance place, landscape and buildings of historic, cultural and archaeological value.
3	Water Resources	To maintain and enhance the water quality of Copeland's inland and coastal water and coasts and to sustainably manage water resources
4	Climate Change	To promote adaptation to climate change
5	Flood Risk	To reduce flood risk in Copeland from surface water, rivers, estuaries and sea level change
6	Energy	Increase energy efficiency in the built environment and promote the use of renewable energy sources
7	Land Quality	To promote and improve land quality in Copeland
8	Air Quality	To improve air quality in Copeland
9	Waste & Recycling	To minimise waste production and increase re-use, recycling and recovery rates
10	Services & Facilities	To improve access to services and facilities in Copeland
11	Health & Wellbeing	To improve physical and mental health and well-being of people and reduce health inequalities in Copeland
12	Education & Skills	To improve education, skills and qualifications in the Borough
13	Sustainable Economy	To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth
14	Leisure & Tourism	Support the sustainable development of the sustainable leisure and tourism industry
15	Housing	To improve access to a range of good quality housing that meets the needs of the Copeland community
16	Retail	To maintain, enhance and develop a diversity of retail services in the Borough
17	Transport	To enhance and develop sustainable transport networks in Copeland

Source: Copeland LDF Sustainability Appraisal Scoping Report – prepared by Scott Wilson (September 2009)

Results of the Appraisal

Vision:

There are a number of issues that could potentially lead to negative impacts in working towards the Vision as it is currently worded. There could be negative impacts for biodiversity, climate change, water resources, flood risk, energy, waste and recycling, services and facilities and education and skills. The Vision Statement is not meant to be a detailed text that tells how risks will be managed. It is meant to be very brief and, in

this case, resolving the potential for negative outcomes is merely a matter of adding a few appropriate words in order to ensure that all that there is the consistent message throughout the document, from the overarching vision to the detailed guidance, that all aspects of sustainability are important. With this in mind, it is suggested that the [blue text](#) below is added as a means of addressing the issues identified in Table 4.

‘By 2026, South Whitehaven will be a [safe](#), vibrant [and](#) inclusive residential community both for existing and new residents. The area will be environmentally enhanced and improvements will have been made to ensure new and existing developments integrate into the wider Whitehaven area. New development [will feature a mix of housing types and be of sustainable construction. The layout of the site will be](#) sympathetically designed to respect the local landscape form and maximise the provision of open space [and wildlife corridors](#). Welcoming and accessible foot and cycle routes linking to high quality open spaces, [adequate](#) local facilities, the town centre and open countryside will contribute towards a healthy living environment for all.’

Aims & Objectives:

The aims and objectives are likely to have positive impacts on the longer term sustainability of the area. The potentially negative impacts identified in the table are around the issues of water resource, flood risk and waste and recycling. Impacts associated with water resources and flood risk could be dealt with by the addition of the blue text in this single Objective:

- Ensuring all new development meets high standards in terms of quality of design, landscaping, energy [and water](#) efficiency, [sustainable drainage](#), safety, security and accessibility.

(The waste collection services provided to the residents of this new estate will largely be the same as those provided to any residential area within and service centre in Copeland. If there is a problem with the levels of recycling and waste collection this will be a Copeland wide problem and not necessarily an issue for the SPD.)

General Development Principles for the Regeneration of Existing Neighbourhoods:

The General Development Principles for the existing estates of Woodhouse and Greenbank are considered to be sustainable. However, with regards to landscaping there is one statement that could be added to take into account the potential for allotments to be an unsightly land use requiring screening. It is suggested that the addition of the [blue text](#) below would deal adequately with this issue.

GDP9: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the area’s location close to the coastal fringe and St Bees Head SSSI. [Landscaping should provide screening for more ‘untidy’ land uses, such as allotment gardens, but ought to be designed in such a way as to allow for some natural surveillance of these areas to take place.](#)

General Development Principles for the Urban Expansion Site:

The General Development Principles for the urban extension site are considered to be sustainable. No amendments or additions to the existing text are required.

Design Guidance for the Urban Expansion Site:

The Design Guidance is considered to be sustainable. However, a sentence could be added to DG7 providing a little more detail on the types of outdoor space required in Sandwith Ward. This information was reported in the Copeland PPG17 Open Space Study. It is suggested that the [blue text](#) below is added to DG7.

DG7: New developments will be required to provide a mix of private space and open space uses which meet local need, including children's play areas, sports pitches, allotments and amenity green space. [Particular emphasis should be on the provision of allotments, outdoor sports facilities and parks/gardens as there is a shortage of these in Sandwith ward \(reported in the 'Copeland PPG17 Study and Leisure Strategy: Open Space Assessment – April 2011\).](#)

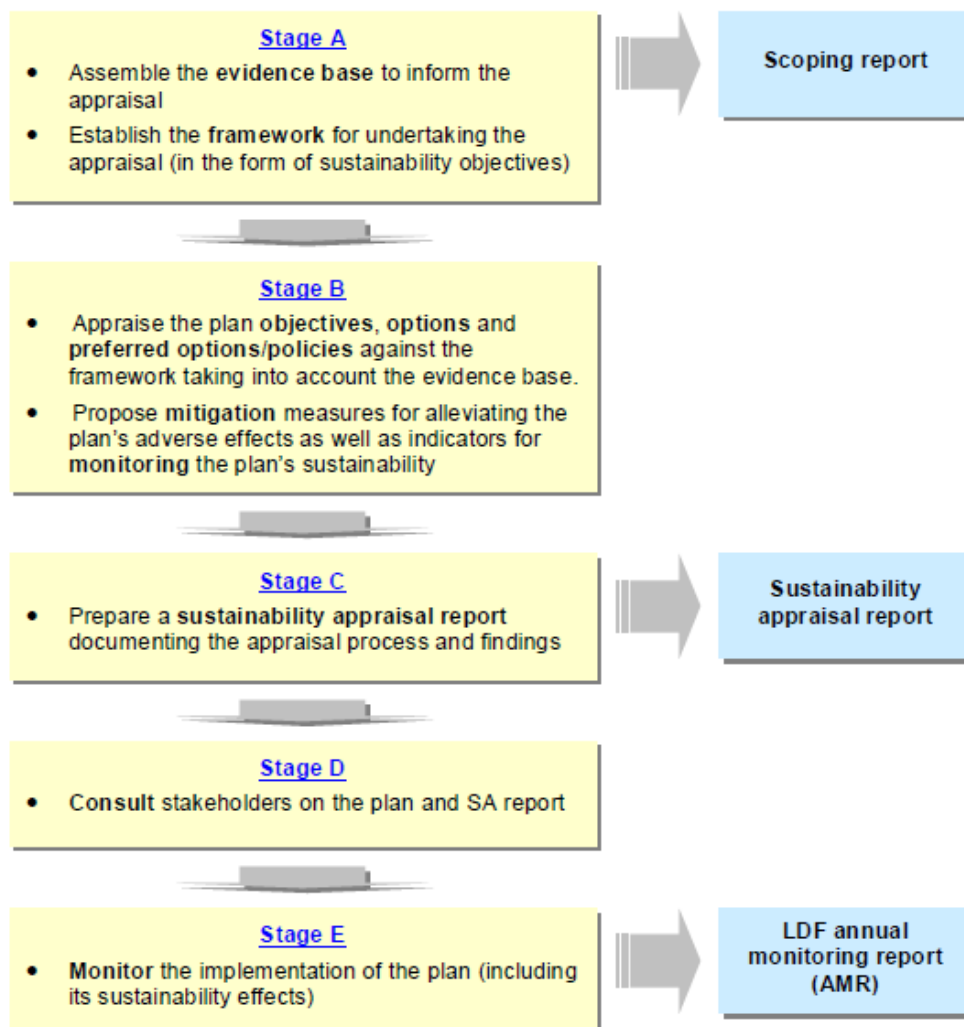
Introduction

This Sustainability Appraisal accompanies the Issues and Options Draft of the South Whitehaven SPD. The purpose of this report is to identify in general terms whether the SPD is likely to move the area either towards or away from greater sustainability in the long term.

Sustainability Appraisal (SA), which is now integrated with Strategic Environmental Assessment (SEA), is a statutory requirement for the preparation of Development Plan Documents and optional for Supplementary Planning Documents. The UK Strategy for Sustainable Development (1999), SEA Directive (2001), Regulations (2004) and ODPM Guidance (2005) advise that the principal topics of concern in any sustainability appraisal will be whether the development proposals would achieve:

- Social progress that recognises the needs of everyone,
- Effective protection of the environment,
- Prudent use of natural resources and
- Maintenance of high and stable levels of economic growth and employment.

The Government's guidance on the Sustainability Appraisal process advocates a 5 stage approach:



Process for Incorporating Sustainability Appraisal into Policy Development

We can see from the flow chart above that the SEA Directive requires the production of an Environmental Report that provides certain information. Table 1 below outlines the information requirements and how these have been met in the Sustainability Appraisal documentation that has been prepared.

Table 2: Environmental Reporting requirements set out in the SEA Directive and how they are met by LDF documentation

Environmental Report Requirements	Document
An outline of the contents, main objectives of the plan or programme and relationship with other plans or programmes	Chapters 2-11, 14 and Appendix 1 of LDF Sustainability Appraisal Scoping Report
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapters 2-12 of LDF Sustainability Appraisal Scoping Report
The environmental characteristics of areas likely to be significant affected.	Chapters 2-12 of LDF Sustainability Appraisal Scoping Report
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive – now superseded by Directive 2009/147/EEC) and 92/43/EEC (Habitats Directive)	Chapter 2 of LDF Sustainability Appraisal Scoping Report
The environmental protection objectives, established at the international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapters 2-11 and Appendix 1 of LDF Sustainability Appraisal Scoping Report
The likely significant effects on the environment, including on biodiversity, population, human health, fauna, flora, soil, water, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape and the interrelationship between the above factors	This document
The measures envisaged to prevent, reduce and as fully as possible offset and significant adverse effects on the environment of implementing the plan or programme.	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (including technical deficiencies or lack of know-how) encountered in compiling the required information	Sustainability Appraisal of Preferred Options – Appendix 1
A description of the measures envisaged concerning monitoring in accordance with Article 10.	This document – SA Framework – Table 2
A non-technical summary of the information provided under the above headings	This document – Executive Summary

The Sustainability Appraisal Framework

The SA of the draft of the SPD is based around the Appraisal Framework in Chapter 15 of the Sustainability Appraisal Scoping Report (September 2009). The Framework provides a balanced assessment of potential environmental, social and economic effects relevant to Copeland. It is based on an objectives-led approach whereby the potential impacts of a plan are appraised in relation to a series of objectives for sustainable

development.

Table 3 - Sustainability Appraisal Framework for Copeland's LDF.

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
1	Biodiversity	To conserve and enhance biodiversity in Copeland	<p>To ensure that development does not impact upon the condition of sites of biodiversity interest including SSSI and other local and national designations</p> <p>To protect Natura 2000 sites from the adverse impacts of human activity, pollution and coastal erosion</p> <p>To Promote biodiversity provision and enhancement within new development and seek to link these to existing species and habitats.</p>	<ul style="list-style-type: none"> • Number of developments including landscaping schemes to benefit biodiversity • Change in habitats and species rated priority in the BAP • Number of developments including schemes to protect and/or enhance existing biodiversity • Loss of designated habitat
2	Landscape & Conservation	To protect and enhance place, landscape and buildings of historic, cultural and archaeological value.	<p>Protect and enhance features of historical and archaeological importance which contribute to the cultural and tourism offer of the borough, including the LDNP.</p> <p>Ensure that all new development meets high standards in terms of the quality of design, safety, security, and accessibility and relates well to existing development and the public realm.</p> <p>Protect, conserve and enhance the character and quality of all landscapes and townscapes in the borough, especially those that contribute to local distinctiveness, such as the unique maritime history of Copeland.</p>	<ul style="list-style-type: none"> • Number of planning permissions refused on the basis of design • % of new development meeting BREEAM standards • Number of derelict properties • % of Grade 1 and 2* Listed Buildings at Risk • Number of parks with Green Flag status • Number of up to date Conservation Appraisals • Number of refusals due to impact on landscape character/ designation • Permissions granted within an area of landscape designation • Number of TPOs made • Loss of TPOs • Number of S106 enhancements resulting from planning applications • Number of Listed Building enforcement actions.
3	Water Resources	To maintain and enhance the water quality of Copeland's inland and coastal water and coasts and to	Promote sustainable design and construction measures that reduce water consumption and result in decreased run-off of polluted water (including during construction phase.	<ul style="list-style-type: none"> • % of main river water quality classified as good or fair (chemical or biological) under the general quality assessment. • Daily Domestic Water Use (per

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
		sustainably manage water resources	Encourage the allocation and location of new development where water abstraction can occur sustainably.	person) • Number of applications including SUDs • Number of beaches with Blue Flag status.
			Ensure efficient use and management of water resources throughout the borough.	
4	Climate Change	To promote adaptation to climate change	Promote new development that minimises the emission of greenhouse gases.	• Provision of renewable energy in new development • % of development meeting Code for Sustainable Homes standards • Number of planning applications including on-site renewables
			Seek to provide a built environment and green infrastructure network that will minimise the impacts on humans and the environment associated with climate change.	
5	Flood Risk	To reduce flood risk in Copeland from surface water, rivers, estuaries and sea level change	Ensure new development incorporates SUDS.	• Number of approvals contrary to environment agency advice on flooding • Number of approvals incorporating EA advice on flood mitigation guidelines.
			Avoid development in areas of flood risk and mitigate any residual flood risk through appropriate measures including through design.	
6	Energy	Increase energy efficiency in the built environment and promote the use of renewable energy sources	Promote high sustainable design and construction standards for housing and non-housing development, in order to ensure that Copeland meets the Government target for all new residential development being zero carbon by 2016.	• Energy efficiency – the average SAP rating of social housing (1 highly inefficient – 100 highly efficient) • Provision of renewable energy in new development.
			Clear guidelines and support for the use of renewable energy sources in new and existing developments.	
7	Land Quality	To promote and improve land quality in Copeland	To protect and enhance soil quality in Copeland	• % of development on greenfield sites • (Ha) contaminated land reclaimed as Open Space/Natural Green Space or Development. • % of contaminated land reclaimed in total • % of new development on brownfield sites. • % of development on protected open space
			Develop brownfield sites where these can support wider sustainability objectives (e.g. reduce travel by car, improve the public realm, avoid loss of biodiversity interest, gardens etc.)	
			Ensure new development will not result in contamination of land and promote the remediation of existing contaminated sites.	
8	Air Quality	To improve air quality in Copeland	Seek to reduce the amount of CO2 emissions attributable to the transport sector	• Estimated traffic flows for all vehicle types (million vehicle kilometres) • % of development outside KSC
			Reduce the number of journeys made by car in order to reduce the	

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			<p>high levels of nitrogen dioxide in areas of traffic congestion in the borough</p> <p>Consider and mitigate the impacts on air quality that might result from specific developments, including major infrastructure projects.</p> <p>Seek to promote opportunities for incorporating clean and emission free technologies in new development.</p>	<p>and LSC</p> <ul style="list-style-type: none"> • CO2 emissions • NO2 emissions • Respiratory related health issues
9	Waste & Recycling	To minimise waste production and increase re-use, recycling and recovery rates	<p>Reduce the proportion of waste that goes to landfill in the borough</p> <p>Promote the integration of waste management facilities to enable efficient recycling and energy from waste as part of new developments.</p> <p>Ensure the safe storage of radioactive waste in the borough.</p> <p>Support the adaptive reuse of buildings where appropriate.</p>	<ul style="list-style-type: none"> • Volume of household waste collected per person per year (kg per head) • Number of new developments incorporating recycling facilities • % household waste collected which is recycled/composted • Number of derelict properties
10	Services & Facilities	To improve access to services and facilities in Copeland	<p>Provide improved physical access to services and facilities on foot, cycle and by public transport, particularly in rural and deprived areas.</p> <p>Secure economic inclusion in the most deprived wards in the borough i.e. access to jobs</p> <p>Ensure that issues of both rural and urban deprivation are considered in development proposals.</p> <p>Support the adaptive reuse of buildings where appropriate.</p>	<ul style="list-style-type: none"> • % of rural households within set distances (either 4km or 2km) of key services. • % of development in KSCs and LSCs • Number of households within 30mins of key service centres by public transport. • Number of planning applications refused on accessibility grounds • % of the population with 20 mins travel time of different sports facility types • Number of households (or proportion of population) with access to broadband
11	Health & Wellbeing	To improve physical and mental health and well-being of people and reduce health inequalities in Copeland	<p>Maintain accessible healthcare facilities throughout Copeland.</p> <p>Promote healthy and active lifestyles through encouraging walking and cycling as well as the provision and improvement of sporting, recreational and community facilities in Copeland.</p> <p>Reduce crime and the fear of crime, by adhering to 'designing out crime' principles in all new development.</p>	<ul style="list-style-type: none"> • Doctor/Patient ratio • Length of cycleway created/maintained • % adults taking part in sport • Number of developments with restriction of opening hours / noise reduction measures • Number of visits to leisure centres • Design out Crime layouts included in application. • % households with one or more person with a limiting long term illness • Childhood obesity figures

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
12	Education & Skills	To improve education, skills and qualifications in the Borough	<p>Improve linkages between higher education providers and local employers.</p> <p>Encourage educational and training opportunities for all sectors of the population, particularly amongst deprived communities.</p>	<ul style="list-style-type: none"> • The percentage of pupils in schools maintained by the local authority achieving for five or more GCSEs at grades A*-C or equivalent. • % of the population whose highest qualification is a first degree (or equivalent) • % of the population with no or low qualifications • Levels of NVQ attainment
13	Sustainable Economy	To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth	<p>Retain existing jobs and create new employment opportunities</p> <p>Promote major employment in Whitehaven and Key Service Centres that can provide access to an available workforce</p> <p>Provide a positive planning framework for exploiting new opportunities in tourism, creative and knowledge based industries and the energy sector, including renewable energy technologies.</p> <p>Maximise the opportunities that the nuclear sector (decommissioning and potential new build reactor) offers, building on skills and expertise in Copeland.</p> <p>Provide support for economic development that is appropriate for rural locations, including small businesses or home based working.</p> <p>Seek to attract employment and training programmes specifically targeted at maintaining and increasing the proportion of young people in the borough.</p>	<ul style="list-style-type: none"> • Amount of land supply available for B1, B2 and B8 uses • Gross floor space of completed retail and leisure • Gross floor space of completed B1, B2 and B8 • Amount of employment land lost to residential development per financial year (in hectares) • Economic activity rate for males and females of working age (expressed as a % of all people of working age) • ONS Annual Population Survey • Proximity of jobs from residences • % change in the number of VAT registered businesses. • Unemployment rate % (male and female) • GVA £ per capita
14	Leisure & Tourism	Support the sustainable development of the sustainable leisure and tourism industry	<p>Improve the quality of supporting infrastructure for tourism in the borough such as accommodation, leisure and cultural facilities.</p> <p>Encourage the use of the boroughs natural and cultural features for tourism development, within their environmental limits.</p>	<ul style="list-style-type: none"> • Visitor numbers • Tourism expenditure in the borough • Tourism expenditure per head
15	Housing	To improve access to a range of good quality housing that meets the needs of the Copeland community	<p>Ensure that all new development meets the lifetime homes standards, in order to meet the needs of an ageing population</p> <p>Seek to develop mixed income communities and flexibility of tenure and housing type in the</p>	<ul style="list-style-type: none"> • % of households rated unfit • Number of unfit dwellings demolished • Number of affordable homes completed • Number of people on housing

	SA Objective Abbreviation	SA Objective (High Level Objective)	Locally Distinctive Sub-criteria	Indicators that will be used to Monitor the Effects of the LDF Policies and Allocations
			borough	<ul style="list-style-type: none"> waiting list • % of housing development incorporating community green space/ children's play areas • Average house price • Income to average house price ratio • % of new homes meeting Lifetime Homes standard • % of new homes scoring good or very good on Building for Life Standard.
			Coordinate housing provision with investment in employment and community services to ensure that settlements	
			Provide decent good quality and affordable housing for all including intermediate and key worker housing in line with housing targets.	
16	Retail	To maintain, enhance and develop a diversity of retail services in the Borough	Protect the shopping and community services function of Key and Local Service Centres	<ul style="list-style-type: none"> • Retail hierarchy and ranking • Number of vacant premises • New business start-up / closure rates • Number of new business support initiatives or events • Number of street scene improvement schemes
			Reduce the number of vacant retail properties in Whitehaven and the other smaller service centres in Copeland.	
			Improve the quality of the public realm in order to improve the attractiveness of the service centres to new investment.	
17	Transport	To enhance and develop sustainable transport networks in Copeland	Improve the provision and quality of bus and rail services in Copeland, particularly in rural areas.	<ul style="list-style-type: none"> • Methods of travel to work • Vehicle ownership • Distance travelled to work • Number of road accidents • % of development located in KSC and LSC • Number of households within 30 mins of KSC by public transport • Length of cycleways created / maintained (km)
			Develop and maintain safe, efficient and integrated transport networks within Copeland, with good internal and external links.	
			Reduce car dependency by providing services and facilities accessible by a range of modes of transport.	
			Promote a pattern of development which reduces private vehicle dependency in the location of homes, jobs, leisure and community services.	

Source: Copeland LDF Sustainability Appraisal Scoping Report – prepared by Scott Wilson (September 2009)

The 17 criteria in the SA Framework are applied below to the South Whitehaven document: to the Vision; the aims and objectives; the general development principles and design guidance.

The assessment has been carried out in order to predict and evaluate the key potential impacts. It will then be possible to identify in general terms whether the development is likely to move the area towards or away from greater sustainability in the long term.

Key to tables:

++	strongly positive
+	positive
~	neutral, no obvious effect
-	negative
--	strongly negative
?	uncertainty, impacts not predicted

Appraisal of the Vision:

The Vision states:

‘By 2026, South Whitehaven will be a vibrant, inclusive residential community both for existing and new residents. The area will be environmentally enhanced and improvements will have been made to ensure new and existing developments integrate into the wider Whitehaven area. New development will be sympathetically designed to respect the local landscape form and maximise the provision of open space. Welcoming and accessible foot and cycle routes linking to high quality open spaces, local facilities, the town centre and open countryside will contribute towards a healthy living environment for all.’

Table 4 – Sustainability appraisal of the Vision for South Whitehaven

	Sustainability Objective	Impact	Evidence for judgement
1	Biodiversity	-	The Vision seeks to protect the landscape and maximise the provision of open space but does not explicitly say that biodiversity will be protected and enhanced by the development. This is an important part of any large development and should be stated in the vision. Suggested text is provided below.
2	Landscape & Conservation	+	The area will be environmentally enhanced and improvements will have been made to ensure new and existing developments integrate into the wider Whitehaven area. New development will be sympathetically designed to respect the local landscape form.
3	Climate Change	-	The Vision covers the provision of walking and cycling routes but does not mention sustainable construction. It is understood that the Council cannot enforce any standards above the statutory minimum stated in Part L of the Building Regulations. However, this is an important part of all modern construction projects and should be mentioned in the Vision. Suggested text is provided below.
4	Water Resources	-	More dwellings in Whitehaven will put increased pressure on water resources in the borough. This can be mitigated through the design of the development i.e. installing grey water technologies, SUDs etc. The vision would not normally go into this level of detail other than to say that the development should be of sustainable construction. See suggested text below.
5	Flood Risk	~/-	The Vision does not mention the matter of flooding as there is nowhere on the site where flooding could be a problem. There is always the risk of flash flooding associated with the more extreme weather events that we have experienced more frequently in recent times. These can be mitigated with the inclusion of SUDs and grey water technologies, avoidance of non-permeable surfaces, more green infrastructure etc. However, this level of detail is not acceptable in the Vision statement. It is suggested that the word ‘safe’ should be added to the first sentence.

			This would cover flood risk and can be expanded upon later in the document.
6	Energy	-	The Vision does not mention energy efficient construction within the development or the incorporation of renewable energy technologies. It is suggested that the Vision states that development will be of sustainable construction. See suggested text below.
7	Land Quality	~	No impact anticipated.
8	Air Quality	+	The Vision is to encourage movement by foot and cycle. Cutting down on the number of short journeys made by car will mitigate the impact of the development on air quality. Improvement of walking and cycling facilities in the general area will give existing residents more options for walking and cycling too.
9	Waste & Recycling	-/?	More development in the area will have a negative impact on waste and recycling. This could be mitigated with the addition of community recycling facilities with the development. Does this form part of the local facilities mentioned in the Vision? If it does this needs to be expanded upon in later sections of the SPD.
10	Services & Facilities	-/?	A larger number of homes in this area will put pressure on existing services and facilities in Whitehaven. The Vision states that local people will be linked to local services by walking and cycling routes but does not state that additional essential services will be provided where they are needed. This is possibly too much detail for the Vision but suggested text is provided below which could provide assurance that this will be the case where appropriate.
11	Health & Wellbeing	+/-	A larger number of homes in this area will put pressure on existing health and leisure services in Whitehaven. Encouraging walking and cycling should have a positive impact.
12	Education & Skills	-/~	A larger number of homes in this area might put pressure on existing education services in Whitehaven. The addition of the word 'adequate' before 'local facilities' should cover this matter in an appropriate level of detail for the Vision.
13	Sustainable Economy	+	An increased number of people living in the Whitehaven area will of course add to the viability and vitality of Whitehaven's town centre.
14	Leisure & Tourism	+	The development shall have a significant visual impact due to its sheer size. However, if the architecture and landscape design are acceptable there should not be any negative impact on tourism. With regards to leisure (encouraging residents to walk/cycle and ensuring that the area is linked to nearby high quality open space), the impact should be positive.
15	Housing	+	The Vision states that the new community living in the South Whitehaven SPD are will be inclusive. This suggests that the housing delivered on this site will be a mixture of types allowing for a mixed and sustainable community. It might be appropriate to add some text to make this absolutely clear.
16	Retail	+	An increased number of people living in the Whitehaven area will of course add to the viability and vitality of Whitehaven's town centre.
17	Transport	+	The development will encourage people to move around more by foot/bicycle and therefore reduce dependency on the car for very short trips.

Suggested additional text:

There are a number of issues that could potentially lead to negative impacts in working towards the Vision as it is currently worded. As can be seen above, there could be negative impacts for biodiversity, climate change, water resources, flood risk, energy, waste and recycling, services and facilities and education and skills. The Vision Statement is not meant to be a detailed text that tells how risks will be managed. It is meant to be very brief and, in this case, resolving the potential for negative outcomes is merely a matter of adding a few appropriate words in order to ensure that all that there is the consistent message throughout the document, from the overarching vision to the detailed guidance, that all aspects of sustainability are

important. With this in mind, it is suggested that the [blue text](#) below is added as a means of addressing the issues identified in Table 4.

‘By 2026, South Whitehaven will be a [safe](#), vibrant [and](#) inclusive residential community both for existing and new residents. The area will be environmentally enhanced and improvements will have been made to ensure new and existing developments integrate into the wider Whitehaven area. New development [will feature a mix of housing types and be of sustainable construction. The layout of the site will be](#) sympathetically designed to respect the local landscape form and maximise the provision of open space [and wildlife corridors](#). Welcoming and accessible foot and cycle routes linking to high quality open spaces, [adequate](#) local facilities, the town centre and open countryside will contribute towards a healthy living environment for all.’

Appraisal of the Aims and Objectives:

The Aims for the South Whitehaven Plan are:

- To provide a framework in which new development will contribute positively to support the wider regeneration of Whitehaven
- To ensure any development contributes positively to the local and the wider biodiversity and climate change objectives of the Council
- To support the local area’s regeneration through the provision of new development which is of high quality, has strong physical and social links to existing communities, and which contributes towards improving the quality of life of local people
- To provide a mix of houses including some larger, aspirational type housing to meet both existing and future local housing need
- To support the local area's regeneration through the provision of new development of high quality and with strong links to existing communities, including the Coastal Fringe and wider countryside

This will be achieved through the following Objectives:

- Looking to the future through appropriate use of good quality modern design, as well as using historic references. We will be aiming to improve or create a range of new character areas in the development
- Supporting the development and regeneration of the Housing Market Renewal (HMR) areas
- Providing design guidance for new development, mainly in connection with the proposed new Urban Extension Site
- Ensuring the integration of new and existing development by setting higher standards of urban design, architectural and landscape design
- Ensuring all new development meets high standards in terms of quality of design, landscaping, energy efficiency, safety, security and accessibility
- New development should be assimilated into the landscape, so that it sits comfortably within its setting, particularly when seen from longer range views. Landscape belts will be used to soften the impact of hard development on the sky line and against the hillside

- Encouraging movement by foot and cycle and ensuring adequate accessible parking is provided for those with lower levels of mobility
- Improving biodiversity through use of appropriate planting and landscaping. A detailed planned landscape management plan will be required and the developer will be expected to establish structured planting in advance of development on the later phases, taking account of local biodiversity objectives
- Supporting the development of existing or new services and facilities if capacity becomes an issue in the short or longer term
- Providing accessible linkages including crossings and access to the proposed landscaped areas on the former Marchon chemical works site and the coastal fringe of West Whitehaven, the town centre, local facilities and the wider countryside. This will be achieved through the use of visual links and vistas to frame views, careful use of landscaping to provide wildlife corridors and stepping stones and provision of an appropriate number of pedestrian crossings across High Road, linking public open spaces and footpaths and cycle routes through South Whitehaven to accessible open spaces and pedestrian routes in West Whitehaven

Table 5 – Sustainability appraisal of the Aims and Objectives for South Whitehaven

	Sustainability Objective	Impact	Evidence for judgement
1	Biodiversity	+	Ensure any development contributes positively to the local and the wider biodiversity objectives of the Council. Improving biodiversity through use of appropriate planting and landscaping. The developer will be expected to establish structured planting in advance of development on the later phases, taking account of local biodiversity objectives. Careful use of landscaping to provide wildlife corridors and stepping stones.
2	Landscape & Conservation	+	The focus is on a high quality design that respects the landscape and modern architecture that uses historic references. Higher standards will be set for urban design, architecture and landscape design. The new development will have to sit comfortably in the landscape so that long distance views are not affected
3	Climate Change	+	The development needs to positively contribute to the climate change objectives of the Council and this will be done by ensuring energy efficient construction and the creation of adequate amounts of green infrastructure. In addition the provision of attractive pedestrian and cycling routes ought to help reduce reliance on the car.
4	Water Resources	-	The requirement for energy efficient construction is covered in the objectives but the need for water efficiency is not. Additional text is suggested below.
5	Flood Risk	~/-	There are no areas within the SPD site that are at risk of flooding but there is always a risk of flash flooding as weather events become more extreme. It is suggested that sustainable drainage should be mentioned in the objective relating to design and build quality.
6	Energy	+	The objectives mention energy efficient construction as one of the requirements of the development but renewable energy installations are not alluded to. This may be due to the visual impact of some of the most commonly used technologies. There may be some scope for including a statement about the use of renewable energy in the development, where this does not have an adverse impact on the amenity value of the area.
7	Land Quality	~/?	The site is greenfield but it is unlikely that this sort of development would result in any significant ground contamination.
8	Air Quality	+	More development logically results in a larger amount of air pollution. However the objectives for this development are that construction will be energy efficient, walking and cycling will be encouraged through the provision of attractive

			pedestrian and cycling linkages and a significant amount of green infrastructure will be required. The provision of extra green infrastructure could have a net positive impact on the air quality in the area.
9	Waste & Recycling	?/-	There will undoubtedly be an increase in the amount of waste produced in Whitehaven should this development go ahead. Therefore, it will be important that sufficient recycling facilities are provided. Is this included in the objective on service and facility provision?
10	Services & Facilities	++	The SPD supports development that will improve the quality of life for local people including new services and facilities, should they be required. Creating pedestrian and cycling links to existing local services should also be of great benefit.
11	Health & Wellbeing	++	Creating areas of open space and other green infrastructure and providing attractive walking and cycling links to nearby recreational areas will contribute positively to local health and wellbeing.
12	Education & Skills	-/?/+	A larger number of homes in this area will put pressure on existing education services in Whitehaven. One of the objectives is to provide new services to the local area if they are required. The objective does not explicitly state 'schools'. The potential impact will depend on the current and future capacity of existing schools. If a new school was to be provided, it ought to have a positive impact on education.
13	Sustainable Economy	+	An increased number of people living in the Whitehaven area will of course add to the viability and vitality of Whitehaven's town centre.
14	Leisure & Tourism	+	The development is unlikely to have a negative effect on tourism. The SPD is focussing on good design and good levels of landscaping so that the development sits well within its landscape. There is a lot of potential for improved leisure facilities both within the South Whitehaven area and the adjacent West Whitehaven area. This SPD aims to link the two areas visually and physically with accessible road crossings etc.
15	Housing	++	The SPD seeks to encourage provision of a mix of home types. This includes aspirational homes of which there is reportedly a shortage.
16	Retail	+	An increased number of people living in the Whitehaven area will of course add to the viability and vitality of Whitehaven's town centre.
17	Transport	+	One of the objectives of the SPD is to make walking and cycling a more attractive means of transport thereby reducing reliance on the car. There is also a commitment to ensuring that local facilities are accessible to pedestrians and cyclists.

The aims and objectives are likely to have positive impacts on the longer term sustainability of the area. The potentially negative impacts identified in the table are around the issues of water resource, flood risk and waste and recycling. Impacts associated with water resources and flood risk could be dealt with by the addition of the blue text in this single Objective:

- Ensuring all new development meets high standards in terms of quality of design, landscaping, energy and water efficiency, sustainable drainage, safety, security and accessibility.

(The waste collection services provided to the residents of this new estate will largely be the same as those provided to any residential area within and service centre in Copeland. If there is a problem with the levels of recycling and waste collection this will be a Copeland wide problem and not necessarily an issue for the SPD.)

Appraisal of the General Development Principles for the Regeneration of Existing Neighbourhoods

Healthy Communities

GDP1: New development should support the provision of increased healthy lifestyle choices by providing high quality accessible open spaces which meet a range of needs and requirements. The opportunity to explore the provision of allotments and other opportunities for food growing such as community orchards and edible landscaping schemes should be taken to support local healthy living initiatives. Open spaces will be designed to encourage physical activity for all and will offer opportunities for social interaction, local events and activities.

GDP2: Development should include the provision of new, safe walking, cycling and mobility vehicle opportunities linking into existing wider routes and creating an attractive walkable neighbourhood which encourages travel by means other than the car for short journeys.

GDP3: Overall, developers will be encouraged to build new homes to the highest possible sustainability standards in terms of energy and resource efficiency. Developers will also be encouraged to support schemes which improve the energy efficiency of existing homes, to increase affordability of heating and to address fuel poverty in the wider area.

Housing Choice

GDP4: New development will be required to support the renewal and regeneration of the adjacent areas of Woodhouse and Greenbank through the provision of increased housing choice, enabling more local people to access the housing market. A range of property types, sizes and affordability options should be provided to meet different household needs, enabling people to move within the community as well as attracting new families into the area.

Employment and Training

GDP5: Developers will be required to support improvements in public transport links to local employment areas and training and educational facilities such as the Town Centre, Sellafield, Lakes College and West Lakes Science Park. Developers will be required to provide a Travel Plan for the proposed development, which will be agreed with Cumbria County Council. The emphasis will be on encouraging travel by means other than the private car for short journeys and supporting improved public transport provision including accessible buses linking South Whitehaven to local centres of employment and education facilities, the town centre and other facilities.

GDP6: New development should support raising the aspirations of local people through investment and schemes which provide local employment and training opportunities, such as the continued provision of the Story Homes Apprenticeship schemes. Construction activities are encouraged to use local companies and skills wherever practicable and possible.

Improving Local Education Provision

GDP7: Developers will be expected to contribute towards improving local infant and primary education provision through the provision of a new school in the area. Overall the aim should be to create high quality local educational facilities which benefit existing as well as new communities and which maximise opportunities for the integration of children from different backgrounds.

Local Environment

GDP8: Developers are encouraged to work with Home Group and the local community to invest in and improve the quality of public green spaces within the existing estates.

GDP9: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the area's location close to the coastal fringe and St Bees Head SSSI.

GDP10: New development will be expected to support other environmental enhancements in existing estates at Woodhouse and Greenbank. This could include for example boundary treatment by replacing wooden fencing with metal railings, resurfacing roads, new signs and improving street lighting. The estates would also benefit from landscaping and tree planting and improvements to open spaces

Table 6 – Sustainability appraisal of the General Development Principles for South Whitehaven

	Sustainability Objective	Impact	Evidence for judgement
1	Biodiversity	+	Provision of allotments and community orchards would be positive for biodiversity depending on the horticultural methods adopted. Use of pesticides and herbicides can be very harmful to some species. This would however create green spaces for wildlife. Organic gardening practices would maximise the benefits for biodiversity. Developers will be encouraged to work with Home Group to improve the quality of the green spaces in the existing estates. These improvements might, amongst other things, involve making the greenspaces more wildlife friendly. The document states that landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the areas location close to the coastal fringe, taking account of the Biodiversity Action Plan Species in the area. A list of these species perhaps needs to be provided as an appendix to the SPD. Developers could also be encouraged to work with an organisation such as Cumbria Wildlife Trust to select landscaping species that will provide maximum benefit to the wildlife of this particular area.
2	Landscape & Conservation	+	Developers will be encouraged to work with Home Group to create better open spaces within the existing Woodhouse and Greenbank estates. This will increase the amenity value of these areas for residents. The suggested allotments could, to some people, look very untidy and unsightly. The landscaping around the borders of the allotment gardens should be carefully considered to provide some screening whilst also allowing for some natural surveillance. Additional text is suggested below.
3	Climate Change	++	Provision of community orchards would increase tree cover in the local area and allotments would provide locally grown food, reducing residents' dependence on supermarket produce that has been transported from around the world. (Allotments will also encourage the consumption of seasonal food.) Developers will be encouraged to build homes to the highest possible level of energy and resource efficiency. The provision of new, safe walking, cycling and mobility vehicle

			opportunities linking into existing wider routes will reduce reliance on the car and creating an attractive 'walkable' neighbourhood means that more people will choose to walk or cycle. An increased amount of landscaping in the area will provide a carbon sink and also provide wildlife corridors and stepping stones that help to shelter some species as they migrate north as part of their adaptation to climate change. Developers being required to work with public transport providers to create a travel plan that will
4	Water Resources	+	Developers will be encouraged to build homes to the highest possible level of resource efficiency.
5	Flood Risk	+	Developers will be encouraged to build homes to the highest possible level of resource efficiency which will include water consumption. Less water used means less water to drain away. This will allow more capacity for storm water should it happen to flow into the sewers (although combined drainage is generally discouraged by water companies now).
6	Energy	+	Developers will be encouraged to build homes to the highest possible level of energy and resource efficiency.
7	Land Quality	+	Bringing land into productive use through the creation of allotments and orchards will improve the quality of the soil.
8	Air Quality	+	The planting of orchard trees and extra landscaping, allotments etc., will contribute to improving air quality
9	Waste & Recycling	+	The use of allotments and orchards will create an increase in demand for compost. This could be produced by the allotment holders from their own/neighbours garden and kitchen waste thus reducing waste going to landfill.
10	Services & Facilities	+	Provision of allotments and community orchards. Provision of a new primary school to benefit both the existing community and the residents of the new development.
11	Health & Wellbeing	++	Allotments and community orchards would have positive benefits for health and wellbeing, encouraging outdoor activity, consumption of fresh locally grown food and social interaction. Houses that are energy and resource efficient will help to reduce household bills and therefore reduce the risk of fuel poverty. Improvements to the Woodhouse and Greenbank area, bringing some empty properties back into use and generally improving the environment (through landscaping, new fencing etc.) will help to bring new families into the area and provide a better quality of life for existing residents. Encouraging walking and cycling through the creation of attractive pedestrian and cycling links will help to increase the amount of outdoor activity undertaken by some people at least. Creating wildlife habitats and bringing nature closer to people has been shown to provide psychological benefits.
12	Education & Skills	+	Provision of allotments and community orchards would help local children to learn where food comes from and the types of fruits and vegetables that grow best in their area. Developers will be encouraged to provide apprenticeship schemes for local people wherever possible. Developers will be expected to provide a new primary school for the benefit of the existing community and the residents of the new development.
13	Sustainable Economy	+	Developers will be encouraged to use local suppliers and local skills for their construction materials and services wherever possible.
14	Leisure & Tourism	+	Allotments and orchards can be a place where local people can go for leisure time if they find gardening and food production relaxing and satisfying. Providing open spaces for residents to gather and enjoy social activities will be positive in terms of leisure. The St Bees Head area is a tourism destination due to its significance for some bird species. Improving the environment for these species may increase the populations and therefore make the area more attractive to wildlife tourists.
15	Housing	++	Developers will be encouraged to build homes to the highest possible level of resource efficiency thereby creating better quality homes that are inexpensive to occupy. Improvements to the Woodhouse and Greenbank area will help bring empty properties back into use. Provision of a variety of housing types and tenures in the South Whitehaven area will allow families to meet their housing needs

			throughout their lifecycle without having to move out of their community.
16	Retail	+	Developers will be encouraged to build homes to the highest possible level of resource efficiency thereby creating better quality homes that are inexpensive to occupy and leaving the residents more disposable income which will benefit local retailers.
17	Transport	++	Creating an attractive 'walkable' environment will encourage the community to walk and cycle for short journeys reducing reliance on the car. Developers will be required to put a travel plan in place that will provide public transport to the main employment and education sites in the area.

The General Development Principles for the existing estates of Woodhouse and Greenbank are considered to be sustainable. However, with regards to landscaping there is one statement that could be added to take into account the potential for allotments to be an unsightly land use requiring screening. It is suggested that the addition of the [blue text](#) below would deal adequately with this issue.

GDP9: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the area's location close to the coastal fringe and St Bees Head SSSI. [Landscaping should provide screening for more 'untidy' land uses, such as allotment gardens, but ought to be designed in such a way as to allow for some natural surveillance of these areas to take place.](#)

Appraisal of the General Development Principles for the Urban Expansion Site

GDP11: The proposed Urban Expansion Site will be expected to increase housing choice and improve housing quality to address the needs and aspirations of current and future residents. A mix of tenure and/or home ownership options should be provided.

GDP12: New development should provide for a genuine mix of high quality housing from affordable and starter homes to larger high value houses.

Improving the Local Environment

GDP13: Development should respect the local environment, taking account of the local landscape and its historical development. This will be achieved through an approved Masterplan, which clearly demonstrates how landscape character, historical development and features of local significance have been considered and have been used to influence the development's layout and design.

GDP14: The layout of development will be required to take account of physical constraints such as mine shafts (as shown on Map XX Mineshafts). New development will not be permitted in areas where there is evidence of former mineshafts, but in such areas public open space will be encouraged. The development presents an opportunity to properly remediate unstable land arising from mining legacy. Any proposal to develop the site and / or increase public access to the site will be required to include proper remediation of mining legacy features to ensure public safety.

Supporting Services and Communities

GDP15: New development should connect with existing development so that a growing South Whitehaven reinforces existing and proposed services. Any scheme should create a place for a new community to grow alongside the established communities of Woodhouse and Greenbank.

Regenerating Whitehaven

GDP16: New development should be of a high design quality and should reflect local distinctiveness through the careful use of materials and references to traditional styles. High quality contemporary designs will also be supported.

GDP17: Development should complement the West Whitehaven SPD in order to improve the environmental quality and appearance of the former Marchon Chemical Works site and to contribute towards a higher quality coastal fringe.

GDP18: Landscaping schemes should be designed to support local biodiversity objectives and provide wildlife habitats appropriate to the site's location close to the coastal fringe and St Bees Head SSSI.

Linkages and Accessibility

GDP19: Developers will be required to invest in and help improve, access into and through existing neighbourhoods and specifically public spaces. Pedestrian and cycle connectivity between South Whitehaven and the wider Whitehaven area should be improved through accessible enhancements to local networks such as those linking to the Old Brickworks Site, Old Laundry Site etc. This will be achieved through the use of suitable Legal Agreements as appropriate, and these will be negotiated and secured through the Development Management process.

GDP20: New development will be expected to provide contributions towards improvements to existing highway networks in accordance with the findings of the Transport Assessment.

GDP21: Developers will be required to secure a quality accessible bus service for the urban expansion site to benefit both communities living on the immediate site and areas along the bus route.

GDP22: Pedestrian and cycle accessibility should be improved by providing a safer environment for non-car users and users of motability vehicles and improving routes to the town centre. Existing residential areas should also benefit from better linkages by road and public transport to the town centre and employment opportunities associated with the proposed new housing development.

Table 7 – Sustainability appraisal of the General Development Principles for the South Whitehaven Urban Extension

	Sustainability Objective	Impact	Evidence for judgement
1	Biodiversity	+	Areas of open space will be created around the mine shafts present on the site. These areas, if landscaped using appropriate plant species will provide suitable habitat for some species. Landscaping schemes should be designed to support local biodiversity objectives appropriate to the sites coastal location, close to the St Bees Head SSSI.

2	Landscape & Conservation	+	The design and layout of development should take account of the landscape and historical development in the area. Development should be of high quality design and reflect local distinctiveness. The development should complement the West Whitehaven SPD so that environmental quality is improved across both sites.
3	Climate Change	+	Creating areas of open space around old mine shafts will add to the local green infrastructure, which will act as wildlife corridors and stepping stones and help local wildlife adapt to climate change and migrate north as the need arises. These areas of tree and shrub planting will also act as carbon sinks. Improving pedestrian and cycle linkages to the wider Whitehaven area, as well as an improved and extended bus service to and from South Whitehaven, will help to reduce reliance on the car and reduce vehicle emissions.
4	Water Resources	~	No significant impact anticipated
5	Flood Risk	+	Creating areas of open space around old mine shafts will help to maintain a proportion of water permeable ground within the developed area and this will reduce the risk of flash flooding during periods of heavy rain.
6	Energy	~	No significant impact anticipated
7	Land Quality	+	The development will be an opportunity to remediate any unstable land resulting from historical mining activity.
8	Air Quality	+	Open space will be encouraged in areas where there are old mine shafts present. Extra planting and landscaping will help to improve air quality. An increase in the number of people using the bus, walking and cycling, will result in a reduction in car traffic that will also help to improve air quality.
9	Waste & Recycling	~	No significant impact anticipated.
10	Services & Facilities	+	Public open space will be provided around old mine shafts present on the site. This open space will allow for some play facilities to be provided. The new development should link up with the existing development so that the existing services and facilities are supported by the new South Whitehaven community.
11	Health & Wellbeing	+	Public open space will be encouraged in areas where there are mine shafts on the site. Provided that these areas are properly remediated and made safe the open space will have a positive effect on health and wellbeing for local people. Improving pedestrian and cycling linkages to the wider Whitehaven area will encourage more people to take more outdoor exercise in the course of their daily lives and allow people to choose healthier lifestyles. Development that supports local biodiversity objectives will bring wildlife and people closer together. This has been shown to have psychological benefits in the past.
12	Education & Skills	~	No significant impact anticipated.
13	Sustainable Economy	~	No significant impact anticipated.
14	Leisure & Tourism	+	Open space will be encouraged around the old mine shafts that exist on the site. These will be areas where recreational activities can take place, children playing, community gatherings etc.
15	Housing	++	This new housing site will be expected to provide a variety of house types and tenures that will help to meet local people's housing aspirations. Housing of all types and tenures should be genuinely of high quality.
16	Retail	+	The new development should link up with the existing development so that the existing retail in the Woodhouse/Greenbank area is supported by the new South Whitehaven community.
17	Transport	++	Pedestrian and cycle routes between South Whitehaven and the wider Whitehaven area will be improved. New developments be expected to provide improvements to highway networks where this is deemed necessary. Developers will be expected to secure an accessible, high quality bus service for the use of South Whitehaven residents and existing residents along the route.

The General Development Principles for the urban extension site are considered to be sustainable. No amendments or additions to the existing text are required.

Appraisal of the Design Guidance for the Urban Expansion Site

DG1: New development should be designed to reflect the opportunities offered by the site using layout and design to maximise solar gain and minimise exposure to prevailing winds from the coast. Landscaping should be used to provide shelter and planting should support biodiversity objectives as well as taking account of climate change and sustainable drainage (SUDS) provision.

DG2: The development should take advantage of the opportunities offered by views to both the Lake District National Park and the cliff coastal landscape and sea.

DG3: The contours of the site should be acknowledged and utilised effectively to provide a tiered effect, resulting in roofs being interspersed with green corridors, trees, opens space and other structural planting.

DG4: The development will include accessible and appropriate external storage for waste bins, bikes etc.

DG5: In order to make the proposed development more legible, it should be broken up into different 'Character Areas', each with its own identity through the use of varying scale, density, enclosure and materials. The approach should be to provide diversity and interest across the development, within an overarching and unifying "South Whitehaven neighbourhood" style. Aspirational and exciting contemporary designs will be included as part of the mix within more modern Character Areas, reflecting the need for Whitehaven to look to the future as well as the past. Different Character Areas will also be partly defined by a mix of enclosed and open plan layouts.

DG6: Developers will be expected to provide reasonable amenity space with appropriate standards of privacy and separation distances between houses, to protect both the amenity of individual occupiers and the general amenity of the area as a whole. Roads should be of adequate widths according to Cumbria Highways requirements.

DG7: New developments will be required to provide a mix of private space and open space uses which meet local need, including children's play areas, sports pitches, allotments and amenity green space.

DG8: The development should deliver a range of housing from smaller starter units to larger, more expensive properties. A mix of tenures and house types should support a sustainable neighbourhood to meet the needs of a diverse range of household types and incomes and foster community cohesion.

DG9: Higher densities should be concentrated in pockets towards the centre of the scheme with lower densities towards the edges. The southernmost area of the development will be characterised by the lowest density properties.

DG10: Density will be considered against the prominence of development and potential sky lining. Higher densities will be supported on sloping topography and will be discouraged where development breaks the

sky line. Areas of hard development will be broken up by swathes of planting, as informed by the Landscape Management Plan.

DG11: Development will be predominantly two stories or less. Three storey buildings may be used to frame spaces, but generally should be limited to the flatter part of the site adjacent to Woodhouse. Central areas and key gateways into the development should be marked by occasional use of three story buildings, together with the main route through the scheme and around main open space. Elsewhere, the development would be predominantly two stories to frame the streets.

DG12: New accessible linkages will be established between the new development site and the West Whitehaven area to ensure that residents can enjoy the opportunities afforded by the Coastal Fringe area on their doorstep.

DG13: The development will have a legible environment with well defined streets and spaces. Buildings will have strong frontages with clearly defined entrances to enclose public spaces and support legibility.

DG14: Vehicular access should be taken from Wilson Pit/High Road. Public and private roads will be defined by careful use of materials and low vehicles speeds will be encouraged throughout the development through the use of traffic calming measures. Highways will be designed to accommodate fire engines and bin wagons etc.

DG15: Developments should adhere to current parking standards and a variety of types of parking provision should be provided in different Character Areas.

DG16: New accessible pedestrian links to Woodhouse and Greenbank should be provided and existing links strengthened and improved where necessary. The development will be designed to take advantage of natural surveillance and other “Secure by Design” principles in order to maximise safety for pedestrians, especially on footpaths and within the open spaces.

DG17: The development should be accessible bus permeable.

DG18: Cycle travel should be encouraged through the provision of appropriate cycle tracks or sufficient spaces on the road. Cycle tracks should be clearly defined on the highway.

DG19: The Borough Council will require an approved Landscape Management Plan for the development. Landscaping should be designed to assist in protecting the new development from the harsh weather conditions which can be experienced in this location. Existing woodland and hedgerows should be retained, not only to protect dwellings from the prevailing wind, but also to retain existing habitats and wildlife corridors. New hedgerows should be planted around the perimeter of the site in order to mitigate the negative effects of the development on local biodiversity.

DG20: Generally new planting will be used throughout the development and not limited to the edges, in order to minimise the impacts of sky lining in longer distance views. Landscaping corridors which reflect and reinforce the linear contours and grain of the landscape will be encouraged across the development site.

DG21: Species used in landscaping should be appropriate to supporting local biodiversity objectives.

DG22: The area of woodland to the south west of the development site should be fenced off to protect this important habitat and any footpaths or cycleways should generally go around, not through, this woodland. This is important to maintain the biodiversity value of this area for foraging and commuting bats.

DG23: Existing Rights of Way through the site and connecting to the site should be enhanced.

DG24: Dwellings should be constructed using a limited palette of materials to provide a strong local identity. Careful use of pockets of colour should be included to accentuate key features and landmark elevations, and to provide visual references to local context, and in particular the traditional character of older parts of Whitehaven.

DG25: Lower category streets, lanes and shared surface areas should adopt a more 'rural' character with boundary treatments incorporating more rural, locally common forms including hedgerows, small walls, post and rail metal or timber enclosures and five bar gates as prevalent in the area around Sandwith. Shared surfaces should include careful use of contrasting colour or markings to differentiate areas for those with impaired vision.

DG26: Street lighting should be kept to minimum acceptable levels for public safety and security. The lighting scheme for the site should be designed to avoid as much 'light spill' as possible onto trees and hedgerows without compromising on public safety.

DG27: The development will be expected to incorporate sustainable drainage techniques (SUDs) and ponds and water courses should be designed to support local biodiversity objectives.

DG28: The design of the development will be expected to include provision of public art as an integrated element of the scheme's overall design, developed in close consultation with the local community. Bespoke street furniture and signage which incorporates aspects of public art will be encouraged.

Table 8 – Sustainability appraisal of the design Guidance for the South Whitehaven Urban Extension

	Sustainability Objective	Impact	Evidence for judgement
1	Biodiversity	++	Planting should support biodiversity objectives. SUDs should be used on site. If the SUDs take the form of surface ponds that could be planted with the correct species then they will become a significant biodiversity asset. Street lighting should be kept to minimum acceptable levels for public safety and security and light spill on to trees should be avoided to prevent disturbance to bats.
2	Landscape & Conservation	++	There is the potential for negative impact if the development takes advantage of the views towards the LDNP and the coastal cliff area as this means that these dwellings themselves may be highly visible and this potentially have a negative impact on the landscape. However, higher densities will be avoided where the development breaks the skyline and hard development will be broken up with swathes of planting. The development should be broken down into different character areas to provide interest and diversity, whilst also making it more legible. A limited palette of colours should be used to provide a strong local identity. Bespoke street furniture and public art will add interest and help with legibility.
3	Climate Change	+	Layout of dwellings should be designed to maximise solar gain and reduce the exposure to coastal winds. Street lighting should be kept to minimum acceptable levels for public safety and security thus conserving energy and minimising carbon

			emissions arising from this energy usage.
4	Water Resources	~	No significant impact anticipated.
5	Flood Risk	+	The development will be expected to incorporate SUDs ponds for the storage of rainwater runoff. (This will have the additional benefit of being a resource for wildlife if planted up appropriately.)
6	Energy	++	Layout of dwellings should be designed to maximise solar gain and reduce the exposure to coastal winds. Street lighting should be kept to minimum acceptable levels for public safety and security thus conserving energy.
7	Land Quality	~	No significant impact anticipated
8	Air Quality	+	The inclusion of additional and Improved pedestrian, cycling and public transport routes will reduce reliance on the car and as a result, air quality should improve.
9	Waste & Recycling	~	The development should include appropriate storage for waste bins. This does not in itself have a positive or negative effect on the amount of waste produced or recycling done.
10	Services & Facilities	+	Inclusion of pedestrian and cycle routes through to the existing communities of Woodhouse and Greenbank will allow the residents of the new dwellings to have access to the services and facilities already available in the new area and this in turn will help to support these services and facilities, helping to ensure that they survive into the future.
11	Health & Wellbeing	++	A more legible environment created by the inclusion of different character areas and well defined streets and areas can help residents e.g. those suffering with dementias or learning difficulties to be able to negotiate their environs. There should be a mix of open space and private outdoor space within the development, allowing people to spend more time outside, on their own or in social groups within their community. The development should be designed to take advantage of natural surveillance and other 'secure by design' principles to allow people to feel safer when they are out walking in the evening or at night. Provision of allotments will also allow residents to grow their own food – perhaps some of this food might be made available to the wider community.
12	Education & Skills	~	No significant impact anticipated.
13	Sustainable Economy	+	No significant impact anticipated, other than the broad notion that an increase in the number of attractive places to live in the borough will encourage more highly skilled people to come to work and live in Whitehaven.
14	Leisure & Tourism	+	Linkages will be provided to the adjacent West Whitehaven area so that residents can enjoy the leisure and recreation opportunities that are available in the Coastal Fringe area.
15	Housing	++	Provision of high quality housing in an attractive environment will provide additional choice for local residents.
16	Retail	+	Pedestrian links will be provided through to the Woodhouse and Greenbank areas to allow the residents of the urban extension to use the retail facilities already present within these communities, thereby helping to support the small retail outlets in the area.
17	Transport	+	The development should be accessible to public transport. Cycle tracks should be encouraged and where provided should be clearly marked if on the road. Existing rights of way through the site should be enhanced.

The Design Guidance is considered to be sustainable. However, a sentence could be added to DG7 providing a little more detail on the types of outdoor space required in Sandwith Ward. This information was reported in the Copeland PPG17 Open Space Study. It is suggested that the [blue text](#) below is added to DG7.

DG7: New developments will be required to provide a mix of private space and open space uses which meet

local need, including children's play areas, sports pitches, allotments and amenity green space. Particular emphasis should be on the provision of allotments, outdoor sports facilities and parks/gardens as there is a shortage of these in Sandwith ward (reported in the 'Copeland PPG17 Study and Leisure Strategy: Open Space Assessment – April 2011).